

Charlemont Board of Health Minutes

February 25, 2025

Zoom

Present: Doug Telling, Rob Lingle, Star Atkeson - secretary

Guests: Randy Crochier, Kurt Schellenberg, Jasmine Ward, Kurt Chamberlain, Travis DeCere, Cheryl Handsaker

Rob Lingle opened the meeting at 6:09

Discussion Items:

1. 1741 Rte 2 (Oxbow) update

- DeCere said he had sent an email with an overview of his progress. He went over the narrative. The Fire Chief had walked the property and told him he preferred one baseboard style electric heater over the other space heaters.
- Lingle asked if there was a building classification yet. The answer was—not yet, they will submit for mixed use Single Room Occupancy with Motel in the rear building. The floor plans are the outstanding document for classification. DeCere planned to design for SRO and will cite building code.
- Randy said that the square footage requirements per person, for an SRO— building code is different than Housing Code.
- They spoke about the septic repair, the public Water Supply, National Grid upgrade (expected project completion date was 4-5 months)
- Crochier said the health dept. needs to see the plans early, he said the violations have been ongoing for 8 months. DeCere said he is taking actions on all the recommendations as fast as he can. He is happy to be collaborative with the Health Dept. Randy noted that the Certificate of Inspection was not issued. He told DeCere that they need to see the electric baseboard heater specs prior to installation.
- Crochier is not impressed with the National Grid timeline and told DeCere that there are 150 days in the heating season, which amounts to 4-5 months more.
- J. Ward talked about the requirement of a 24-hour fire monitoring system by an approved monitoring facility.
- Crochier emphasized the need to see drawings. In the kitchen and communal spaces, the carrying beam needs to be addressed.
- The Health Agents will discuss whether to proceed with the scheduling of a condemnation hearing at the March meeting. They spoke about the long timeline of the violations. DeCere regretted that the title attorney they used didn't alert them to the Title V requirements.
- Randy got confirmation that DeCere would not attempt to fill a vacancy if one of the residents moved.
- This or next week DeCere will submit engineered plans to apply for permit. He will send information on the heaters.

2. Annual Report

The annual report is due in March. FRCOG will send their annual statement of what the BOH does; Telling will attach the Charlemont specific version to that.

3. Animals at 176 Main Street update

Ward told the Board she went with the building inspector to inspect last Friday, with a notice of inspection including an inspection order with an extended 30-day timeline. The owner wasn't home, Gougeon and Ward walked the fence line and saw many animals. It was a barnyard and there were wells present, and 3 abutting properties. They couldn't observe if it was cleaned up because of the snow coverage. She suggested following the building inspector's lead, she will send another notice of inspection next week.

4. 32 Heath Stage Terrace, septic update

Crochier said that from December to Feb 17, the septic system was completed. Schellenberg did the inspection. The property owner will get a formal letter containing a Certificate of Compliance, the order was met, all accrued fines have been waived. Lingle said the matter is resolved at this time.

5. Letter from Ken Elstein re: tobacco regulation language

This was not discussed at the meeting.

Action Items:

1. Review /Approve Minutes January 28

Telling moved to approve the most recent copy of the Minutes of January 28, 2025. Lingle seconded the motion. Telling yes, Lingle Yes.

Recurring Topics:

1. Health Agent Report

- Schellenberg scheduled 2 days at the end of April to inspect 9 septic systems. Country Aire gets inspected every 5 years. He'll do Warfield Road tomorrow. There is a large septic review at 133 Warfield Rd — 4,000 gallons per day for 30 cabins. The septic is overkill and it's a good thing.
- Health Agents took part in Training hub tier 2&3 housing and food.
- Children's camps are coming up.
- There are impending deadlines for Short Term rental bylaws, a good time to go through sales to see who didn't have a Title V at the time of a sale. BoH will be enforcement people for the short-term rental bylaws. If not previously permitted, a short-Term rental needs to be owner occupied.
- 10th edition of building code came out, pre-existing, non-conforming, plus fire and building code, combined until January 1st

Telling Motioned to adjourn at 7:19, Lingle seconded the motion. Telling—Yes, Lingle—Yes

These minutes are not official until signed.

Documents Reviewed

- Agenda 2/25/2025
- Minutes 1/28/2024