



Town of Oak Bluffs
Board of Health
P.O. Box 1327
Oak Bluffs, MA 02557
508-693-3554 Ext. 127

William White
Chair

James Butterick
Thomas Zinno
Board Members

Garrett Albiston
Health Agent

Alexa Arieta
Assistant Health Agent

BOARD OF HEALTH MEETING MINUTES

August 15, 2023 – 10:00 AM

In accordance with Governor Healey's extension of the temporary provisions of the Open Meeting Law, this meeting was held virtually.

Members Present: William White, Thomas Zinno

Members Absent: James Butterick

Others Present: Garrett Albiston, Alexa Arieta, Rose Cogliano

Chair White opened the meeting at 10:01 AM.

APPOINTMENTS

- **Non-Compliant Innovative Alternative Systems – Show Cause**
 - Taylor – 10 Paddock Rd. – M 35 P 79
 - Smith – 18 Canonicus Ave. – M 18 P 20

Mr. Albiston explains that these properties are in noncompliance with their IA systems. After many attempts to contact, they have failed to address. Mr. Albiston suggests that we discuss fines at the next meeting. Mr. Zinno suggests we contact the homeowner association for Paddock.

- **Rose Cogliano – 6 Pitch Pine Lane M 28 P 2.62**
 - Homeowner request to address the board regarding building permit application.

Looking for assistance on how to move forward with her building permit application for the garage apartment. She states she has a living room in the basement and another room that does not meet the criteria of a bedroom.

Mr. Albiston states that she is already in violation and until these issues are addressed, we cannot sign off on the building permit. Ms. Arieta did a walk through in June and confirmed four rooms that meet the criteria of a bedroom, per Title V.

Ms. Cogliano states that the basement existed when the home was purchased, and that the large room does not afford privacy, as you need to go to the laundry facilities and mechanicals through this room.

Ms. Arieta explains the layout and the walkthrough that she completed.

Mr. Albiston states that one bedroom must be removed and this work must be done prior to signing off on the building permit for the garage apartment.

Ms. Cogliano requests she can keep the basement accommodation while construction is happening.

Mr. Albiston reminds the board that it would be illegal of this department to sign this building permit while the property is in current violation. It is a violation of Title V. Mr. Albiston states that they must come into compliance with only 3 bedrooms prior to signing off on the building permit for the new building. Once the new garage apartment is completed then the basement space will need to come into compliance meaning creating one open space and changing the full bath to a half bath.

DISCUSSION

- Potential of imposing fines on septic installers who do not pick up their permits.
 - BOH has a policy for fines for installers that do not pick up their permits for installation. Mr. Albiston suggests changing this policy into a regulation. It is important installers pick up the plans and permit from the BOH, to ensure they have the most recent and approved plan. Is a \$200 fine stiff enough for this? Mr. Albiston states yes. We will schedule a hearing and publish and vote on it as a board.

APPROVAL OF MINUTES

- July 18, 2023-not voted on.

Mr. Zinno made a motion to adjourn the meeting at 10:38 AM. Adjourned 2-0.

Respectfully submitted by Alexa Arieta, Assistant Health Agent