

TOWN OF AQUINNAH

BOARD OF HEALTH

955 State Road, Aquinnah, Massachusetts 02535
(508) 645-2309 - Fax (508) 645-7884 - E-Mail: healthagent@aquinnah-ma.gov

Minutes

Thursday, August 30th, 2018
Aquinnah Town Hall, 6pm

Present: James Glavin and Sarah Saltonstall

Absents: Juli Vanderhoop

Also Present: Cody Coutinho, Beverly Wright, Gardener Brown, Victoria Brown, Darrell Bazy, Lila Fisher, Sarah Thulin, David Giles, Brooks Billingham and Phoenix Becker.

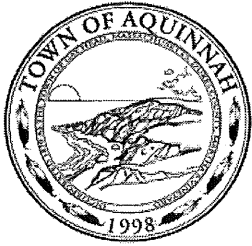
Meeting came to order 6:02pm

New Business Items for BOH Review and Discussion

Taylor, 41 Lighthouse Road (Map 6 Lot 45.1) septic tie-in of detached bedroom. Cody Coutinho presented plans for the tie-in of a detached bedroom. Cody said that the owners would like to convert the house from three bedrooms to two bedrooms and add one detached bedroom as part of a proposed building that would be a garage/ bedroom with bathroom. This would keep them at their septic system limit of three bedrooms. The proposed garage/detached bedroom would be located where a shed is now, the shed would be demolished.

Sarah questioned how a house is converted from three bedrooms to two bedrooms. Cody said he did not know how the owners planned to reduce the number of bedrooms. Jim said that we would need to see a floor plan of the house showing how it would be converted to two bedrooms. Sarah said she felt it should be contingent upon seeing the floor plans. Cody asked if it was approved then? Jim said no. Cody asked will it be approved when you receive the floor plan? Sarah said you can't get assurances like that. No vote.

Brown, East Pasture Way (Map 8 Lot 105) septic system construction. Cody presented plans for a six bedroom house and a proposed six bedroom septic system. The property is currently a vacant lot. Sarah wanted to review the location of the lot with regards to the neighbors. Sarah asked about the proposed well location. Cody said that the system would not need to pump up to the field. Sarah said that we need the well put in first in case they have trouble finding water and need to redesign the septic. Sarah motioned to approve the system as designed. Jim seconded. All ayes. Contingent that the well must be drilled first.



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Macdiarmid/ Wright, 1147 State Road (6-90 to 6-97, 5-14, 5-15) septic system construction. Cody presented plans for a proposed six bedroom system with leaching field. Cody said that they have an existing four bedroom system and they proposed adding an additional two bedrooms. They proposed abandoning the cesspool and the well in the house and drilling a new well and putting in a 1,500 gallon septic tank. Sarah commented that it is a nice site. Jim said they have good perks and are located near the old pill box. Sarah motioned to approve. Jim 2nd. All ayes. Contingent on the well must be drilled first.

Bordua, 430 Lighthouse Road (5-90) septic system construction. Cody presented plans for a two bedroom system that would require five variances including 103 feet to the proposed well. Cody said that the 1.6 acre lot is mostly wetland and the lot preexists zoning, but the owners are being taxed for a buildable lot and feel they need to resolve that question. Sarah said we are saying no. Sarah moved to deny. Jim 2nd. All ayes. System is denied.

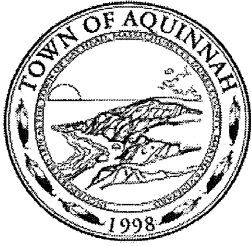
Smalley's Knoll Affordable Housing, 801 State Road (9-146) change of septic setback. Darrell Bazy presented plans for a field change of the septic moving it eight feet closer to the well because of the drive way. The septic system was permitted at 151' to the well and had to be adjusted to 143' to the well. Jim said that he would like to say that they had brought revised plans and Darrel had spoken to him at the time when they had to make the field change. Sarah moved to accept the field change. Jim 2nd. All ayes. Field change approve.

Jim asked Darrell about the special insulated foundation blocks they are using that are not made from cement. Darrell spoke highly of the new foundation product.

Parsonage, Old South Road, (9-68) resubmission of expired septic plans. Brooks Billingham resubmitted the expired septic plans for the Church Parsonage originally approved in 2014. It requires two variances of distance to leaching bed reduced from 150' to 59' and distance from tank reduced from 150' to 81'. Brooks said that there was an old foundation found by Mass Historical which they must stay away from. Sarah Saltonstal asked about the application fee. Jim said we waved it. Sarah Thulin from Conservation Commission said that she supports approval of the system. Sarah S. moved to approve the system contingent upon the well being drilled first. Jim 2nd. All ayes.

Brooks then asked about approval of a composting toilet for the Church. Jim said we can't be so blaze as to just let it happen, we need to know what you are going to put in and it must be maintained. Brooks said there is a part of the code saying permitting can be waved. Jim 'we need to see a proposal'. Sarah said the Incinolet was not maintained and it became damaged and is now broken in the yard.

Lila Fisher, Public Health Nurse with Island Healthcare, came to meet the Board of Health and discuss her duties with the Board. Lila said that she has been doing wellness clinics and tests blood pressure. She has been working to get the clinics better attended and found that she had better attendance when she



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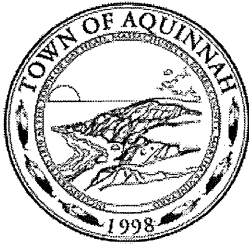
moved the location to the Library. She also visits elderly persons in their homes for two weeks or two months. Performs well baby visits and does immunizations for wastewater plant employees. Starting a new program called 'walk and talk with a nurse'.

