



TOWN OF  
CHESTER, MASSACHUSETTS

01011

BOARD OF HEALTH  
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**Board of Health Meeting Town Hall Basement COA Room June 25, 2025 at 5:00 pm**

Open Public Meeting in attendance: Charlie Kaniecki (CK), Richard Holzman, Bob Daley, Evie Martensen (EBM), Andy Sutton, Nick Chiusano, chair (NC), Elizabeth Massa, clerk (EM)

Agenda

-Approve last meeting minutes of April 11, 2025 EM motion all approved

-Reorganize Board, welcome new member Evie Martensen vote for current board, motion to have Nick Chiusano as chair EM motion, all approved. Motion to have Elizabeth Massa as clerk, NC motion, all approved. Motion to have Evie Martensen as Assistant Clerk, EM motion, all approved.

-6 Sylvester Hamilton Road abandonment the board voted to appoint receiver at last meeting in April. CK spoke with atty and will appoint a short-term receiver. Atty Carl Lindsey will handle, condemnation was signed, there has been no letter from insurance company for coverage to the BOH. EBM asked about receivership benefits CK explained the receiver gets the work done on the orders to clean up properties at their expense and then auctions the property, the town gets tax \$ and any fines imposed on the property off of the top. EM to ask Tax Collector for updates on tax title properties. EM to ask BOS for status of tax title properties. NC added that the town needs a constable in order to serve notices, none was appointed in June.

-126 and 133 Middlefield Road: CK update, will go to superior court to get answers and access, see complaint for docket info.

-171 Prospect Street razing: CK stated to talk to BOS for funds to demo property estimated at 30k, house abandoned and dangerous, AG office says no way to get a receiver which we have already tried to get a receiver to make all repairs to this property at no cost to town, no contractors are interested because cost to make repairs exceeds house value. Failed septic, water filled basement, structural problems when owner dug up foundation, no permits, no response from property owner, junk and debris scattered about. CK to get court order to tear down house. NC states the property is also behind in taxes. CK states this is another example of years of neglect by the town. Can ask Fire Chief Nate is house can be burned down if not dangerous, EM to ask Nate.

-164 Prospect Street missing owners, complaint sewage leak, Title V order: this is a rental property, complaints of leaking sewerage, CK attempted to contact owner, multiple addresses, CK to keep searching for owners however if none come forward property to be condemned and an order o vacate to renters. CK to re visit at end of summer to find responsible party to perform title V, no answer from any responsible party. Could possible be a squatter, no rent contract, no one claiming responsibility.

-10 William Street Attorney General Receivership: CK update on receiver, the Attorney Generals office says this property has so much value that no contractor wants to step forward and make that kind of investment, waiting on AG office for determination. NC says house is again being auctioned, previous auctions no one came up with the \$ to purchase.

-26 Middlefield Road failure with no progress: note should be 28 Middlefield Road. CK recommends condemnation.

August 6<sup>th</sup>, 2025 set for condemnation hearing. House currently on auction.com which closed July 2<sup>nd</sup>, 2025. Will send order and notice to new owner once that happens.

-Lot 60 Round Hill Road Camp, denial of temporary housing permit: Camper has left after temp housing permit was denied by BOH. There is a camping trailer on lot next door high on hill abutting Hilltown Land Trust Conservation property, no permits no driveway permit and trash and ORVs present. CK to visit.

-102 Skyline camp complaint: CK can't access property to inspect, no driveway permit but a steep driveway. Andy Sutton states that owner drives in with a truck to access lot. CK to send out another notice of violation for camping.

-15 Maple Street complaint, raw sewage in curbside with Pioneer Valley Waste. Inspection of septic ordered and trash cleared from porch and property: Inspection has been scheduled for June 26<sup>th</sup> by CK and will advise.

-180 Route 20, complaint, garbage: Inspection has been scheduled for June 26<sup>th</sup> per CK.

-348 Skyline Trail demolition by new owner: there is a hearing next Thursday in housing court for new owner of property, who has been added to the complaint. House is to be torn down. CK to advise on court and waiting for demo permit.

-11 School Street septic repair: waiting on conservation.

-2 Middlefield Road new septic: Church property, perc test has been completed and it is determined that the property will most likely only be able to have a tite tank and no commercial kitchen since there is no room for an outside grease trap. Existing septic is shared with the Lightfield Property until this fall when that pipe will be cut and the church must install its own septic. Waiting on church owners for engineering plans.

-326 Middlefield Road new septic: waiting on conservation.

-Transfer Station Compactor rot: Received report from Maguire Equipment on the last maintenance check and were told the compactor components are rusted out. Mechanicals in good shape. Reached out to John Marcoulier about welding repairs, EM took him on a site visit and it was determined that previous welding work has been performed to patch it however now the metal needs to be replaced. Need to reach out to compactor companies to get custom built box for compactor, it is at the point where the steel hinges to open the door when unloading the compactor box will break and the compactor will be unusable. EBM said she will research pricing from companies for repair and replacement. Estimated cost to replace is 16-18K but might be able to repair at a lesser cost. There is also an option to rent the compactor from Maguire, will call to get pricing.

-Fall vaccination clinics: we are planning for fall covid and flu vaccination clinic to be on a Wednesday with a start time of 3pm so that both working and non-working folks can participate. EM to send info to the Noho BOH to set up.

And any other concerns that can not wait for the next posted meeting

-Transfer Station gate was crashed into by the Textile Recycling truck this afternoon, they have reached out and offered to repair. EM to ask Chip who the town uses for fence repair, also ask for pricing from other contractors. Gate currently cannot be closed and secured.

-EBM would like to attend the food inspections with JJ from Noho BOH.

-Bob Daley: wants to thank the BOH for taking lead of the BOH for the last several years and accomplishing Chester's BOH goals.

-reminder to add public comment to the end of agendas as per new Chester Participation Policy.

Meeting will adjourn adjourned 7:26pm motion by EM all approved

*approved August 6<sup>th</sup>, 2025*  
*Shane*

Posted \_\_\_\_\_ by \_\_\_\_\_