



TOWN OF EDGARTOWN

WASTE WATER DEPARTMENT
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TOWN OF EDGARTOWN BOARD OF WASTE WATER COMMISSIONERS

MINUTES OF THE REGULAR MEETING OF SEPTEMBER 22, 2022

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
Mrs. Pia Webster, Administrative Assistant

OTHER TOWN OF EDGARTOWN STAFF PRESENT:

Mr. Allan DeBettencourt, Highway Superintendent

OTHERS PRESENT:

Mr. Steven Chilinski, Co-owner, 42 Field Club Drive
Mr. Norman N. Rankow, President, Colonial Reproductions
Mr. Daniel O. Roop, PE, Project Manager, Tighe & Bond

MEETING CALLED TO ORDER:

The Board of Waste Water Commissioners of the Town of Edgartown held their Regular Meeting on Thursday, September 22, 2022, at 3:00 p.m. in the Program Room on the first floor of the Edgartown Public Library, 26 West Tisbury Road, Edgartown, Mass. At 3:00 p.m. Chairman Glen S. Searle called the meeting to order. Also present from the Board were Waste Water Commissioners Scott Ellis and Walter A. Morrison.

OLD BUSINESS:

UPDATE: DANIEL O. ROOP OF TIGHE & BOND ON CIP PROJECTS.

Daniel O. Roop, Project Manager at Tighe & Bond, reported first on the **SCADA Systems Upgrade Project**, noting that T&B had consulted with Fall River Electrical Associates and its subcontractor ITS on multiple information reviews; that additional probes had been installed throughout the Carrousel; and that they were still awaiting delivery of some equipment. Contractor Lawrence-Lynch Corp. had

submitted Pay Requisition No. 1 for the **Rapid Infiltration Beds Rehabilitation Project**, having completed about 80 percent of the work. Through the Chapter 30B Proprietary Procurement Process, the Department had purchased the Sludge Pump and Power Pack for the **Hydraulic Pack & Control Panel Replacement Project**, and on September 16 T&B had approved the technical submittal of Pride Environmental & Construction, Inc. to do the actual installation.

As for the **Edgartown Wastewater Asset Management Planning Project**, Tighe & Bond had received from Mass DEP its official Product Approval Certificate, as well as the official Notice to Proceed; now reimbursement could begin. A T&B team would come over the third or fourth week of October to triage with the Treatment Plant and Pump Stations. Colleagues Jessica Cajigas-Smith and Ian Catlow were driving the **Comprehensive Wastewater Management Plan Project**, with the Plan of Study and the Review of Planning Efforts 80 percent done and with Task 3 Existing Conditions about 20 percent done.

UPDATE: 69 DIVISION ROAD – PROGRESS ON COMMISSION’S 08/25/22 DIRECTIVES.

Mr. Roop reported that Tighe & Bond had entered into a contract (Construction Phase Engineering Services – Division Road Lower Pressure Sewer) with Boston Equity, the developer of Division Road. Daniel Rogers Excavating was expected to perform the work the third or fourth week of October. Admin Assistant Pia Webster noted that the second part of the Board’s August 25 directive – that the owner of 69 Division Road would obtain an Initial Residential Sewer Permit – had also been fulfilled.

NEW BUSINESS:

APPEAL OF DECISION: 42 FIELD CLUB DRIVE – ADDITION OF POOL CABANA.

Norman N. Rankow, President of Colonial Reproductions, introduced a co-owner of 42 Field Club Drive, Steven Chilinski. Regarding the storage area of the Pool Cabana, the owners did not care if the interior was a single open space; but the exclusion of air conditioning and heating was not acceptable. A discussion ensued about whether the Cabana as presented amounted to a detached bedroom. In addition, under the 2007 Sewer Extension Permit for 24,595 gallons per day that included The Field Club, Mass DEP had stipulated a maximum of 110 bedrooms over The Field Club’s 25 residential lots. Recently there were indications that a number of lots had exceeded the bedroom limit assigned to them, thus pushing the tally close to or over the limit of 110.

The idea of emailing the DEP to inquire about an augmentation of the bedroom allotment was proposed. The discussion turned to the Department’s enforcement responsibilities and then returned to the applicant’s argument that the Cabana was a legitimate recreational space and not a living space. When the subject of deed restrictions arose, it was pointed out that deed-restricted rooms might very well be counted by the DEP toward the 110-bedroom limit. Following still more discussion, Chairman Searle made a **motion that Facilities Manager Burke would call Mass DEP to ask about an increase of the 110-bedroom limit at The Field Club and that the discussion of the Pool Cabana at 42 Field Club Drive would be continued without prejudice until the October Regular Meeting.** Commissioner Ellis offered a second, and the motion carried unanimously by voice vote.

