

Ware Board of Health Meeting

November 17, 2021 Hybrid Meeting / Conference Room

Join Zoom Meeting <https://us06web.zoom.us/j/84990018107?pwd=Z2VyWXU5SEM5aDQ0THFYIInoVItxUT09>
Meeting ID: 849 9001 8107
Passcode: 834560

Present: Jennifer McMartin, Katrina Velle, John Desmond

In Attendance: Stephen Bell, Betty Barlow, Sai Palani,

John called the meeting to order at 6:00 PM and announced the meeting is being audio recorded

APPOINTMENT

Due to first appointment at 6:15 the Board moved onto discussion item#1 regarding update on housing referrals. Stephen and Sai are still working on the process. Sai informed the board when calls are received in the office for a housing inspection if violations are related to building, fire or electrical we try to invite those inspectors to scheduled BoH inspection. If violations are unknown at time of scheduling then he would inspect and forward any fire, electrical or building violations to the respective departments and this is recorded in file. When other departments send out enforcement letters they also cc the Board of Health.

Discussion item#2 Stephen gave update on COVID cases, vaccination rates and mask mandates. Ware is still at a plateau with numbers being identical to previous 2 weeks, case positivity just under 2%. Up to last week's reporting we had 14 cases and this Sunday – Wednesday we had 8 cases in Ware which will probably raise numbers a bit as the trend is across the state. With holidays coming there will probably be a surge similar to last year. No deaths in previous 2 reporting periods. Our vaccination rate is getting higher and now at 59% fully vaccinated, state is at 69%. Vaccinations are now available for 5-11 yr old from Phizer and as of last week there were 5 children in that age group that did get the shot, putting Ware at 1% in that age group. The schools did recently hold a clinic however we do not have the numbers from that yet. The board also discussed a mask mandate and came to conclusion at this time those that want to wear masks indoors are already and the inability to enforce a mandate the board decided to hold off having a mask mandate at this time. John did question the possibility of providing masks to local businesses and Stephen will discuss the possibility for funds with Stuart.

6:15PM – Hearing: 158 West Main St 2nd Flr ongoing housing code violations. Property owned by Andrea Mundell and tenant is Jonathan Wallace. Nobody is present for this hearing however the office did hear from owners attorney today. The owners do not want to make any repairs at this time due to upcoming court date and he believes the tenant will be evicted. The owner would then make all repairs before re-renting the unit, however the housing order requires the repairs regardless of eviction process. At this time the heat and hot water violations have been corrected though the tenant still complains rooms do not heat up enough. After a discussion it was determined that Stephen will contact the attorney tomorrow to see if any repairs have been attempted and if no good faith efforts for repair or compliance in 10 days then this case goes to housing court.

6:30PM – Hearing: 126 ½ North St ongoing housing code violations. Property owned by Todd Russo and tenant is Leyna Boucher. Owner and tenant not present for this hearing. Stephen stated this case is moving along a little but the big issue is with lead paint being found in various

areas such as windows so windows can't be repaired until the lead issue is taken care of. The state gives 60 day time line from initial inspection to owner hiring a licensed private lead inspector to do a comprehensive lead inspection and risk assessment and establishing a deleading plan with a contracted licensed de-leader. They then to provide proof of all high and moderate risk de-leading is completed on the interior of the unit within 90 days and proof of all low risk areas inside and outside unit are completed within 120 days. The state enforces all lead orders. There are some violations that are not related to the lead issue that have not been corrected. Board members reviewed each partially corrected violations and due to extended timeframe have determined we should move forward to next step being notifying owner and tenant of need to have compliance for nonlead related violations within 10 days or moving onto housing court. Owner Todd Russo arrived at 6:45 so this will be continued after next appointment.

6:45PM – Hearing: 13 Dale St ongoing housing code violations. Property owned by Jeffrey E Myra & Vincent J Nastasi and tenant is Raymond Soto. Owners Jeffrey E Myra & Vincent J Nastasi are present however tenant Raymond Soto is not. Sai stated he first inspected this unit September 28 and at reinspection on November 3rd found only corrected violation to be the missing smoke detectors have been replaced. Owner Vinnie stated the tenant removed the smoke detectors, was give new detectors but he threw in the street and the tenant removed the bathroom sink. He continued to say the tenant called the Board of Health 5 days after he was served with a 30 day notice and is now allowing access for repairs. Jennifer has concern for the electric violation in the attic however Vinnie states the tenant is not supposed to be in the attic. Vinnie also stated the tenant has been there for 6 years and never had any issued until he was served the 30 day notice. Vinnie continued to state he will correct the violations after the tenant is out of the unit before re-renting it. There is also concern regarding the large dog being present for repairs. Stephen expressed the need for a document confirming the tenant is not allowing access for repairs and recommends owners send a third party to make repairs. He also feels this documentation would help the owners in court with the notice to leave. It was suggested the owners mail a certified letter to tenant with date and time for repairs to be made and requesting tenant place dog in a room away from workers which would provide the owner with documentation the tenant received the notice. Katrina also suggests whomever makes the repairs to take pictures of the repaired work to document it. The violations that still need to be corrected were discussed for clarification which are replacing the bathroom sink, fix 2 outlets not working in bedroom and fix the exposed wires in the attic. The office will also mail letter to tenant tomorrow reminding him he needs to allow access for repairs. At this time tenant Raymond Soto arrived. Jennifer told him they were discussing how landlords want to make the repairs but the board needs to make sure owners and repairmen to get access to do so. Raymond replied just let him know when they will come, the doors are open in his house if they come with respect. He was then told the owners will send him a letter with date and time so you'll just have to make sure the dog is away so work can be done. Raymond stated if they could get it done Monday, Tuesday or Wednesday that would be fine then left the hearing. Vinnie stated he will mail the certified letter with date and time. Hearing ended.

6:30PM – Hearing: 126 ½ North St continued at this time with owner Todd Russo present. Stephen stated as previously discussed most of violations are corrected however any violations in areas of found lead paint have not been corrected. Todd Russo states he has been in touch with the state regarding the repairs such as windows which are on back order. He also stated he has been having problems with tenant since she stopped paying rent in May and soon as he gave her 14 notice she contacted BoH. He says things are taken care of on his generally quick as she recently complained of a ceiling file falling down and he sent worker there to repair immediately. Todd also talked about how he had person place weather stripping around the wood doors with

nails and next time they were there it was gone including the nails. He says things are fixed then next he knows they are not any longer. Discussion went to the moisture in basement and Stephen states the units rooms are fine but the tenant has a few items in the basement that are covered with mold. Todd says the tenants are told to not store anything in the basement, basement is access to panels only but they do it anyway. All violations were discussed. Stephen states the DampRid in basement is fine and Todd states the garbage has been taken care of. Regarding the partially corrected tiles in living room and kitchen it was advised to check the pipe for leaks as a new tile was found with water stain after being installed. Also the partially corrected lock on front door needs to be corrected. After these items are taken care of only violations left will be regarding the lead paint which the State regulates. Todd feels he should be completed with the basic repairs within a week, Stephen will contact tenant to schedule a re-inspection.

DISCUSSION/ACTION:

- John motioned to approve meeting minutes of October 20, 2021, Katrina seconded, all in favor.

John motioned to adjourned at 7:49PM, Jennifer seconded all in favor. Next meeting to be December 15, 2021 at 6:00PM

Respectfully Submitted,
Betty Barlow

Meeting minutes approved 12/15/2021