



Town of Ayer

## BOARD OF HEALTH

Town Hall – 1 Main Street – Ayer, MA 01432 – 978-772-882 ext. 145

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### Minutes of February 27, 2023 - Ayer Board of Health Meeting

Location: 1<sup>st</sup> Floor Meeting room, Ayer Town Hall

Meeting was recorded and broadcast by APAC.

**Members Present:** Stephen Slarsky – Chair; Patricia Peters; Pamela Papineau

**Also Present:** Bridgette Braley, Health Agent; Samantha Benoit, Administrative Coordinator

**Stephen Slarsky called the meeting to order at 5:30pm.**

### Public Input:

The was no members of the public present for public input.

### Old Business:

There was continuing discussion about possible locations for the Harm Reduction Program Van.

S. Slarsky spoke with Jenna Montgomery, from the Nashoba Associated Boards of Health, about possibly using the parking lot of the Nashoba Valley Hospital. He invited B. Braley to visit the site later in the week.

T. Peters asked where the Fitchburg Van was located.

S. Benoit had looked for guidelines for possible locations but there are no real guidelines.

S. Slarsky would like to invite Jenna Montgomery to the next meeting if possible.

S. Benoit presented a report from Julie Thomas, the Animal Control Officer, in regard to possible issues at 17 Taft St. As of the meeting there are about 30 goats and 2 miniature horses on the property. The animals look to be in good health, but there is still open containers of food on the property and the owner has not applied for an Animal and Fowl permit.

S. Slarsky suggested inviting the owner to the next meeting to discuss this issue.

~~P. Papineau stated that the owner claims her property is a farm, but no evidence has been presented otherwise.~~ Struck from minutes SMB.

B. Braley explained that the purpose of the Animal and Fowl permit is to inspect food storage and manure management.

S. Slarsky is concerned that is these issues continue this could become a public health concern.

### New Business:

There was no new business to discuss.

### Nashoba Update:

B. Braley presented the Nashoba Update.

Food Inspections were conducted at Wendy', The Family Dollar, and Ruby Donuts. Ruby Donuts has issues with clutter and organization, they will be reinspected soon.

A Frozen Dessert License was issued to McDonald's.

A Body Art License was issued to Permanent Fix at 179 W. Main St.

S. Slarsky asked is Subway was recently reinspected, and if they had complied. There was a recent complaint about employee practices.

B. Braley said that they were inspected and the staff was reminded of good practices.

S. Slarsky asked for some follow-up information on the report on Devens Pizza.

B. Braley stated that the inspection was fine, and that the new reporting software can make the reports look worse than they are.

B. Braley noted that the Zodiac Apartments were recently sold and it was brought to her attention that the facilities has a pool, that has not been licensed. A letter was sent to the new owners to fill out the appropriate paperwork.

**Call Log:**

The complaint about Subway was acknowledged.

**Motion:** P. Peters made a motion to accept the Minutes of February 13, 2023.

Seconded: P. Papineau

**Motion Passes (3-0)**

**Administrative Matters:**

No bills or mail were presented to the Board.

**Motion:** P. Peters made a motion to adjourn the regular meeting of the Board of Health.

Seconded: P. Papineau.

**Motion Passes (3-0)**

**Public Hearing – License to Operate a Motel/Hotel – Ayer Motor Inn**

S. Slarsky opened the public hearing at 6:00pm by reading the public hearing notice as published in *The Lowell Sun* on February 13, 2023, and February 20, 2023. In accordance with the provisions of MGL, Ch. 140 Section 32B, the Ayer Board of Health will hold a public hearing on February 27, 2023 at 6:00 pm in the First Floor Meeting Room of the Ayer Town Hall, 1 Main Street, for the purpose of conducting a hearing for the motel license for Ayer Motor Inn, 18 Fitchburg Road, Ayer, Massachusetts. The Board will hear evidence and testimony from interested parties, including from member of the public, and will decide whether to issue said license.

The three owners of the Ayer Motor Inn joined the meeting to present their plans for the motel.

J.J. Patel explained that they purchased the Ayer Motor Inn as a corporation with his partners. They own multiple properties in Massachusetts and New Hampshire. They have renamed the motel the Nashoba Valley Inns and Suites.

The has purchased a similar motel in Acton, MA and in three years have turned the business around. The Town of Acton has various complaints about the property and they have worked to address them all.

They plan on putting money into the property to update the rooms and maintain the building. They are mostly looking for nightly guests, but they also cater to long term rental to construction workers.

S. Slarsky asked how reservations are made.

J.J. Patel explained that reservations can be made online, through a variety of websites including Expedia, and Hotels.com. They accept cash, check, or debit for payment.

S. Slarsky asked about the maximum length a guest can stay.

J.J. Patel explained that there is a 28-day limit, and they are mostly looking for short term stays.

S. Slarsky asked how they remove or evict someone who stays longer than 28-days.

J.J. Patel noted that this was an issue they had in Acton, they would send eviction notices, but what was most effective was offering cash for the guests key. Most left within 60-days.

S. Slarsky asked about what pest control company they use and how laundry is handled.

B. Braley noted that she inspected the facility on January 17, 2023.

J.J. Patel explained that two staff members handle the laundry, and they use Mantis Pest Control.

S. Slarsky asked how guest issues are handled.

J.J. Patel explained that the office is open 24 hours with a manager that lives on premises.

S. Slarsky asked if there were any issues found on the inspection.

B. Braley said there was one minor fire alarm issue, but it has since been corrected.

P. Peters asked how many rooms there are.

J.J. Patel stated that there are 53 rooms, and 48 are currently rented.

P. Peters asked how long they have been partners.

It was explained that this is a new partnership, but they have worked together in the past.

P. Papineau asked if there was any food service on premises.

There is no food service on premises, but they are looking into getting a vending machine.

B. Braley believes that is something that needs to be done by the state.

**Motion:** P. Peters made a motion to close the public hearing of the Ayer Motor Inn at 6:16pm.

Seconded: P. Papineau.

**Motion Passes (3-0)**

**Motion:** P. Papineau made a motion to approve the application for a Motel License to the Ayer Motor Inn, now the Nashoba Valley Inns and Suites.

Seconded: P. Peters.

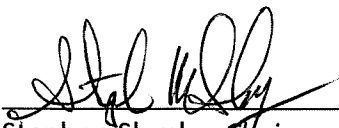
**Motion Passes (3-0)**

**Motion:** P. Peters made a motion to adjourn the meeting.

Seconded: P. Papineau

**Motion Passes (3-0)**

**Meeting Adjourned at 6:20pm.**

  
Stephen Slarsky, Chair



Respectfully Submitted,  
Samantha Benoit, Administrative Coordinator