



# TOWN OF SALISBURY

## BOARD OF HEALTH

JOHN W. MORRIS, DIRECTOR

SALISBURY TOWN HALL  
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DANIEL RICHARD  
RON LAFFELY  
SUE RING  
DENISE PETERSON

July 2, 2019

### BOARD OF HEALTH MEETING MINUTES

7:00 PM Salisbury Town Hall

#### **Board Members Present:**

Dan Richards, Ron Laffely, Sue Ring and Denise Peterson

#### **Staff:**

John Morris-Health Director

*Meeting called to order at 7:00 PM.*

#### **Minutes**

April 2, 2019 Minutes to be approved

**Denise Peterson makes a motion to approve the April 2, 2019 meeting minutes as written.**

**Ron Laffely seconds the motion. 3 in favor, 0 opposed. Motion carries unanimous.**

#### **Old Business**

None

#### **New Business**

Daniel Belfiore – reconsideration of fine imposed for sanitary code violations at 128 Railroad Ave.

Jack gives an overview of the case:

February 18, 2019 the Board of Health received a complaint regarding 128 Railroad Ave Unit 6, February 21, 2019 the Board of Health issued to Mr. Belfiore an order to correct the violations at 128 Railroad Ave, in which Mr. Belfiore complied. Further review of the Board of Health's file for the above property revealed that the original fine that was issued for 128 Railroad Ave Unit 5 had a two year probationary period of the remainder of a \$26,000 fine that was reduced by 50%. Jack imposed the remainder of the fine of \$13,250 to be paid within 30 days. Mr. Belfiore filed an appeal and was originally scheduled to be heard at the April 2, 2019 meeting, but not all of the parties involved were able to attend.

Mr. Belfiore explains to the Board that the original violations and fine had transpired when he issued an eviction notice to his tenant in unit 5. It was at that time that the tenant reached out to the Board of Health. Mr. Belfiore feels that the new violations in unit 6 were minor and were in

the process of being taken care of at the same time he had been issued the order to correct. He further explains that the tenant only complained to the Board of Health after being issued an eviction notice. Mr. Belfiore explains that there is a posting in each of his rentals that displays a list of contacts with their phone numbers to contact if there are problems that arise with their units, included on the list is the person responsible for the maintenance of this particular property and whom lives next door to the property.

Jack: Mr. Belfiore when did you send the eviction notice to the tenants in unit 6? The Board of Health has a copy of the eviction notice with a date of March 11, 2019.

Jack: It's your contention that the eviction notice is the reason that they complained to the Board of Health?

Mr. Belfiore: Very much so. Mr. Belfiore indicates that he gave the tenants a verbal warning about the eviction prior to the written notice sent on the 11<sup>th</sup> of March 2019.

Dan: What Jack is saying is that the eviction notice was sent after the complaint.

Mr. Belfiore: I know that and would like to explain that. The tenants still owed me \$400-500 from when they originally moved in.

Sue: When did the tenants move in?

Jack: October or November of 2018

Dan: Jack could you read us the list of violations?

Jack:

1. Two life safety violations
  - o Wall mounted heaters that were not properly wired
  - o carbon monoxide detectors
2. Improper snow and ice removal
3. Wall heater in common hallway was blowing air, but not warm air
4. Bathroom heater improperly installed and cracked
5. One of the wall heaters was cracked
6. All of the units needed to be rewired with new outlets, they were old and would not hold a plug in and some with missing covers
7. Kitchen stove needed a proper electrical plug, the cord ran through the wall to an outlet in the adjacent room
8. Each room needed to have an adequate number of plugs
9. Exhaust for the stove needed to be sealed properly to ensure that the exhaust was going out.

Ron: Did this unit have a certificate of habitability?

Jack: Yes, Rose did an inspection 3 or 4 years ago.

Mr. Belfiore reads a memorandum that he wrote to Board of Health in regards to trying to comply with the violations. He explains that he had ordered two new heaters just prior to Jack's

inspection and that he found the carbon monoxide detectors under a bureau after the tenants had dismantled them.

The Board further discusses the violations and the ability to maintain the rental properties.

**Dan Richards makes a motion to assign the second half of the original fine as stated in 2017 in the amount \$13,250. Ron Laffely seconds the motion. 4 in Favor, 0 opposed. Motion carries unanimous.**

Mr. Belfiore is asked to make payment arrangements and states he will pay the fine as soon as the Board would like. The Board assigns the fine to be paid within 30 days.

#### **Health Nurse Quarterly Report to the Board**

April 1, 2019 – June 30, 2019

#### **Health Officer Report**

April 1, 2019 – June 30, 2019

#### **Correspondence**

Massachusetts Cancer Registry Report – put on the agenda for the next meeting

#### **Public Comments**

None

#### **Adjourn**

**Susan Ring makes a motion to adjourn. Denise Peterson seconds the motion. 4 in favor, 0 opposed. Motion carries unanimous.**

Meeting adjourned at 7:45 PM

Next meeting to be scheduled for September 3, 2019

Date: 11/5/19

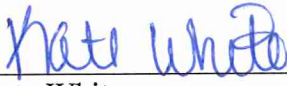
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Dan Richards

  
Ron Laffely

  
Sue Ring

  
Denise Peterson

Respectfully submitted by Kate White

 11/5/2019  
Kate White Date