

Edgartown Board of Health
Minutes of August 13, 2019

Harold T. Zadeh

E. Garrett Orazem, DMD

The meeting was called to order at 6:15PM. Payrolls and permits were signed. Bills listed for payment were authorized by the Board. A motion was made and duly seconded all in favor to re-appoint Thomas Pierce as the BOH representative to the MVRD for a two year term.

Correspondence: listed was discussed by the Board for: The Blvd Realty Trust, Comm. of Mass/DPH Vibrio case, Zoning violation for 55 Tenth St, C. Buehler and an insurance claim received for property located a # 258 Ed/Vh Rd. owned by Dr. McNulty. **Con/Com:** Traves/ Cow Bay bedroom additional, # 38 Great Plains add pool with cabana and # 81 Plantingfield Way guest house. **ZBA notices** were for Black Cap Trust new dwelling and pool # 26 Bayside, J. Villa at # 32 & 38 Clay Pit Rd and J. Blum's request for a swimming pool at # 99 Cooke Street.

At 6:20PM. Chris Alley was present to request a variance from BOH Rules and Regulations and Title V: Coastal District for the upgrade of two cesspools at Map # 12B, Lot # 133 # 10 Fowler Lane, Cutler/Purdy. Plans were displayed to the Board which listed relief from construction of a leaching field 157 feet from Sengekontacket Pond (200 feet required). Title V variance is to construct a leaching field 126 feet from a well on Parcel # 134, Map 12B (Title V requires 100 feet). No reserve area is designed. A MicroFast Unit will be installed based upon the high groundwater location. The locus parcel will tie into town water with only one of the effected abutters (12B, Lot 134) currently has an on-site well. Mention was made to the terms of the approval for the MicroFast unit with standard testing and maintenance contract required. As the property is schedule to change hands to Purdy, no new deed restricted space will be allowed. At this time a motion was made and duly seconded all in favor of the request as the applicant has proven the same degree of environmental protection has been achieved without strict application of the particular provision.

At 6:35PM Cliff Freedman property owner of # 45 Hamblin Way was present along with C. Decker architect, Mike Joyce and Chris Alley. Ms. Polly Bassett sent a letter in support of Mr. Freedman's proposal. Mr. Freedman displayed plans to the Board based upon a referral by Agent Poole to come before the Board for review of his proposed two story garage with finished space on the first floor of the garage as a "central laundry" to serve the three single family dwellings listed as # 37 Hamblin Way, # 46 Clay Pit Rd. and # 54 Clay Pit Rd. which he currently rents as vacation homes. The central laundry area with have a half bath for use by his housekeeper with a second floor "Loft" space would also have a half bath. Mr. Freedman discussed the extent of his vast art collection from the south western part of the country. He would like to re-locate full time to the island as he has been a seasonal resident for over forty year. The art work would be displayed for viewing by his friends and family in the loft space. Mr. Freedman elaborated on the type of washer and dryer he has for use to maintain the towels and linens associated with the rental units. He added each home is equipped with a washer and dryer for tenant use. Agent Poole did suggested to Mr. Freedman early in the conversations regarding permits for the garage space that his request to connect the new garage to the existing system at his home #45 Hamblin be examined which it was and deemed failed by the engineer Chris Alley. DWPermit # 43/2019 was submitted to the Agent for review in early July for his existing home with three bedrooms and will include the proposed studio above the garage for a total of 440 gallons per day. Chair Zadeh indicated the Board's concerns for the finished space and how it may be utilized by future owners and reminded Mr. Freeman his lots are all located within the Lily Pond well area. The lots today if vacant would not be

entitled to the 10 plus bedrooms. Mention was made to the draft deed restriction submitted for the studio space and how to reassure the Board of any extra flow associated with the garage space. Mr. Freedman added his equipment uses minimal water with less drying time and he is willing to meter the washing machine to verify water used. Chair. Zadeh inquired to the plans which include a full basement for the garage and what use he has for space. Mr. Freedman stated he will use the area for storage of the rental house outside furniture and other seasonal equipment and it will not be finished space in any manner. Chair Zadeh inquired to sheetrock, heat of plumbing to which Mr. Freedman replied no. After further discussion by the Board members a motion was made and duly seconded in favor with the following conditions. The deed restriction submitted will be modified to reflect the studio space will be non-sleeping along with the metering of the washing machine for flow and there will be no finished space in the basement. The group thanked the Board and left the meeting at 7:25PM.

There being no further business before the Board the meeting was adjourned.

Respectfully submitted,
Janet Anthony-Hathaway, Assistant

Approved on: 9/24/2019

Harold T. Zadeh, Chair.

E. Garrett Orazem, DMD