



TOWN OF
CHESTER, MASSACHUSETTS

01011

BOARD OF HEALTH
15 Middlefield Road
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Board of Health@townofchester.net

Board of Health Meeting Town Hall Basement COA Room August 6, 2025 at 5:00 pm

Open Public Meeting 5:14pm Elizabeth Massa, clerk (EM), Nick Chiusano, chair (NC), Evie B. Martenson, asst. clerk (EB), Charlie Kaniecki, health agent (CK), Keirsen Broman, Craig Gauthier, Rich Holzman

Agenda

- Approve last meeting minutes of June 25, 2025 NC motion all approved
- 28 Middlefield Road Condemnation Hearing CK rec'd email from Rocket Mortgage, CK checked ownership details of property since the bank owned property claimed the wrong owner was notified of hearing. CK checked with secretary of state to confirm ownership and confirmed. No one showed on behalf of property for hearing. Discussion that trash had been cleaned up, not boarded and secured, septic still in failure. NC motion to condemn, all approved. As ordered to be boarded and secured by August 20th, exterior of building to be cleaned, lawn shall be mowed, no camping on property, after one year property may be demolished if it has not been brought up to code. Per condemnation order dated August 6th.
- 164 Prospect Street, missing owner, title V needed Keirson Broman stated that she was the manager of this property and described the housing and owner information. CK stated that he observed bags of dirty diapers on the porch of the house on his last visit, and that could be leading to the odors. Keirson stated that the septic system will be pumped and that the pumping report will be sent to the BOH and that will address the current status of the septic system if it is functioning properly or not. CK will review and advise. CK would like a reminder letter sent to the pumpers that all septic pumps require a report to the BOH, EM to send out.
- Inspections: 180 Route 20 need follow up?, 166 Route 20 Aug. 28th 180 Route 20 CK sent out notice for septic inspection and CK to witness. 166 Route 20 CK to complete site visit
- Failed Title V: 20 William Street permit issued D box has been repaired and COC signed off, completed
- 6 Sylvester Hamilton Road, receivership on hold Contractor working at property sent an email that the outside of the property has been cleaned of debris and trash. CK went to the property and observed that nothing has been done. Also CK was promised a Title V report this week and it has not been done. CK will bring legal action and seek receivership for the property if Title V and cleanup has not been performed by Sept 1st.
- 0 Skyline Trail Irwin Camp application for temporary housing, under review Owner has applied for a temporary housing permit with no fee enclosed. CK explained the difference between setting up a shanty vs. camping. No response from owner, no fee received, CK to follow up again with property owner camping on lot.
- 15 Maple Street Correction Order, additional time granted to July 17th CK reported the owner has cleaned up porch and has made a pathway into front door. Tom Bean from Water Dept. has stated that the water dept. will not enter this property due to the filth. CK to ask for inspection of inside the property. Numerous complaints from neighbors continue to come in about odors from this property.
- 10 Williams Street condemned house new owner This property will be going into receivership as no action or clear new owner(s) has been determined. CK to work on receivership.
- Walker Island Campground Inspection complete
- Glamping permits renewed, ready for inspection (Sylvester Hamilton, Chester Caboose) CK to inspect.
- Mobile Home permit Middlefield Road renewed ready for inspection
- 139 Ingell Road, new system installed, new house waiting for cooper to sign COC
- 328 Middlefield (new system, new house), 11 School Street (repair system) waiting on concom for both
- Transfer Station Gate Repair Quotes Reviewed only rec'd two. quoted from Hastie and Blue Line. Gate/fence damage

caused by CMRK driver box truck crashed into fence. CMRK paying for all damage and repairs. Sent quotes to CMRK. Blue Line is the most comprehensive.

-Compactor Repair Quotes Maguire Equipment has quoted replacement of the compactor using the existing chute. They will also reuse the existing guide island if it is in good shape if so \$700 will be deducted from quote. Total quote \$24,894. Quote includes phase inverter to convert from single phase power to three phase power. We only have single phase power at the transfer station from CMELD. Will need three phase power. NC to check with CMELD about getting three phase power at the TS. Maguire also quoted a rental option of \$400 per month for the new equipment. Evie still working on getting other quotes from other dealers. EM to ask for more details on rental option from Maguire. This would be a capital expense if we need to purchase it. Compactor has no life left in it and needs to be replaced ASAP.

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

12 Riverfront Street CK reports that this property is in septic failure perc test was completed showing "This is an extremely small parcel boarded by the river on the west side some 20 feet away. There is a street drain some 20 feet from the test pit. The septic tank is located in front of the 2 bedroom dwelling near the roadway. There is a concern that the tank maybe located in the roadway? (See map). Soil is filled with mixed blocks, stone and fill material some 64 inches down. Given the depth of the hole to the natural soil a sample was taken for lab review and classification. PRIOR to any plan development a survey of this property must be conducted to establish property lines. (Maybe looking at a tight tank?)" CK to follow up with letter to owner.

Public Comment

Meeting will adjourn

approved January 27th, 2024

Posted _____ by _____

Elisabet Mase