

NOTICE OF HEARING  
CABOT BOARD OF HEALTH vs. LEONARD SPENCER  
WEDNESDAY January 26, 2022, 4:00 P.M.

Those attending in person: Mike Hogan, Fred Ducharme, Ian Ackermann, Jenn Miner, Dean Deasy, Will Ameden, Sue Spencer; via zoom: Frank Kampf, Matt Nally, Kathleen Chatot, Kris Schmitt, R.D. Eno, Cathleen Besch, Jeanne Johnson

1. Call hearing to order - The hearing was called to order at 4:01 p.m.
2. Public Comment – there was no public comment.
3. Approve Agenda – A motion was made by Matt with a second by Fred. Motion carried.
4. Emergency Health Order for Property at Unit A, 1391 US Route 215 S, Marshfield, VT 05658 – Mike went over the order noting that 3 members of the board were here physically, with one Board member calling in.
5. Decision – The Board met on Monday night regarding notice of intent. At that time Jenn Miner, Dean Deasy, Will Ameden and Vermont Fire Marshall reviewed the Order. Mike gave Sue Spencer a time to talk. She stated that she was never involved the rental property and estranged from Leonard for some time. Mike asked if she had read through the paperwork. She agreed. Mike noted that the snow is being melting for water and heat, toilet would not flush, black possibly mold, many windows were broken, ceilings damage, significant damage because of animals upstairs. The upstairs apartment was inspected in 2020.

Dean said most important thing is safety. He went on a fire call and found the electrical water heater was installed improperly. We made an appointment for the State Fire Marshall to inspect the building, but the tenants would not let him in.

Will stated that with other tenants and there has been problem. People are going there and getting things out.

Mike stated he and Betty have been in correspondence with the town attorney, Mike Tarrant. He has been most helpful. The packet covers everything from the inspection. He also stated that we do not enjoy this, but it is necessary for the safety of people we need to address.

Matt wanted to know if Mrs. Spencer was aware of all the information in the order. She stated that she was.

We needed to add that the upstairs tenant stated that she would be out by the weekend. To make it firm, it was suggested that we give them a week from today which would be Wednesday, February 2.

Sue wanted to know who is responsible for the closing the place us. That is one of the items that Betty sent a note to the attorney and has not heard back from him yet.

She was asked if there was insurance. At this time, she has no idea if there is insurance or not.

She also wanted to know who is responsible for keeping people out.

Matt stated that this is a tenant issue and board does not have the authority to policing the property.

We would like to work with Sue on all of this to give her advice or anything she needs.

Will wanted to know what Sue wanted it done with the property. Sue felt it would be too expensive to repair the building. She doesn't want anything to do this and wants to get this taken care of ASAP.

RD Eno – He is unclear what the Town's responsibility. Are we under any liability if we have it Will it damage the property.

Fred – I don't think it is. The damage has been done already with no heat, no water, etc.

Mike – the building is not inhabitable at this time.

A motion was made to approve the Emergency Health Order, and an addendum will be added at the SB meeting on Tuesday, February 2, 2022 by Ian with a second by Matt. Motion carried.

6. Adjourn – A motion was made by Matt with a second by Ian to adjourn. Motion carried. We adjourned at 4:36 p.m.

Respectfully submitted,

Betty Ritter, Clerk/Treasurer