

Charlemont Board of Health
March 28, 2018
Charlemont Town Hall

Board of Health Present: Doug Telling, Rob Lingle, Trice Hyer
Absent: None
Guests: Glen Ayers, Gisela Walker, Jon Schaefer, Jim Scalise

Lingle called a hearing to order at 6:03

A hearing on Board of Health Temporary Occupancy Regulations

Telling presented a draft of the regulations for discussion.

Gisela Walker raised questions about the length of time for a permit for a camper/trailer on a lot while building a new home.

Glen Ayers replied that the sanitary code does not allow someone to live in a camper/trailer for twelve months unless it is insulated and heated. Ayers thought that the planning board should be addressing what is permitted, zoning rules, not timelines.

Telling moved and Lingle seconded a motion to close the hearing and enter into a period for discussion and voting. Passed 3-0 Hearing closed at 6:30 pm

Lingle called to order a condemnation hearing for a two family dwelling at 2055 Rt. 2.

Called to order at 6:32 pm

There being no one who wished to be heard Telling moved and Lingle seconded a motion to continue the hearing until a time certain, namely Wednesday April 25 at 6:15 in the Town Hall.

Passed 3-0 Continued at 6:38 pm

Jon Schaefer and Jim Scalise presented plans for a campground at Berkshire East. Scalise presented flow numbers to show that in the summer the leach field has excess capacity that could handle the tent sites. Ayers wanted data of monthly flow over the past three summers. The plan included 29 tent sites around the periphery of the parking lot and in the woods, and a safari campground in the parking area. He proposed six showers and toilets. The possibility of port-o-potties was raised and use of the West Lodge for showers and bathrooms. Ayers raised the possibility of outdoor showers that would be placed over a leach field and composting toilets, thus eliminating the need for tanks. Scalise will look into these options as he refines the plan.

Discussion on the proposed regulation resumed. Walker raised questions about the word structure in Section IV bullet point two. We agreed to remove it and change the language to:

Temporary Dwellings: campers/trailers (park models, tow behind fifth-wheel, or motorhome), platform tents, or any other dwelling that is used for temporary housing and is not located in a licensed campground or trailer park.

The first sentence in Section V paragraph 1 was removed.

For paragraph 3 a second sentence was added at the end: “By applying for a permit you agree to be subject to inspection by the Board of Health.”

For paragraph 5 a phrase was added at the end: “or as allowed by paragraph 7, below.”

Paragraph 7 was rewritten to read: “In the case of a fire, natural disaster, or the construction of a new house a camper may be used. It must be winterized and meet the spirit and intent of 105 CMR 410. It may be hooked up to a septic or town sewer and a residential well.”

Telling moved and Hyer seconded a motion to adopt the regulation. Passed 3-0

Telling presented Riverfest’s application for a Temporary Occupancy Permit at the fairgrounds. Ayers passed on their understanding of the tenting site. This is not for profit. They ask for donations to cover the cost the sanitary facilities. Telling moved and Hyer seconded a motion to grant the permit. Passed 3-0

Reviewed mail:

- Email from Jon Schaefer regarding campground
- Email from Glen Ayers regarding lice in schools and applicability of Board of Health
- Two notifications of insurance claims greater than \$1,000
- February and March lists of residents for Woodland Park
- DEP public water supply letter to Rob Deraway regarding 90 Main St.
- DEP letter regarding public water supply at Mini-Serv

Telling moved and Hyer seconded a motion to adjourn passed 3-0

Adjourned at 9:00 pm

These minutes are not official until signed.

Documents Reviewed

3/28/18

- Agenda 3/28/18
- Minutes 2/28/18
- Glen Ayers email on lice
- Berkshire East campground plan
- Temporary Occupancy Hearing notice
- 2055 Rt 2 condemnation hearing
- Regulation on Temporary Occupancy
- Email from Jon Schaefer on campground
- Two insurance notifications
- Riverfest temporary occupancy permit application
- Two lists of residents at Woodland Park
- 90 Main public water supply DEP letter
- DEP letter on public water supply at mini-service