

Edgartown Board of Health
Minutes of January 13, 2021 4:30PM
Zoom # 7477067621

E. Garrett Orazem, DMD

Meegan M. Lancaster

Christopher Edwards

The meeting was called to order at 4:30PM. Bills listed for payment were approved. The Minutes of 11/10/2020, 12/9/2020 were accepted as written unamillusly bu the Board. A Covid 19 check was received from MAHB in the amount of \$ 950.00 Addenda items listed was briefly discussed.

At 4:45PM the public hearing posted as a variance to # 11 Earl Ave/Mason DWP # 109/2020 for an existing two bedroom system was opened. Agent Poole read the requests into the record which included nine variances to the Coastal District Regulations based upon an upgrade to the failed on-site septic system. Chris Alley of SBH was present along with Brooks Billingham. Agent Poole displayed the site plan for the group with Mr. Alley providing detail to the reductions from the 200 foot separation required with in the Coastal District :**(list attached)**. Abutter Rita Woodward was in attendance. Mr. Alley detailed the plans adding the owner also own an abutting lot. His client would like to keep the existing two bedrooms, upgrade the septic and do some alterations. The variances requested are the best possible as two abutters have on-site wells with the locus parcel to be connected to town water. Requests numbered 3 through 9 are all for separations from leaching field to leaching field and reserve area. Ms. Woodward stated she is not a direct abutter, and will support the plans to upgrade the system. Agent Poole inquired to the use of a MicroFast unit at the site. Alley added, his clients indicated they would like to permit a standard Title V system as town water will be added and will keep the existing two bedroom structure, no change in bedrooms will be made. Ms. Lancaster mentioned that no deed restricted spaces will be allowed as part of the variance and if Mr. Alleys' clients are aware of that, to which yes was the reply. Mention was made to Section 2.353(A) 1(a) & (b): lot area in the OH/AP district as vacant land would only allow two bedrooms with town water and treatment. Ms. Lancaster suggested with the nine variances listed within the Coastal District serious discussion should be had to include the MicroFast Unit. C. Edwards expressed concern for any future owners and if the property could be developed further to include a third bedroom. E. Orazem, spoke to the need for protecting the Pond on a small lot with numerous variances needed. At this time a motion was made to approve the plan for two bedrooms of wastewater flow with the condition a MicroFast unit be included. The motion was duly seconded and voted unanimously all in favor. C. Alley stated if his clients agreed with adding treatment to the site will they have to return to the Board. The Board agreed the revision to include the MicroFast unit can be approved by Agent Poole. The public hearing was closed at 5:20PM.

Mr. Alley remained for the next agenda topic.

Outer Banks Nom. Trust, DWP# 120/2020 # 375 Katama Rd. Attending the meet at this time were H. Garvey, C. Sullivan, Architect, Doug Hoehn and C. Alley, SBH. DWPermit # 120/2020 was brought to the Board for review by Agent Poole as the barn like structure will include a full kitchen and the property is located within the Katama District. Mr. Alley detailed the plans as having a 1500 gallon tank with a pump chamber and will be counted as one bedroom of flow (110gpd) as the existing leaching area has up to 1753 gpd. He added the barn would be occupied seasonally as the existing system is permitted for six bedrooms house with a one bedroom detached garage, for a total of 770 gallons per day. The septic plan and the floor plans were provided to the Board. C. Edwards inquired to the use of three half baths and a commercial kitchen. Mr. Sullivan replied the use of the area will be family like functions as the owner sponsor's fundraising events, which are currently held in the main house. It was mentioned there is a need for a second kitchen as the owners have two family members that have diets which require food be prepared completely separate from any other household foods. Agent Poole indicated he was not sure how this use could utilize 110 gallon per day of flow to be considered similar to a function hall which under Title V is 15 gpd of allowable use per seat. It was determined the open area with a second floor could accommodate more flow then the 110 gallons proposed in the permit

application. Chair Lancaster suggested if 75 people were to attend with 15 gpd allotted there would be over 1000 gallons of flow for that one day event. Not taking into consideration the laundry/linens and the use of the kitchen area by caterer/food staff. Doug Hoehn added the lot area where the new structure will be built could support up to four bedrooms if they file with Mass Land Court, but would take considerable time and the owner would prefer not to take that route. He also mentioned draft deed restriction submitted on behalf to the Trust calling out the space as having one bedroom of septic flow. Agent Poole stated there was a similar permit approved by the BOH for the Fink property at # Map 36; Lot # 159.43 where a barn was added with bedroom flow totaling 660 gpd on a 7.53 acre lot which included the use of a Bioclere IAT unit. This would be equal to one bedroom per 1.08 acre and the use of the barn as a bedroom would be part of the total number under zoning could have been subdivided and allowed four bedrooms. At this time it was determined the group should return to the Board with more information and to continue the discussion. The group thanked the Board and left the meeting at 6:20PM.

C. Sullivan continued with the meeting along with his client **Mr. & Mrs. Ventola** and their contractor Josh Flanders as there is a public hearing notice posted with the **ZBA** scheduled for 1/20/2021 to remove, renovate and add a pool to their property located at # 11 Katama Drive. Agent Poole briefed the group to the permit history which has some issues associated with the secondary structure on the lot. In early 2000 a permit was issued to the structure as having two bedrooms, prior to the detached bedroom zoning by-law. The Ventola s purchased the property in October of 2020 unaware the full kitchen was not allowed and are here today to clarify their use as the new owners. A plan review was done for the new work proposed on the main house, which will include a deed restriction for the basement with a half bath. With regards to the second structure after a brief discussion concerning the detached bedroom by-law time line and the manner in which the new owners will occupy the property a motion was made and duly second unanimously that the no cooking facilities will be allow. The deed restriction will identify both structures and will clarify with the Board and the owner's that full compliance with the BOH regulations has been met. Mr. Sullivan Mr. & Mrs. Ventola and Mr. Flanders thanked the Board and left the meeting at 6:55PM. **Ms. Lancaster also departed at this time.**

ZBA hearing notices for Weymouth, @ 14 Thaxter Lane were reviewed as a request to permit an in ground pool with a "basic" pool house with a half bath and no additional appliances or fixtures. A new septic system will replace the existing tank and pit along with the half bath connection. All present were in favor of the plans.

Doug Gordon's ZBA request to convert a second floor bedroom into a one bedroom apartment at # 20 Twentieth St. was discussed by the Board. The area is located above an attached garage and the proposal meets the BOH requirements, no action was taken by the Board.

There being no further business before the Board the meeting was adjourned at 7:10PM.
Respectfully submitted,

Janet Anthony Hathaway, Assistant
Approved on: _____

E. Garrett Orazem, DMD

Meegan Lancaster

Christopher Edwards