

CITY OF MARLBOROUGH

BOARD OF HEALTH POSTING

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CITY OF MARLBOROUGH
Date: 2/24/16

Meeting Name: Marlborough Board of Health

Date: 3/8/2016

Time: 6:30 p.m.

Location: City Council room

Agenda Items to be addressed:

Call to Order

- Board Reorganization
- Accept Meeting Minutes

Administrative

Board Business

- Sheltering Regulations

Public Health Issues

- Meet School Nurses
- Immunization Program
- Dementia Friendly Community Initiative

Public Health Nurse

- Nurse Report

Monthly Report

- Sanitarian's report

Unknown business at time of posting

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.



CITY OF MARLBOROUGH

BOARD OF HEALTH

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A regulation providing for the control and permitting of motels, hotels, long term/extended stay establishments and other lodging establishments in regards to government sponsored emergency housing/sheltering programs in the City of Marlborough.

A. Authority

This Regulation shall be effective on and after _____, as to new placements and _____, as to existing placements, and so remain in effect until terminated, modified or amended in writing by the Marlborough Board of Health. It is enacted under authority granted by, but not limited to, Massachusetts General Laws, Chapter 111, sections 31, 31C, 122, 142A through 142M. Board of Health regulations are an exercise of the police power under which the various levels of government hold responsibility for protection of the public health, safety and welfare.

B. Purpose

This Regulation has been enacted by the Board of Health for the purpose of protecting the health, safety and well-being of the general public and the individuals being housed and sheltered in motels, hotels, long term/extended stay establishments and other lodging establishments within the City of Marlborough as part of any government sponsored housing/sheltering program.

C. Definitions

Lodging establishment: A place where a person can rent a room(s) to stay for a short period of time; a place to sleep. Other services may be supplied. This definition includes hotels, motels, long term/extended stay establishments, bed and breakfasts, inns, resorts and the like.

Hotel: A place that has rooms in which people can stay especially when they are traveling; a place that provides food, lodging, and other services for paying guests for usually less than seven days.

Motel: A small-sized low-rise lodging establishment which provides sleeping accommodation with limited services for usually less than 7 days. They have direct access to individual rooms from the parking area.

Long term/extended stay establishment: A lodging establishment with additional amenities that people stay for a period usually longer than 7 days.

Kitchenette: Must have the following located in the unit;

- Refrigerator/Freezer unit (min 3 cu. Ft)
- Kitchen sink of minimum size (14" x 16" x 7" min) and adequate space to store, prepare and serve food in a sanitary manner (2'x 8' counter top and 12 sq. ft. of cabinets-min)
- A permanently installed electric cooktop (2 heating elements) and microwave.
- A Kitchen area with a minimum of 50 square feet
- Landlord to provide reasonably necessary cookware and amenities, including without exception, flatware, plates, bowls, cups, glasses and table settings.

Definitions (*continued*)

Full Kitchen: Must have the following located in the unit;

- Refrigerator/Freezer unit (min 10 cu. Ft)
- Kitchen sink/dishwasher combination of sufficient size (14" x 14" x 7" min) and adequate space to store, prepare and serve food in a sanitary manner (2'x 12' counter top and 24 sq. ft. of cabinets-min)
- Electric stove and microwave
- Kitchen area with a minimum of 100 square feet
- Landlord to provide reasonably necessary cookware and amenities, including without exception, flatware, plates, bowls, cups, glasses and table settings.

Single Room: A habitable room with 1 or 2 beds without any kitchen facility.

Single Room with Kitchenette: A habitable room with 1 or 2 beds and kitchenette facility.

Single room with Full Kitchen: A habitable room with 1 or 2 beds with full kitchen facilities.

Habitable Room means every room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes, excluding rooms containing toilets bathtubs, or showers and excluding laundries, pantries, foyers, communicating corridors, closets and storage space. (105 CMR 410.000)

D. Requirements

1. Minimum space requirements for all Single Room setups: at least 150 square feet of floor space for the first occupant and at least 100 square feet of floor space for each additional occupant. (Bathroom facilities not included in habitable space needs or in meeting kitchen needs – must be totally separate.)
2. Maximum occupancy per room – square footage per room
 - a. 1 person, need 150 sq. ft.
 - b. 2 people, need 250 sq. ft.
 - c. 3 people, need 350 sq. ft.
 - d. 4 people, need 450 sq. ft.
3. Maximum Stay Period per Room Type/Occupant number
 - a. Single Room*++
 - i. 1 person - 19 days
 - ii. 2 People - 14 days
 - iii. 3 People - 10 days
 - iv. 4 People - 7 days

*RESTRICTION ON A STAY PERIOD BASED ON ONE OR MORE OF THE FOLLOWING- LACK OF KITCHEN CAPACITY, STORAGE SPACE AND PRIVACY ISSUES.

++ If any room is 200 square feet or more above the minimum requirement listed above, the stay period may be extended by 25% more days.

Maximum Stay Period per Room Type/Occupant number (continued)

- b. Single Room with Kitchenette*++
 - i. 1 person - 90 days
 - ii. 2 People - 60 days
 - iii. 3 People - 45 days
 - iv. 4 People - 30 days
 - c. Single Room with Full Kitchen* ++
 - i. 1 person - 120 days
 - ii. 2 People - 90 days
 - iii. 3 People - 60 days
 - iv. 4 People - 30 days
4. Existing permits/licenses need to be modified to allow these housing options at existing facilities (Hotels, Motels, Long Term/Extended Stay Establishments and Lodging Establishments). Fee to be established by the Board of Health.

E. Enforcement and Remedies

The Board of Health may take enforcement action deemed appropriate and lawful, including but not limited to revocation of existing permits/licenses, criminal prosecution, civil action for injunctive relief or money damages or both. The Board of Health may levy fines of not less than \$50 for the first offense. (Each day of violation shall constitute a separate offense). Any succeeding day of violation may be punished by a fine of no more than \$300 per day per offense.

F. Severability

Each part of this regulation shall be construed as separate to the end that if any paragraph, sentence, clause or phrase thereof shall be held invalid for any reason, the remainder of that regulation and all other regulations shall continue in full force.

*RESTRICTION ON A STAY PERIOD BASED ON ONE OR MORE OF THE FOLLOWING- LACK OF KITCHEN CAPACITY, STORAGE SPACE AND PRIVACY ISSUES.

++ If any room is 200 square feet or more above the minimum requirement listed above, the stay period may be extended by 25% more days.