

Board of Health minutes, DRI 352-M4 - High School Athletic Fields

Oak Bluffs Planning Board <planningboard@oakbluffsma.gov>

Thu 7/16/2020 7:55 AM

To: Adam Turner <turner@mvcommission.org>

Cc: Ewell Hopkins (ewellhopkins@mac.com) <ewellhopkins@mac.com>

 1 attachments (277 KB)

BoH minutes June 23 2020.pdf;

Good morning, Adam.

Ewell asked that I forward the minutes from the June 23, 2020 Board of Health meeting as pertains to the High School application (DRI 352-M4). See attached.

Kim Leaird

Administrator to the Planning Board of Oak Bluffs

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William White
Chairman

James Butterick
Thomas Zinno
Board Members

Meegan Lancaster
Health Agent

**BOARD OF HEALTH MEETING
June 23, 2020 – MINUTES**

Members Present: William White, James Butterick, Thomas Zinno

Others Present: Meegan Lancaster, Lorna Welch, Christine Rose, Elizabeth Slaughter, Chris Huntress, Joe Sullivan, Ewell Hopkins

Chairman White called the meeting to order at 10:00 am and introduced Mr. Zinno as the new Vice-chair of the Board of Health.

APPOINTMENTS:

- **George Sourati on behalf of Eulalie M. Lee - 52 Eastville Ave., Map 7 Parcel 119**
 - **To reduce the required distance from the proposed sanitary disposal facility to several neighboring sanitary disposal facilities from 300' down to 74'± (nearest) (Assessor Parcel 7-119.2).**

Mr. Sourati stated that this is a lot on the corner of Eastville Ave. and County Rd. and is under agreement. The property is under agreement and the buyers want to tear down the house which has been uninhabited for years and the garage. The property is considered to be in coastal district and 1673 feet from Lagoon pond. A portion of the property is below contour 10 from sea level which falls under the Coastal District. They are not asking waivers from the Lagoon pond DCPC, but because we're at the edge of the Coastal District all septic systems have to be separated and this is why we're asking for waivers. The neighborhood is all small lots close to each other. They are not asking for a waiver from the high watermark to the septic system, which will be 311 feet away from Brush Pond where 200 feet is the required setback. We meet the five foot ground water separation and are also using a MicroFAST system. Existing house is listed as 3 bedroom and they are doing a 4 bedroom design. Ms. Lancaster stated that the lot slopes from east side to west side so the location where he is proposing is at the contour of 10 so between 10 and 11 so it is as far out as it can be. When she and Mr. Sourati did the perc test he put an observation well at the site to make sure the ground water separation to the system is met. The main reason is an elevation issue and they have done the best to mitigate that by the location of system on the lot.

Ms. Slaughter is an abutter and lives directly across the street from this property. She thought area next to the house was unbuildable. Ms. Lancaster stated that even though it is dilapidated it had already been built on so it would not be considered unbuildable. Ms. Slaughter asked how far away the septic would be to the bike path on County Rd. Ms. Lancaster stated that it would be at the complete opposite corner of the lot, on Eastville Ave.

Mr. Sourati replied that the system will be 130 feet away from County Rd. property line. Ms. Slaughter was concerned that she would be able to see the system coming out of the ground. Mr. Sourati stated that the system will be level with the existing ground level. Mr. Zinno made a motion to approve. All in favor. A roll call vote was also done.

- **Christine Rose – 19 Hampson Ave. – Revisit application for an additional bathroom in basement**

Ms. Rose is requesting to turn a ½ bath into a full bath in the basement. Ms. Lancaster stated that there was a stop work order back in October that work was being done beyond the scope of work on the building permit issued. There was consideration to require a deed restriction for the basement. Mr. Rose explained that there was no other location that would work to construct a bathroom. She was fine with the deed restriction requirement. Ms. Lancaster explained that the deed restriction could be amended if the septic system was upgraded in the future. Mr. Zinno made a motion to allow a 3 bedroom deed restriction to the property. All in favor.

APPROVAL OF MINUTES:

- **June 9, 2020** - Approved

BOARD MEMBER DISCUSSION:

- **MVRHS Stadium Project - 100 Edgartown/VH Rd. - 55-4**

Ms. Lancaster stated that we received a submission from Huntress and Associates. She emailed the board the plan a couple of weeks ago. There would be an overhaul of the athletic facility including a new track, multi-purpose baseball field, softball field, tennis courts, multi-purpose football and soccer fields, 1000 person grandstand and press box, a field house with a concession stand, restrooms for the public and a weight lifting room in the basement. The proposed daily flow is 3500 gallons with a tight tank. The design requirement per Title V would be a 17,500 gallon tight tank and pursuant to Title V would have an alarm level at 10,500 gallons.

