



TOWN OF AVON
2017 AUG 11 AM 11:07
TOWN CLERK

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A S18-25

Board of Health
August 3, 2017
6:30 PM
MINUTES

Meeting called to order at 6:30 P.M.

Present: Chairman Gerald Picardi; Robert Ogilvie, Clerk; Ralph Jensen, Associate Member; Health Agent Kathleen Waldron as recording secretary; Jason Piques, Attorney General's Office; Sarah Petrie, Attorney General's Office; Robert Borden, Avon Building Commissioner; Miranda and Louis Lowry, occupants of 14 North Main Street

- **14 North Main Street - Reinforce condemnation from December 19, 2016**

Mr. Picardi opened the meeting by stating the Board was here to discuss the condemned dwelling at 14 North Main Street. Mr. Piques from the Attorney General's Office explained he works with the Abandon House Initiative and may have some options for the occupants. He and Ms. Petrie would like to speak to the occupants after the meeting. The options Mr. Piques could offer may take some time because they would have to go through litigation. Mr. Picardi stated the home has been condemned, so no persons shall be occupying the house until the full condemnation has been lifted. Mrs. Lowry stated more of the repairs they have made and is willing to provide pictures to the Board. Mr. Picardi explained that the Board's immediate concern is the safety of the family. They are not safe in the dwelling, that is why the house was condemned. The Health Agent explained the Lowry's are currently occupying one bedroom, a kitchen, a living room and a bathroom, known as the "in-law". Mr. Ogilvie asked who the owners of the property were. Mrs. Lowry stated they are going to be closing next week, the paperwork is already done. The Lowry's have been working with Esmeralda and Juan from the Angle Fund in Texas. Esmeralda claims they didn't know that this property was condemned. The Angle Fund has never seen the house.

Mr. Jensen asked how long this would take to fix the violations and remove the condemnation. Mrs. Lowry said her husband just got a job in Braintree doing construction and the company was going to assist the Lowry's with repair work which will help the repairs go faster.

Mr. Jensen made a motion to enter executive session. Mr. Ogilvie seconded.

Executive session began at 7:25PM

Executive session ended at 7:44PM

Reopened meeting at 7:48PM.

Mr. Picardi stated the Board has arrived at a solution. The Board will lift the condemnation on the part of the house known as the "in-law". Three rooms to the right-hand side of the building, consisting of a bedroom a living room and kitchen and a full bathroom. Keeping this condemnation lifted is contingent on the occupants following these conditions:

- All permits are to be pulled with detailed timeline of priority items
- Weekly inspections made by the Board of Health Agent
- A heating system installed by September 15, 2017.
- A closing happens within 21 days, August 24, 2017.
- Monthly updates will be given from the Health Agent to the Board at Board of Health Meetings.

Mr. Picardi expressed that this has to be a reciprocal arrangement and will need to work together. Mr. Borden said a heating system that meets regulations is required to have some thermostatic control at the minimum.

Mr. Picardi went over the conditions again. The condemnation will be lifted on the "in-law" and a condemnation will remain on the other part of the house.

- All permits are to be pulled with a detailed timeline of priority items
- Weekly inspections made by the Board of Health Agent
- A heating system that meets regulations is installed by September 15, 2017.
- A closing happens within 21 days, August 24, 2017.
- Monthly updates will be given from the Health Agent to the Board at Board of Health Meetings.

Mr. Picardi reiterated this has to work both ways. Mr. Jensen made a motion to lift partial condemnation with the expectations the following conditions will be met.

- All permits are to be pulled with a detailed timeline of priority items
- Weekly inspections made by the Board of Health Agent
- A heating system that meets regulations is installed by September 15, 2017.
- A closing happens within 21 days, August 24, 2017.
- Monthly updates will be given from the Health Agent to the Board at Board of Health Meetings.

Mr. Ogilvie seconded the motion. All in favor, vote passed unanimously.

Mr. Jensen moved to adjourn the meeting. Mr. Ogilvie seconded. All in favor, vote passed unanimously.

Next Meeting:

- Thursday August 10, 2017 at 6:30PM in the Board of Health Office.

Adjourned at: 7:58 PM

ATTEST: 

DATE: 8-10-17