



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
May 7, 2019 – MINUTES**

Members Present: William White, Thomas Zinno, James Butterick

Others Present: Meegan Lancaster, Lorna Welch, Beth Kittila, Charles Thompson

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

APPOINTMENTS:

- **F.P. (Tom) Lee – 74 Grovedale Road Map 28 Parcel 8 – variances for septic**
 - **Title V variance request(s):**
 - 1) Reduction to property line (western); Section 15.405(1)(a): 10' required, 5' provided
 - 2) Reduction of setback of septic tank to foundation wall; Section 15.405(1)(b): 10' required, 5' provided
 - 3) Reduction in leach field size; Section 15.405(1)(c): 595 sf required; 471 sf provided (348 GPD) 25% reduction
 - 4) Reduction in setback to water line (hydrant); Section 15.405(1)(g): 10' required, 9.6' provided

The system at this property is failed and recently overflowed which required the fire department hosing it down. The property is a year-round house and is in Zone II. It has a tank and leaching pit built in 1993. Ms. Lancaster stated the assessors have it listed as 4 bedrooms but the house was built as a 3 bedroom dwelling which surprised her as it is a 5700+ sq. ft. lot in Zone II. Additionally, she has been in the house in response to a complaint and there is a finished basement that has been habitually used as an apartment. She would like to schedule a walk-through of the complete dwelling to establish the bedroom count. Mr. Thompson, who did the Title V inspection and is working with the homeowner through a federal funding program for tribal members to repair septic systems, will facilitate the walk-through with the homeowner. Once the walk-through is complete they may have to re-evaluate the application.

BOARD MEMBER DISCUSSION:

- None

APPROVAL OF MINUTES:

- March 12, 2019 - Approved
- March 26, 2019 - Approved
- April, 23, 2019 - Approved

AGENT UPDATES:

- **Restaurant Pre-Openings**

Ms. Lancaster has completed 33 pre-opening inspections and has about 37 more to do. She had to abandon 3 because they were not ready. There were some early birds, then a lull. It seems like places are opening a bit later in the season this year.

- **Featherstone Project – Addition of dark room**

Ms. Lancaster denied their building application because they are on septic and they are required to put in wastewater holding tanks. The plan has to be engineered and approved due to hazardous waste regulations per Mass DEP. They have contracted with Kent Healy to take the project on.

- **Code update Class**

The Camp regulations have changed so she found some informational materials to give to the camp operators. The changes especially affect the Sailing Camp as the water needs to be tested at the location of the camp. She proposed changing the location of the water draw to the Sailing Camp as using it as a proxy for Medeiros Cove or testing both locations. The Board felt that it made more sense to use the Sailing Camp for the testing site. Ms. Lancaster will talk to DPH to see if we can move our test site from Medeiros Cove to Sailing Camp. If they won't allow it then she will have both locations tested.

- **Other**

Ms. Lancaster received the food code inspection paperwork and the cost will be \$2400 per year. We should be using this by July 1st. The inspections this season so far are going well. She hasn't had to re-visit as many as she thought she would have to. She had a couple of perfect inspections which were Ben & Bills, Cardboard Box and Jimmy Seas. The part time inspector position was posted 2 weeks ago and there was one person who applied but was not qualified. Wendy asked if we should post the position again. Mr. White stated that we should. Mr. White asked that Bob be invited to the next meeting to discuss the staffing issue and compensation for the position. She also has to do the year-round inspections so that will be an additional 22 inspections that are more time consuming. She was hoping to get the inspectional software before July to do these inspections more efficiently. She also has to do camp inspections which are also time consuming, the physical inspection of the facilities and reviewing all their documents. The Chilifest is this weekend which she will be inspecting on Saturday.

Four complaints were received just prior to the meeting regarding the asphalt plant. About two weeks ago a complaint was received from Island Alpaca farm and Ms. Lancaster inspected. She observed a dark plume of smoke hovering over the field and noted that strong odors were present. She contacted the DEP to get input, as she is not very familiar with the mechanizations of asphalt plants. Mr. White suggested looking at the records because this was brought to light at some point in the past.

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

Respectfully submitted by Lorna Welch, Administrative Assistant.

DOCUMENTS: 74 Grovedale Road, Map 28 Parcel 8 – Plan submission