DISCUSS/VOTE: 26 FIELD CLUB DRIVE – ADDRESS POSSIBLE EXCESS BEDROOMS.

Staff had gone through the plans for 26 Field Club Drive and had concluded there were five bedrooms in the Main Residence and Office Wing, that is, not counting the Sports Barn and the Pool Cabana.

The Sports Barn, it was noted, was wide open with a half bath. Mr. Rankow suggested that with a deed restriction on the Pool Cabana, the application would be set. A discussion ensued regarding the general ineffectiveness of deed restrictions, particularly after a property changed hands. Again, it was observed, the Pool Cabana on paper looked very much like a detached bedroom. The arguments made with regard to the Pool Cabana at 42 Field Club Drive were reiterated by both sides.

It was agreed to hold off on a decision on the Pool Cabana until Mr. Burke had spoken to the DEP. Then Chairman Searle made a **motion to approve the Main Residence and Office Wing with its five bedrooms and the Sports Barn at 26 Field Club Drive, with the applicant to return to the October Regular Meeting to continue discussion of the Pool Cabana.** Commissioner Ellis offered a second, and the motion carried unanimously by voice vote.

REPORT/DISCUSS/VOTE: FURTHER EXPLORING ONSITE AFFORDABLE HOUSING FOR WASTE WATER DEPT EMPLOYEES.

Chief Operator Joseph Rock described the role the lack of affordable housing on the Island played in the Department's inability to hire and/or hold on to staff, as well as the six frontage lots available for residential construction on the Waste Water Department's 23-acre campus. He pictured two single houses and two duplexes, all of them of modular construction.

Residency, said Mr. Rock, would be tied to employment in the Department. He pointed to the contract with the Town that employees of the Nantucket Sewer Department signed and that appeared to be working, and he stressed that this would not be free housing. There was some discussion about the difficulty of evicting tenants if children under five were living on the premises.

The Board members encouraged Mr. Rock to speak to those in charge of town employee housing on Nantucket. Commissioner Ellis made a **motion for Mr. Rock to move forward with his exploration of Onsite Affordable Housing for Waste Water Department Employees**, seconded by Chairman Searle. The motion carried unanimously by voice vote.

OTHER BUSINESS:

FACILITIES MANAGER'S REPORT.

Mr. Burke reported that the Paving Project and the RIB Rehabilitation Project were done, except for a few punch list items. The enclosures for the SCADA System Upgrades were expected in by the end of October. Also, he had discussed with the Town Administrator the idea of having a heated garage where equipment could be stored, for example, the trailer-mounted jetter he hoped to purchase.

CHIEF OPERATOR'S REPORT.

Chief Operator Joseph Rock described some ongoing issues at the Visitors Center Pump Station, which he and Plant Operator Sebastian Corwin had addressed by adjusting some parameters and flow depths. Also, they had attached monitoring devices for Rise Engineering on their compressor power cables, in order to see how much energy was used for the Plant's air system. The flow for August was about 11,652,000 or about 390,000 gpd; that day's flow had been 235,000 gallons. So the off-season processes would be started sooner rather than later.

FINANCIAL REPORTS.

Admin Assistant Webster reported on the CIP Upgrades Account, which had been started with \$3,726,500.00 in 2018. As of the postings of September 26, 2022, with \$3,587,592.55 of that total committed to Capital Projects, there was \$226,407.45 remaining uncommitted. Although she realized, she said, that much of the \$130,000.00 spent on the Edgartown Wastewater Asset Management Planning Project would be reimbursed, it was uncertain to which account those funds would be deposited.

APPROVAL OF MINUTES.

On a motion by Commissioner Ellis, seconded by Chairman Searle, the **Minutes of the Regular Meeting of August 25, 2022** were approved by voice vote, with Chairman Searle and Commissioner Ellis voting aye and Commissioner Morrison abstaining because he had not attended that meeting.

ADJOURNMENT

There being no further business, Chairman Searle made a motion to adjourn the Regular Meeting, which Commissioner Morrison seconded. The motion carried unanimously by voice vote. The Regular Meeting adjourned at 4:15 p.m.

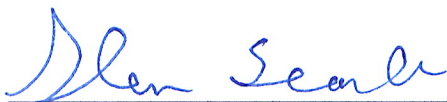
Respectfully submitted,



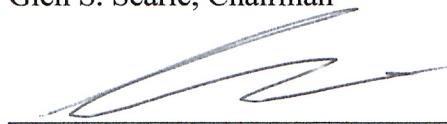
Pia Webster
Administrative Assistant

APPROVED:

BOARD OF WASTE WATER COMMISSIONERS
TOWN OF EDGARTOWN



Glen S. Searle, Chairman



Scott Ellis, Commissioner

Walter A. Morrison, Commissioner