

BOH Minutes Dec 5 2018

Chilmark Board of Health Minutes

Wednesday, December 5, 2018

Chilmark Town Hall

5:00 pm

Present: Katie Carroll, Matt Poole, Jan Buhrman

Also Present: Reid Silva (Vineyard Land Surveying), Peter Rodegast, Cody Coutinho, Eric Glasgow, Warren and Nan Doty, John Clarke (Island Water Source)

Keene, 27 Harbor Hill (27.1-108) Peter Rodegast came before the Board to discuss whether there is capacity within the existing system to add a bedroom to the main house.~ The existing system was approved in 2012 with two waivers to Chilmark BOH separation requirements; it meets state requirements under Title 5.~ The Board noted that the lot is only 7,200sf, and that an expansion in the number of bedrooms will require a public hearing. Maintaining the same capacity by decommissioning one of the existing bedrooms would not require a hearing.~ Another option to undertake the proposed renovation without increasing septic capacity would be to convert the entire property to composting toilets.~ The property is served by the Menemsha Water Company.

Weldon, 18 Austin Pasture (35-2) Cody Coutinho presented a proposed septic system to serve an existing five bedroom house with future three bedroom addition. The owner is considering subdividing the lot, and the main and guest houses are on separate portions of the lot, each served by a separate system.~ The Board requested further clarification as to whether or not the property is within the Squibnocket District.~ It was determined that the proposed system on the subdivided lot is outside the district, meets BOH separation requirements and was **approved** by the Board with the condition that the existing waterline to the guest house must be removed or abandoned and a well application must be filed to serve the newly-created lot.

Realty Trust, 22 Austin Pasture (33-47) The Board reviewed a proposed upgrade for a two-house property served by a single septic system and pump chamber.~ The Board asked for a plan showing that the property will support two systems in full compliance. The Board **approved** the permit pending receipt of the plan showing two fully-compliant systems, and alarms for the pump chambers to be installed in both dwellings.. The Board also noted that the well was installed over 30 years ago. ~

5:48pm Public Hearing:

MacIsaac, 199 State Road (33-117) Reid Silva presented a proposed septic system upgrade for an existing four-bedroom house. The existing cesspool will be filled in, and a serial distribution Presby system installed on the slope adjacent to State Road. The proposed system requires the following variances to Chilmark BOH separation requirements: Leaching to well in the Coastal District, 200' required, 159' proposed; leach to leach, 300 required, 257' proposed; leaching to wetland separation, 150' required, 105' proposed. The Board **approved** the permit, pending a bedroom count confirmation of existing bedrooms on the property.

Grey Barn kitchen facility preliminary discussion: Eric Glasgow came before the Board to discuss proposed plumbing, electric, layout of a kitchen facility which will serve as a bakery to produce baked goods for on-site and possible retail sale, as well as processing farm-produced goods in a separate area of the kitchen. The Board requested greater detail in the plans presented, including floor and wall schedule, location of drains and cleaning supplies, trash disposal and menu. The Board directed Marina Lent to work with Mr. Glasgow to ensure that details can be provided to the Board at its next session.

Doty, 62 Menemsha Crossroad (26-105) Reid Silva presented a proposed septic system for a 34 acre parcel which has extensive wetlands and consequently highly restricted options. The Board noted that this complex situation will require a public hearing, which was scheduled to take place January 2nd at 5:30pm.

Hanneman, Highmark (26-67.1) Reid Silva presented a Form C Subdivision Plan. The Board does not anticipate any difficulties posed by the subdivision, and asked Marina Lent to communicate this finding to the Planning Board.

Fodor, 40 Tysbuy Manor Road (18-49.1) George Sourati presented a proposed upgrade of the septic tank and tie-in to the existing 6-bedroom leaching pit, as the existing tank is located at the site of a proposed garage. The plan does not require variances and was **approved** by the Board.

Brown, 28 Turtle Cove (14-11) The Board reviewed a well construction permit presented by John Clarke, and noted that the property line adjustment discussed with the prospective property owner in the past should be concluded so that the Board can determine whether separation requirements are met by the proposed well location.

Emergency Well Replacement John Clarke came before the Board to discuss an emergency well approval process that would prevent unauthorized well drilling in the future. The Board emphasized that it is not enough for the office to have received a well replacement permit application with engineered plan, but that the permit must be signed by a member of the Board prior to commencement of drilling on the property. Confirmation of permit approval is a firm requirement prior to proceeding with an emergency well replacement.

Invoices:

- IHC public nursing October 2018 \$ 951.10
- 2018 Season Mosquito Testing \$1,090.18
- MVRD Gas Vent Rotary replacement \$165.25
- MVRD SEMASS , Transportation, Transportation recycling \$1,062.05
- MVRD Landfill CBT \$ 102.90

The meeting adjourned at 18:30 hours.

Katherine L. Carroll, Chair
Chilmark Board of Health

Matthew Poole
Chilmark Board of Health

Janet L. Buhrman
Chilmark Board of Health

A recording of this meeting is on file at the Board of Health office and available for on-site review.