

2019 FEB -4 PM 2:41

Board of Health Meeting Minutes
December 12, 2018

Ms. Natalie Pascoe made a request to continue the Public Hearing concerning housing code violations at 160 Claflin Street. The request was made before the meeting was called to order.

The December 12, 2018 meeting of the Belmont Board of Health was called to order at 11:16 a.m. by Donna S. David, R.N., M.N., Chair.

Those present were Donna S. David, R.N., M.N., Chair; Julie C. Lemay, MPH, Vice Chair; Stephen M. Fiore, Member; Wesley B. Chin, Director; Maria Reddington, Clerk. Also present were Ms. Natalie Pascoe; Ms. Janet Amdur, LICSW, EdM, ATR, Belmont Youth and Family Services Coordinator; Ms. Nava Niv Vogel, LICSW, Belmont Council on Aging Director; Ms. Kay Jewels; Joseph Toomey, Esq. Also present were members of the public. See sign in sheet for names of the public attendees.

Below is a summary of the Hearing concerning Housing Code Violations at 160 Claflin Street:

- Ms. Donna David announced the Hearing would be audio recorded.
- Ms. Donna David read a prepared statement, and assured Ms. Pascoe the purpose of the Hearing was to assist her, not to rehash prior Orders issued by the Health Department.
- Ms. Pascoe said she is not living in the home. She is sleeping at a neighbor's house. She stated she has no time to deal with Orders, and did not have access to money to comply with the Orders.
- Ms. Donna David asserted the current living conditions do not comply with minimum housing standards, i.e., heat, hot water, access to egress, etc.
- Ms. Pascoe states she is used to the cold, and it is her body temperature that is relevant, not the temperature of the building. She is able to regulate her body temperature by appropriate dress.
- Ms. Pascoe said the property at 160 Claflin Street is under a Purchase and Sale Agreement.
- Mr. Toomey said an offer to purchase the property was made and accepted. The next step is to execute a Purchase and Sale Agreement. The Purchase and Sale Agreement is contingent upon removal of Ms. Pascoe's possessions from the property.
- Ms. Pascoe made a request to be allowed to occupy the property daily to continue with clean out of the property.
- The date to complete the real estate transaction is January 7, 2019, with a contingency to extend the closing date for 30 days.
- Ms. Pascoe was asked about future plans to move forward with the clean out of the property: Ms. Pascoe said she is sorting out her mother's papers, placing items in boxes given by Christine, and she will pursue an art career.
- Ms. Kay Jewels offered Ms. Pascoe the services she can provide to assist in cleaning out the property.

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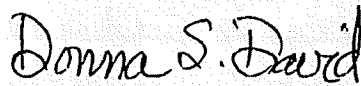
- Keith Adams of Springwell outlined the resources Springwell has available for Ms. Pascoe.
- Ms. Amdur offered to be the point person for Ms. Pascoe.
- Mr. Toomey said restricting Ms. Pascoe access to the property would be counter-intuitive.
- Mr. Chin spoke about the property conditions. He offered a recommendation to the Board to include a clause in the Order to Vacate the Premises to allow Ms. Pascoe daytime access to the property to continue cleaning efforts. He also said an Order will legally protect the Town.
- Ms. Lemay asked if the Order process will need to start over again if the sale of the property is not completed. Mr. Toomey answered it would.
- Mr. Fiore added the Order issued today will force the property to become safe again. The Order will not impact the sale of the house. The Order will ensure the safety of Ms. Pascoe and the Town. If the real estate sale is not complete, then Ms. Pascoe could choose to use the personal funds she realized today to make the property safe.
- Ms. Niv-Vogel answered a question about public housing opportunities. She said there is very little inventory available, especially when a person has assets, as Ms. Pascoe does. Ms. David asked Ms. Niv-Vogel about support services available to Ms. Pascoe. She said Springwell has many services available for Ms. Pascoe.
- A neighbor said Ms. Pascoe has potential assets, she does not have assets at this time.
- A question was asked that if the Purchase & Sale Agreement terminated, will the Order extend to no access to the property. Ms. David said the Board would have to re-evaluate if that happens.
- Ms. Christine Pellicane spoke about Ms. Pascoe's recent request to her for assistance. Ms. Pellicane has recently entered Ms. Pascoe's home to help her with cleanout.
- Ms. David said she is in awe of Ms. Pascoe's neighbors.
- Ms. Pascoe said the Board is interfering with her efforts to clean out and sell her property. Ms. Pascoe does not want social services and/or town assistance.
- Ms. Mary Reis said a point person for Ms. Pascoe should be someone Ms. Pascoe approves of. Ms. David suggested one of her neighbor's be the point of contact person. Ms. Kay Jewels volunteered to be Ms. Pascoe's point of contact. Ms. Pam Eager was appointed the point of contact, pursuant to Ms. Pascoe's request.
- Wesley Chin recommended issuance of an Order to Secure and Vacate the premises. He said Health Department staff will re-inspect the premises in 30 days to evaluate if the property is in compliance with Order. Ms. Pascoe replied she will be selling the house.
- Mr. Toomey asked what will happen if property is not up to code within 30 days. Ms. David said the Board may re-evaluate at the January Board of Health meeting, rather than hold another Hearing.

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The Board voted 3-0 to place an Order to Secure and Vacate (the "Order") the property at 160 Claflin Street. The Order will include language permitting Ms. Pascoe daily access to the property between the hours of 5:00 am to 8:00 pm for cleaning and/or repairs. Contractors will need to obtain written permission from the Health Department before entering the property.

The Meeting adjourned at 12:15 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Donna S. David".

Donna S. David, R.N., M.N., Chair