

**TOWN OF EDGARTOWN
BOARD OF WASTE WATER COMMISSIONERS
MINUTES OF THE
REGULAR MEETING OF SEPTEMBER 19, 2024**

WASTE WATER COMMISSIONERS PRESENT:

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

EWWD STAFF PRESENT:

Mr. William G. Burke, Facilities Manager
Ms. Cristina Zghibarta, Department Assistant
Mr. Joseph Rock, Chief Operator

OTHERS PRESENT:

Mr. Ian B. Catlow, Vice-president, Tighe & Bond
Mr. George Sourati, Sourati Engineering Group LLC
Mr. Joseph Sollitto, Brush, Flanders & Moriarty LLC
Mr. David Rosenberg, representing 254 Upper Main St
Mr. Doug Hoehn, representing 13 Gaines Way

MEETING CALLED TO ORDER:

The Board of Waste Water Commissioners of the Town of Edgartown held a Regular Meeting on Thursday, September 19, 2024, at 3:00 p.m. in the Board Room on the second floor of the Edgartown Library, 26 West Tisbury Road, Edgartown, Mass. At 3:00 p.m. Chairman Walter A. Morrison called the meeting to order. Also present from the Board were Waste Water Commissioner Scott Ellis; Commissioner Glen S. Searle.

OLD BUSINESS:

Update: CIP projects, Tighe & Bond – Ian Catlow – Rates review/Commercial customers

Before Ian Catlow began with his comments and concerns with the rate review the Chairman raised his concerns regarding the recently approved employee housing and its potential impact on residential areas and the potential impact on the surrounding community. Mr. Morrison also proposed the development of

suitable rules and regulations that would address possible issues and concerns related to locations while still providing suitable accommodation for employees without causing disruption to the neighbors. It was agreed among the Commissioners that the October meeting would include a discussion of bunk rooms and other issues related to employee housing. Shortly thereafter it was agreed that residential and commercial rates would be discussed in October, with Mr. Burke asking that the discussion should consider establishing an Enterprise fund. Ian Catlow began discussing the essential plant upgrades and additional enhancements at the Wastewater Treatment Facility Plant necessary to facilitate a sewer extension to Ocean Heights. A brief exchange amongst the Commissioners followed in which it was agreed that any plant improvements would be contingent on securing Town Meeting approval for a funding article to begin the permitting and preliminary design for the sewer extension to the Ocean Heights. Another brief exchange among the Commissioners followed and it was agreed the Commission should present only one Article to the FinCom for permitting and preliminary design of an Ocean Heights sewer extension. Mr. Catlow agreed that an article would be drawn up for review and consideration at the October meeting.

Mr. Catlow presented the Commissioners with the bid opening results for the Chase Road force main project that were opened that morning at 11PM. There were two bidders, Kieth Fenner and Aqua Line Utility, Inc. Aqua Line was the low bidder at a price for the base job at \$2,142,070.00 and a collective price of the 3 alternate bids of \$318,000.00. It was agreed that a special 1 item hybrid Zoom meeting to approve a contract with Aqua Line would be held on October 3rd at the wastewater facility to approve a contract following a successful review of Aqua Line's references and financial standing by Tighe and Bond.

Discuss/Vote: Exceeded bedroom count property – 4 Southridge Ln

Mr. Joseph Sollitto, Brush, Flanders & Moriarty LLC, appeared before the Board, on behalf of homeowners of the property at 4 Southridge Ln. The property was inspected in June, 2024 by Joseph Rock, Chief Operator. The drain/bedroom count, as performed by Mr. Rock, Chief Operator, identified 6 bedrooms existing. The property was allowed 4 bedrooms by the Planning Board as a condition for their approval of the construction of the residence. The property size allows for up to 4 bedrooms, in accordance with Wastewater Rules and Regulations. Mr. Sollitto mentioned that two rooms are not in compliance with the regulations, one is being used as a playroom and the other as an office. The Chairman noted that any necessary adjustments must be presented to the Wastewater Department. In this case, new drawings are expected to be submitted for the two rooms, and one of the rooms may need to be deed restricted. Mr. Sollitto has accepted the suggestions and will be presenting the adjusted drawings, as well as working on deed restriction of one of the rooms. Mr. Chairman made **a motion to accept the new plans and deed restrict one of the rooms**, seconded by Commissioner Searle, unanimously.

Discuss/Vote: Review and concerns – Mr. Daniel Santangelo

The Wastewater Department requested that Mr. Santangelo file a formal request for information through the Town clerk. Due to the delay in his records request and the subsequent retrieval and delivery of said records from the Wastewater Department, Mr. Daniel Santangelo was unable to attend the meeting. The Wastewater Board decided to postpone the discussion of the agenda item, and the item will be placed on a following monthly agenda when Mr. Santangelo is available.