The documents submitted to planning board entail other future usage of property for other soccer programs. You generally cannot use a tight tank as a default septic system. Her concern is that the field house would be used for 9 months out of the year and not in use in Dec., Jan., Feb. Seasonal use is defined as 6 months. The scope of this project exceeds seasonal use.

Mr. Huntress who is the project landscape architect stated that this was the first time hearing of that. They have submitted the plans to The Martha's Vineyard Commission (MVC), the Planning Board and the Wastewater Commission and they would not allow them to tie into the town sewer because of capacity issues. Mr. White asked if the Wastewater Dept. had that authority to not install a septic system. Ms. Lancaster explained that DPH would not want to see a septic installed on a designated sewer property. Their long term intent is to tie into town sewer which is about three to four years out and he will have to go back to the owners about the seasonal issue. Ms. Lancaster stated that earlier in the month she emailed Mr. Huntress and mentioned to him about the code citation 15.261c for Title V and his response was that the facility would be shut down for Dec., Jan., and Feb. Her other concerns included the weight lifting room being used year round and the pumping fees of the tight tank and where that funding would come from for maintenance. Mr. Sullivan stated that they are making budget allowances for tight tank pumping. It is supposed to be a

temporary solution for town's sewage issues. If the BOH imposed a 6 month only usage then they would have to abide by that as it is their only solution. There was further discussion about usage of facility.

Ms. Lancaster asked about summer camps using this facility. Mr. Huntress said that they use the bathrooms in the high school which are on town sewer. He will need to go back to the owner regarding the six month usage. Ms. Lancaster asked about the potential users of field and when would those leagues be hosted by the high school. Mr. Huntress said they have not approved those users yet. Ms. Lancaster stated that currently the Edgartown Wastewater facility won't take any septage from other towns so what other provisions would they make if that happens again in the future. Mr. Huntress stated that he will look into that. Mr. Butterick asked how often they would need to pump out 10,000 gallons. Mr. Huntress replied once per month so six times per year. Mr. Zinno asked what will be included in the tight tank usage which was bathrooms in field house, concession (heat and serve), no showers. Ms. Lancaster asked if there will there be a change in the amount of events being held there. Mr. Huntress replied that it is designed to handle current use. Ms. Lancaster asked what the mechanism would be to make sure the funding will be there to maintain this type of system. Mr. Huntress replied that it will be built with 100 % private funds and he will ask the owner how they plan to fund the pumping for the three to four years they have to wait to get on town sewer. The concerns of seasonality, on-going pumping and assuring that there will be a place for it to go if Edgartown cannot accommodate them for some reason. Mr. Huntress will address those concerns and get back to the Board.

- **Passenger Limits on VTA transportation**

Ms. Lancaster stated there is increasing concern about limiting the amount of passengers on the busses. Masks are required but there is still concern about having that many people in an enclosed space. The island health agents have been discussing this and Aquinnah has asked the VTA to reduce the amount of passengers allowed. They are currently running at full capacity. The MBTA is reducing ridership so it makes sense for the island to do the same. The Edgartown BOH is meeting tonight and will discuss. Mr. White would like to see what the other towns want to do. Mr. Butterick is supportive of a restriction.

AGENT / ADMINISTRATION UPDATES:

- **Testing site**

Over 1500 tests done to date. There is still a bit of bottleneaking with appointments. One of the health agents called to make appointment and was on hold for 45 minutes. People are getting frustrated about being on hold for so long. They have the ability to do 160 to 180 tests per day and want to expand to that capacity. It is a reasonably quick process to get through. They got their third positive test result so that indicates that it is still around. More seasonal people are coming through the test site. Mr. Butterick made his appointment and it only took one minute.

- **Downtown compliance**

Ms. Lancaster stated that the printer ran out of materials for the signage so more signage will be coming. She was there on Saturday and Sunday and said it went well and compliance was better than the previous weekend. There were fewer people there in general. Signage was very valuable because it made it abundantly clear what was expected. The six ft. distance is impossible to maintain. Some communities have

enacted a mask requirement no matter the distance. The OBA did a really good job with signage but having mask ambassadors would be very helpful. There is still discussion among island health agents about having a mask requirement in certain areas. The enforcement starts with education, asking people to comply. We need volunteer groups or concerned citizens walk around to ask people to wear face coverings. It comes down to personal responsibility. It is not feasible to chase people down and there will be certain people who will not comply.

Ms. Lancaster stated that Public Health Agents across the country are resigning because of personal threats. Ms. Lancaster is the only person who can legally write a ticket and she cannot work seven days a week for much longer. There is still a hiring process and training process for the assistant Health Agent so she will not have help for another few months.

Mr. Ewell said the Highway Dept. is doing an amazing job with compliance at the transfer station.

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

Respectfully submitted by Lorna Welch, Administrative Assistant.