

MONTAGUE BOARD OF HEALTH HEARING
Wednesday, April 9th, 2025 – 12:00 PM
ZOOM MEETING

Meeting Minutes

Present: Melanie Ames-Zamojski, Chair and Michael Nelson

Staff: Ryan Paxton, Health Director and Geneva Bickford, Board of Health Clerk

Other: Shinae Lee, Kerri Meelia, Jenna Berry

Melanie Ames-Zamojski opened the meeting at 12:03 PM

Discussion: 62 E Chestnut Hill Rd:

- Board to discuss and consider issuing a finding that the dwelling is unfit for habitation.
 - The Health Director, Ryan Paxton, (“Paxton”) received a complaint on January 22, 2025, from a friend of the occupant stating there was not heat and issues with contacting the property owner.
 - An inspection was done on January 27, 2025 and an Order to Correct (“OTC”) was issued.
 - A re-inspection was done on April 1, 2025 and there were a handful of new violations cited that were 30-day corrections. As of the April 1st re-inspection the heat was fixed but the occupant was hesitant to use the heat as there are concerns with the air quality. Another OTC was issued on April 2, 2025.
 - The Board and the property owner, Kerri Meelia, (“Meelia”) discussed the need for smoke detectors and carbon monoxide detectors to be installed at the property. Meelia had one smoke detector and carbon monoxide detector ordered and delivered via Amazon however the occupant states nothing was received.
 - The Board discussed with the property owner and the occupant the need to allow a contractor in to install the smoke and carbon monoxide detectors as well as complete all the other necessary repairs. Meelia has been unable to find contractors to do the work but will continue to look for someone.
 - The Board discussed with the occupant, Shinae Lee, (“Lee”) the conditions of the property, the need to install smoke detectors and carbon monoxide detectors as well as the need to let contractors into the property to complete the other work that is necessary. Lee states there were no smoke detectors or carbon monoxide detectors at the property when she moved in.
 - Meelia and Lee discuss scheduling a time when a contractor can possibly come into the residence within the next 24 hours. Lee is available 4/10/25, 4/11/25 and 4/14/25 from 10 am to 1 pm.
 - Lee discussed other concerns she has with the residence, moldy air, moldy mattresses at the property and mice feces. Paxton agrees there could be some concern about the air quality, but it is hard to tell due to the heat not being turned on.
 - Meelia and the Board discuss condemning the property and the requirements Meelia would need to fulfil. Meelia is working to comply with the OTC’s but is also in agreement if the Board decides to condemn the property. Paxton shares with Meelia, Lee and the Board 105CMR410.900 (E) which outlines the responsibility of the property owner if the property is condemned and advises both parties to seek legal counsel as the Board will not get involved in the civil side of this matter.
 - The Board and Paxton discuss the timeline for repairs. Paxton states the initial OTC of 1/27/25 had 7-day, 30 day and 14-day repairs. The April 2 OTC violations were all 30-day repairs. The Board is within it’s right to extend the timelines. Paxton recommends sticking with the timeline from the April 2 OTC and then re-inspect after that.
 - Meelia will stay in contact with Paxton via phone and email regarding all repairs.
 - Lee and Meelia discussed the best method of contacting each other and Lee asks that her case worker be kept in the loop as well.

Michael Nelson **Motioned** to provide Kerri a 24 hour extension to existing conditions deemed to endanger and impair safety that was sited from both orders and that we grant an extension on all past non conditions deemed to endanger and impair health and safety 30 days from April 2, 2025. Seconded by Melanie Ames-Zamojski. **Motion passes.**

Nelson – aye and Ames-Zamojski – aye

Meeting adjourned: 12:40 PM

Michael Nelson **Motioned** to adjourn the Board of Health Meeting. Seconded by Melanie Ames-Zamojski. **Motion passes.**

Nelson – aye, and Ames-Zamojski – aye

Approved by: Radul Stoler

Date: 4/23/25

Documents:

January 27, 2025 Correction Order and Inspection Form;
April 1, 2025 Reinspection Form;
April 2, 2025 Correction Order;
Photos.