

CHILMARK BOARD OF HEALTH

Minutes

November 16th, 2022

5:00 pm

In-person meeting

Present: Matthew Poole, Jan Buhrman, Rebecca Miller, Matthew Dix, Cody Coutinho

Absent: Katherine Carroll

1. **Minutes** The expanded paragraph of the October 19th, 2022, minutes **was approved**. November 2nd, 2022, minutes need to be revised due to a lack of clarity on plan corrections for 27 Oyster Lane.
2. **Public Hearing 5:30 pm Quitsa Nominee Trust, Off Chockers Lane (33-8) (VLS)** for a proposed 4-bedroom house was postponed until January 18th, 2023 (tentatively scheduled).
3. **Twist, 32 Abel's Neck (31-4)** Replacement well application (IWS) was postponed to the next meeting due to the owner not being able to provide the letter from the neighbor stating that he has no objection to the proposed replacement well plan.
4. **4 North Tabor Farm Road (13-9.22) (VLS)** The applicant also presented the updated plan for the use of the North Tabor Kitchen for 2023. It indicates that the applicant plans to host up to 6 small outdoor ticketed dinners during the summer season with up to 35 attendees. The applicant also informed the Board of Health of the intention to have guest chefs. The Board noted that the plans for these public ticketed events may not be supported by some aspects of the smaller facility already in place. The Board questioned whether or not the North Tabor Farm would still qualify for the Ag exemption (Zoning) with the consideration of the North Tabor Farm becoming the venue with the fixed facility and guest chefs six times a year. The Board expects the applicant to get clarity on this aspect with Zoning Board and receive future correspondence on that. The Board accepted the proposed septic plan as a suitable match for the permanent trailer's retail farm stand and food production, except for the six ticketed events a year. The septic plan was **approved**.

During the meeting with the applicant to evaluate the septic requirements of the commercial kitchen (VLS), Matt Poole suggested building a dedicated clean dry/bulk storage room with shelving, floors, walls, ceilings, and shielded lights. The applicant **is to provide the plan of the Barn for the suggested dry storage room** with all dimensions via email within the next 3-4 weeks.

5. **The Yard #1, #6, #7 (26-91, 92, 95) (VLS)** Cody Coutinho and the Board continued discussion on a proposed revised on 11/07/22 septic plan for 6 bedrooms in residence 1 and 6 bedrooms in residence 2, offices, existing 100-seat theatre, and 22-person rehearsal studio. The revised plan included a note that a backwash from the water filtration system is not allowed with this system and shall be discharged into a separate leaching facility. The revised plan also included reconfigured waterline and vent and blower vault. The Board is to write the letter to the applicant indicating the approval of the Board needed for the Microfast system operation and maintenance contract. The Board **approved** the revised septic design plan. Hold for well report to release the plan.
6. **35 Menemsha Inn Rd. (21-50)** The unpermitted outhouse on the property was reported to the Board by the Conservation Commission. Cody Coutinho informed the Board that VLS is currently working with the property owner on an indoor bathroom upgrade plan. According to Google Earth property imaging, the outhouse appeared between 2005 and 2012. The outhouses continue to be illegal in Massachusetts. The Board is to write a letter to the property owner requesting: to cease the outhouse use immediately and to provide the corrective actions plan within 30 days with the possibility of extension.
7. **94 Menemsha Inn Rd. (21-38.4) (IWS).** The septic plan was **accepted** as proposed for 6 bedrooms: an existing four-bedroom dwelling and a future two-bedroom addition.
8. **7 The Aerie (20-54.1)** The Board noted the Title 5 Official Inspection report, which shows that the system has a conditional pass. The Board is to write a letter to Mendes Diez stating that we received the report on 11/08/22 as a conditional pass, which means that the owner has to prove evidence that roots surrounding the d-box outlet pipes must be cleared and the septic tank must be pumped out. Upon confirmation that the work was done, the conditional pass will transition to a pass. Mendes Diez to notify Doug Cooper directly when the conditions are met for him to respect.
9. **16 Marion's Way - Goff (13-39)** Proposed pottery studio, with no plumbing application, was **approved**.

Updates & FYI:

Katherine L. Carroll, Chair
Chilmark Board of Health

Matthew Poole
Chilmark Board of Health

Janet L. Buhrman
Chilmark Board of Health