

Edgartown Board of Health  
Minutes of December 23, 2013

Harold T. Zadeh, Chair.

Kathie N. Case

The meeting was called to order at 9:00AM. Permits were signed. R. Barbini, PE was present at this time to discuss DWP # 83/2013 submitted previously for M. Landew/Warren at # 14 Mattakesett Way. Mr. Barbini explained to the Board the location of groundwater and the separations necessary in all areas below the 20 foot contour. He added a perc tests can only be conducted in the months of April and May as required by the BOH. If groundwater determinations are done in any other month, a seven foot vertical separation must be provided. Mention was made to an existing condominium association document which would place responsibility of the management of the system on the two owners. This is part of the condo management associated with Mattakesett Properties. Mr. Barbini inquired to the need for advance treatment on a pre-existing property which was permitted under Title V. Chair Zadeh stated treatment is necessary based upon the number of bedrooms and the lot size. At this time a motion was made all voting in favor to approve DWPermit # 83/2013 as an upgrade to a failed system. Mt. Barbini thanked the Board and left the meeting at 9:15am.

**NEW Business**

At this time Richard Binder Real estate agent and Stephen Kelly were before the Board for plan review and a request to finish off a second floor area of an existing garage as and office with a half bath for property owners at # 9 Motick Trail. Plans were displayed to the Board along with a copy of a draft deed restriction calling out the space as non-sleeping. Chair. Zadeh inquired to the slope of the roof and if there is adequate head room in the bathroom. Mr. Kelly stated there is sufficient head room for the half bath but it would not accommodate a full bath with a shower. At this time a motion was made and duly second all in favor of the finished room with half bath and a recorded deed restriction. Mr. Binder and Mr. Kelly thanked the Board and left the meeting at this time.

**Old Business**

Agent Poole provided the Board with information regarding a failed on-site septic system for property owner R. Kuser on Katama Drive. A plan for repair was submitted for the existing two structures on the half acre lot located in the Katama District. As part of the review it was determined at a site visit that the permitted detached bedroom is a 1200 square foot guest house. The work was permitted in 1999 prior to the detached bedroom by-law and limitations, no guest houses are permitted in the Katama area based upon BOH regulations. The Board discussed the process for the septic approval as both dwellings are occupied. Agent Poole will work with the septic installer for a timely repair over the next few days. He will discuss possible zoning violations with the Building Inspector and return to the Board at a later date.

There being no further business before the Board, the meeting was adjourned at 9:45am.

Respectfully submitted,  
Janet A. Hathaway, Assistant  
Approved on: \_\_\_\_\_

Harold T. Zadeh, Chair.

Kathie N. Case