



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

October 17, 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, James Butterick, Thomas Zinno

Others Present: Garrett Albiston, Alexa Arieta, Lorna Welch, George Sourati, Deon Thomas

Mr. White called the meeting to order at 10:05 AM.

### APPOINTMENTS

- **George Sourati on behalf of Deon and Emily Thomas – 167 New York Ave., Map 4, Parcel 33**

#### 1) Variance Request:

- To reduce the required distance from a soil absorption system to property lines from 10' down to 5' (assessor parcels 4-32 and 4-34).
- To reduce the required distance from a soil absorption system to a cellar wall from 20' down to 17'±.
- To reduce the required distance from a soil absorption system to a crawl space wall from 20' down to 11'±.
- To reduce the required distance from a soil absorption system to a slab foundation from 10' down to 4'±.
- To reduce the required distance from a septic tank to a cellar wall from 10' down to 7'±.
- To reduce the required distance from a septic tank to a crawl space wall from 10' down to 6'±.
- To reduce the required distance from a septic tank to slab foundations from 10' down to 5'± and 8'±.
- To allow the reduction of the required subsurface disposal area by 20.8% from 550 gallons per day down to 436 gallons per day.

George Sourati shares his screen. New owners upgrading from two existing cesspools. Variances requested based on the size of the lot. Mr. Sourati explains each variance request. Mr. Zinno asks why the leaching trench cannot be made longer. Mr. White asks for Mr. Albiston's opinion. Mr. Albiston states he would like to see a larger leaching capacity installed to remove the variance for that. Mr. Butterick asks if this is an IA system. Mr. Sourati confirms no. Mr. Zinno asks about the proximity to neighboring leaching facilities, which are not outlined. Mr. Sourati would like to keep the 5' setback from the property lines. Mr. Zinno asks if the neighbor's house has cesspools or a leaching field. Mr. Albiston states we did not look at neighboring property files. Mr. Albiston states he would be comfortable with another row of infiltrators, even if it decreases the distances from the foundation.

Mr. Zinno makes a motion to approve the application, with the additional conditions requested; the increased leaching field to accommodate all 5 bedrooms, and a barrier on the leaching field. Mr. Butterick seconds. Approved 3-0.

- **Brush, Flanders & Moriarty on behalf of Rose Cogliano – 6 Pitch Pine Lane, M 28 P 2.62**
  - Request to address the board regarding building permit application and bedroom count by the BOH – Continued from last meeting.

Continued to October 31.

#### **APPROVAL OF MINUTES**

- August 15, 2023
  - Mr. Zinno makes a motion to approve. Mr. White seconds. Approved 2-0. Mr. Butterick abstained because he was not present at that meeting.

#### **Agent Updates**

Mr. Albiston states he has 5 applications for the Grant application.

Mr. Zinno asks if we will be requiring those receiving the grant are year-round residents and not renting their homes out. He would like to implement a 30-day rental timeframe so that these are not summer rentals, with homeowners receiving rental income. Mr. Albiston states that they must sign an affidavit, and that their tax status must be that they are a year-round resident.

Mr. Zinno asks about the court case with the Planning Board for the Turf Field. Mr. Albiston states that he knows there is talk of moving the Turf Field to a new location, and while that would be ok for the Planning Board, it would likely not be ok for the Board of Health. Mr. Butterick states he doesn't think there is any need for BOH to intervene until the project is completed with the Planning Board.

Mr. Butterick makes a motion to adjourn. Mr. Zinno seconds. Adjourned 3-0.

Respectfully submitted by Alexa Arieta, Assistant Health Agent.