



Town of Oak Bluffs
Board of Health
P.O. Box 1327
Oak Bluffs, MA 02557
508-693-3554 Ext. 127

William White
Chairman

James Butterick
Thomas Zinno
Board Members

Meegan Lancaster
Health Agent

BOARD OF HEALTH
January 12, 2021 – MINUTES

Members Present: William White, James Butterick, Thomas Zinno

Others Present: Meegan Lancaster, Garrett Albiston, Lorna Welch, Chris Alley

Chairman White called the meeting to order at 10:00 am.

APPOINTMENTS:

- Chris Alley – Credit land potential in Coastal District

Mr. Alley stated that he actually wanted to discuss credit land potential in the Lagoon Pond DCPC as the Coastal district does not have a land area per bedroom requirement like Zone 2 and the Lagoon Pond DCPC. He had someone who owns a property in the Lagoon Pond district ask him recently weather the BOH has ever entertained the concept of credit land within this district similar to what we have done in the past within Zone 2. The Lagoon Pond district regulations are 15,000 sq. ft. per bedroom.

Mr. White asked the Health Agent from a technical point of view if this was something that they should or could entertain. Ms. Lancaster replied that it makes sense but the nitrogen regulations are also still in discussion for Lagoon Pond district. This consideration would have to be looped into that discussion.

Mr. Alley showed the Board the location of the property owner who inquired about this possible scenario and the other property that he would consider purchasing. He would put a deed restriction on that lot and be able to use that bedroom count on his existing home but adding a detached bedroom to the property. Mr. Alley pointed out that this would mean there would be one less house on that street which means less wastewater. If the Board would entertain the idea they will come back with an in depth proposal for this specific case.

Mr. White asked the Board if they were open to this concept. Mr. Butterick replied yes, it is worth looking at. Mr. Zinno being familiar with the property stated that it wasn't a bad alternative and asked if the homeowner would be willing to put in an enhanced system. Mr. Alley replied that the homeowner was willing to do that. Mr. White stated that the Board is in agreement to entertain this potential plan when it is submitted and will review in more detail at that time.

APPROVAL OF MINUTES:

- November 10, 2020 - Approved
- November 24, 2020 - Approved

BOARD MEMBER DISCUSSION:

- Septic Applications – Revision fees

Ms. Lancaster postponed this discussion and would like to come back and do all the fees at once instead of one at a time.

- Tisbury Revised Draft – I/A Regulations

Ms. Lancaster reviewed this document and thinks the whole thing has to fold into the Lagoon Pond and the Sengekontacket regulations that we have and all work together. She has had discussions with Mr. Albison about this and stated that his background is in environmental science. Also he worked for the Shellfish Dept. and was a wastewater operator so he is very knowledgeable about this. She feels they need to be mindful of the fact that there is approximately 213 parcels of undeveloped land in the Lagoon DCPC and many of the those parcels are sub dividable into smaller lots. There are many issues to consider like land use, lot size, bedroom counts, nitrogen in the pond and storm water run-off. Ms. Lancaster stated that this has been on the top of our list of things to get done and now we have more manpower to make it happen.

Mr. Butterick stated that Michael Loberg is the principal author of these revisions and he would like to get Oak Bluffs up to the same speed as Tisbury with these regulations.

There was further discussion about the concern of endorsing one type of system. Ms. Lancaster feels that writing a regulation for technology that doesn't have general use approval is a fool hardy endeavor. Mr. Zinno stated that they do not want to endorse one type of system and suggested having a joint Zoom meeting with Tisbury to discuss the technologies. Ms. Lancaster stated that it's key to not only utilize the I/A technology but you have to use it in conjunction with limiting the intensity of use otherwise in 20 years we will be back in the same situation. She would like to research all these parcels (which would be a slow, time consuming process but can be done), taking the underlying lots and figuring out what can actually be done with them (which is a critical piece of information) because she does not want to change regulations blindly.

AGENTS UPDATE:

- COVID

Mr. Butterick stated he had his first Moderna shot last week. He will get is second shot the first week in February.

Ms. Lancaster's updates:

- Windemere is getting the vaccines today. The State is coming down to do that as they are taking charge of all nursing homes and long term care facilities.
- The hospital is likely going to be the official depot for vaccinations.
- DPH has made it abundantly clear that although they are supplying the kits in terms of PPE and syringes the local Boards of Health will be called upon for staffing all vaccination clinics all the way through phase 3 which is probably going to go through June or possibly into the summer.

- A question has been raised and not answered as of yet as to how to deal with when the summer population increases in May and June and how we get the year round residents vaccinated.
- There are two variants; the UK and South African variant. The RO (infectious rate of transmission) for the UK variant is estimated to be 1.4 to 1.7 times that of the predecessor so not necessarily more harmful to those who are infected but the potential for spreading is greater. The RO hasn't been calculated completely for the South African variant.
- The State has not figured out yet how the distribution is going to work for the non-essential health care sectors at this time.
- She is looking into an online program that would keep track of all vaccinations.
- The first responder clinics are starting on Friday at the hospital.
- The schools are starting next week.
- We had a large numbers of cases last week from household clusters.

Mr. White brought up a situation where he had a resident ask him about needing a pump out and the pumper they contacted couldn't do it because of the situation with Edgartown Wastewater Facility not accepting septage. Ms. Lancaster stated that there are only a couple of pumpers are in operation at this time because they have frack tanks where they can transfer to and then ship waste off island. There were some conversations in the fall about putting a transfer location up at the Wastewater Dept. for Oak Bluffs residents. She suggested that we possibly have a "pumping season" to accommodate the wastewater facility.

Mr. Butterick received a call from a mom whose child is in the high school and she was unhappy with the lack of testing and concerned about sending her child back and was wondering if the Board of Health was going to take a stand on it. He stated that he thought they had adopted a testing plan for the teachers. Ms. Lancaster stated that they talked about it at the Health and Safety meeting on Friday but she was not there. Mr. Albiston stated that the teachers were tested last week and they are getting tested again today. They are starting the random pool testing for students tonight and they will be bringing in their tests either tomorrow morning or the next morning for the first round. That is a third of the school at least for the Oak Bluffs Elementary School.

Mr. White thanked Meegan for what she has done to this point and Garrett for coming onboard and that they appreciate him.

Mr. Butterick made a motion to adjourn. All in favor.

Respectfully submitted by Lorna Welch, Administrative Assistant