

**Braintree Board of Health
Meeting Held Via Zoom
Thursday, January 16, 2025, 7:00 p.m.**

IN ATTENDANCE: Dr. Arthur Bregoli, Chairman
Dr. Philip Nedelman, Vice Chairman
Juliana Melchionda, Clerk

ALSO PRESENT: Marybeth McGrath, Director of ML & I

Dr. Bregoli called the meeting to order at 7:00 p.m. by roll call vote: Dr. Bregoli-yes;
Dr. Nedelman-yes; Ms. Melchionda-yes

New Business:

Request for Hearing, Meredith Ruta, 1307 Washington Street, Housing Order 1/3/2025

Attorney Jordan Shapiro, representing Andrew and Meredith Ruta, was present before the Board via Zoom.

Ms. McGrath stated there was a housing order issued on January 3, 2025 to Andrew and Meredith Ruta. A complaint was received about this property over a year ago. The property owner at the time was PT Investments. The property is a vacant, single family dwelling. The issues raised were the dwelling was not secured. There were no locks on the doors or door handles. There were trash bags strewn about the front yard, side yard, and rear yard. They have spent a lot of time sending order after order to try to get this resolved. The last order sent to PT Investments was sent by constable to their home in Hingham. The order was received but nothing happened. There was a for sale sign on the property, they contacted the real estate agent who said they would take care of it and nothing happened.

Ms. McGrath stated in researching the property they found there was a sheriff's deed sale on the property and it went to Andrew and Meredith Ruta, which is what prompted the order to them as it appeared they were the current owners. Ms. Ruta contacted Ms. McGrath stating she did get the order and explained that though there was a sheriff's deed sale, she does not have control over the property and it may still be in the process of being sold. She requested a hearing to see if the order could be rescinded as she is not an owner who can take responsibility for the property.

Attorney Shapiro addressed the Board. He stated his client became the owner of the property as the result of a levy and sale as the result of Peter Tran not paying a bill to Ms. Ruta of \$65,000. As a result they did a levy and sale of the property by sheriff. This gives the owner of the property the right to redeem within one year of the sale, so they do not have equitable title, just legal title. He stated he has the contact information for

Peter Tran’s attorney that he can provide. Mr. Tran’s attorney told him they were expected to sell the property to a bonafide buyer today, however, Mr. Tran was unable to get there to sign the documents to have them recorded. He asked that Andrew and Meredith Ruta be removed from the order since they do not own this property or have any right to maintain or even enter the property.

Ms. McGrath recommended the Board consider rescinding the order.

Motion By: Dr. Nedelman to rescind the housing order issued to Andrew and Meredith Ruta.

Second By: Ms. Melchionda

Voted by roll call:

Dr. Bregoli-yes; Dr. Nedelman-yes; Ms. Melchionda-yes

Informational:

Ms. McGrath stated she sent an email to the members of the Board with information on Cumberland Farms court decision. Roger Smerage of Kopelman and Paige is reviewing the findings and decision and she will then be able to provide more information. She stated the decision is positive, upholding the order that was put in place for the infraction.

Motion By: Ms. Melchionda to adjourn the meeting at 7:13 p.m.

Second By: Dr. Nedelman

Voted by roll call:

Dr. Bregoli-yes; Dr. Nedelman-yes; Ms. Melchionda-yes