



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
March 26, 2019 – MINUTES**

Members Present: William White, Thomas Zinno, James Butterick

Others Present: Meegan Lancaster, Lorna Welch

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

APPOINTMENTS:

- None

BOARD MEMBER DISCUSSION:

- **6 Barling Ave. Map 21 Parcel 51 – Request to reduce testing from 4 times per year to 2 times per year for FAST system with general approval**

Ms. Lancaster stated that this is a sparsely occupied, 3 bedroom year round dwelling. It has a MicroFAST system and has been tested 4 times per year. The tests have consistently come back within the testing parameters and is currently in compliance. When the system was installed 20 years ago it had provisional approval but has since moved into general approval so the homeowner is seeking relief for the testing requirements from 4 tests per year to 2 per year. Mr. Zinno made a motion to approve 2 testing events per year. All in favor.

- **38 Bayview Dr. Map 12 Parcel 59 – Review of denied building application and septic compliance**

Ms. Lancaster denied the building permit application that proposed a full bathroom in the basement with full egress. After speaking with the homeowner she learned that they have 4 bedrooms in the house with a 3 bedroom system which is in Lagoon Pond DCPC. She stated she purchased the house this way and has decided that she doesn't want to do the work in the basement because of the complexity of the septic issues. Ms. Lancaster was trying to find a way to bring her into compliance because she has 4 bedrooms with a 3 bedroom system. She asked the homeowner if she would be amenable to a deed restriction which would limit the room on the first floor as a den. The homeowner was willing to put the deed restriction in place and would no longer use it as a sleeping place. The Board agreed with denying the application and asking for a deed restriction for the current extra bedroom in the house.

APPROVAL OF MINUTES:

- **February 26, 2019 – Postponed - still in editing.**

AGENT UPDATES:

- **Food Code Update Class – March 27, 2019 – 9am – Library Meeting Room**

Ms. Lancaster set up this class for the food establishments to go through the new food code and give summarization of all the new pertinent information.

- **Update on Viewpoint permitting process and discussion of Food Code Pro inspectional software**

Most of the issues with Viewpoint are sorted out. Due to it being close to season we have decided to wait to implement the permitting so there is time to work out any issue that may arise. There is no inspectional module for food inspection in Viewpoint. Ms. Lancaster has found another inspectional product that may work to expedite inspections. It is called Food Code Pro and is already accepted by DPH and built for inspectors in MA. She was given a rough estimate of \$3600 per year for this software for one inspector which would work out to be about \$36 per food establishment. Additionally, there may be a grant available for this software which would allow the department to use it one year for free. She wanted to explore what we can do in the immediate sense to get this implemented and feels this would be a great gateway to the letter grading system.

- **Review of Innovative/Alternative System recording audit**

I/A systems are required per Title IV to be recorded at the Registry of Deeds. A review was conducted of the current I/A systems, Registry of Deeds database and the Barnstable database. The review showed that many are not recorded with addresses or maps and parcels. Ms. Welch went through the list and compiled addresses and maps and parcels for all the properties. She also printed the deeds so that a copy of the restriction is in each of the I/A files. We also learned that 49.1% of the I/A systems are not recorded with the Registry of Deeds at all. All of the systems which were installed within the last 2 years are recorded as the department has been diligent in terms of ensuring that all required steps are completed prior to issuance of a Certificate of Compliance. The plan is to send out letters informing the property owners and supplying the paperwork so they can have their systems registered.

- **Other Discussion**

Ms. Lancaster stated that part-time inspector, John Powers, has tendered his resignation effective immediately. He has decided that he would prefer to be retired. She spoke with Wendy about posting the position for seasonal restaurant inspector. She spoke with Matt Poole and he has had the same position posted for a month and hasn't had a single applicant.

Mr. Butterick spoke about a potential proposal to harbor regulations, written by boaters in Vineyard Haven for people to be able to live on boats year-round. He wasn't sure if this was a BOH issue. Mr. Zinno stated he has been to meetings about this and the OB Harbormaster is not in favor of it. Ms. Lancaster stated that the wastewater component of it would definitely be a BOH issue and was curious if the DEP might want to have input on the project as well.

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

Respectfully submitted by Lorna Welch, Administrative Assistant.

DOCUMENT(S): None