

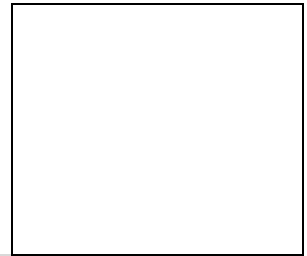


MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)



Committee/Board/s	Nantucket Board of Health, 131 Pleasant Street Nantucket, MA 02554
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Day, Date, and Time	Thursday, June 15, 2023 4:00PM
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Location / Address	First Floor Community Room 4 Fairgrounds Road, Nantucket, MA Remote Participation Via YouTube and Zoom Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees Zoom Link: https://us06web.zoom.us/webinar/register/WN_VWCsDQBQ0KzzDH_WhUxxw
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Signature of Chair or Authorized Person	Stephen Visco, Chair
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WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

YouTube Link: <https://youtu.be/DYJtdE2Z4ws>

Commissioners: Stephen Visco (Chair), Meredith Lepore (Vice-Chair), James Cooper, Malcolm McNabb, Kerry Mc

1. Public Announcement – This meeting is being audio and visual recorded
2. Public Comment
3. Approval of Minutes May 18th, 2023
4. Beach Plum Pool – Variance from depth water markers: 105 CMR 435.12
5. 63 New Sias Street- Septic Variance
6. Directors Report
7. Adjournment



NANTUCKET HEALTH DEPARTMENT

3 EAST CHESTNUT STREET
NANTUCKET, MASSACHUSETTS 02554
Telephone 508.228.7200
Fax 508.325.6117

BOARD OF HEALTH REGULATION VARIANCE REQUEST \$20 per request

I am requesting: (Check one.)

- ☐ A variance of a Local Board of Health Regulation
☒ A variance of a State Public Health Regulation (310 CMR 15, 105 CMR 590, etc...)

Please write an explanation of the variance requested (use separate paper if needed):

WATER DEPTH MARKERS PER CODE ARE TO BE ABOVE WATER
LINE ON VERTICAL SURFACE & ON POOL DECK. WE HAVE THEM
ON POOL DECK. WE HAVE NO VERTICAL SURFACE ABOVE THE
WATERLINE DUE TO THE POOL BEING AN INFINITE EDGE

Requestor Name: CHAS WILLIAMS & PETER WOOSTER BEACH PLUM

Company Name: (if applicable) _____

Address: 8 WOOD LANE MAP: _____ PARCEL: _____

Phone No. 774.275.0302 Fax No. _____

Email: BEACHPLUMCOMMUNITY@GMAIL.COM

Requestor's Signature: _____

Date: JUNE 8 2023

Please be advised that the Health Department accepts variance requests up to one week before a scheduled Board of Health meeting. Applications received after this deadline will be placed at the subsequent scheduled meeting.

Received by: _____

Date: _____

435.10: continued

- (c) Each shall be designed with a weir length which permits a flow of not less than 20 gallons per minute per lineal foot of weir.
 - (d) Each shall be provided with an easily removable and cleanable basket or screen through which all overflow water must pass to trap solids.
 - (e) Each shall be equipped with a throttling device for balancing purposes.
 - (f) Each shall be designed for a flow-through rate of at least 30 gallons per minute. The total design capacity of all skimmers in any pool shall be approximately 50% of the required filter flow of the recirculation system.
 - (g) Each shall be of substantial, durable, and corrosion resistant material.
- The freeboard around any pool in which skimming devices are used shall be no more than six inches, unless a hand hold is provided.

435.11: Pool Slopes and Dimensions

- (1) The minimum depth of water in swimming pools to be used for swimming purposes shall be not less than three feet. In any part of the pool less than five feet in depth, slopes in the pool floor shall remain constant and shall not exceed one foot vertical in 12 feet horizontal. Exception may be made by the Board of Health for pools built principally for instruction, or in a recessed area of the main swimming pool where the pool is of any irregular shape, such as the leg of a "T", "L", or "Z".
- (2) In special purpose pools the maximum operational water depth shall be four feet measured from the waterline. The maximum depth of any seat or bench shall be two feet measured from the waterline.
- (3) Walls of swimming pools shall be vertical or shall have a maximum vertical slope of one foot horizontal to five feet vertical. Where pools are used for competitive swimming the walls shall be vertical for a minimum water depth of three feet six inches. When coved construction is used to join the walls and bottom of any pool the following shall apply:
 - (a) At depths of from three feet to four feet six inches, the maximum radius of coving shall be 12 inches.
 - (b) At depths greater than four feet six inches, the radius of coving joining the wall and floor at any point shall be equal to not more than the depth of the pool at that point minus two feet six inches. No ledges or any other abrupt change in the wall slope shall be allowed except for reasonable fillets or coving where the wall joins the pool bottom. Plane surfaces tangent to allowable coving may be used in lieu of curves.
- (4) Notwithstanding the provisions of 105 CMR 435.11(3), a safety ledge not more than four inches in width and located about four feet six inches below the pool water surface may be permitted, provided it is sloped slightly toward the center of the pool to prevent dirt accumulation.

435.12: Water Depth Markings

- (1) The water depth of every swimming pool shall be plainly marked on the pool deck at the edge of the pool and on the vertical pool walls, at or above the water surface. Where depth markings cannot be placed on the vertical walls above the water level, other means shall be used so that the markings are clearly visible to persons in the pool. Markings shall be in dark colors, a minimum of four inches high, spaced at one-foot depth intervals in the shallow portion of the pool to a depth of five feet, and then at appropriate places of not more than 25 foot intervals around the deep portion of the pool. When non-swimmers use a pool, a polyethylene line with floats shall separate the non-swimmer area from deeper water.
- (2) All painted swimming, wading and special purpose pools constructed, or drained after the effective date of these regulations shall have the boundary line between the shallow and deep areas marked with a four-inch stripe of contrasting color on the floor and walls of the pool. Ledges and step edges shall also be marked with a four-inch stripe of contrasting color.



