

## PERU BOARD OF HEALTH MEETING MINUTES

Monday October 28, 2024, 10:00 AM

Community Room, 3 E Main Rd

1. The meeting was called to order at 10:01 AM.
2. Roll call: present Nanette Mone, Peggy White attending remotely, Darryl Darby and Valerie Bird, Health Agent. Also present was Bonnie DiTomasso, Dan Hassett and Jim Kenney.
3. Nanette recording.
4. Upon reviewing the minutes from 9/16/24, Peggy thought that the reference to “under water” was not accurate. Valerie said it was fine (regarding a non-conforming title V on an outhouse). A motion was made to approve the minutes from 9/16/24. Peggy said that the rules for remote attendance required that each board member state approval with a vocal yes. Darryl said yes; Nanette said yes; Peggy said yes. The motion carried.
5. Health Inspector’s report: Valerie sent her report from September; 10 Spruce Dr. septic system is done as is 7 Garnet Mountain La. See attached report. Dan’s update on pending housing issues: A) 15 Curtin Rd. was served and the cleanup process has begun and a Title V has been applied for. B) Dan spoke to the owner at 20 Bonnie Lane. She had contracted to have some renovations done inside the house, but the contractor left without finishing the job and left the rubbish there. She has asked the Hilltown CDC for assistance. But a letter had been sent out with a deadline for cleaning up at least the cardboard box pile, although Dan does feel that the wood haphazardly lying about does constitute harborage. The board is not pursuing that at this time. After discussing whether to extend the deadline or to invoke fines, a motion was made that a letter be written to 20 Bonnie Lane acknowledging her attempt to comply with the previous order and recognizing that it has not been completed, the board has extended the deadline to November 15, 2024 after which time, fines may be incurred. Peggy, Darryl and Nanette said yes. The motion carried. C) 32 North Rd. is moving along well. The letter he was sent motivated him to clean up a good portion of the scrap metal, one of the sheds and one of the trailers. Peggy asked about the propane tanks and Valerie said it looks like they are gone but will confirm. Peggy thought the board should keep him on its’ radar. Nanette said you can’t punish someone for something they haven’t done. Dan agreed that it would border on harassment and it’s a fine line he doesn’t want to cross. Mr. Grandbois is already upset with the town. Valerie did say that Mr. Grandbois is concerned that he is being taxed on items he no longer has and told her he would talk to the tax collector. D) 35 North Rd. Dan and Valerie had a conversation with Travis. They were shown the inside of the house. Dan said the house has “good bones”. Travis is trying to get a perc test, get a loan and do the rest of the work. He has a plan and is motivated. Travis wants Martin to take down the dilapidated building. Dan said he is making good strides. Travis wants to camp periodically on their way back from the North Hampton area and is willing to get the permits. Also, the electricity is on. Bonnie told the board that three children are registered at 35 North Rd. address to go to the school district for that area. Valerie said so noted. Peggy said it is probably to give the children continuity in schooling and recalled something similar from her younger life. E) 55 E. Windsor Rd: Dan is still looking for an actual person owner rather than an LLC that has its’ address as the same as the house. He doesn’t know if there are enough health violations to do a receivership, which might be the best way to proceed as the town would

not have to pay the costs. The house is deemed to be abandoned. There is no response to a cell phone number, mail is piling up and the property is in tax taking, but that can take two or more years unless the town is motivated. Right now, the house is probably habitable or repairs would not be major. With a receivership, the AG takes over and goes to court. Dan would go to court as the BOH. The court appoints a receiver. That person repairs the house, then puts it on the market. When it is sold, the town recovers all taxes due. If the house doesn't sell, the receiver pays the taxes and keeps the house. The AG will make a presentation to the selectmen about the process. F) 156 South Rd. property of Judith Avery. She is living in subsidized housing in Dalton and had mentioned to Peggy that she hoped to turn it over to a family member. Dan said it is still registered to her. There are "no trespassing signs" on the property. Dan will look into the tax situation and boarding up the house so there is no access. Previously Peggy and Ed Fahey had inspected the house and declared it to be uninhabitable, at the owner's request. Valerie asked if a letter of inspection should be sent. Dan will let us know his findings. G) 127 E. Windsor Rd.: Peggy got an informal concern in October that the trailer is near collapse. Peggy said there needs to be a way to prevent entry. Dan said if he inspects it, he will have to condemn it. The owner would have 24 hours to secure the trailer or be ordered to raze the trailer one year after it is condemned. The owner is responsible for costs involved in taking the trailer down. The housing code is specific about that. There are 31.3 acres and both the trailer and the house are on the same footprint. The board agreed to table the issue; Dan has a very full schedule of housing issues across the alliance towns. However, Dan will figure out how to address the safety issue.

6. The governing board report will be discussed at the next meeting, in the interest of time.
7. The vaccine clinic was a big success with 66 people showing up.
8. There was no further public comment.
9. The next meeting is scheduled for December 9, 2024 at 10AM. The agenda will be the same as 10/28/2024, except for the vaccine clinic. It will include the Health Inspector's report, the Governing Board meeting and any other matter that comes to the board's attention in the interim.
10. A motion was made to adjourn at 11:26AM. Peggy, Darryl and Nanette said yes. The motion carried.

Minutes respectfully submitted as draft by Nanette Mone 12/08/2024

Approved 12/9/24

Nanette Mone *Nanette Mone*

Peggy White *Peggy White*

Darryl Darby *Darryl Darby*

ATTACHMENT : HEALTH INSPECTOR'S SEPT, 2024  
REPORT

RECEIVED  
DEC 14 2024  
Kim Leach  
TOWN CLERK  
TOWN OF PERU



# Peru BOH Monthly Log

Board of Health and Local Health Department Standard Operating Procedures (SOP)

September 2024

Septic Inspections & Witnessing						
Date	Issue/Work	Location	Contact Info	Fee Due	Fee Paid	Inspector Comments
9/10/24	Title 5	29 North Road	Dutch		Yes	Pass
9/25/24	Title 5	10 Lafayette	Dutch		Yes	Conditional pass, water softener to be redirected out of tank, garbage grinder to be removed.

Septic Plan Reviews & Permits				
Date Reviewed/Issued	Status	Location	Engineer	Project Details
9/5/24	Completed	139 South Rd	B&D Septic	Issued C of C after Val inspected and Berkshire Eng. sent sign off and as built.
9/17/24	Septic Installer		John's Tractor	Issued 2024 installer license
9/20/24	DSCP	10 Spruce Dr	John's Tractor	Issued permit to install septic system

## FOOD INSPECTIONS

Date	Issue/Work	Address	Contact Info	Inspector Comments

**HOUSING**

Date	Issue/Work	Address	Contact Info	Inspector Comments
9/13/24	Complaint	20 Bonny Lane		Follow up on progress of complaint enforcement. Owner contacted an agency to help clean up house and property. Issue is being resolved.
9/13/24	Complaint	32 North Rd		Follow up on progress of complaint enforcement. Some movement to resolve issue. Will see how much progress is made.
9/13/24	Complaint	35 North Rd		Follow up on progress of complaint enforcement. No significant movement made to resolve order to correct. If order not satisfied, I recommend condemning the property and order it vacated.

BOH Inspector/Agent \_\_\_\_\_ Date Submitted 10/1/24