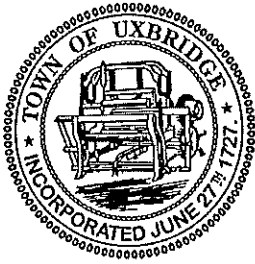


*Dr. David Tapscott, Chairman
Dr. Joann Lindenmayer, Vice Chair
Dr. Cay DenHerder, Member
Erin Hightower, Director
Diane Legere, Health Agent
Sara Manganelli, Administrative Assistant*



**TOWN OF UXBRIDGE
BOARD OF HEALTH**
21 South Main Street, Room 204
Uxbridge, MA 01569
508-278-8600 ext. 8
boh@uxbridge-ma.gov

Minutes of the Uxbridge Board of Health Emergency meeting held on Tuesday, June 15, 2021 at 10:00 am in Lower Town Hall, 21 South Main Street, Uxbridge, MA

Emergency Meeting

Present: David Tapscott, Chair, Joann Lindenmayer, Vice Chair and Cay DenHerder, Member

Also present: Erin Hightower, Director, Sara Manganelli, Administrative Assistant

Guests in attendance: Steve Tancrell, Uxbridge Fire Department, Larry Wiersma, Plumbing Inspector, Larry Lench, Building Inspector, Steve Sette, Town Manager, Bijal Patel, owner of Quaker Motor Lodge.

Meeting called to order: The time being 10:05am and the meeting duly posted with a quorum present, Chairman David Tapscott called the meeting to order.

BUSINESS

1. Quaker Motor Lodge inspections and decision to permit

REC'D UXB TOWN CLERK
2021 OCT 19 PM 2:09

On May 28th Diane Legere, Health Agent filed an Order to Correct for the Quaker Inn based on multiple violations for the State Sanitary Code. On June 14th BOH, Fire, Building and Plumbing inspectors performed a full inspection of every space in Building A, B, C and basements. Building A is currently vacant and the sewage in the basement has been cleared. The Quaker Inn has been operating with no occupancy license to operate an Inn issued by the Select Board or a motel permit issued by the board of Health. Between building B and C there are currently 20 families living there (some with children). Diane's order concerning the presence of pests has been contracted to, Lincoln Pest but there is still "live" activity. There was sewage in the basement of building A which was cleaned up by ServPro (written report received).

Steve Tancrell, Fire Department Deputy inspected and found many rooms with non-compliant smoke/co detectors. He noticed many plug strips and multi-adapters being used for refrigerators and microwaves. The buildings will require a full inspection before re-opening. Steve is OK with them working on building by building.

Larry "Hoss" Wiersma, Plumbing Inspector stated that there is not adequate water temperature control. The temperature should be 120 degrees and the most it reached was 118 degrees. Hoss spoke with the plumber on site and he understands what needs to be done to fix the problem. Tub/shower valves were plugged up. There were dripping faucets/toilets not working adequately. Valves need to be reset. In the basement of Building A had sewage on the floor. There was only a rubber cap on the sewage clean out which was a problem.

Larry Lench, Building Inspector was told that Building A will be remodeled. They will need to have Level 3 alteration done for smoke/co upgrade. There has been no building permit applied as of yet. Tub/showers has holes and cracks that either need replacement or repair. They need hard wired smoke alarms. There are currently no structural issues. In Building C - the corridor has holes in the walls for plumbing access. The access panels they are using need to be fire rated. He stated that the connection with Building B needs to be reviewed. There are no sprinklers installed. The building was built in 1953. If more than 50% of the building (either by building or as all 3 buildings) needs repair then sprinklers will be required.

Erin Hightower, Health Director spoke with Michael Soter, State Representative for the 8th Worcester District and also the Massachusetts Department of Housing regarding the current tenant that will need assistance with finding alternate housing. Erin spoke with Bijal Patel, owner of the Quaker Inn and asked to get all contact information for the tenants and tenants with families. We would like to focus on the families with children, low income and long term tenants. MEMA will work with the families with children and give some assistance for the single tenants. The Red Cross and Catholic Charities are also other options for assistance.

Steve Sette, Town Manager reached out to the school department to let them know of the situation with the Quaker Inn in case there are children attending the public schools. Steve stated that the Quaker Inn does not have a license to operate. The building needs to be used only as an Inn, and it's currently functioning as a boarding house. There are some zoning questions that need to be looked into.

Town Counsel was notified. The last permit was for an Inn. Code requirements for an inn may differ from those for a boarding house. Sprinklers may need to be installed in the latter case.

Motion: David Tapscott moved to approve to address the Orders to Correct on a building by building basis, starting with Building A. Follow up inspection by Fire, Plumbing, Building and Health would occur as soon as Orders to Correct have been addressed. Joann Lindenmayer seconded motion. The motion passed unanimously with a vote of 3-0-0. David Tapscott – aye, Joann Lindenmayer – aye, Cay Denherder - aye

Bijal Patel, owner of Quaker Inn said there are 12 rooms in Building A. The tenants are aware of making other arrangements. Two people have applied for Section 8. Bijal has set a priority to start with Building A. She would like inspections and recommendations sent to her. A plumbing permit will be applied for once she receives the full report of this last inspection. She has a licensed electrician to start changing all lighting. A mold sampling will be taken on 6/16/21.

Building A will be given her priority by addressing the plumbing permit, fire safety, electrical permit, mold remediation and structural issue of the beam in the basement. Pest control needs to be done weekly until no more "live" activity. All bedding will be replaced.

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CITIZEN'S FORUM

ANY OTHER MATTER THAT MAY LAWFULLY COME BEFORE THE BOARD

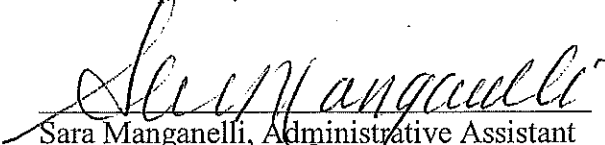
ADJOURNMENT 11:19am

Motion: David Tapscott moved to adjourn the meeting. Joann Lindenmayer seconded and a third from Cay DenHerder. The motion passed unanimously with a vote of 3-0-0.

David Tapscott, Chairman

Joann Lindenmayer, Vice Chairman

Cay DenHerder, Member


Sara Manganelli, Administrative Assistant