NANTUCKET HEALTH DEPARTMENT

131 Pleasant Street
NANTUCKET, MASSACHUSETTS 02554
Telephone 508.228.7200

Staff Recommendation

Meeting Date: 6/8/2023

Property Location: Beach Plum, 8 Wood Lily Road.

Map & Parcel: 67/841

Subject: Variance from water depth markers on the vertical pool walls.

Staff Recommends: Denial of variance. By code, 105 CMR 435.000, the minimum standard is to have depth markers on the pool deck at the edge of the pool and on the vertical pool walls, at or above the water surface. Not having depth markers on the vertical pool walls is unsafe as it leaves swimmers unaware of the depth of water while in the pool.



NANTUCKET HEALTH DEPARTMENT

131 Pleasant Street
NANTUCKET, MASSACHUSETTS 02554
Telephone 508.228.7200

BOARD OF HEALTH REGULATION VARIANCE REQUEST

\$20 per request

I am requesting: (Check one.)

☒ A variance of a Local Board of Health Regulation

☐ A variance of a State Public Health Regulation (310 CMR 15, 105 CMR 590, etc...)

Please write an explanation of the variance requested (use separate paper if needed):

See attached letter

Requestor Name: Donald F. Bracken, Jr., PE

Company Name: (if applicable) Bracken Engineering, Inc.

Address: 63 New Sias Street MAP: 73 PARCEL: 3

Phone No. 508-325-0044 Fax No. 508-833-2282

Email: don@brackeneng.com

Requestor's Signature: Donald F. Bracken

Date: 6-6-13

Please be advised that the Health Department accepts variance requests up to one week before a scheduled Board of Health meeting. Applications received after this deadline will be placed at the subsequent scheduled meeting.

Received by: _____

Date: _____

MAIN OFFICE:

49 Herring Pond Road
Buzzards Bay, MA 02532
TEL: (508) 833-0070
FAX: (508) 833-2282

**NANTUCKET OFFICE:**

19 Old South Road
Nantucket, MA 02554
TEL: (508) 325-0044
www.brackeneng.com

June 6, 2023

Mr. John Hedden
Chief Environmental Health Officer
Nantucket Board of Health
131 Pleasant Street
Nantucket, MA 02554

Re: Variance Request
63 New Sias Street | Map 73, Parcel 3

Dear John:

Please accept this letter as a Variance request for the above referenced property. The applicant proposes constructing a new six-bedroom secondary dwelling on this property. The new structure will be served with its own septic system which will include an I/A denitrification system and new soil absorption. The existing two-bedroom house has an existing septic system that will remain. There are no proposed changes to the existing house.

The site is located in the Aquifer Protection District and Zone II Wellhead Protection Area. The total lot area is 62,491 square feet. If 20,000 square feet of this lot area is accounted for the existing house on a standard septic system, 42,491 square feet remain for the proposed house.

Per Chapter 223, Article 1 of the Nantucket Board of Health Administration we are respectfully requesting that the below identified Variance be granted:

Nantucket Chapter 382 Wellhead Protection District; **Flow Design Criteria - §382- 3(B):**

Required: Maximum flow of 110 gallons/day/10,000 square feet of lot area.

Proposed: Flow of 110 gallons/day/7,081 square feet.

This variance request is justified for the following reasons:

- The proposed MicroFast 0.75 system will provide a reduction of approximately 50% of the Nitrogen loading into the ground water which results in less Nitrogen loading for the proposed six (6) bedrooms compared to the allowed four (4) bedrooms on the property.

Please call our office if you have any questions or require any further information regarding this project.

Sincerely,

Bracken Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Donald F. Bracken, Jr.', is written over a light blue rectangular background.

Donald F. Bracken, Jr., P.E.
President

BOARD OF HEALTH

TOWN OF NANTUCKET

No. _____

Fee _____

APPLICATION FOR DISPOSAL WORKS CONSTRUCTION PERMIT

Application is hereby made for a Permit to Construct ☒ or Repair ☐ an Individual Sewage Disposal System at:
63 New Sias Street

Map 73, Parcel 3

Location - Address

Richard A. Boehm & Shannon M. Boehm

Assessors map and parcel no.

22 Pumpkin Hill Road, Westport, CT 06880

Owner

Atlantic Aeolus Corporation (Mike Day)

Address

9 Mizzenmast Rd., Nantucket, MA 02554 508-228-2252

Installer

Address

Type of Building

Dwelling ☒ No. of Bedrooms 6 BDR (Proposed) Expansion Attic ☐ Size Lot 62,491 +/- Sq. feetGarbage Grinder ☐Other ☒ Type of Building Secondary Dwelling No. of persons _____ Showers ☐ - Cafeteria ☐

Other fixtures _____

Design Flow 110 GPD/Bedroom gallons per person per day. Total daily flow 660 GPD

Septic Tank ☒ Liquid capacity 2,000/1,500 gallons Length _____ Width _____ Diameter _____ Depth _____Disposal Trench ☒ No. 35 Units Width 19.83' Total Length 31.25' Total Leaching area 1,034.7 sq. ft.

Seepage Pit No. _____ Diameter _____ Depth below inlet _____ Total Leaching area 766 gal.

