TOWN OF CHESHIRE
BOARD OF HEALTH
191 CHURCH STREET CHESHIRE, MASSACHUSETTS 01225
PHONE (413)743-1690 EXT 106 | EMAIL EXECUTIVEASSISTANT@CHESHIRE-MA.GOV
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Board of Health
Meeting Minutes – August 4, 2026

Pursuant to a notice duly filed with the Town Clerk, a meeting of the Board of Health was held in person at 191 Church Street (Cheshire Community House) on Tuesday August 4, 2026, at 8:30 a.m.

Board of Health Members Present: CJ Garner, Chair; Kathryn LeBlanc Member; Brian Trudeau, Member;
Health Agents: James Massey, Valerie Bird
Others Present: Erin Paris Executive Assistant; Corey McGrath DPW Director.

CJ Garner called the meeting to order at 8:35 a.m.

Minutes – No Minutes available to approve.

APPOINTMENTS

66 DEPOT ST Occupant was present. Property is in condemnation and has been for several years. He indicated he has a storage shed where he stores his tools and his 2 dogs live. He also has a few campers filled with his old apartment furniture and clothing as there are leaks in shed from metal roof needing repair. He indicated that his tools are powered and charged along with an air conditioner for the dogs with solar panels and batteries. He further stated he has been doing a lot of planting to try and clean up visually. He has no timeline; he is just going there every day in the morning around 7:00 A.M. He indicated he gets picked up at night by his dad and dropped back off in the am.. He indicate he lives in the North Hampton area. When asked for proof of residency as there is concerns he is still residing on the premises, he indicated he has no way of proof, he doesn't have bills or a lease as he lives with his father. When asked about property, he indicated there are two dogs, six chickens, and two roosters, he goes every @ 6 hours for the animals to feed and water them. When asked by J. Massey about feeding and watering of animals, he indicated he has a rainwater catch system for water currently and is hooking up a secondary water system which is a fog type system and if he runs out with rain system he brings jugs of water. It was also asked if he has any type of property insurance. He said he wasn't aware of this and he would say not at this time. He feels he should be fine with officials in town as he has been keeping up with past taxes on a payment plan. Several times he was asked about plans and a timeline for repairs and clean up, he continues to suggest he is fine as he is working slowly on planting and shelter for animals. At the time of purchase, he was told by the building inspector (Jerry at the time) that the foundation was intact and would be good for rebuilding once demolished. He has been unable to afford the major renovations and septic installation due to being the sole owner. C.J. Garner reiterated without having a timeline it puts a strain on the town for various reasons, mainly it's dangerous. Health Agent V. Bird indicated the concern with safety is if kids or someone wandered in or entered and portion even the yard of his property they could get hurt because of the condition. He responded that is why the fence is there

and he plans on fixing it if not this year next year. That he is different from most people, he wants no one on his property, doesn't like visitors. He understands it is not habitable currently and therefore no longer stays there. C.J. Garner asked if he felt we could complete some of their requests. Christian reiterated his planting and cleaning up is ongoing, he feels he should be left alone. V. Bird did briefly mention receivership and Christian was unaware of what that was it was explained and he indicated he absolutely doesn't want anyone coming and or any work on his property. He was insistent that he didn't want that to happen. He was told there needs to be some realistic timelines with expectations set in to place to show good faith and effort to resolve the multitude of things going on. BOH members and health agents agreed to have V. Bird contact the Animal Control Officer to see the rules and regulations for keeping and maintaining animals to include but not limited to primarily the dogs. C.J. indicates his concern that this is going to continue to be a perpetual project that has been going on far too long as it is. He was asked if anyone else has started plans for the property form engineering or thereof. He said no, only building inspector when he bought it. It was indicated to him by the BOH and Health Agents that the property is still in condemnation, and he is not supposed to be residing there. Due to this status, he cannot start any major projects without permits. BOH, indicated they wanted several things from him prior to his return to next meeting. C.J. Garner reiterated his concern for the dogs as Christian previously indicated they are not up to date or licensed. Therefore, needed proof of licensing of the dogs. Records from the vet of vaccinations. He was told that there was information sent out about livestock and or bird regulations within the information it indicates he needed to schedule a coop inspection and or provide specific information regarding the birds. Provide official proof of residency. Also if not obtained as of the meeting he needed information on insurance needed and or options. This information is to be available and ready for meeting September 14, 2026. It was discussed that this should possibly be put into executive session after the September 2026 meeting due to receivership and the potential safety risks.

A motion was made by C. Garner and seconded by K. LeBlanc to allow until September 2026 meeting for homeowner to obtain proof of residency, obtain a dog license, Vet records of vaccination information for the two dogs, provide property and or homeowners insurance information. In addition, a timeline of repairs and our intention with property moving forward. Vote: Unanimous

102 CHURCH ST Esq. W. Barry representing Isaac Abishour, indicted, I. Abishour has been in the hospital for about 3 weeks and is hoping to get a 30-day extension for repairs. He indicated the property owner is requesting an extension for financial reasons. J. Massey initially indicated he didn't see that as a problem as the property owner has been working on the repairs check list, however there are a few items that are going to need to be addressed and repaired by a licensed tradesman. Health Agent J. Massey indicated that the electricity is possibly cross paneled and needs to be addressed by a licensed electrician. There is possible asbestos in the basement area around and involving a heating system. There are also concerns of an egress out on to the flat roof that has no

permitted railings and is not considered an actual place for tenants to utilize with additional concern is that the marijuana plants they are growing when watered are causing water to then leak into the attic and into apartment ceilings.

