

**TOWN OF EDGARTOWN
BOARD OF WASTE WATER COMMISSIONERS
MINUTES OF THE
SPECIAL MEETING OF FEBRUARY 3, 2022
CONDUCTED VIA ZOOM TELECONFERENCE**

WASTE WATER COMMISSIONERS PRESENT:

Mr. Glen S. Searle, Chairman
Mr. Scott Ellis, Commissioner
Mr. Walter A. Morrison, Commissioner

EWWD STAFF PRESENT:

Mr. William G. Burke, Facilities Manager
Mr. Joseph Rock, Chief Operator
Ms. Jennifer Smyth, Department Assistant, Meeting Host
Mrs. Pia Webster, Administrative Assistant

OTHERS PRESENT:

Mr. Jason Brown
Mr. Bryan Collins, Sourati Engineering Group
Mr. MarcAnthony Crimi, Regional General Manager, Life House
Mr. Brad Guidi, Co-Founder & Partner, Blue Flag Development LLC
Mr. Jonathan Kirby
Mr. Dillon Prives, Blue Flag Development LLC
Mr. George Sourati, PE, Principal, Sourati Engineering Group

PREFATORY REMARKS

This being a teleconferenced meeting, Admin Assistant Pia Webster read into the record a prepared statement titled "Introduction to Teleconference," which outlined the Governor's Executive Order and Post-Emergency Bill of June 16, 2021; and included cautionary words about the public nature of the video conference, as well as the means by which those listening in could obtain copies of the materials being discussed.

MEETING CALLED TO ORDER:

The Board of Waste Water Commissioners of the Town of Edgartown held a Special Meeting on Thursday, February 3, 2022, at 3:00 p.m. via the Zoom teleconference app. At 3:00 p.m. Chairman Glen S. Searle called the meeting to order and read into the record a written statement titled "Teleconference Meeting Ground Rules." Public comment would be allowed in this

meeting during the Old Business section, the Chairman announced. Also present from the Board were Waste Water Commissioners Scott Ellis and Walter A. Morrison.

OLD BUSINESS:

REPORT/DISCUSS/VOTE: REVISED PLAN – KELLEY HOUSE COMPLEX [Cont.].

Brad Guidi, Co-Founder & Partner of Blue Flag Development LLC, stated that he and his colleagues were there to discuss specifically the seating around the pool of the Kelley House Complex. In the October meeting the wastewater flows for the complex had been reviewed, and he believed they were in agreement that they were in line with expectations and were not adding any flow. The applicant had been asked to get an opinion from Mass DEP about whether the seats around the pool would have to be counted as restaurant seating if those seats were restricted to hotel guests, Mr. Guidi said. An answer had come from Section Chief Brian Dudley in the form of a November 17, 2021 email to George Sourati of Sourati Engineering Group, indicating that if food service was restricted to hotel guests and not extended to the general public, the 110 gallons-per-day-per-bedroom factor would apply, with no further flow adjustment required.

Additionally, Mr. Guidi continued, they had met with Department Staff earlier that week, when they had laid out a plan showing a fence that would be constructed around the pool area. If intrusion by the general public was still a concern, he said, the applicant was willing to have the hotel guests wear wristbands around the pool. He noted that the hotel would not be open this summer, with renovations ongoing during the summer and opening expected in April or May 2023. Moreover, he stressed, guests around the pools would not be required to eat or drink. Also, someone could bring a sandwich in. So, he concluded, they wanted to be treated like the rest of the Vineyard with regard to their poolside seats.

Chairman Searle asked how far it was from the pool to the Pelican Bar, which was open to the public. To get from the Pelican Bar to the pool, a person would have to go through the gate with a keycard, replied Mr. Guidi. And The Shack, a historical structure, would be moved to within the confines of the pool area. The Pelican Bar, on the other hand, was indeed a restaurant and would be treated as such. The Shack, limited to hotel guests, would be an outdoor service area where guests could grab a drink or sandwich and bring it to the pool or their room or walk down the street with it, whatever they wished.

Commissioner Morrison had questions about the flows assigned to The Edgar building and to The Shack. Both Chief Operator Joseph Rock and Mr. Sourati pointed out that flow was based on bedrooms, seats and/or office space and that neither building contained any of these. Mr. Guidi explained that The Edgar would no longer be a retail space but would be prep space with a three-bay sink (for sushi, for instance) for the Pelican Bar; it would contain a single bathroom serving the bar. Commissioner Ellis confirmed with Mr. Guidi that a guest would have to go through a gate to get to the pool.

Facilities Manager William G. Burke said he had nothing to add. Chief Operator Rock pointed out that while The Edgar was listed as a separate building, it seemed to be an extension of the Pelican Club and that the flow calculation would be for the whole unit as a single restaurant-type area. I think that's correct, said Mr. Guidi, who added that this had not been the original plan but that input from the Martha's Vineyard Commission had caused them to change course in this

regard. Mr. Sourati screen-shared the revised plan for The Edgar (A-190.00, meeting binders), showing the restroom and the prep area, as well as two doors, in and out. When Commissioner Morrison remarked that the plan looked much like the original, Mr. Guidi explained that there was little the applicant could do to renovate the building without variances for floodplain compliance. Commissioner Morrison stated that he was comfortable with the system of using wristbands around the pool area until additional wastewater flow was a possibility. And The Edgar was fine with him, as long as they were not going to put a big commercial kitchen in there. Commissioner Ellis had no further questions or comments; nor did members of the public.

Commissioner Ellis made a motion to accept the plan for the pool area at the Kelley House Complex as presented. Commissioner Morrison provided a second, and the motion carried unanimously by show of hand and voice vote. Responding to a query by Mr. Sourati, Commissioner Ellis made a motion to accept the flow of 15,124.95 gallons per day for the Kelley House Complex presented in the revised plans, seconded by Commissioner Morrison. The motion carried unanimously by voice and show of hand.

ADJOURNMENT

There being no further business, Commissioner Ellis made a motion to adjourn the Regular Meeting, which Commissioner Morrison seconded. The motion carried unanimously by show of hand and voice vote. The Regular Meeting adjourned at 3:19 p.m.

Respectfully submitted,

Pia Webster
Administrative Assistant

APPROVED:

BOARD OF WASTE WATER COMMISSIONERS
TOWN OF EDGARTOWN

Glen S. Searle, Chairman

Scott Ellis, Commissioner

Walter A. Morrison, Commissioner