Other Distribution box ☒ Dosing tank ☐

Percolation Test Results

Performed by Donald F. Bracken, Jr., P.E. - Bracken Engineering, Inc.

Date 8/10/2022

Test Pit No. 1 <5 minutes per inch Depth of Test Pit 168" Depth to ground water >168"

Test Pit No. 2 <5 minutes per inch Depth of Test Pit 164" Depth to ground water >164"

Description of Soil See Soil Report for full description.



Nature of Repairs or Alterations _____ Answer when applicable Variance Request _____

Installation of a new 2,000 gallon septic tank, 1,500 gallon MicroFast .75 tank, blower unit and Soil Absorption System to accommodate secondary dwelling

Agreement.

- (1) The undersigned agrees to install the aforescribed Individual Sewage Disposal System in accordance with the provisions of new Title 5 of the State Sanitary Code.
- (2) A representative of the Nantucket Board of Health shall be present at all percolation tests whenever possible. The undersigned agrees to notify a representative of the Nantucket Board of Health no less than 24 hours prior to performing the percolation test.
- (3) A representative of the Nantucket Board of Health shall inspect the Individual Sewage Disposal System prior to covering. The undersigned agrees to notify a representative of the Nantucket Board of Health no less than 24 hours prior to covering the system.
- (4) The undersigned further agrees not to place the system in operation until a Certificate of Compliance has been issued by the Board of Health.

Signed

6/6/23
Date

Application Approved By _____

Date

Application Disapproved for the following reasons: _____

NOTES:

Issued _____

Date

NANTUCKET HEALTH & HUMAN SERVICES
131 Pleasant Street
Nantucket, MA 02554
(508) 228-7200

TITLE 5 SEWAGE EJECTOR PUMP PERMIT APPLICATION

PERMIT BRP WP 67: Pumping Sewage Prior to Septic Tank Approval

This permit is required for all single family dwellings seeking to pump no greater than 25% of the approved septic system design flow to the septic tank.

This application is to be filed by persons required to obtain approval for the category specified and in accordance with 310 CMR 15.000. The State Environmental Code Title 5: Standard Requirements for the Siting, Construction, Inspection, Upgrade and Expansion of On-Site Sewage Treatment and Disposal systems and for the Transport and Disposal of Septage.

Approval from the Nantucket Health & Environmental Department only is required for pumping sewage prior to septic, tanks for a single family dwelling designed in accordance with the provisions of 310 CMR 15-229(1) and (2).

No DEP approval is required for such systems. (DEP is the approving authority for **state and federal facilities**. All pumping sewage prior to septic tank approvals for state and federal facilities are reviewed under another permit: BRP WP 63).

Application Information

1. Applicant:

Richard A. Boehm & Shannon M. Boehm

Name

22 Pumpkin Hill Road

Street Address

Mailing

Westport

CT

06880

Town/Village

State

Zip Code

AGENT 508-325-0044

Phone

Fax

2. Facility Location:

MAP/PARCEL 73 / 3

63 New Sias Street

Street Address

Mailing

Nantucket

MA

02554

Town/Village

State

Zip Code

3. Design Engineer or Sanitarian:

Donald F. Bracken, Jr., P.E. - Bracken Engineering, Inc.

Name

49 Herring Pond Road

Mailing Address

Buzzards Bay

MA

02562

Town

State

Zip code

508-833-0070

Phone

Fax

4. Registration:

Donald F. Bracken, Jr.

P.E.

Sanitarian

37071

Registration Number

5. Is the facility, served by the system, a single family dwelling?

Yes ☒

No ☐

6. The legal entity which will own this facility is:

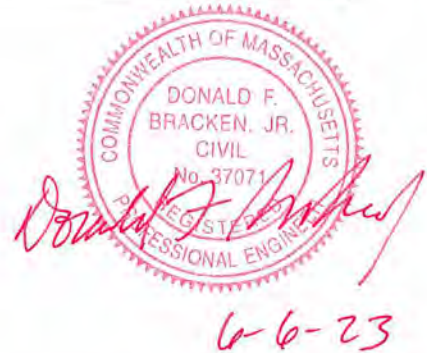
Individual ☒

Municipality ☐

Private Partnership ☐

Corporation ☐

Other (specify) ☐



7. Two (2) complete sets of plans and specifications, including a locus map, properly stamped and signed by a Massachusetts Registered Professional Engineer or Massachusetts registered Sanitarian must accompany the application. Plans must be prepared in accordance with the provisions of 310 CMR 15.220.

Are plans and specifications enclosed ?

Yes ☒

No ☐

8. Does the proposed system satisfy all technical requirements of 310 CMR 15.100 through 15.293?

Yes ☒

No ☐

HEALTH AND ENVIRONMENTAL DEPT USE ONLY

APPLICATION APPROVED BY _____

DATE OF APPROVAL _____

PERMIT NUMBER: _____

PERMIT EXPIRATION DATE: _____



Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

A. Facility Information

RICHARD A BOEHM & SHANNON M BOEHM

Owner Name

63 New Sias Street

Street Address

Nantucket

City

MA

State

73 / 3

Map/Lot #

02554

Zip Code

B. Site Information

1. (Check one) ☒ New Construction ☐ Upgrade
2. Soil Survey USDA WSS 293B Riverhead-Nantucket complex, 3 to 8 percent slopes
Source Soil Map Unit Soil Series
Outwash Plains None –Well drained
Landform Soil Limitations
Loose sandy glaciofluvial deposits
Soil Parent material
3. Surficial Geological Report 1985 / USGS Qsd
Year Published/Source Map Unit
Siasconset deposits (Pleistocene)
Description of Geologic Map Unit:
4. Flood Rate Insurance Map Within a regulatory floodway? ☐ Yes ☒ No
5. Within a velocity zone? ☐ Yes ☒ No
6. Within a Mapped Wetland Area? ☐ Yes ☒ No If yes, MassGIS Wetland Data Layer: Wetland Type
7. Current Water Resource Conditions (USGS): 8/10/2022 Range: ☐ Above Normal ☒ Normal ☐ Below Normal
Month/Day/ Year
8. Other references reviewed: Zone II – Wellhead Protection
(Zone II, IWPA, Zone A, EEA Data Portal, etc.)



