



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

William White
Chairman

James Butterick
Thomas Zinno
Board Members

Garrett Albiston
Health Agent

Alexa Arieta
Assistant Health Agent

**BOARD OF HEALTH MEETING MINUTES
October 18, 2022 – 10:00 AM**

**In accordance with Governor Bakers emergency modification of the Open Meeting Law
this meeting will be held virtually.**

Members Present: William White, Thomas Zinno, James Butterick

Others Present: Garrett Albiston, Alexa Arieta, Lorna Welch, Robert Gaffey, Maura McGroarty, George Sourati, Phil Cordella, Anastasia, Rudenko Katherine Gaffey, Kathy Talvitie

Chairperson calls the meeting to order at 10:03AM.

APPOINTMENTS

- **George Sourati on behalf of Miriam C. Gordon, et al – 66 Canonicus Ave., Map 17, Parcel 40**
 - Variance Request:
 - 1) To reduce the required vertical separation distance between the bottom of the soil absorption system and the high groundwater from 5' down to 4'.
 - 2) To allow the construction of a one-bedroom soil absorption system on 10,000± square feet of land area.

Mr Albiston reminds the board that this project needs to go to the Conservation Commission, and in the past an application has gone to Concom first.

Mr Sourati is here to present the plan. He shares his screen. This is an upgrade from a cesspool serving a one bedroom home. The proposal is for a new septic tank, a Nitro tank, a pump chamber (to pump uphill), and a leaching field. The leaching field is being elevated to 9', while the street is at 8'. There is a 40 MIL polyethylene membrane to be installed around the field to prevent breakout from the leaching field into the wetlands.

Mr Zinno asks if this membrane has the potential to breakdown over time. Mr Sourati says no. It has a long life span and should last over 100 years.

Mr White states that the cesspool is in groundwater, and that an upgrade is necessary.

Bob Gaffey is a direct abutter. He has a couple of concerns with the design. He is concerned with the water flow and the catch basin. (Catch basin is on plan) It is below street level by about 2'. This connects to another catch basin further down the street (in front of his house). Is this catch basin going to catch more flow as a result of his project, particularly because there are a number of trees being removed. Is it possible to keep some of these trees, and move the field closer to the house?

Mr Sourati recognizes the concerns, but says those are not within the jurisdiction of the board of health. If there is a drainage problem on a town road, the highway dept should be contacted.

Mr Sourati also explains that the leaching field is set at 26' from the catch basin, while Title V requires a 25' setback. He states that they are keeping the leaching field where it is in the event that a new owner who might want to rebuild the home.

Mr Butterick states that something needs to be done. A cesspool within groundwater is a problem and needs to be remedied.

Mr Gaffey asks how far this needs to be from the wetlands. Mr Sourati states the Title V states a leaching field needs to be 50' from the wetlands. This is placed at 51'.

Maura McGroarty asks if they can come to an agreement and move the field a bit closer to the house.

Owner Kathy Talvitie states the house has been removed from the market and she hopes to keep as many trees as possible.

Mr Butterick Makes a motion to approve the variance requests. Mr Zinno seconds. Approved 3-0.

BOARD MEMBER DISCUSSION

- Discussion of regulation requiring the installation of IA systems for all new construction or system upgrades within 500' of any salt ponds within the Town of Oak Bluffs.

Mr White states he has read the proposed regulation, as well as the regulation for the Town of Tisbury, and is in favor. Mr Zinno says that it needs to be refined in terms of conditions. Mr Albiston reminds the board that this is essentially a stop gap before the CWMP regulations and state regulations come out. He asks if the harbor should be included.

Anastasia Rudenko is an engineer working with the CWMP. She states that they think the recommendations for sewerage and IA systems will be made available in about a month. She also states that the CWMP, at this time, is not looking to add regulations in the harbor area, only Lagoon Pond and Sengekontacket.

Based on Anastasia's feedback, Mr Albiston thinks we should wait until we have their feedback before finalizing this regulation. To put in a regulation to require IA systems in an area that may end of being recommended for sewer is counterproductive and not fair to property owners.

APPROVAL OF MINUTES

- March 8, 2022
- March 22, 2022
- March 29, 2022
- August 9, 2022
- September 13, 2022

Mr Zinno makes a motion to approve all sets of minutes. James Butterick seconds. Approved 3-0.

Maura McGroarty asks about the regulation in relation to sunset lake. Mr Albiston states that most of the properties around Sunset Lake are already on the Town Sewer system.

Mr Butterick makes a motion to adjourn the meeting at 10:51 AM. Mr Zinno Seconds. Adjourned 3-0.