



Town of Hinesburg
Joe Gannon, Health Officer
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NOTICE OF INTENT

Upon the authority granted me as Health Officer of Hinesburg, Vermont per Title 18, V.S.A. section 126 I hereby seek a Health Order against Ms Sheridan Lane of 477 Gilman Road, Hinesburg Vermont, 05461 based on the following information:

1. On Saturday August 15th 2015 I met with Lucas Charbonneau at his residence at 601 Gilman Road, Hinesburg to follow up on a complaint of odor coming from the general direction of his neighbor's property at 477 Gilman Road, Hinesburg VT 05461. The neighbor's name is Sheridan Lane. I surveyed the property from the road and was able to see garbage in many locations also a number of abandoned vehicles. The residential structure on the property was clearly uninhabitable with a roof that had collapsed into the property. Mr Charbonneau also related seeing an unusual number of rats and other vermin around the property. It is my understanding that Ms Lane does not live in the structure, which is uninhabitable, but instead in a tent or small shed, with no heat, power or running water, inside a 'dog run' with her two dogs. At that time I did not see anything that would rise to the necessity of a health order although there were numerous zoning violations. Other information developed strongly suggests the lack of any sanitation facilities on the 0.86 acre lot owned by Ms Lane.
2. On Thursday, Jan 14th I received another complaint from Ms Katie Charbonneau to say rats had been observed both near and in her property, including a rat found in the drawer of her daughter's dresser at 601 Gilman Road.
3. I subsequently sent a registered letter to Ms Lane on January 15 detailing problems and requesting that she contact me. This letter was never picked up at the Post Office and was eventually returned to the town, unread. I also sent 2 copies (sequentially) of the letter by regular mail, but again did not hear from Ms Lane.
4. On February 30th I was finally able to contact Ms Lane at a work number and after leaving a message she kindly called me back and agreed to meet with myself and town manager Trevor Lashua at the town offices on Tuesday, March 8th.
5. On Tuesday, March 8th Trevor Lashua and myself met with Ms Lane at the Town Offices in Hinesburg. Ms Lane listened to the complaints and agreed that there needed to be remedy. She related past unsuccessful attempts to deal with forestry concerns (the entire property is overgrown and hard to access). Ms Lane on that occasion agreed to have a professional exterminator visit her property to advise on steps needed to abate the vermin nuisance. I contacted "Terminex" and arranged for an inspection.

6. On March 14th Terminex's expert Tom Cornay visited the property after being given permission by Ms Lane directly and made a subsequent report, an excerpt of which follows:
7. "As we discussed, I visited 477 Gilman Rd, Hinesburg, VT, to give an assessment of my findings. For Terminex to do the job of ridding the property properly of rats and other field animals that are not good to have in your yard, the whole area would need to be fenced in. I have enclosed pictures that I took of the squalor that has taken over her whole yard. There was not a place that I could walk that didn't have some sort of garbage attached to it. Once, the fence is in place, we can then properly place 20 traps around the inside of the fence to kill the rats and other rodents that are infesting the property. The cost to place and fill the traps is \$1200 per month. We would put 1 trap out every 50 feet for a total of 20 traps. That is based on the size property I saw today."
8. I believe that this situation creates a public health risk to the neighborhood from rodents and other small animals and insects and increasingly so as the warm weather returns, and this situation can only be remedied by removing all garbage from the property and then fencing and baiting the property as suggested by Terminex. It is believed that this cleanup is way beyond the capacity of Ms Lane to do herself and will likely need contractors.
9. In addition to all the above, I believe there are no septic facilities on the property and at a minimum a "porty-potty" needs to be placed immediately.

Based on all the above I will be seeking a Health Order at the April 4th meeting of the Hinesburg Select Board acting with myself as the Local Board of Health. Notice is hereby given to Ms Sheridan Lane of my intent and if Ms Lane requests a hearing to rebut my allegations Ms Lane shall contact the Town Manager, Mr Trevor Lashau in order to be placed on the agenda.

Attached is a statement of procedural rights.

Joe Gannon
Town Health Officer
Hinesburg, VT 05461