Commonwealth of Massachusetts
City/Town of NANTUCKET

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Hole Number: 1 8/10/2022 1:00 p.m. Cloudy, 75° 41.263438 -69.973201
 Hole # Date Time Weather Latitude Longitude

1. Land Use Dwelling – Single-family Brush None 2%
 (e.g., woodland, agricultural field, vacant lot, etc.) Vegetation Surface Stones (e.g., cobbles, stones, boulders, etc.) Slope (%)

Description of Location: Large lot – Residential

2. Soil Parent Material: Loose sandy glaciofluvial deposits Outwash Plains See Plan
 Landform Position on Landscape (SU, SH, BS, FS, TS, Plain)

3. Distances from: Open Water Body 3,060 feet Drainage Way >200 feet Wetlands 2,900 feet
 Property Line 30 feet Drinking Water Well N/A feet Other N/A feet

4. Unsuitable Materials Present: ☐ Yes ☒ No If Yes: ☐ Disturbed Soil/Fill Material ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☐ Yes ☒ No If yes: _____ Depth to Weeping in Hole _____ Depth to Standing Water in Hole

Soil Log

Depth (in)	Soil Horizon /Layer	Soil Texture (USDA)	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
				Depth	Color	Percent	Gravel	Cobbles & Stones			
0" – 10"	O/A	Loamy Sand	10YR 3/3	-	Cnc :- Dpl: -	-	-	-	Massive	Friable	
10" – 27"	B	Loamy Sand	10YR 5/6	-	Cnc :- Dpl: -	-	-	-	Massive	Friable	
27" – 48"	C ₁	Medium to Coarse Sand	2.5Y 7/4	-	Cnc :- Dpl: -	-	20%	-	Single-grain	Loose	
48" – 103"	C _{D2}	Loamy Sand	2.5Y 6/4	-	Cnc :- Dpl: -	-	-	-	Single-grain	Friable to Dense	
103" – 168"	C ₃	Fine to Medium Sand	2.5Y 7/3	-	Cnc :- Dpl: -	-	-	-	Single-grain	Loose	
					Cnc : Dpl:						

Additional Notes:

No water, no weeping, no mottles



Commonwealth of Massachusetts
City/Town of NANTUCKET

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Hole Number: 2 8/10/2022 2:00 p.m. Cloudy, 75° 41.263438 -69.973201
 Hole # Date Time Weather Latitude Longitude

1. Land Use: Dwelling – Single-family Brush None
 (e.g., woodland, agricultural field, vacant lot, etc.) Vegetation Surface Stones (e.g., cobbles, stones, boulders, etc.)

Description of Location: Large lot - Residential

2. Soil Parent Material: Loose sandy glaciofluvial deposits Outwash Plains See Plan
 Landform Position on Landscape (SU, SH, BS, FS, TS, Plain)

3. Distances from: Open Water Body 3,030 feet Drainage Way >200 feet Wetlands 2,870 feet
 Property Line 70 feet Drinking Water Well N/A feet Other N/A feet

4. Unsuitable Materials Present: ☐ Yes ☒ No If Yes: ☐ Disturbed Soil/Fill Material ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☐ Yes ☒ No If yes: _____ Depth to Weeping in Hole _____ Depth Standing Water in Hole

Soil Log

Depth (in)	Soil Horizon /Layer	Soil Texture (USDA)	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
				Depth	Color	Percent	Gravel	Cobbles & Stones			
0" – 10"	O/A	Loamy Sand	10YR 3/3	-	Cnc :- Dpl: -	-	-	-	Massive	Friable	
10" – 28"	B	Loamy Sand	10YR 5/6	-	Cnc :- Dpl: -	-	-	-	Massive	Friable	
28" – 37"	C ₁	Fine to Medium Sand	2.5Y 7/6	-	Cnc :- Dpl: -	-	-	-	Single-grain	Loose	
37" – 104"	C _{D2}	Loamy Sand	2.5Y 6/4	-	Cnc :- Dpl: -	-	-	-	Single-grain	Friable to Dense	
104" – 164"	C ₃	Fine to Medium Sand	2.5Y 7/3	-	Cnc :- Dpl: -	-	-	-	Single-grain	Loose	
					Cnc : Dpl:						

Additional Notes:

No water, no weeping, no mottles



Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

D. Determination of High Groundwater Elevation

1. Method Used (Choose one):

☒ Depth to soil redoximorphic features

Obs. Hole # 1

None inches

Obs. Hole # 2

None inches

☒ Depth to observed standing water in observation hole

None inches

None inches

☐ Depth to adjusted seasonal high groundwater (S_h)
(USGS methodology)

_____ inches

_____ inches

Index Well Number _____

Reading Date _____

$$S_h = S_c - [S_r \times (OW_c - OW_{max}) / OW_r]$$

Obs. Hole/Well# _____ S_c _____ S_r _____ OW_c _____ OW_{max} _____ OW_r _____ S_h _____

E. Depth of Pervious Material

1. Depth of Naturally Occurring Pervious Material

a. Does at least four feet of naturally occurring pervious material exist in all areas observed throughout the area proposed for the soil absorption system?

