

1 **Hyde Park Local Board of Health**

2 February 10, 2022

3 Remote Meeting Minutes

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5 *All minutes are draft until approved by the Selectboard; please check future minutes for approval of*
6 *these minutes. Meetings may be videotaped and posted on YouTube; GMATV info: PO Box 581, Hyde Park*
7 *info@greenmountainaccess.tv or 851-1592*

8 Members Present: None
9 Members Virtual: Susan Bartlett, Chair; Chasity Fagnant; David Gagnier; Brian Shackett; Roland Boivin
10 Members Absent: None
11 Attendees Present: None
12 Attendees Virtual: Ron Rodjenski, Town Administrator; Keith Ulrich, Town Health Officer; Tenant Emily
13 Peterson; Landlord Michael Rooney

14 Susan opened the meeting at 6:00 p.m.
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- 16 1. **Local Board of Health** – Susan Bartlett re-opened the Board of Health hearing to consider the proposed
17 Health Order regarding 3033 Centerville Road. The hearing was first opened on 02/01/2022, continued to
18 02/02/2022 and the second continuance to today 02/20/2022. Michael reported that Susan Dorn was called
19 to a family emergency and was unable to attend. The Board reviewed the current situation and discussed
20 next steps. Michael stated that it was an unfortunately very cold January that resulted in frozen pipes and
21 they tried to do a good deed by renting the house to Emily. Susan Bartlett stated that the landlord has
22 provided notice to the tenant to vacate by 02/28/2022 and the local board of health is balancing tenant
23 safety with the effort by Emily to find alternate housing. Dave reviewed some possible improvements to the
24 building that would provide heat and safety for Emily, such as fixing the front door latch, adding anti-freeze
25 to the hear system and adding insulation. Susan noted that the property owners have stated they will not
26 rent to a new tenant once Emily leaves. Michael noted that Emily has stopped paying rent and Emily
27 confirmed the last rent payment was for January 2022. Susan B. stated that tenants deserve a reasonably
28 comfortable place to live when renting. Brian stated the Board of Health needed to set deadlines for
29 correction actions and fines. Susan suggested one option is to set two weeks for some correction actions.
30 The Board said they could see both sides where the tenant wanted improvements done and the property
31 owner not wanting to spend money if the tenant is vacating, and they are planning a major rehabilitation
32 once it is vacated. Emily stated that basic needs for a tenant need to be met by the property owner, noting
33 that 32 violations is way out of the norm. Susan noted that older homes often do have similar issues. Emily
34 stated she is now being forced to leave by the landlord by the end of February because the landlord doesn't
35 want to make any investments in the building, and she can legally stay for 90 days by law. Ron suggested
36 seeking the advice of the State Fire Marshall because they do inspections and can determine the severity
37 of the 32 violations to assess how quickly they should be corrected. Roland asked if this could be a
38 condemnation and was informed no children are living here and Emily has rented since December 2019.
39 Michael stated it didn't make sense to improve the hear system and do pipes over with fin-style registers.
40 Chasity stated the Board of Health needed to go over the list of violations and not try to figure out how to
41 correct the violations. David noted that the Board of Health has a draft order that it needs to act on and the
42 town needed to follow the rules. Ron suggested a next step is to send the 01/27/2022 town health officer
43 rental inspection report to the VT Department of Health for review and suggestions on next steps. Brian
44 agreed the advice to the Board would be helpful. Susan confirmed that the inspection report should go the
45 Department of Health and then the Board can continue the hearing next week, noting she is hopeful that
46 alternate housing is found as a resolution. Ron will report any response by the State Department of Health
47 to all parties. Motion by Brian to continue the hearing to Thursday, February 17, 2022 at 6:00 p.m. (via
48 Zoom). Seconded by Dave. Voting: 5 in favor, 0 against, motion passed.
- 49 2. **Adjourn** – Motion by Brian to adjourn at 6:55 p.m., so adjourned with no objection.
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