

JOHNSON BOARD OF HEALTH MEETING MINUTES
REMOTE PARTICIPATION VIA ZOOM TELECONFERENCING
MONDAY, SEPTEMBER 21, 2020

Present:

Selectboard Members: Nat Kinney, Doug Molde, Eric Osgood

Others: Brian Story, Rosemary Audibert, Tracy Myers, John Black, Carl Lisman, Willie Noyes, Athena Parke

Note: All votes taken are unanimous unless otherwise noted.

1. Call to Order

Eric called the meeting to order at 6:31.

2. Review Emergency Health Order for 92 Sunset Drive

Brian said the house in question, 92 Sunset Drive, is owned by Willie Noyes. We were called on September 4 and asked to do a health inspection at the same time inspections for electrical safety and fire safety were being done. The resident was not at the property but the owner was. A number of issues were found. In the board packet Brian included the health officer's report, the fire inspector's report and the electrical inspector's report. In doing the health report Tracy found a number of serious and immediate concerns with water and heat. She thought it was important to issue an emergency health order. The property needs immediate corrective action to be safe and habitable. She delivered that order and this hearing is to review the order.

Attorney Carl Lisman administered the oath to board members. Eric administered the oath to John, Willie and Brian.

Tracy said there is currently no heat and no hot water in the building and no way of getting it. The electrical meter has been taken out and the tenants have been using a generator and small heaters. She saw a pellet stove on the porch that has no piping out and is close to a wall with no barrier.

Eric said that as Willie is probably aware the Board of Health can only issue orders against the property owner, not the tenant.

Willie said the power was shut off a couple of years ago. Someone – he suspects it was the tenant but he can't prove it – plugged another meter from another electric company in to run the power until the power company investigated and had the sheriff take the meter out. Most of the deficiencies Tracy noted are due to having no electricity. He has asked the renters to leave. He has not received any rent since May 2017. The deficiencies will not be corrected. He does not plan to rent the property again. He plans to sell it.

Eric asked if he was in the process of eviction. Willie said he was planning to evict the tenants but then due to the pandemic there was a no eviction order.

Doug asked Tracy if the pictures in her report accurately reflect what she observed. Tracy said yes, those are the pictures she took the day she did the inspection.

Willie said there were no holes punched in the walls when he rented the house. All have been put in since the current tenants have been there.

Nat said he would prefer to go into deliberations before issuing a finding.

Electrical Inspector/ Assistant Fire Marshall John Black said the method of electrical hookup that the tenant used is illegal and it poses a hazard to anyone such as a meter reader who might be working on the electrical system outside the house. The condition of the house is poor. A couple of generators were behind the house, burned out or non-functional. If there is low voltage while a generator is running that could cause a fire. There were no working smoke or CO detectors.

Willie said the propane tank was replaced with a 20 lb. cylinder providing lower pressure than normal. That creates a serious fire hazard. John agreed that it is not safe to use a 20 lb cylinder in this situation.

Doug asked if it would alleviate the electrical problems if the tenant paid their electrical bill and got hooked up again. John said yes.

Nat asked, there is a basement bedroom with no second accessible egress? John said yes.

Carl Lisman said Willie feels condemning the property seems to be the only way to resolve this health hazard.

3. *Recess*

Doug moved and Nat seconded to recess the meeting until a deliberation session following the selectboard meeting. Eric said he expects the board will issue written findings within 7 days. **The motion was passed and the meeting was recessed at 6:53.**

4. *Deliberations*

The Board of Health entered deliberations at 9:54 and exited at 10:07.

5. *Adjourn*

The meeting was adjourned at 10:07.

Minutes submitted by Donna Griffiths