☒ Yes ☐ No

b. If yes, at what depth was it observed (exclude O, A, and E Horizons)?

Upper boundary 27
TP #1: inches

Lower boundary: 168
inches

Upper boundary 28
TP #2: inches

Lower boundary: 164
inches

c. If no, at what depth was impervious material observed?

Upper boundary: _____
inches

Lower boundary: _____
inches



Commonwealth of Massachusetts
City/Town of NANTUCKET

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

F. Certification

I certify that I am currently approved by the Department of Environmental Protection pursuant to 310 CMR 15.017 to conduct soil evaluations and that the above analysis has been performed by me consistent with the required training, expertise and experience described in 310 CMR 15.017. I further certify that the results of my soil evaluation, as indicated in the attached Soil Evaluation Form, are accurate and in accordance with 310 CMR 15.100 through 15.107.

Donald F. Bracken Jr.
Signature of Soil Evaluator

Donald F. Bracken, Jr., PE / SE #226

Typed or Printed Name of Soil Evaluator / License #

Kathy LaFavre, Public Health Inspector

Name of Approving Authority Witness

9/1/2022

Date

6/30/2025

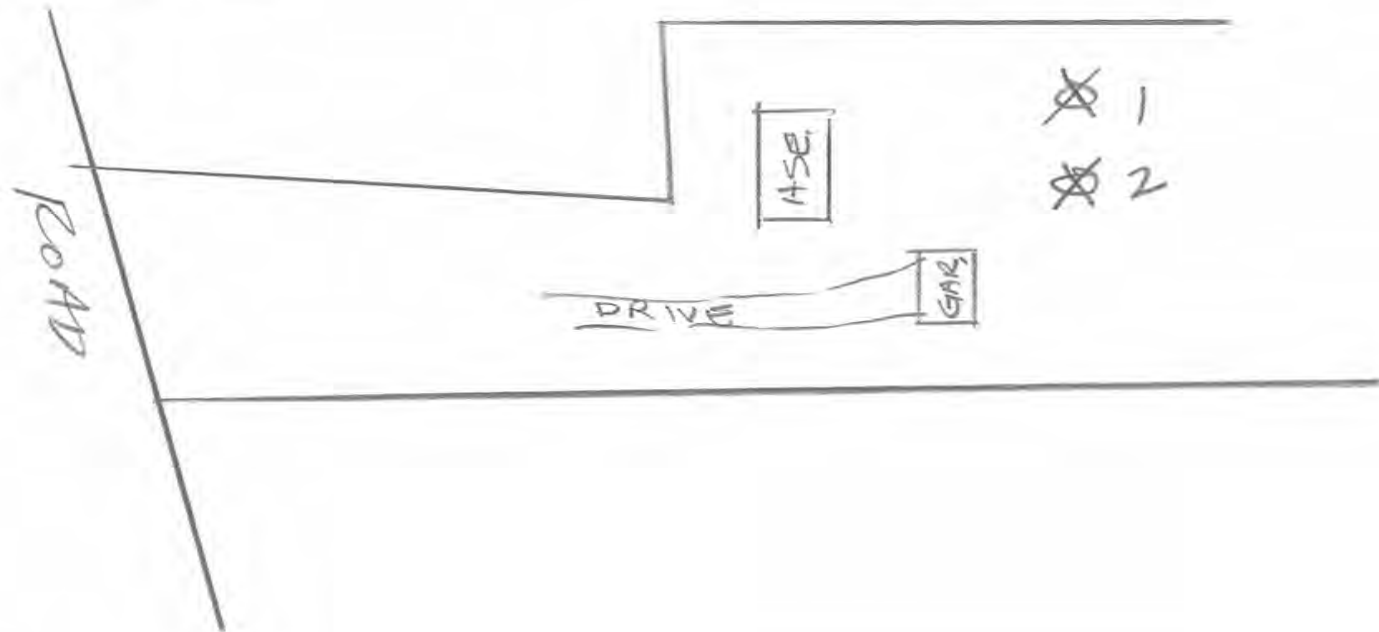
Expiration Date of License

Health Department

Approving Authority

Note: In accordance with 310 CMR 15.018(2) this form must be submitted to the approving authority within 60 days of the date of field testing, and to the designer and the property owner with [Percolation Test Form 12](#).

Field Diagrams: Use this area for field diagrams:





Commonwealth of Massachusetts
City/Town of NANTUCKET
Percolation Test
Form 12

Percolation test results must be submitted with the Soil Suitability Assessment for On-site Sewage Disposal. DEP has provided this form for use by local Boards of Health. Other forms may be used, but the information must be substantially the same as that provided here. Before using this form, check with the local Board of Health to determine the form they use.

