

BOARD OF HEALTH MINUTES – July 18, 2019

The meeting was called to order by Chairman Thomas McLaughlin, MD at the Town Managers Meeting Room at 7:00 P.M. Also, in attendance were; Edmund Kowalski, Member; Dutrochet Djoko, Member; Alicia Linehan, Clerk; and, Mark L. Carleo, Assistant Director of Public Health.

ADMINISTRATION

NOTICE OF THE MEETING:

The Chair acknowledged that the notice of the meeting was posted by the Town Clerk.

PUBLIC HEARING

NOTICE OF NON-COMPLIANCE

Carleo informed the Board that this is a public hearing for the conditions of a Historical home in disrepair and a collapsed barn on the property at 199 Hobart Street. Carleo and Rich Maloney, the Building Inspector, inspected the home and barn and determined both were uninhabitable, so a Notice of Non-Compliance was served by a constable and via certified mail to Grenville Thoron, the property owner.

Following the receipt of the Notice of Non-Compliance, Carleo met with Thoron about plans for the property. At that time, it appeared that some of the rubbish had been removed. But a full inspection was not conducted.

Thoron requested the hearing. He will present his request to either modify or withdraw Carleo's notice. At the end of the hearing if there is a vote to be taken by the Board, it would be a motion to sustain, modify or withdraw the order; or take any other action the Board deem appropriate.

Thoron, the owner and petitioner, told the Board that he has owned the property for 7 to 8 years. At the time of sale, the property was marginally habitable with a lot of problems. He didn't grow up in Danvers but had family who grew up in the town. He lives in NH, so he has not had much time to work on the property.

Carleo asked Thoron to present to the Board the homes current status, what is being worked on now and if there are any timelines. He also requested Thoron express to the Board the purpose of this hearing, and what part of the notice is Thoron requesting to be changed or withdrawn?

Thoron expressed that it was excessively speculative that water was getting inside the residence according to the notice received from The Board of Health dated May 31st. His first concern was to keep the water out. There were a couple of places, one in the roof. Carleo stated to the Committee that he and the building inspector believe that the roof is in disrepair. Thoron stated that there was some seepage at the front door and lower level from the roof within the last couple of months. Photographs taken at the time of the inspection were shared with the Committee.

Kowalski asked if the interior of the residence was inspected. Carleo responded that in the Notice of Non-Compliance a request for access to the interior was included, but still hasn't received a response. The residence is vacant but still must comply with the sanitary codes. There are exterior violations which give them cause to believe that there will be violations in the interior which Thoron has confirmed by stating that there is water that has gotten into the structure.

Carleo received confirmation from Thoron that there was water leaking into the residence through the

front and rear entry. However, he does not feel he's in non-compliance and will continue to be in compliance, addressing the issues raised. He is repairing on his own because seeking professional assistance is a liability. He has been advised via telephone by professional contractor friends.

Carleo stated that there are timelines in the notice of non-compliance. He asked if Thoron is requesting an extension from the Board beyond the 30 days to be compliant. Is there a specific date to do the work until compliant? How would you like to request that the notice be modified? Thoron would like to extend the timeline.

Djoko addressed that the letter from Thoron stated that he agreed to the violations but has just begun the work and maybe needs a little more time to finish the work. Carleo agreed that this seems to be what Thoron is requesting but can't seem to get him to state this to the Board. And changing the timeline would require approval from the Board.

McLaughlin asked if the pictures were from May 31st. Carleo confirmed that they were. He inquired if any work been done since that date. And if the barn still looked like it did in the pictures. Again, Carleo confirmed that it does. McLaughlin stated that there are multiple holes shown in the pictures. And requested that interior and exterior be re-inspected and note if anything has been improved since May 31st. This can't drag on for years.

Kowalski asked if Thoron had considered hiring a contractor to do the work. Thoron didn't state whether he would hire a contractor. He told the Board that he would continue working on the property.

Carleo stated that he will place this on the next Board of Health agenda in two weeks. In the meantime, he will inspect the interior and exterior of the dwelling. This would at least extend the deadline to August 1st. He told Thoron that the Board is trying to negotiate in good faith to determine if he has complied with the order. And the fact that he has appeared at the hearing with the Board is worth something.

Carleo directly requested an appointment time with Thoron to inspect the interior of the dwelling. Thoron replied that Friday of the following week would be convenient. Carleo agreed to this.

August 1st will be the deadline extension date for a status update. Thoron agreed to schedule an inspection for Friday, June 26th. The Board unanimously voted to continue the hearing until August 1st.

With no further business at hand, the Board adjourned at 7:30PM.

Respectfully submitted for your approval,

Alicia Linehan, Clerk