

# CHILMARK BOARD OF HEALTH

## Minutes

August 3, 2022

5pm, via zoom

**Present:** Katie Carroll, Matt Poole, Cody Coutinho, Emily Bramhall, Peter Rodegast

**Absent:** Jan Buhrman

**Bramhall, 215 North Road (8-49.1)** Emily Bramhall and Peter Rodegast attended the Board meeting to discuss whether and how existing septic system capacity might serve a proposed detached, “dry” office space on the property, which currently has a Main House, one bedroom in a barn, a detached, uninsulated “dry” bedroom, and a pool house with one-bedroom flow allocation. The Main House has flush toilets, the Barn and Pool House are served by composting toilets. Clivus New England services the composting units twice a year. According to Kent Healy’s 1994 as-built plan, the existing system has 440 gpd flow. The system was originally built in 1985, with a 1Kg tank and pit. A trench was added in 1994, to accommodate a pool house, adding 2 bedrooms worth of flow for a total of six. The Board noted that possibly the simplest option would be to file a deed restriction stating that the proposed office space would not be used for sleeping. In any case, in light of the nearly 40-year life of the existing septic system, the Board recommended undertaking a Title 5 inspection of the system for the file. If the system passes inspection, it could possibly be deemed adequate to accommodate the proposed dry office space.

**Homeport North Road (27.1-83)** The Board reviewed the Title 5 Sale and Transfer Inspection, which was conducted after transfer of title, which is deemed a “conditional pass,” with “pump chamber to be replaced due to large timber used as brace to hold the top together.” The Board was pleased to note that the tank in question is located on the patio, rather than beneath the parking lot subject to loading by cars and supply trucks, but felt that it is imperative that the structural soundness of the tank be evaluated immediately by an engineer in order to determine whether the required tank replacement can be carried out as soon as the summer season ends, or whether risk of structural failure requires immediate remediation.

The Board will send a letter to the owner with the requirement that the structural integrity of the tank be evaluated by a professional engineer within seven (7) days of receipt of the letter.

### **Sanitary Code Inspection, 12 Flanders Lane (26-38)**

Marina Lent reported that she had met with homeowner John Holt and Healthcare Proxy Katie Holt at the property and briefly reviewed the condition of the dwelling. She found that, in its current condition, the dwelling is clearly unfit for human habitation within the requirements of the State Sanitary Code, due to blocked access to use of running water, rotting food found throughout the dwelling, and severe fire hazard due to accumulation around stovetop and woodstove. The Homeowner and Proxy gave Marina Lent permission to do an ongoing Sanitary

Code Inspection in the company of Liz Rogers (CPD) over the coming weeks. The initial aim for the dwelling is to locate and secure the cat, clear out spoiled food, identify any other imminent hazards to health and the environment, and work with the family to clear enough of the home to allow for a thorough plumbing and electrical inspection. Once all inspections have been completed, it will be possible to make continuous progress towards full compliance with the Sanitary Code, and the Board's order can be lifted.

## **PUBLIC HEARING**

**Shanahan, 15 Periwinkle Lane (32-63.3)** Cody Coutinho presented a septic system construction permit which will be needed after moving a five-bedroom house further back from eroding coastline. The public hearing is needed for the following local coastal district regulation variances: leaching field to property line, 30' required, 10' proposed; leaching field to (locus) well in the coastal district 200' required, 150' proposed; leaching field to leaching field the in coastal district 300' required, 216' proposed. Marina reported two emails in support of the proposed system, from Bell, on 9 Periwinkle, and Flanders on 63 Stonewall. The Board agreed that this is the best (and last) onsite wastewater disposal option for the property, as the eroding shoreline continues to move inland, and **approved** the proposed plan as presented.

## **Updates/FYI:**

**Harmful Algal Blooms** monitoring in Chilmark Pond, Tisbury Great Pond, and Squibnocket Pond. As of last week's measurements, Chilmark Middle Pond by the boat launch off Tilton Cove Road was still in the red, a sample taken further north in Middle Pond showed yellow; the ford at Abel's Hill boat launch was still orange, rest of the pond yellow. Squibnocket remains orange, but is improving slightly.

**DEP proposed amendment of Title 5** At its next BOH meeting on August 17, the Selectboard has been invited to work with the Board of Health on the proposed regulatory changes which will have a significant impact on the town. The Board asked Marina Lent to set up a preliminary discussion with officials from DEP with town staff and interested board members.

**Island public health preparedness for MPX** It is beginning to look like "when", not "if" there will be local cases of monkeypox. DPH is holding webinars for public health staff to address how to contact trace for monkeypox, what to look for, how/when to test and who is eligible for the inadequate amounts of available vaccine. Plans are being made well into 2023. One blessing is that MPX is far, far less transmissible than COVID—it CAN be contained. Most at risk for a severe outcome from monkeypox are young children, pregnant women and immune-compromised people. It is likely that long-ago smallpox vaccination in elders provides some protection, if not full immunity.

On the island, one of our biggest challenges that we never were able to address in COVID was how to provide safe isolation for people who live in crowded conditions in multigenerational homes and may not have paid sick leave. This will be massively magnified with monkeypox, because it takes much longer to clear than COVID. The Board asked to be kept up to date on any development with regard to the monkeypox outbreak.