



Town of Oak Bluffs
Board of Health
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William White
Chairman

James Butterick
Thomas Zinno
Board Members

Meegan Lancaster
Health Agent

BOARD OF HEALTH MEETING January 15, 2019 – MINUTES

Members Present: William White, James Butterick, Thomas Zinno

Others Present: Meegan Lancaster, Lorna Welch, Cody Coutinho, Primo Lombardi

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

APPOINTMENTS:

- **Reid Silva – 50 Brush Pond – M 7 P 21 - variances for septic**
 - **Title V variance request(s):**
 - 1) **Leaching area to property line separation; 10' required – 6' & 7' proposed**
 - 2) **Septic tank to property line separation; 10' required – 4' proposed**
 - 3) **Septic tank to slab foundation; 10' required – 5' proposed**

Mr. Couhtino explained that this is an existing 2 bedroom house and the property owner would like to go to a 3 bedroom house. It currently has a 1000 gallon septic tank into a gravel bed. They are looking to replace the gravel bed with a 3 bedroom leaching facility and a MicroFast denitrifying tank so the net denitrification is down to 1.5 bedrooms. Ms. Lancaster stated that she did a walk-through and confirmed that it is a 2 bedroom. She explained because of some interesting elevations this is the only spot where they can put it and they are keeping out of the Coastal District. She felt it was a reasonable plan for the site. Mr. Zinno made a motion to approve. All in favor.

BOARD MEMBER DISCUSSION:

- **Short Term Rental bill – discussion of BOH role**

Ms. Lancaster explained that the short term rental bill has passed. The registry isn't completed yet and it is not clear which department will be administering the registry. A discussion was had which outlined the various local options available including licensing and registration through the Town. We could also accept the registry from the DOR. Currently we have a State tax of 5.7%. There is a local tax of 6% which is the local option for lodging tax. There is also the 2.75% Cape & Islands wastewater fund. It is not clear we are included in this by default. There is also an option that would go to Town meeting which will be a community impact fee and that would be an additional 3% that could be imposed upon what they are deeming professional operators which would be property owners with 2 or more rental units in a town.

The main potential for BOH involvement is if the local registry and inspection option is taken. The fee for inspection would be paid by the owner or manager of the property. If operators had any outstanding violations (building, electrical, plumbing, mechanical, fire, health, housing, zoning), orders, abatements, cease and desist orders, correction notices then they would not be allowed to have a license until those items were rectified.

The inspectional burden would fall on the BOH and Building Department. There is an estimate of 900 rental properties in town. So the questions are, how do you inspect 900 properties and once you have an inspection what would the frequency of follow up inspections be. Ms. Lancaster went on to note that the OB BOH is the lowest staffed BOH on the island by 30+ hours per week. Mr. White stated that we would have to hire someone additional to take this on. Mr. Zinno stated that we could also tie this into our septic inspection process. Ms. Lancaster mentioned that she had been thinking this could be a tool for public safety in the event of an emergency since the rental season has overlap with the hurricane season. We could potentially require the homeowners who are renting to have "X" amount of water on hand or flashlights, etc. Mr. Zinno agreed that educating the in-season population could be very helpful. This won't happen before this coming season because of town meeting being in the fall so we have time to see how other resort communities approach this.

APPROVAL OF MINUTES:

- **November 20, 2018** - Approved
- **December 11, 2018** - Approved

AGENT UPDATES:

- **2018 Summary**

Ms. Lancaster updated the Board on our numbers for 2018.

Pump-out Permits sold: 325

Septic Inspections performed: 81

Perc Tests performed: 72

Walk Through for CO performed: 31

Walk Through for bedroom count verification performed: 23

Septic Construction Permit Applications reviewed: 101

Building Permit Applications reviewed: 352

Septic Inspection Reports reviewed: 81

Phone and walk-in information requests: 880

Well Permit Applications reviewed: 2

- **Island Health Care - Proposal for integrated public health collaborative**

Ms. Lancaster explained that this is a data collection exercise to determine what is actually needed from all of the stake holders. Mr. Butterick questioned if this was something already being done. He stated that hospitals are supposed to do this type of community health needs assessment. When he was at Cape Cod Healthcare, they were very serious about this and the one they do here is not. He feels that if she has a grant to do it that is fine but he doesn't think we should have duplicated services. The DPH also has grant money that is available to support interns.

- **Other Items**

Mr. White asked about the State inspection Report for the Town Hall. Ms. Lancaster responded that the report shows that we have a poorly maintained, neglected, shoddily repaired old building. There are multiple leaks and multiple items that are not up to code. The difficulty in resolving the issues is that there is no clear path because we don't know if we are staying in this building or not. Until that is sorted out it's difficult to determine how to move forward and prioritize what needs to be done. The person who conducted the inspection has 20 years' experience and was exceedingly thorough and very informative. He had a series of recommendations most of which stem from deferred maintenance. An example of which are the missing downspouts which could be why there is a moisture issue downstairs. There are a lot of simple things that can be done to make improvements.

She stated she has seen every square inch of the building which was very eye opening as to how poorly it has been taken care of. One good thing that came out of it is that a lot of the concerns the employees had like air quality and safety were addressed. There are not any imminent health risks, mostly repair/maintenance/replacement for most of the items on the list. She is hoping to go through the list with Bob and Richie and prioritize the items that need to be fixed.

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

Respectfully submitted by Lorna Welch, Administrative Assistant.

DOCUMENT(S):

- 1) Septic Construction Permit Application and Plan for 50 Brush Pond Road, M 7 P 21
- 2) DPH Town Hall Inspection Report
- 3) Island Integrated Public Health Collaborative Proposal