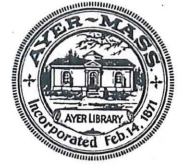


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TOWN OF AYER
BOARD OF HEALTH

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

Minutes of October 28, 2020 - Ayer Board of Health Meeting

Location: First Floor Meeting Room, Town Hall

Meeting was recorded and broadcast by APAC

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

Also Present: Bridgette Braley, Health Agent and Heather Hampson, Administrative Coordinator

P. Papineau opened the meeting at 5:32 PM

Public Hearing: 96 East Main Street, application to operate a motel, Steve Wentzell

Present: Steve Wentzell, Owner, Police Chief Murray, Fire Chief Johnston, Building Commissioner Charlie Shultz, and Economic Development Director Alan Manojan

At 5:34 PM P. Peters made a motion to open the public hearing for 96 East Main Street. P. Papineau seconded. No discussion. Unanimous vote to approve. (2-0)

P. Papineau read aloud the public notice that was posted in the Nashoba Valley Voice.

P. Papineau stated that the Board received an application submitted by Mr. Steve Wentzell for the operation of the Caza Manor on East Main Street for 20 rooms/60 guests and is on town water and sewer. This is an existing motel and Mr. Wentzell is the new owner. P. Papineau stated that several town departments have commented on the application and are present for the meeting.

Fire Chief Johnston stated the Fire Department needs sprinkler and alarm plans. He has been in contact with Mr. Wentzell and he has been working with the department to get them everything they need.

P. Papineau moved onto the Building Commissioners comments on the application.

Mr. Charlie Shultz stated that he has spoken with B. Braley about the application. There is concern on both Board of Health and Zoning violations if people are staying at the motel for longer than 60 days. Mr. Shultz stated that he will need to do an inspection of the property. Mr. Shultz mentioned that he needs to see which units have kitchens as they fall into a different part of the code.

P. Peters asked if the building up front had the same floor plan as the building in the back.

Mr. Shultz stated that he was not sure, Mr. Wentzell has applied for an occupancy permit for the property, but it has not been issued and will not be until an inspection is completed.

P. Peters asked if there were people staying at the motel now.

Mr. Shultz stated that there are. Since Mr. Wentzell just purchased the property which was operating at the time of the sale Mr. Wentzell has time to apply for and get an occupancy permit. Mr. Shultz mentioned that when the occupancy inspection occurs B. Braley and the Fire Department will join him for the

inspection.

The Board held a discussion regarding the occupancy of the motel and the layout of the rooms including size and if they include a kitchen.

Police Chief Murray went over his comments on the application stating that there have been complaints from the neighbors about the property and there has been an increase in calls to the motel. Chief Murray also stated that he knows that Mr. Wentzell has expressed interest in opening a homeless shelter and wanted to know Mr. Wentzell's plans for the property.

Mr. Wentzell stated that he has no plans to changing the motel into a homeless shelter stating it is not the appropriate place for one.

There was a brief discussion regarding Chief Murray's concern about the number of police calls to the property.

Mr. Shultz asked if people are staying at the motel long term.

Mr. Wentzell mentioned that there are daily rates and weekly rates.

P. Peters asked how long people have been staying at the motel.

Mr. Wentzell stated that some people have been there for years and stated that he has read the regulations on evictions and he cannot make them leave if they have no other place to go.

P. Peters asked Mr. Wentzell how many units there where on the property.

Mr. Wentzell stated that in the back building there are 10 units with stoves and sinks and there are 6 units in the front.

There was a brief discussion regarding Town of Ayer Zoning Bylaws and how the pertain to the motel.

B. Braley stated that she was able to get some information from the town clerks office that show at least 5 people listing the motel as their home address. Will need more information about the motel including room sizes and a guest list to see who is staying there and for how long before she can address any health code concerns.

There was a brief discussion on the length of time people of been staying at the motel and possible housing code issues. More information is needed from Mr. Wentzell. B. Braley will email him a list of items she needs before the next meeting in order address all the Board of Health and Zoning concerns about the property.

There was a brief discussion on which date should the hearing be continued to give Mr. Wentzel enough time to gather all the information that had been requested of him this evening.

At 6:45 PM P. Papineau made a motion to continue to the public hearing for 96 East Main Street to the Board of Health meeting on Monday December 14th at 5:30PM. P. Peters seconded. Unanimous vote to approve. (2-0)

Review of Minutes from September 28, 2020

Minutes were tabled to the next meeting on November 9, 2020.

Resignation Letter

Chairman Papineau stated that she had sent an email notify the Select Board to open the search for a new Board of Health member.

Adjourn:

P. Peters made a motion to adjourn the meeting at 6:57 PM, and P. Papineau seconded. No discussion. Unanimous vote to approve. (2-0-0)


Pamela Papineau, Chair


Patricia Peters, Member

Respectfully Submitted,
Heather Hampson, *Administrative Coordinator*