



Town of Sheffield
Board of Health
Town Hall – 21 Depot Square
Sheffield, Massachusetts 01257

Voice: 413-229-7000
Fax: 413-229-7010
TTY: 800-439-2370

Meeting Minutes
March 29, 2022 Public Hearing
French Room, Sheffield Town Hall

Attending: Eileen Clarke
Martin Mitsoff
Scott Smith
Pat Levine

Not Attending: Dave Lewis

Members of the Public: Dustin Stalker, Mary Stalker,
Luis Guerrero Joyce Guerrero

Meeting called to order at 5:30 PM. A discussion ensued between the Guerreros (owners) and the Board regarding the infractions and actions they have taken. They questioned why an inspection had been done – because of a tenant complaint about rats in their apartment. It was suggested by the owners that the tenants (Stalkers) had scattered feces on the table in their apartment. This was strongly denied by the tenants. The owners did admit there was a problem with rats and mice and they have hired the exterminator company, Orkin, to come monthly for a year to address the problem. Orkin has come three times since January and the tenants agreed that things had improved. Board Mitsoff will call the company (Bryan Snyder, 1-800-245-5146) to get a accurate picture of the problem and the work to date and the plan for going forward. The owners presented form reports from Orkin that were inadequate. Clarke asked if Orkin has presented the owners with a plan for their work; no. Nine traps set by Orkin appear not to be catching rodents. Unclear where the traps are set. The owners admitted to seeing rats in the hallway and setting traps each fall to catch them.

The owners were told they were to stop feeding birds and not to allow their tenants to feed birds as this attracts rodents. The tenants have pet caged birds which may be the source of food for rodents as the birds apparently scatter food outside the cages. The owners were uncomfortable with the cleanliness and order in the tenant's apartment. Discussion ensued about options. Levine noted one option was not to renew the tenant's lease. The owners said they had been told that was illegal. Mitsoff clarified that the owners cannot evict the tenants without legal advice, particularly during COVID.

The ladders used as fire escapes was discussed. The owners said that has been the method of egress for the past 37 years and never questioned. The owners were advised that it was neither safe or legal and that the Building Inspector, Paul Green,



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would be notified of the problem. The owners were advised to contact Green to understand what will need to be done to correct the situation. The owners were worried about the 90-day period to rectify the problem. They were advised that they should have a plan to fix the problem and the commitment of a contractor within the 90 days.

The meeting concluded with both owners and tenants expressing appreciation for the concerns of the other party and that neither party harbored ill feelings toward the other.

M. Mitsoff motion to adjourn meeting at 6:22 PM, seconded by S. Smith, unanimous approval.

Respectfully submitted by P. Levine.

Sheffield Board of Health

Date: March 29, 2022

PLEASE PRINT: Your Name

Street, Town

1. Dustin STALKER 567 S. Main St.
2. Mary STALKER 567 S. Main St.
3. Luis GUERRERO 567 S. Main St.
4. Grace Guerrero 567 S. Main St.
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