New Business:

Discuss/Vote: 254 Upper Main St – Employee housing

Mr. David Rosenberg and a member of Crocker Design Group LLC, appeared before the Board requesting an increase in wastewater flow to support the construction of workforce housing at 254 Upper Main St. The property is within the B-2 zoning district as depicted on the Town of Edgartown zoning map. This request originally appeared before the Board before the changes to the B-1 and B-2 zoning district restricting those areas to a limit of 7 bedrooms. The property parcel is 0.225 acres, and currently includes an existing 3-bedroom residential dwelling which is connected to the Public Sewer. The proposed project includes adding a new, separate residential building which includes (4) - 1 bedroom dwelling units, with each unit containing one bathroom. Commissioner Searle asked if the town tree on the property was to be removed and was assured by Mr. Malone that the tree would not be removed. Mr. Rock, Chief Operator, highlighted that the plans for each unit includes a room marked as "D" which could potentially be considered as an additional bedroom. Following this, the Chairman suggested that the room should be a spacious open area or have a large cased opening. Commissioner Searle made a **motion to approve the plans for the workforce housing with the changes for the rooms marked as, D’’ that are opened spaciouly**, seconded by Chairman Morrison, unanimously.

Discuss/Vote: 33 Chase Rd – New tie-in request

The representatives of 33 Chase Rd being unable to attend the meeting, the Wastewater Commission decided to postpone the discussion of the agenda item. The conversation on the following item has been rescheduled for the next Agenda Meeting.

Discuss/Vote: 13 Gaines Way – Renovation request

Mr. Hoehn, representing 13 Gaines Way, appeared before the Board presenting comprehensive renovation plans for the main house and a land survey plan reflecting property adjustment that result in an increased lot size of 25,013 sq.ft. The proposed renovation and addition to the main house will result in a total of a 6-bedroom residential dwelling. The wetland area in that lot is located in front of the water near the retaining wall area. The Commission reviewed the plans and Mr. Chairman made a **motion to approve the plans for the addition and renovation of the main house, as a 6-bedroom residential home**, seconded by Commissioner Ellis, unanimously.

Discuss/Vote: Faraway Martha’s Vineyard – Additional Wastewater flow requested

Mr. George Sourati, Sourati Engineering Group LLC, appeared on behalf of the management team of, The Faraway Martha’s Vineyard hotel, requesting an increase in sewage flows for the 1742 Building, and the Pelican Club outdoor restaurant. The additional sewage flows in the 1742 Building are: 6 additional guest rooms at 110 g/d per guest room, 4 offices to serve the Faraway MV operations, and 26 additional restaurant seats at 35 g/d per seat. The additional sewage flows in the Pelican Club are: 11 additional restaurant seats at 35 g/d per seat. Upon reviewing the plans presented by Mr. Sourati, the Wastewater Commission engaged in a brief discussion. Following this, Commissioner Searle made a **motion to approve the addition of 6 guest rooms, 4 offices for operational purposes, 26 extra seats in the 1742 Building, and 11 seats for the Pelican Club**, seconded by Chairman Morrison,

unanimously.

Other Business:

Facilities Manager's Reports/ Chief Operator

Mr. Rock reported on activities at the treatment plant, noting that the plant was in compliance with its permit, normal activities were ongoing and the plant water system and screw press projects were on-schedule. Mr. Burke also stated that the discussions held earlier in the meeting with Ian Catlow satisfied his concerns as regards to being Facility Manager.

Financial Report

In the "FY25 Operating Budget Expenditures as of September 10th" report, Admin Assistant Zghibarta highlighted the \$145,000 in "surplus unspent" Expenditures funds. Additionally, she discussed the new accounts being added in the system and presented a new report on drain count holders.

APPROVAL OF MINUTES.

On a motion by Chairman Morrison, seconded by Commissioner Searle, the **Minutes of the Regular Meeting of July 18, 2024** were approved unanimously by voice vote. On a motion by Chairman Morrison, seconded by Commissioner Searle, the **Minutes of the Regular Meeting of August 29, 2024** were approved unanimously by voice vote.

ADJOURNMENT

There being no further business, the Chairman made a motion to adjourn the Regular Meeting, which Commissioner Ellis seconded; the motion carried. The Regular Meeting adjourned at 4:00 p.m.

Respectfully submitted,
Cristina Zghibarta
Department Assistant

APPROVED:
BOARD OF WASTE WATER COMMISSIONERS
TOWN OF EDGARTOWN

Walter A. Morrison, Chairman

Scott Ellis, Commissioner

Glen S. Searle, Commissioner