

TOWN OF OAK BLUFFS WASTEWATER COMMISSION

MINUTES
February 21, 2018

The meeting was called to order at 2:30 PM.

Members present: Commissioner Gail Barmakian, Commissioner Hans von Steiger and Commissioner Bill Alwardt

Others present: Jim Monteith, Lisa Merritt, Kelley Morris, CJ Rivard, Brandon Smith, Bill Monka, Rick Presbrey and George Sourati

I. REVIEW MINUTES OF JANUARY 3, 2018

Bill Alwardt made a motion to approve the minutes as written. Gail Barmakian gave a second to the motion. All votes in favor of the motion.

II. MVCMA: FLOW REQUEST FOR ON SITE RESTROOMS

CJ Rivard, representing the MV Campmeeting Association, said that there is support for the concept of an addition with restrooms for the Tabernacle. Gail Barmakian said that the 2016 plans from the architects show bathrooms without an addition. CJ Rivard said that the plans had to be revised because they found out that they are in the 100 year floodplain. Gail Barmakian asked if these restrooms would be public restrooms. CJ Rivard said that the majority of the people who use the current porta-potties are visitors to the Campgrounds. She also added that the additional part of the building would be for an off-season moisture controlled place for the piano and historic chairs to be stored and a green room for performers. Gail Barmakian asked about large scale events like concerts. CJ Rivard said that the restrooms would be open around 8 AM and closed around 6 or 7 PM and if there was an event it would usually end by 10 PM at which time the restrooms would be closed. Gail Barmakian asked if they are ready right now to start the project and CJ Rivard said no that they are not. Gail Barmakian said that we have limited capacity right now and after the treatment plant expansion in like three, four or five years then it should not be a problem. Bill Alwardt asked if they had looked into alternative systems. Gail Barmakian reiterated that if they could wait until the expansion happens then she didn't see a problem with the request, but it could not be approved at this time.

III. 24 KENNEBEC AVE: CHANGE OF USE & INCREASE FLOW REQUEST

Kelly Morris explained that she would like to put in a 24 seat bar at 24 Kennebec Avenue. Gail Barmakian asked about the flow at the property. Lisa Merritt explained that it was approved for five bedrooms when it tied in to the Town

wastewater system in 2002. Gail Barmakian asked if food would be served. Kelley Morris explained that it would be just cold cut meats and veggie type platters. Gail Barmakian asked how this translated in terms of flow. Jim Monteith said that according to Title V if it is viewed as a tavern then it would be 20 gpd per seat which would amount to 480 gallons of flow per day. They currently have 200 gpd of retail space plus three bedrooms on the second floor for 210 gallons for a total of 410 gallons. The 480 gallons (24 seats times 20 gpd) for the restaurant would bring the new total to 890 gallons per day and they were approved originally for 350 gallons per day so that the request totals 540 gallons per day increase. Gail Barmakian said that this is a big jump in flow. Gail Barmakian said that if you took away the retail space and possibly bedrooms then that could translate into flow for seats for a bar. Gail Barmakian said that it is all a numbers game. Kelley Morris said no that she could not take away the retail. Hans von Steiger said that we can discuss this all night long and called for a motion. Gail Barmakian made a motion to deny the request. Bill Alwardt gave a second to the motion. All votes in favor of the motion.

IV. 12 GREENLEAF AVE: INCREASE IN FLOW REQUEST

George Sourati said that the Commissioners in August 2015 approved a four bedroom new construction to replace a three bedroom residence which was going to be demolished. The demolition took place and the person looking to purchase the property would like to build a four bedroom residence. Bill Alwardt made a motion to approve four bedrooms for 12 Greenleaf Avenue. Gail Barmakian gave a second to the motion. All votes in favor of the motion.

V. ISLAND ELDERLY HOUSING: DISCUSSION ON TIE-IN

Brandon Smith said that Island Elderly Housing was founded in 1977 and has 165 units in nine developments for low income elderly. He said that the housing is federally funded. He said that because of the projected Island growth among the elderly that they are looking to increase the number of units that they have. He said that they would like to add units to their development on Wing Road and add ninety units behind Community Services off of Edgartown-Vineyard Haven Road. Gail Barmakian said that she did not believe that Wing Road was tied in. Jim Monteith said that it is not tied in. Gail Barmakian said that the Wing Road site is out of the question and that they should talk to the Board of Health about their septic needs. Gail Barmakian asked what kind of time frame they are looking at to do these projects. Brandon Smith said that with these federal programs and the funding it probably won't be ready to build for at least five years and that he just wanted to let wastewater know about their needs. Gail Barmakian asked how many units they are thinking about behind Community Services. Brandon Smith said that they would be looking to add 125 units there. Gail Barmakian asked how that translates to flow. Jim Monteith said that it would translate to 8,750 gallons per day. Bill Alwardt said that was a lot of flow. Gail Barmakian said that when the plant

expansion takes place that it shouldn't be a problem and thanked them for coming in and letting the Board know what their future needs looked like.

VI. FACILITIES MANAGER REPORT

Jim Monteith told the Commissioners that there was a sewer main break on the hospital line the previous Sunday, but it was repaired without any major issues and thankfully it was a warm sunny day in February to have a sewer main break.

Jim Monteith said that he was not sure if everyone new that former Wastewater Commissioner Bob Iadicicco had passed away and he wanted to know if the Commissioners wanted a card and flowers sent from the department. The Commissioners said that they wanted a card and flowers sent and that they all wanted to be able to sign the card.

Jim Monteith informed the Commissioners that he would be on vacation for two weeks beginning on March 7th and said that he was going to Costa Rica and there would be adequate coverage.

VII. COMMISSIONERS REPORT

Hans von Steiger said that he would be leaving Saturday, February 24th for vacation and would be back in May.

Gail Barmakian said that she wanted to let the other members know that Marc Drainville and herself would be going before the planning board and other boards regarding the CWMP and the 20 year plan regarding growth.

Hans von Steiger made a motion to adjourn. Bill Alwardt gave a second to the motion. All votes in favor of the motion. Meeting adjourned at 4:35 PM