

## Charlemont Board of Health Minutes

April 28, 2026

Zoom

Present: Doug Telling, Scott Randall, Rob Lingle Star Atkeson – secretary

Guests: Bill Coli, Phil Banks, Mary Ellen Banks, Randy Crochier

### **Appointment: 6:45 Bill Coli, Blue Heron Farm, raised septic install issues.**

- 216 Warner Hill Rd. Bill Coli went over his septic replacement timeline after the Title V failed in 2024.
- The digger reached his point of refusal and called it ledgy, Coli said it was not ledgy and was unsure how deep the hole was.
- His soil evaluator Tom Leue, and Schellenberg together in the perc hole interpreted some mottling as indicative of high water at a certain depth, which would require a raised leech field. Bill went on to cite well known soil scientist's (Peter Fletcher) research on how soil mottling isn't always about the presence of water. He went over the geology and make-up of the soil (well drained glacial till) there and possible reasons for the coloration.
- He spoke about the quotes he got for the raised leech system —up to \$36,000, and the 6K cost to prep the area for access. He talked about his three other nearby septic systems that are performing well. He is asking for a waiver or re inspection by a "3<sup>rd</sup> party" evaluator. He would like to install a regular leech field there.
- Randy addressed his concerns and tied it back to standard title V procedures, let Bill know that more evaluating could be done but it would not replace the other finding.

### **Action items:**

1. Minutes of 1/27/2026 and 2/24/2026

Rob Lingle made a motion to accept the minutes as read. Doug Telling seconded the motion, Scott Randall —yes, Doug telling —yes, Rob Lingle —Yes

### **Discussion:**

1. 25 Main Street - re-inspection w/ Building Department, Housing Authority's construction advisor, and Director of Property Management at FCRHRA.

Ongoing issues with this Section 8 housing, across from the bridge.

2. 119 Main Street – ongoing reported health concerns, health agent visit

A lot going on, odor in water; building inspector issued a fine; structural engineer dealing with the High Street walkway with a welder involved. A trusted contractor Bruce says there are a lot of problems with the property, but they are getting worked on.

R. Crochier said the owner brings up issues that are a civil matter, not a building code issue.

3. 122 Main Street The landlord needs to be told that he cannot rent out condemned apartments. Each individual unit needs to be inspected or get shut down. The owner was told before he bought the property that some apartments were condemned and that he would need to get the BOH in there to uncondemn them, which he hasn't. Crochier will contact the owner and give him a notice of inspection, put him on the agenda, immediate eviction for tenants in condemned apartments will be requested, the owner will be taken to court if he doesn't follow through.

4. 280 Zoar Rd Trailer Park overall condition

- Crochier will look into using the nuisance code to deal with the overall condition of the Zoar Road trailer park. The inspection will be thorough; they will notify the owner and the occupants that they are coming to inspect, they will not be going inside trailers.
- There has been an ongoing issue of a well pumping water on to the ground in a 2" steady flow under a trailer.
- The occupants have been under a boiling water order since February. Mosman neglected the plowing this winter, the dirt road is in terrible shape. Lingle added that the first 2 trailers are a concern, do they have a permit to be doing car mechanic work there? Randy can talk to Hawkins about the repairs.
- Phil and Mary Ellen Banks are concerned because the runoff water from 280 Zoar Road passes through their property, under their driveway, and they are nervous about chemicals contaminating their well water. There are cars and trucks in various states, with hoods up, possibly exposing antifreeze, oil, gas, and asbestos close to a wetland.
- 280 Zoar road looks like a disaster; it isn't helping the push to beautify Charlemont.
- Speeding on Zoar road has been an issue.
- S. Randall asked Star to put the issue on the Conservation Commission agenda

5. Schedule visits with Jim Pedro and Hussain Hamdan to check on progress with the Charlemont Inn. The Board is not sure what the status of the Inn is now, though have heard rumors that the new owners are withdrawing from the project.

6. \*\* Unforeseen in previous 48 hours 65 Schaeffer Way. Telling had received an inquiry whether this was a buildable lot. Crochier said the perc has failed but people could try a perc test in a different location. The soil is tight there. With a slow perc rate, you need a large leech field which gets expensive.

**Recurring Topics:**

1. Health Agent Report

- A few title V inspections
- J.Ward will go again to inspect The Oxbow along with J. Gougeon and D. Annear. Annear's concern is the fire alarm system which notifies an alarm company which notifies the Fire Department is no longer working. They know, but want to check to see the rooms being occupied for more than 30 days.
- soil evaluation at Country Aire, every five years there an inspection and the house failed.
- Pizza reselling at Hawlemont.

**Rob Lingle made a motion to adjourn, seconded by Scott Randall, at 7:20. Scott Randall - Yes, Doug Telling - Yes**

These minutes are not official until signed.

Documents Reviewed

- Agenda 4/ 28/ 2026
- Minutes of 1/27/2026 and 2/24/2026