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Site Information

RICHARD A BOEHM & SHANNON M BOEHM

Owner Name

63 New Sias Street (Map 73, Parcel 3)

Street Address or Lot #

Nantucket

City/Town

MA

State

02554

Zip Code

Donald F. Bracken, Jr, PE | Agent

Contact Person (if different from Owner)

508-325-0044

Telephone Number

B. Test Results

	8/10/2022 Date	2:00 p.m. Time	8/10/2022 Date	3:00 p.m. Time
Observation Hole #	1		2	
Depth of Perc	60" (C ₁)	103" (C ₃)	104" (C ₃)	
Start Pre-Soak	2:35			
End Pre-Soak	2:50			
Time at 12"	2:50			
Time at 9"	3:48			
Time at 6"	5:15			
Time (9"-6")	27			
Rate (Min./Inch)	29 MPI	<2 MPI by Observation	<2 MPI by Observation	

Test Passed:



Test Failed:



Test Passed:



Test Failed:



Donald F. Bracken, Jr., PE of Bracken Engineering, Inc. / SE #226

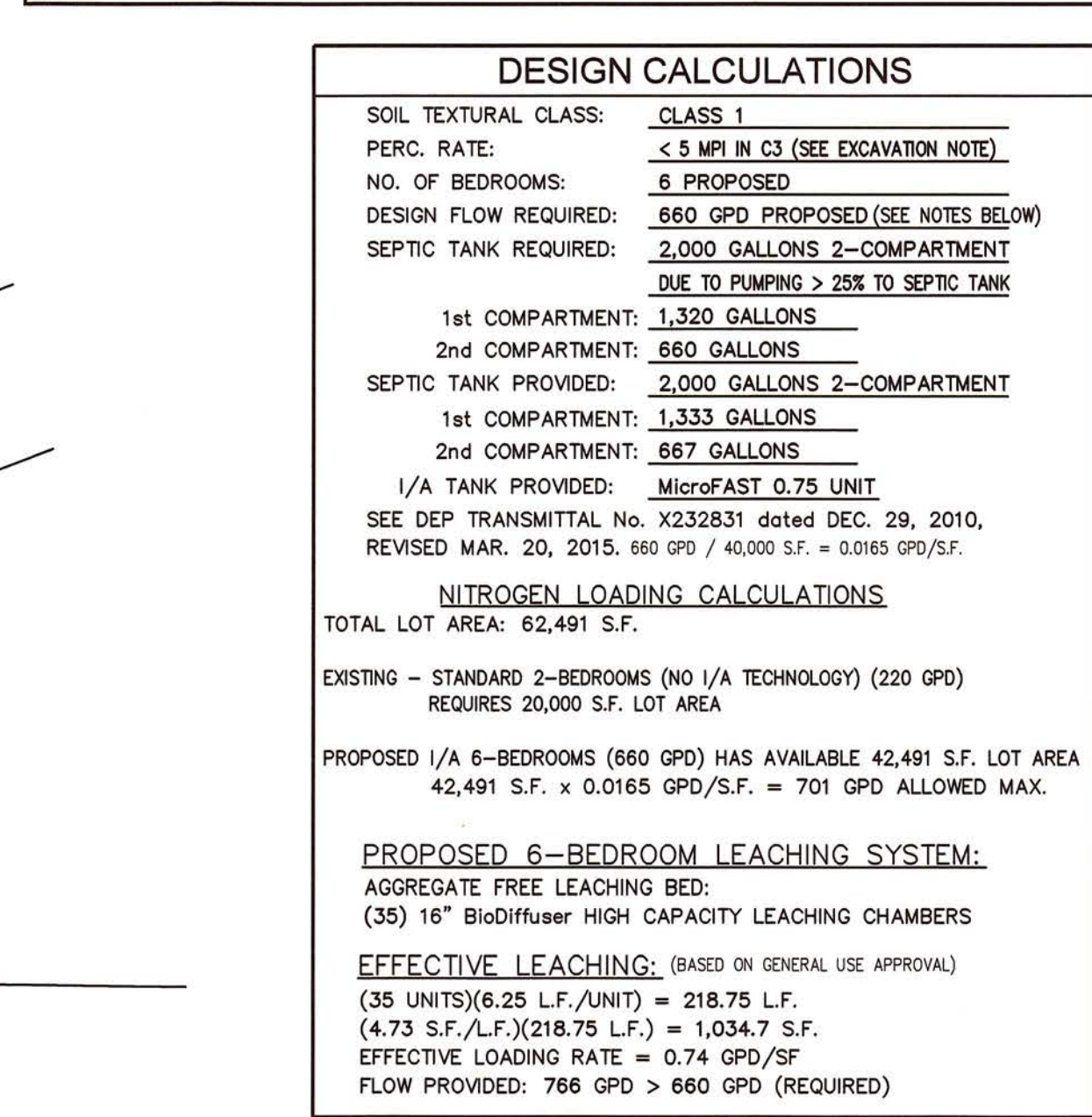
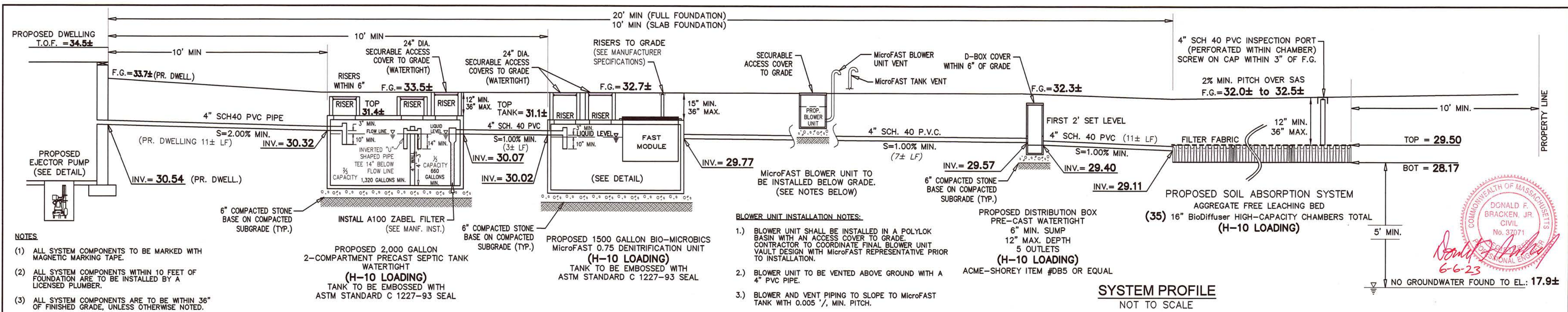
Test Performed By:

