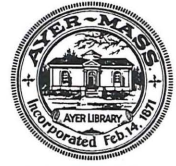


TOWN OF AYER  
**BOARD OF HEALTH**

TOWN HALL – 1 MAIN STREET – AYER, MASSACHUSETTS 01432 – (978) 772-8213



**Minutes of December 14, 2020 - Ayer Board of Health Meeting**

Location: First Floor Meeting Room, Town Hall

Meeting was recorded and broadcast by APAC

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TOWN OF AYER  
TOWN CLERK

**Members Present:** Pamela Papineau, Chairman, Patricia Peters and Stephen Slarsky  
(Members participated remotely)

**Also Present:** Heather Hampson, Administrative Coordinator

**Chairman Papineau opened the meeting at 5:30 PM**

**Announcements**

P. Papineau welcomed new board member Stephen Slarsky and thanked him for volunteering to be on the Board.

**Public Input**

None.

**Continued Public Hearing 96 East Main Street**

*Present: Steve Wentzell, owner and Bridgette Braley, Health Agent*

P. Papineau stated this hearing was continued from the October 28<sup>th</sup> meeting and gave a brief background from the last meeting.

B. Braley stated that the hearing will need to be continued based on the information that was received from owner Steve Wentzell, regarding the people staying at the motel. A request has been made to contact Town Council to receive guidance on the use of the property. Until that meeting can take place the hearing will need to be continued since the property is acting as both a hotel/motel and a room house with people staying long term.

P. Papineau opened the hearing to other departments to comment before continuing the hearing to the next meeting.

Fire Chief Johnston stated that the department is still waiting for an updated sprinkler plan.

S. Slarsky asked if the Board had the most accurate information on the property stating that some of the information received from Mr. Wentzell was several years old.

B. Braley stated that the information that was received is current, the procedures are dated and may be changed with Mr. Wentzell as the owner.

The Board had a brief discussion regarding the original plans and permitting of the motel.



S. Slarsky asked if an occupancy certificate has been issued for the property.

B. Braley stated that part of the Boards review is to issue a license to operate the motel, she is not sure if the Building Department has issued an occupancy at this time.

S. Wentzell stated that the motel was built back in the 1950's and stated that he may have something on in a file for the property but stated it has been a motel since its construction. S. Wentzell mentioned that the Building Department is waiting to issue an occupancy permit until the Board issues their license.

P. Peters stated that there are people living in the motel now.

B. Braley mentioned that when she speaks to Town Council, she is going to mention the long-term rental along with the hotel/motel since the property is acting as two different items, she wants direction from Council on what to do and what code to enforce.

S. Wentzell asked if he should go to the Zoning Board of Appeals for relief to allow for extend stay.

B. Braley told S. Wentzell to wait until she speaks to Council about the property.

S. Slarsky asked what the time frame was for issuing the license and occupancy permits.

B. Braley stated that once she speaks with Town Council regarding the concerns with zoning the Board can have a better sense on what needs to be submitted in order for them to grant a license for the property.

**At 5:56 PM P. Papineau made a motion to continue the public hearing for 96 East Main Street till the next Board of Health meeting on January 11, 2021. P. Peters seconded. Unanimous vote to approve (3-0-0)**

**NABOH Report (B. Braley) and COVID-19 Discussion:**  
**COVID-19**

B. Braley stated that the case numbers in the towns covered by Nashoba continue to increase and the Town of Ayer is in the red zone for a high number of positive cases. The average age of those infected is trending to younger people then back in the spring. With the number of tests being conducted there is a delay in the results.

The Board discussed the ages of those infected the protocols in place to limit spread of the virus.

**Nashoba Report**

B. Braley mentioned she has completed all school inspections and continues to conduct food and safety inspections as well as investigate complaints regarding masks in businesses.

**Administrative Matters**

**November 23, 2020**

**At 6:45 PM P. Papineau made a motion to approve the minutes from November 23, 2020 as presented. P. Peters seconded. No discussion. Vote to approve (2-0-1), S. Slarsky abstained.**

**Permits**



H. Hampson stated that she has sent the second notices for both the tobacco and waste hauler permits and will have exact number of those issued for the next meeting.

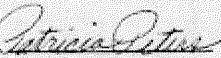
Action Items for December 14, 2020

P. Papineau stated that the Public Hearing for Casa Manor will be on the agenda for the next meeting along with an update from B. Braley on COVID-19.

Adjourn:

S. Slarsky motioned to adjourn the meeting at 6:52 PM, and P. Peters seconded. No discussion.  
Unanimous vote to approve. (3-0-0)

  
Pamela Papineau, Chair

  
Patricia Peters, Member

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Steven Slarsky, Member

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Respectfully Submitted,  
Heather Hampson, Administrative Coordinator

