

WESTON BOARD OF HEALTH
Meeting Minutes for
Thursday, March 2, 2023
3:05 PM – 3:31 PM
Zoom Meeting

Present: Laura Azzam – Chair
 Dr. Jennifer Kickham – Member
 Paul Martin – Member
 Kelly Pawluczzonek, RS, MS - Public Health Director
 Beth Ann Boles, RS – Health Agent
 Michelle Hubbard – Administrative Assistant, Meeting Minutes
 Michael Selame – Resident of 740 Boston Post Road

I. Meeting Called to Order

Meeting called to order at 3:05 PM.

Paul Martin made a motion to open the hearing. Dr. Jennifer Kickham seconds. Laura Azzam opened the hearing at 3:05 PM.

II. 740 Boston Post Road - Public hearing to determine whether the dwelling or portion thereof is unfit for human habitation and whether an order to secure and to vacate should be issued. 105 CMR 410.831: Dwellings Unfit for Human Habitation; Hearing; Condemnation; Order to Vacate; Demolition

Our office was asked by the occupant of 740 Boston Post Road, Michael Selame, to conduct an inspection of the house because he is concerned about the living conditions there. The building inspector, John Field, a police officer, and Kelly conducted an inspection of the house on February 27, 2023. Their concerns included the flooring of the full bathroom and the ceiling of the half bath below has lost all structural integrity, making the dwelling unfit for human habitation. Michael was aware that condemning the house was a possibility, but we would have a hearing. Upon their inspection, they also found numerous holes in the walls and missing and inoperable smoke detectors. Michael has since vacated the property and there are plans for repairs to be made to the home. Permits will be obtained through the building department if necessary. The fire department was on scene today looking at the smoke detectors. Kelly stated we can condemn the property and post it, or we could issue a Do Not Reoccupy order letter, which would list the violations in the home and state the dwelling cannot be occupied until a reinspection is conducted by the Building Department and Board of Health. At this time, it is not safe for anyone to be using the bathrooms in the home until they are repaired. Michael stated he has no objections with what Kelly is asking for.

Dr. Jennifer Kickham made a motion to close the hearing to deliberate. Paul Martin seconds and Laura Azzam closed the hearing for deliberations at 3:13 PM.

Laura stated she believes the Do Not Reoccupy order would be most appropriate until the repairs have been made. Paul stated he agrees with Laura and asked if there was a timeline requirement for the repairs to be made and there is not. It would be Do Not Reoccupy until building permits are obtained if necessary and an inspection is conducted by Board of Health as well as the Building Department and it is deemed to be habitable. Kelly stated there are contractors already in the dwelling and an asbestos inspection will be conducted tomorrow at 10 AM, so the repairs are in motion. Dr. Jennifer Kickham also agrees with Laura's suggestion and stated it may be a good idea to put a deadline on it to check on progress and possibly condemn at that point if no progress has been made. Kelly spoke with the owners and they are going to do their best to make repairs to the house. Michael asked that we make it a condition that he is not to live there again and Kelly informed him that we cannot make that decision. Our decision is about the structural integrity of the home only.

Dr. Jennifer Kickham made a motion to issue the Do Not Reoccupy until repairs are made and an inspection is conducted by the Building Department and the Board of Health. The issue will be revisited in 6 months to check on the progress of the repairs. Paul Martin seconds. All in the favor, the motion is carried.

III. Next Meeting Date

March 15, 2023 at 11:30 AM via Zoom.

IV. Adjourn

Paul Martin motioned to adjourn the meeting. Dr. Jennifer Kickham seconds and Laura Azzam adjourned the meeting at 3:31 PM.