Kathy LaFavre, Public Health Inspector - Health Department

Board of Health Witness

Comments:

Design system for 29 MPI or remove and replace soil to C₃ layer and design for < 5 MPI

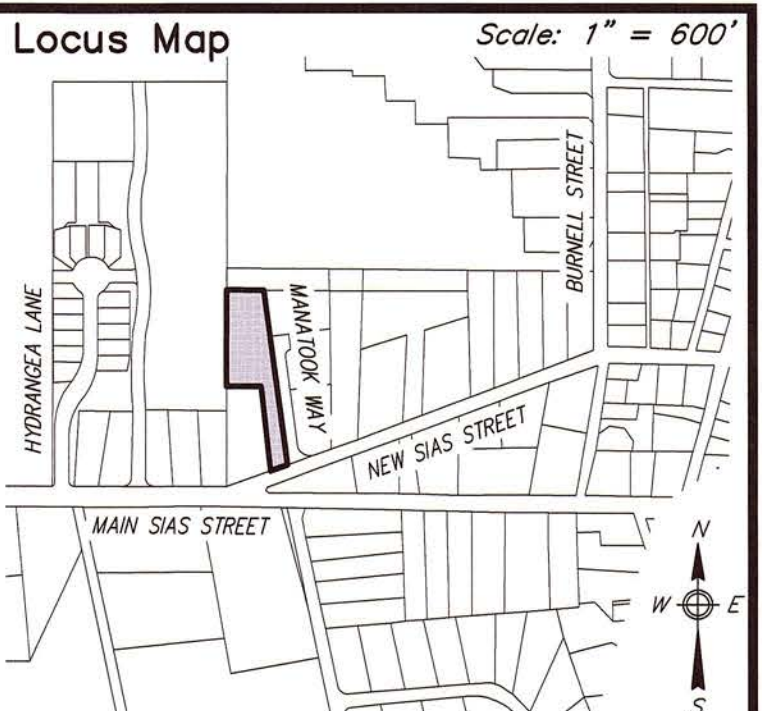


DATE PERFORMED: 4 AUGUST 2022
 SOIL EVALUATOR: DONALD F. BRACKEN, Jr., P.E.
 WITNESSED BY: KATHY LoFAVRE, HEALTH AGENT
 PERC. RATE: < 5 MPI IN C3
 SOIL CLASS: CLASS 1 (C3 LAYER)
 MAX. GROUND WATER ELEV.: NONE TO 17.9
 METHOD OF DETERMINATION: NO WATER OR REDOX FOUND

(SEE SOIL REPORT FOR MORE DETAILED DESCRIPTION)

EXCAVATION NOTE:

THIS SYSTEM REQUIRES THE EXCAVATION & REMOVAL OF ALL UNSUITABLE SOIL WITHIN 5' OF THE SOIL ABSORPTION SYSTEM. SOIL SHALL BE EXCAVATED TO THE EXISTING C3-SAND LAYER, APPROXIMATELY 104". ENGINEER TO CONFIRM SOIL DEPTH PRIOR TO INSTALLATION. THE EXCAVATION SHALL BE INSPECTED BY THE DESIGN ENGINEER PRIOR TO BACKFILLING. SOIL IS TO BE REPLACED WITH SAND CONFORMING TO 310 CMR 15.255. CONSTRUCTION IN FILL. CONTRACTOR IS RESPONSIBLE TO PROVIDE ENGINEER WITH SAND SAMPLE FOR SIEVE ANALYSIS, UPON REQUEST.



- ## Notes
1. BENCHMARK: ELEVATION = 32.23 (NAVD88)
FIRST FLOOR (THRESHOLD)
 2. ALL CONSTRUCTION METHODS AND MATERIALS TO CONFORM TO TITLE 5 AND THE TOWN OF NANTUCKET BOARD OF HEALTH REGULATIONS.
 3. ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
 4. NO FIELD MODIFICATION TO THE SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER AND BOARD OF HEALTH.
 5. ALL JOINTS AND COVERS TO BE WATERTIGHT.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES.
 7. A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED PRIOR TO BACKFILLING SYSTEM.
 8. OWNER/APPLICANT:

