

TOWN of HINGHAM

BOARD of HEALTH

Board of Health Public Meeting

03/25/26

A posted public meeting of the Town of Hingham, Board of Health (the Board) was held in the East Hearing Room, 3rd floor, Hingham Town Hall, 210 Central Street, Hingham, Massachusetts. Dr. Eldredge called the meeting to order at 7:03pm.

Members Present

Elizabeth Eldredge, M.D., Chairperson

Rosemary Byrne, N.P., Member

Mark Lundin, Member

Staff Present

Susan Sarni, Executive Health Officer

Elizabeth Nee, Health Agent

Public Meeting Minutes

The Board reviewed the drafted meeting minutes of March 11, 2026.

Thereafter, a motion was made by Mr. Lundin seconded by Ms. Byrne and VOTED (roll call) **to approve the Public Meeting Minutes from March 11, 2026, as amended.**

Members in favor: Byrne, Eldredge, Lundin

Members opposed: none

Items for Vote

156 CJC Hwy, Chief Justice LLC, Violations of Minimum Standard of Fitness for Human Habitation State Sanitary Code and Mass. State Environmental Code Title 5. Vote and determine if unfit for human habitation and order to secure and vacate the dwelling.

Mr. Butts comes before the Board in response to certified letters from the Board of Health in regards to the living in the dwelling at 156 CJC Hwy without Certificate of Compliance and Occupancy.

- Dr. Eldredge confirmed that there have been 4 as-builts submitted for final review for this property.
- Dr. Eldredge also stated to Mr. Butts that he is living in his house illegally.
- The 4th, most recent as-built has been given to John Chessia, PE in preparation for a site review. The as-built cannot be approved at tonight's meeting without Mr. Chessia's final approval.
- It is also noted that 156 CJC received an extension from the Conservation Commission to complete drainage per proposed plan by May 21, 2026.
- Due to Mr. Chessia's review of the 4th as-built, the Board is unable to finalize this matter and give the Certificate of Compliance to complete the process.
- Attorney Brown inquired about the time frame for Mr. Chessia's review.
- Mr. Lundin explained that the plans show drainage to be installed per Conservation. Mr. Lundin wonders how they are going to access the area to complete the Conservation requirement without doing any damage to the septic system.
- Mr. Butts explained to the Board how they would access his yard without causing issues to the system.

- Mr. Lundin stated all that this process has been very disappointing in regards to how it has been handled and we have never experienced 4 different as-builts providing inaccurate information.
- At this point, The Board cannot trust the as-built. The grading was still being completed at same time the as-built was submitted to the Health Department.
- Mr. Butts explained that he has spoken to Mr. Sullivan (septic engineer) regarding what needs to be completed. He reports that per Mr. Sullivan, they had not been able to get a crew to the property to complete the work.
- Mr. Lundin informed Mr. Butts that the area has to be stabilized for both Conservation and the Board of Health. He suggested that Mr. Sullivan stake out the area. Mr. Lundin also highly recommended that Mr. Butts and those involved address this as early as tomorrow.
- Dr. Eldredge confirmed that had Conservation not extend their date of completion of May 21, 2026 that Mr Butts would be ordered to vacate and secure the dwelling.
- The Board applauds the efforts to meet the deadline but reiterates that it was not done correctly. The Board is concerned about trusting the engineer's stamp. The Board acknowledges the efforts made to correct the situation therefore The Board is not asking Mr. Butts to vacate and secure the dwelling immediately.
- The Board informed Mr. Butts that Mr. Chessia will not be able to do a review and the survey until the work for Conservation is complete.
- The Title 5 Inspection report requested by the Board was conducted, passed, and submitted. It is now being requested by the Board that a full site as-built of the completed septic and drainage per the proposed septic plan be submitted and presented by the engineer at the next meeting.
- Ms. Sarni expressed how time-consuming this has been. She states that she has never put this many hours into monitoring and correcting the process along the way. It is very important that the Board express their time frame for the completion of the project. Based on her experience, and knowing other departments within the town are experiencing the same frustrations with Mr. Butts, Ms. Sarni emphasized the importance of setting very specific requirements to complete this process.

Thereafter, a motion was made by Mr. Lundin, seconded by Ms. Byrne, and VOTED (roll call) to require the submission of a signed and sealed as-built plan demonstrating completion of all Conservation work and compliance with all Title 5 components related to grading and stabilization. The as-built must be submitted by May 7, 2026. If all requirements are not met by the scheduled Board of Health meeting on May 27, 2026, an order to secure and vacate the property will be issued effective May 28, 2026, at 8:00 a.m.

Scheduling:

The next meeting in-person meeting is scheduled for May 27, 2026 at 7:15pm.

Adjournment

The public meeting of the Hingham Board of Health adjourned at 8:18pm.

Thereafter, a motion was made by Ms. Byrne, seconded by Mr. Lundin, and VOTED (roll call); to adjourn the Board of Health meeting @ 8:18pm.

Respectfully Submitted,
Elizabeth Nee, Health Agent

Documents reviewed during the Public Meeting:

- *BOH of Health Meeting Agenda*
- *Board of Health Public Meeting Minutes March 11, 2026*
- *Title 5 Official Inspection Form for 156 Chief Justice Cushing Highway*
- *Certificate of Compliance Form 3 for 156 Chief Justice Cushing Highway*
- *Copies of Proposed Plan and Four (4) Copies of As-builts for 156 Chief Justice Cushing Highway*
- *Letter dated March 24, 2026 from Brendan Sullivan, PE, Project Manager for Merrill Engineers to Ms. Sarni, Executive Health Officer, Hingham Health Department*