**CH I L M A R K B O A R D O F H E A L T H**

**Minutes**

**August 16, 2023**

**5:00 pm / in-person meeting**

**Chilmark Town Hall**

1. **Middle Road**

**Present:** Matthew Poole, Jan Buhrman, Anna McCaffrey, George Sourati, Matt Coffey, Chris Alley, Debra Cedeno.

**Absent:** Katherine L. Carroll

**July 26, 2023 Draft Minutes were approved.**

**157 North Road A & B (4 - 22.2)** – George Sourati presented a plan for a proposed new septic system to serve proposed new 3- bedroom house + future 1- bedroom addition and a proposed 1- bedroom addition with a bathroom to the existing 4-bedroom house. The existing 4-bedroom dwelling is served by the septic system shared with another single-family residence on this property. The wastewater from just this one proposed bedroom addition to the 4-bedroom house will travel to the septic tank #2 by gravity and no pump will be used. The Board raised a concern about a possibility of a subdivision. G. Sourati expressed although the likelihood of a subdivision is very low, it is to be addressed if it were to happen. The Board approved the plan with two conditions:

1. Add a note on the plan stating that in the event of subdivision either an easement or septic reconfiguration will occur satisfactory to the Board of Health
2. Provide a well report for a proposed well

**27 Oyster Lane (11-54.5)** – D. Cedeno presented a plan reflecting a proposed addition of the changing room to the proposed two bedroom dwelling. The changing room has built in benches and closets and it does not meet the definition of a bedroom, as the space is less than 70sq. feet with all built ins. The changing room will only be accessible from the pool area. The Board approved the proposed changing room but requested to deed restrict it as non-sleeping space.

**27 Oyster Lane (11-54.5) (C. Alley)** – The Board approved the septic tie-in application, including 1500-gallon septic tank, to serve a proposed 2-bedroom dwelling.

**Phone conversation with our new Building/Zoning officer –** The Board members had a telephone conversation with Adam Petkus regarding procedures on demolition, new building construction & certificate of occupancy approvals and the Board`s/ Health Admin’s involvement in the process.

* **Demolition permits –** The Board of Health currently does not require asbestos or rodent reports prior to an issuance of the demolition permit. The Board and Adam agreed that it would be beneficial to add asbestos related questions (is there asbestos tile, is there asbestos siding, is there asbestos related to heating and ventilating) on the demolition application. It will be on the applicant to assure the Building Department that there is no asbestos.
* **Final building inspector walkthrough –** The Board of Health does not require the Health Inspector to do a final walkthrough in all structures before the final sign off by the building inspector. The Board expressed bedroom counts are off in rare cases in Chilmark, compare to the down island towns. The Board often considers dens, offices, finished basements a living space/bedroom, and counts them against the septic capacity and deed restrict when needed. The garbage disposal on the other hand is much more common than Board of Health inclined to realize. The Board asked Adam to let Health Inspector know if anything looks different from the plan the Board signed off on during his final inspection.
* **Camping/ Tent Permits –** Adam recently received a zoning complaint from a neighbor abutting the residential lot, on which the owner lives in camper van. According to Chilmark Zoning Regulations, the camper vans are not allowed in town. While Board of Health issues Camping/Tent permits for seasonal use, the camper vans do not fit into that category. At the same time, the Board expressed a concern about the water supply and discharge of wastewater in this case.
* **Commercial Inspections –** The Health Administrator/Inspector usually collaborates with the Fire Department on conducting the mandatory annual food establishment inspections. Normally the Building inspector was only looped in in cases when renovations or any structural changes were done to the establishment. In cases with B&B establishments most likely all three departments will need to conduct joint inspections. The Health Inspector/ Administrator will do the research on whether it is required for the Health Department to be participating in this process. The Health Department & Building/ Zoning will continue the conversation about this later this season.
* **Pickle Ball courts** – The Board members and Adam discussed recent pickleball concerns from the town residents. Adam stated that the overarching noise produced during the pickleball game is not natural and could be considered mechanical; therefore, it fits the Chilmark Zoning Bylaw sub-section that regulates noise associated with tennis courts and swimming pools Article 4, section 4.2A, 3 (j), which refers you further to Article 5, section 5.9 on Exterior mechanical noise abatement. It states, “Mechanical sounds cannot rise more than ten decibels (10DBA).” Frequent pickleball sounds are typically about 70dBa. Adam stated that he would inclined to add a section to the zoning bylaw in the future to differentiated tennis and pickleball if we continue to see more and more pickle ball courts. Currently the Planning Board is discussing this topic and considering taking action.

**18 Wauwompauque Trail (24-144) (IWS, plan by VLS)** – The Board reviewed and approved the well replacement application, which according to the engineer will be within 10 feet of the old one. The office will release the permit as soon as a full size scalable plan, identifying the well location comes in.

**Resident requested to weigh in on the pickleball courts topic and its effect of the noise on the residents` health of the abutting properties –** The Board discussed and shared the incoming concern about pickleball courts. The Board members asked the office Admin to let citizens, who expressed concern, know that the Planning Board is considering taking action on this matter and working towards deciding on potential amendments to the zoning bylaw since many town residents are concerned. Anne Wallace, the Planning Board member, will do additional research on this subject and report at their next meeting. Jan Buhrman will attend that meeting to update the rest of the Board members.

**128 Old Farm Rd. (3-35) –** The Health Department received a request from the owner to review a possibility of potentially installing the transfer line from the post composting fluids tank to the septic tank. The house has two composting Clivus toilets and unfortunately, the system was installed without an external pump out .According to the communications with the owner both toilets will generate about 15 gallons of composted fluids a month. The Health Department Admin noticed that the recently built 3-car garage has the second loft level and scheduled a bedroom count. The Board discussed this idea with Chris Alley at the meeting and made a decision revisit topic after the number of bedrooms is confirmed.

**Chilmark ARPA IA Septic funding application packet** – Conditions and requirements will be reviewed at the next meeting.

* **Updates & FYI:**
* **11 Hill Land Rd. (32-41) –** Bedroom count requested by the Board identified that there are 7-existing bedrooms, as the office is considered a bedroom, no garbage disposal confirmed. Updated plans reflecting the information above received.
* **Items not reasonably anticipated by the Chair at the time of posting**

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Katherine L. Carroll, Chair Matthew Poole Janet L. Buhrman

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