A motion was made by C. Garner and seconded by B. Trudeau to allow 30-day extension for repairs and an update.

Vote: Unanimous

OLD HOUSING

100 Depot St- Information pertaining to the case has been subpoenaed by housing court.

144 Windsor Rd- Housing court has been continued until August 26, 2026.

23-29 Prospect Rd- The property is under contract; the new owners are aware of the condemnation order and will be in touch to discuss next steps.

322 Notch Rd- Owner was not in attendance. Will continue to September meeting.

NUISANCE

1530 N State Road- J. Massey continues to work with the homeowner on the cleanup with support from DPW.

867 Notch Road- Clean up is in progress, the home is for sale and the real estate agent has been responsive.

82 Devonshire- Several complaints have been received regarding poultry being in the roadway and the noise from roosters. The health agents are working to contact the owners and poultry information has been sent.

41 Railroad- A complaint was received regarding the noise and odor of poultry at the property. The property owners indicated that they will be rehoming the birds. CJ Garner stated that they should have a housing inspection due to safety concerns.

SEPTIC

708 Lanesboro Rd- The property owner is working to have the laundry tied into the system by a plumber.

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135 Stafford Hill Road- There is an issue with a former engineer who worked through the Berkshires not having complete accurate perc. data. The health agents shared their concerns regarding the use of these numbers for septic installations that are now failing. The homeowners have been told that they will need to have a new perc test to move forward with septic design.

FOOD

Dunkin Donuts- New ownership Inspection was conducted on July 29, 2026.
Bread and Batter- 550 Savoy Road Retail Bakery. The owner will be getting the proper documentation and permitting to be allowed to sell bakery items from the farm stand.
Stoney Brook Farm - An inspection found kielbasa in freezer. The owner was notified that needs to obtain proper licensing to continue selling kielbasa and or other food and or baked products. Was told he would follow proper procedures and follow up with us of progress.
Community Food Event. All vendors are aware and are in process or have obtained proper permit to be able to serve at Cruz Nite on August 8, 2026.

LODGING/MANUFACTURED HOME COMMUNITITES

Kitchen Brook Mobile Park -The park is in the process of being sold, the owner is aware of the Title V requirements.

DEMOLITION

971 N State Rd – A preliminary test was done that came back no hazardous materials. Will continue to next meeting .

123 Church St- The owner of the property is planning for demolition and has been working with the health agents for permitting requirements.

96 Lakeshore Dr- The property owner had the structure demolished and intends on putting up a small one-bedroom cabin and approached the board regarding the size of the system and permitting. The owner is working with Hill Engineering and when the design is prepared they will approach the board for a variance if necessary.

ANIMAL BITES

A feral cat bite was reported to the Health Department on July 27, 2026, the bite happened on July 12, 2026 at that time the bite victim went to the ER and started the rabies vaccine. The Health Agent is awaiting further information, animal bites need to be reported immediately as the quarantine process starts at the time of the incident.

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TRANSFER STATION UPDATES

The new container was delivered, partitions are being installed and the doors have been cut in. Shelves have been installed in the swap shop shed and the swap shop should be up and running soon. Eye glass donations are now being accepted. Bag tag sales are lower than anticipated due to the number of blue bags and yellow tags.

NEW BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS PRIOR TO THE HEARING

894 West Mountain Rd- There is question about the property owner living in a camper, this will be added to a future agenda do discuss state laws and regulations regarding this type of living situation.

534 West Mountain Rd- Chair Garner mentioned that he was in the area and approximately eight to ten ducks were in the roadway causing a safety concern, discussion on the safety risk for vehicular traffic but also for the animals.

173 North Street- On July 28, 2026 the DPW Director was informed of a wet spot, potential water main leak at 173 North Street. After investigating it was determined to be a failing septic system at the gas station. Agent Bird visited the property that evening and again the following day. The septic leach field was in failure and there was a crack in the pump chamber. V. Bird contacted ownership and informed them to complete a Title V within thirty days and to have the system pumped immediately.

11 North St- A Title V was compelled after the system was observed breaking out of the ground. R. Condron and Engineer J. Dupras are working on the project. The owner will be limiting the water usage in the interim and will continue to communicate progress wo the town.

Brian Trudeau- Brian announced his resignation effective immediately and thanked the board for his time, stating that he can no longer provide his time due to scheduling conflicts. He thanked by the other members and the health agents for his service.

James Massey, Health Agent- James announced that he will be taking a full time position in the Town of Great Barrington. He indicated he has enjoyed everyone he has worked with and thanked everyone for their time and efforts to help him with all issues here in the town of Cheshire. He further indicated his last day being August 20, 2026.

FOOD:

Next Meeting

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September 14 , 2026, at 10:30 a.m.

***MEETING ADJOURNMENT*:**
A motion was made by C. Garner and seconded by K. LeBlanc to adjourn the meeting at 10:30 a.m.
Vote: Unanimous

Respectfully submitted

Erin Paris

Executive Assistant.