

Hubbardston Board of Health
December 9, 2014
Minutes
Library Basement

Board of Health meeting called to order at 7:12 p.m. in the Hubbardston Library Conference Room located in the Library Basement.

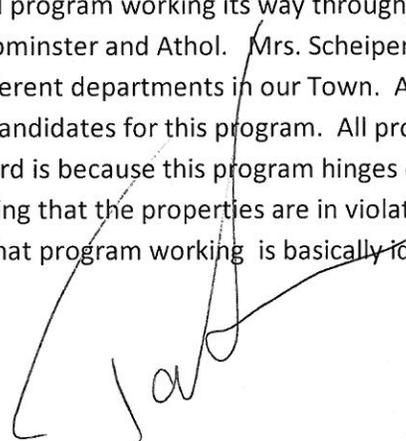
Present: Tomas Larson, Chariman
 Randy Mizereck, Vice Chairman
 Steve Mossey, Member
 Lucinda Oates, Member
 Toni Walker, Admin. Assistant

Absent: Hayden Duggan, Member

Guests: Anita Scheipers, Town Administrator, Bill Murray of Places, Inc

First order of Business, Abandoned Housing Initiative:

Anita Scheipers, Town Administrator, came before the Board to discuss the Abandoned Housing Initiative, which is an offset of the Attorney General's Office. Bill Murray made the Town aware of this program. Mrs. Scheipers stated that in order for the program to work, the Board of Health needs to come on board as this whole program hinges on the fact that the Town would be looking at properties that appear to be in violation of the State Sanitary Code. Mrs. Scheipers gave a brief overview of how the program works. The community identifies property that appears to be in distress. Typically it's an abandoned property or a property that is in default with mortgage but doesn't have to be. The Town will go with representatives of the Attorney General's office (AG) to see if the property is in violation of the State Sanitary code, whether the septic system isn't working, pest infestation from the property being open, well not working, etc. The AG's office would agree that the property was a good candidate for the program. Once a property has been identified, the AG's office would then do a title search to see exactly who the property belongs to, then they would go to court to have this property placed in the program and then assign a receiver to the property. A receiver is essentially a contractor who has to meet certain criteria, who would make the necessary repairs to bring the property up to code. The receiver can then ask the homeowner to pay him for the cost of bringing the property up to speed. If the owner says no, the process allows the property to be auctioned off and sold and the receiver would be reimbursed for the expenses of bringing the property up to improvement plus a small profit assigned by the state. The balance would go back to the homeowner minus any local liens that the property may have. It's a very successful program working its way through the state. This is a program that is currently being used in Leominster and Athol. Mrs. Scheipers had a meeting last week with the AG's office and some of the different departments in our Town. At the meeting, the Town identified some properties which may be candidates for this program. All properties are abandoned. The reason Mrs. Scheipers came to the Board is because this program hinges on the Board of Health being the overseers of this program and attesting that the properties are in violation of the State Sanitary Code. The way Mrs. Scheipers envisions that program working is basically identifying the property and the Board of



Health attesting to the violations. Once this is done, the Town will turn it over to the AG's office. The Town will send letters to the owners of the property to let them know that their property is being considered for this program, and if they have any interest in working with the town before it gets to that stage then to please let us know. Mrs. Sheipers asked that the Board discuss this program and she will return to the next meeting to get the BOH answer on whether they are on board with this program. The Board thanked Mrs. Sheipers for coming in. Discussion ensued amongst the Board. The general consensus is that this is a good program.

Landfill Update:

Chairman Larson updated the Board as to the State saying that Hubbardston needs to continue testing for another year and a half at minimum. Hubbardston was originally given a verbal response stating that our request for reduced monitoring would be approved. Jim McQuade then decided that more testing was needed. Chairman Larson and Town Administrator Anita Scheipers will be going to the DEP to meet with Jim McQuade next week and will update the Board of the outcome of the meeting.

Recycling Report:

The Board reviewed the Recycling Report for October and November.

Motion: Steve Mossey

Second: Randy Mizereck

Motion made to accept minutes of October 14, 2014 as written. All in favor. Motion carries.

Title 5's:

All Title 5's were reviewed for 16 Geordie Lane, 5 West Comet Pond Road, 144 New Templeton Rd, 2 Maple Ave, Moosehorn Hill Circle, Building 8, Unit 15.

Permits:

Installer's permits signed for Larson Construction, Martelli Construction, Moschetti & Sons, Tony Deacetis. Hauler's Permits signed for Leahy Excavating, Moschetti & Sons, Republic Services and Waste Management.

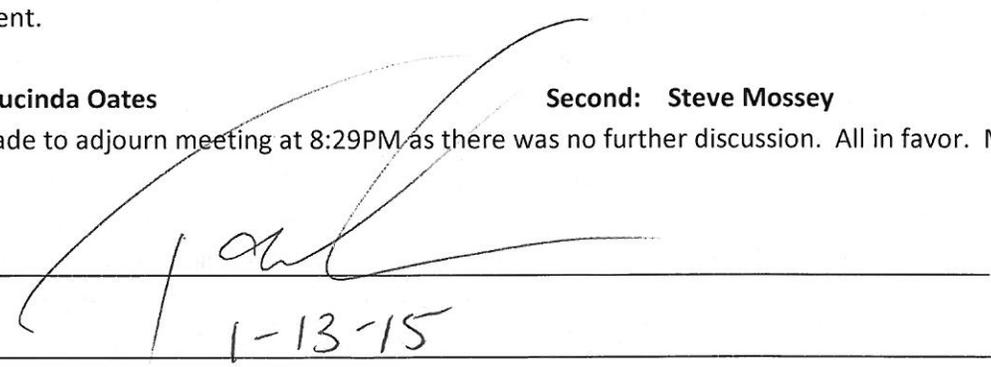
Motion: Lucinda Oates

Second: Steve Mossey

Motion made to adjourn meeting at 8:29PM as there was no further discussion. All in favor. Motion carried.

Approved: _____

Date: _____

A large, handwritten signature in black ink is written over the signature line. Below the signature, the date "1-13-15" is handwritten in black ink.