Sarah asked about the blood pressure clinic and people talking with the nurse in a private space. Sarah asked how can you maintain confidentiality for people? Lila said that is a valid concern that has been raised. Sarah suggested that Lila could write people's blood pressure on a card that she could give them instead of speaking it out loud. Sarah recommended that she bring people to the town hall conference room as a way they could speak privately with the Town Nurse.

Sarah Thulin, Town Representative to the Land Bank was present to ask that the Board of Health wave the Beach Permitting Fee. Phoenix read the letter from James Lengyel, Executive Director MV Land Bank, stating that he does not feel that the Land Bank should be subject to a fee to operate a bathing beach. Sarah T. said that as a public institution we should not be charged a fee by another public institution. Jim asked who does the collecting and who pays for the testing? Jim said I take exception to the analogy, the Land Bank is an independent commission that is not lacking for money, but I don't want to force you to pay. Sarah T. said the Land Bank does a lot of good for the Town and has been collecting seed for the tinkers weed that grows at the cliffs. Sarah S. and Jim said we will not charge you.

Giles, 4 Raymonds Hill (6-102.4 house, 6-102.8 guest house) request for perc season exemption. Cody represented the property with a house and guest house that had just been subdivided. Cody said that the guest house is on a shared septic system and would need a new septic of its own and a well. No plans yet. Owner, David Giles was present and stated that he had an interested buyer who had been living there three years. He said he was seeking a perk season waiver for an out of season perk test so they don't have to wait until December. Sarah said 'But it's not perk season now. I don't like that. What is the urgency?' Cody 'They can't complete the sale until this happens. They are looking to do a perk test near the road.' David said the potential buyers bank finances have a deadline. Sarah asked where would the well be? Cody said near the swamp. Jim asked how many bedrooms? Cody said 1-2 not sure. Sarah said I would have to talk to Kent Healy first. Sarah 'I recently had to refuse a developer's request for a perc season waiver. If I did it for you I would have to do it for everyone.' Jim said this does not necessarily constitute a hardship, we need to get a true picture of the conditions. Jim 'If we granted this it would set a problematic precedent.' David asked what would constitute a hardship? Jim 'I don't know. That would mean no perk season. Sorry.' Sarah 'I can't change our regulations.' David said they locked in a rate that only lasts so long. Jim said 'Bucko and Vera will not go anywhere. Sorry we can't have no more perk season.' David said 'I understand, I had to ask.'

The June 14th 2018 BOH minutes were read and reviewed. Sarah motioned to approve the minutes as written. Jim seconded. All ayes.



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Old Business Review of Board of Health Regulation

Goldfield, 6 Old South Road (9-44 & 58.1) review of A/I system contract. An A/I system contract was received by the BOH and reviewed at the meeting. A discussion of whether certain testing might be missing occurred. A letter from the BOH in 2001 advising the home owner of the A/I service contract requirements for the system was reviewed. Jim instructed Phoenix to email the operator and ask him again if they are testing for nitrogen and BOD. Inform him that we need to have a report in 15 days. Provide them with a copy of the 2001 BOH letter that Jerry Wiener wrote.

Health Agents Report

Phoenix gave her food establishment inspection report for the 2018 season. The Board asked Phoenix to write a letter to the Aquinnah shop requiring that they have their mop sink operating before next year. They also told Phoenix to speak to Paul about his screens and write a letter to Cliffhangers requiring that they have door screens before next season.

A discussion occurred of how to handle a walk-in that was above temp at one inspection at the Outermost and the use of a pantry room for food prep that does not have a handwashing sink. The Board instructed Phoenix to write Hugh a letter informing them that they need to put in a handwashing sink and a mop sink in the pantry room before next year. Jim asked Phoenix to call Hugh and make sure he was able to adjust the walk-in temp after the inspection. Sarah suggested that plastic strips for the walk-in door would help stabilize the temp during high traffic times of day.

A lengthy and spirited discussion of how to handle numerous violations at Orange Peel Bakery and Orange Peel Café occurred. Special focus was on the Café sandwich fridge which was not holding temp and in use at two inspections and Juli had stated she could not find someone to repair it. This was of particular concern because the fridge was used for TCS ingredients like lobster and mayonnaise. The Board looked for a way to ensure that the fridge was taken out of service until repaired. Sarah said she needs to repair or replace the fridge, we can't keep her from making a living but we need to protect the public and the BOH. Jim said it's a business person's responsibility to have people they can call to fix their equipment. The Board asked Phoenix to write Juli a letter listing the violations in built points and requiring that they stop using the fridge immediately. Give her one week to get the fridge fixed and let the BOH know how she plans to solve the problem.

The Board asked Phoenix to write a separate letter for Orange Peel Bakery requiring Juli put up screens on the door. The issue of the failed septic system at the Bakery was also discussed. It was noted that Mass Food Code considers septic violations critical violations and should constitute an immediate shutdown. Jim told Phoenix to hand deliver the letters to Juli so we are sure she receives them.



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The Board and Phoenix discussed a request from the Town Administrator asking that the BOH pay for a portion of a lease for an off island car for town employees. Jim said we don't have the money to do the car lease. You will have to use your personal car and get reimbursed for the miles.

How to handle the rodent infestation in the Old Town Hall kitchen was discussed. Jim and Sarah asked Phoenix to get plastic tubs to try to protect the MREs from rodent damage. Jim told Phoenix to put up a sign in the Old Town Hall kitchen warning the public that the kitchen is closed.

Phoenix asked if the Board wanted to go to biannual dental clinics after the extra high attendance for the last dental clinic. Jim said we can't afford it, keep it annual.

Sarah motioned to adjourn the BOH meeting as it was very hot in the meeting room. Jim seconded. All ayes.

Meeting adjourned at 8:32 pm.

Approved: _____

Sarah Schonsted

Submitted by: Phoenix Becker