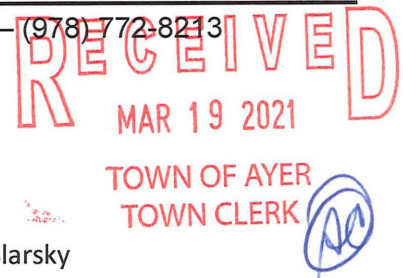
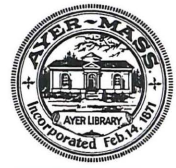


TOWN OF AYER

**BOARD OF HEALTH**

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



**Minutes of February 8, 2021 - Ayer Board of Health Meeting**

Location: First Floor Meeting Room, Town Hall

Meeting was recorded and broadcast by APAC

**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 7:00 PM**

**Public Input**

None.

**Continued Public Hearing 96 East Main Street**

*Present: Steve Wentzell, owner and Attorney Christopher Lilly Representative for Mr. Wentzell, Bridgette Braley, Nashoba Board of Health, Police Chief Murray, and Fire Chief Johnston*

P. Papineau went over some of the details of the last meeting in which Mr. Steve Wentzell was asked to supply the Board with additional information including a plan to relocate all long-term occupants and a new copy of the guest register.

Attorney Lily went over the details of the relocation plan which includes a partnership with Fidelity Bank to hold budgeting and financing seminars, a relocation payment and Mr. Wentzell has contacted several housing authorities in the area to help occupants find housing. The variety of programs that Mr. Wentzell has put together should help those staying at the motel find housing while providing them a place to stay in the interim. There will be housing listing as well as job listing posted on the property as well.

P. Papineau thanked Mr. Wentzell and Attorney Lily for putting together all the different programs and stated that they should help a lot of people and help get the property to operate like a motel.

Attorney Lily stated that Mr. Wentzel inherited the issue of the long-term occupants when he purchased the property back in September and will be working to help those people find housing while providing them a place to stay till, they can move on to more appropriate housing.

Attorney Lily stated that he spoke to Town Council this afternoon and sent an updated list of guests at the motel with a length of stay provided.

B. Braley stated that she received the updated list that looks just like the list that was submitted back in December with little to no change. The goal for the property is to have it operate as a hotel/motel in compliance with State and Local laws.

S. Slarsky asked B. Braley if there appeared to be anything missing from S. Wentzell's proposed plan for



relocating long term occupants.

B. Braley mentioned that the plan does not give any timelines to when items will go into effect or when people be to be moving out its important that the Board look at that.

P. Peters asked S. Wentzell if there was anyone on site during the evenings.

S. Wentzell mentioned that there is no one on the property overnight, but he does list his phone number for emergency's. The previous owners also did not have the office open overnight or allow for late night check-ins.

B. Braley stated that a complete list of guests is needed and will be part of the conditions if approved. The Board needs to be known who is staying at the location and for how long.

P. Papineau mentioned that the Board also issues pool permits and there is no current permit for the pool on the property so it may not be used until a permit is issued.

P. Papineau stated that she feels the Board can issue a 90-day license with conditions stating that there is prove of intent to get the property into compliance with the plan that has been proposed.

S. Slarsky asked if the Board did issue a 90 -day license with conditions how often would it be inspected.

B. Braley mentioned that the guest list that will be provided as part of the conditions to the Board every 30-days will act as an inspection of the property to ensure that there are no new people staying on site for longer then allowed there is no in person inspection.

Attorney Lily stated that it may be difficult to get the property into full compliance within 90 days given the pandemic and difficulty finding housing in the area. Attorney Lily requested that the Board not condition that the property be in full compliance within 90-days.

B. Braley stated that the goal is to get the property in full compliance of operating as a hotel/motel.

P. Papineau mentioned that the 90 full compliance condition is not absolute, at the end of the 90 days the Board will look at the progress made a make a decision at that point to either extend or deny the license.

P. Papineau opened the meeting to those present for comments.

Fire Chief Johnston stated that there are no issues with the Fire Department if the property is not changing use.

Police Chief Murray stated that there was concern from the department regarding the increase in number of calls to the property since Mr. Wentzell had taken over the property. Chief Murray will investigate the calls to see if there is still an increased number of calls to the property and will notify the Board.

B. Braley stated the Town Council requested that the Board issue the license for 90 days with the conditions that were sent to the Board. The conditions include that within 90 days from the date of issuance the operation must be in full compliance with G.L. c. 140 and the State Sanitary Code, the owner shall certify to the Board that there are any long-term occupants have relocated, occupants are prohibited from staying at the property for an excess of 90 days, a guest register of all guest will be submitted to the



Board every 30 days, the license must be posted for all guests to see, the pool cannot be opened until it is inspected, COVID19 measures must be in place.

At 8:04 PM S. Slarsky made a motion to grant a 90 day license for the operating of a hotel/motel for Mimi's Place with the following conditions: within 90 days from the date of issuance the operation must be in full compliance with G.L. c. 140 and the State Sanitary Code, the owner shall certify to the Board that there are any long term occupants have relocated, occupants are prohibited from staying at the property for an excess of 90 days, a guest register of all guest will be submitted to the Board every 30 days, the license must be posted for all guests to see, the pool cannot be opened until it is inspected, COVID19 measures must be in place. The hearing will be continued to May 10, 2021 at 7:00 PM. T. Peters seconded. No discussion. Unanimous vote to approve. (3-0-0)

#### COVID-19

B. Braley stated that the numbers are continuing to head in the right direction and things are looking good. There was a vaccine clinic held on Devens with the help from the Council on Aging. The hope is to hold more clinic in the future.

#### Minutes from January 25, 2021

S. Slarsky asked for a minor correction to the minutes to have language added that to the discussion on Casa Manor.

At 8:23 PM S. Slarsky made a motion to approve the minutes as presented. P. Papineau seconded. No discussion. Vote to approve 2-1, P. Peters abstained.

#### Action Items for February 8, 2020

P. Papineau stated that there will be a discussion with Laurie Sabol at the next meeting and continued update from B. Braley on COVID-19.

The meeting scheduled for March 8<sup>th</sup> will be moved to 4:30 PM to accommodate the Select Board and Finance Committee joint meeting that will be held at 6:00 PM.

#### Adjourn:

S. Slarsky motioned to adjourn the meeting at 8:45 PM, and P. Papineau seconded. No discussion. Unanimous vote to approve. (3-0-0)



Patricia Papineau, Chair

Patricia Peters, Member



Steven Slarsky, Member

Respectfully Submitted,

Heather Hampson, Administrative Coordinator

Hi Trish & Steve,

Attached are the signature pages for the Jan 25 & Feb 8 BOH meeting minutes. Please add your signatures and return to Heather.

Thanks!

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Pam Papineau  
Ayer Board of Health