RICARD A. BOEHM and
22 PUMPKIN HILL RD.
WESTPORT, CT 06880

SHANNON M. BOEHM
2577 43RD STREET
ASTORIA, NY 11103
 9. DEED REFERENCE: Bk:1907 Pg:344
 10. PLAN REFERENCE: Plan File 40-Y (LOT 2)
 11. THE DESIGN IS INTENDED TO MEET TITLE 5 AND OTHER APPLICABLE REQUIREMENTS. THIS PLAN DOES NOT GUARANTEE THAT THE SYSTEM WILL BE INSTALLED AS DESIGNED, NOR DOES THIS PLAN GUARANTEE THE OPERATION OF THE SYSTEM.
 12. THIS SYSTEM IS NOT DESIGNED NOR INTENDED FOR USE WITH A GARBAGE GRINDER.
 13. THE SYSTEM OWNER SHALL BE RESPONSIBLE TO PUMP THE SEPTIC TANK AT LEAST ONCE EVERY THREE YEARS.
 14. LOCUS DOES FALL WITHIN A ZONE II WELLEAD PROTECTION AREA.
 15. LOCUS DOES NOT FALL WITHIN AN NHESP ESTIMATED HABITAT OF RARE WILDLIFE AND A PRIORITY HABITAT OF RARE SPECIES.
 16. LOCUS DOES NOT FALL WITHIN SPECIAL FLOOD HAZARD ZONE PER FIRM MAP 25019C-0113-G, dated 6/9/14.
 17. LOT WAS CREATED JULY OF 1991.
 18. CONTRACTOR TO REFER TO ALL MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS FOR INSTALLATION OF THE MicroFAST 0.75 UNIT.
 19. THE RECORD PROPERTY OWNER IS TO FILE A NOTICE OF DEED RESTRICTION AT THE NANTUCKET COUNTY REGISTRY OF DEEDS PRIOR TO THE INSTALLATION OF INNOVATIVE/ALTERNATIVE SEPTIC SYSTEM ON THE PROPERTY.
 20. HOMEOWNER IS TO ESTABLISH AN OPERATION & MAINTENANCE PLAN WITH A COMPANY CERTIFIED SYSTEM OPERATOR FOR THE MicroFAST SYSTEM. ALL SYSTEM TESTING, MONITORING, & REPORTING IS TO BE CONDUCTED IN ACCORDANCE WITH THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) GENERAL USE PERMITS.
 21. CONTRACTOR TO COORDINATE PLACEMENT OF BLOWER UNITS AND VENTS WITH THE HOMEOWNER & SYSTEM MANUFACTURER PRIOR TO INSTALLATION.

Prepared By:

B **BRACKEN**
ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02552

(tel) 608.833.0070
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19 OLD SOUTH ROAD
NANTUCKET, MA 02554

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www.brackeneng.com

**PROPOSED SUBSURFACE
SEWAGE DISPOSAL SYSTEM
IN NANTUCKET, MASSACHUSETTS**

Prepared For:
**RICHARD A. BOEHM
SHANNON M. BOEHM**

**#63 NEW SIAS STREET
MAP 73 PARCEL 3**

No.	Date	Revision Description			By
Date:					
	JUNE 6, 2023	Drawn: FRC/BFI	Checked: DFB/AMG	Sheet: 1 of 1	



BOARD OF HEALTH Meeting

Town of Nantucket
131 Pleasant Street
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Stephen Visco (chair), James Cooper, Meredith Lepore, Kerry McKenna, Malcolm MacNab, MD, PHD, Select Board

Staff: Roberto Santamaria, Kathy LaFavre, John Hedden, Cathy Flynn, Jake Visco, Sean Reid, Heather Nardone

~~ MINUTES ~~

Thursday, May 18, 2023

4 Fairground Road, Community Room

This meeting was held via remote participation using ZOOM and YouTube.

Called to order at 4:00 p.m.

Staff in attendance: Roberto Santamaria, Health Director; John Hedden, Chief Environmental Officer; Cathy Flynn, Health Inspector; Sean Reid, Health Inspector

Attending Members: Stephen Visco and James Cooper

Late Arrivals: Malcolm MacNab, MD, PHD, Select Board at 4:19pm

Remote Attendance: Kerry McKenna and Malcolm MacNab, MD, PHD, Select Board

I. ANNOUNCEMENTS

None

II. PUBLIC COMMENTS – ANY MEMBER OF THE PUBLIC MAY ADDRESS COMMISSIONERS AT THIS TIME

None

III. REVIEW OF MINUTES

1. April 20, 2023

Motion to Approve. (Made by: McKenna) (seconded)

Carried 3-0// Cooper, McKenna, and Visco- aye

V. CLIFFSIDE BEACH, BEACH SAMPLING VARIANCE

Sitting Visco, Cooper, McKenna

Documentation None

Speakers None

Discussion **Santamaria-** They have to apply for variance every year to use town beach as their analog as they share same beach. Staff has no objections.

(4:01) **Motion to Approve the sampling variance .** (Made by Cooper) (seconded)

Action Carried 3-0// Cooper, McKenna and Visco- aye

VI. BOH APPLICATIONS REVIEW

1. 56 Arkansas Avenue, Map: 59.4 Parcel: 156; Septic setbacks variance

Sitting Visco, Cooper, McKenna

Documentation Supporting documents and plans, staff recommendations.

Speakers Don Bracken, Bracken Engineering

Maggie Stewart, 58 Arkansas Avenue

Discussion **Santamaria-** Asking for I/A upgrade. Staff has no objections.

(4:02) **Bracken-** Installing new I/A and soil absorption system. The lot is 16 ft wide. Asking for several variances and local upgrade approval.

Stewart- Due to tight constraints wants to ensure that no one drives on or places heavy machinery on top of their new septic system.

Bracken- Will mark off area with caution tape. It's also noted on plan.

Action **Motion to Approve the variances.** (Made by: Cooper) (seconded)

Roll-call vote Carried 3-0// Cooper McKenna and Visco- aye

2. 141R Hummock Pond Road, Map: 65 Parcel:4.1, nitrogen loading variance.

Sitting Visco, Cooper, McKenna
Documentation Supporting documents and staff recommendations.
Speakers Chris Ray, Bracken Engineering

Discussion (4:06) **Ray-** DEP in 2009 approved a shared system for the Nanahumacke Subdivision. The design limited each lot to 4 bedrooms worth of flow. Seeking relief of effluent flows greater than one bedroom or 10K SF lot area. This lot not part of the Nanahumacke shared system plan.

McKenna- Asked which lot he was referring to.

Ray- Lot 23 is the subject parcel which has a Conservation restriction. Lot 22 was created to as a buffer to create open space.

Action **Motion to Approve.** (Made by: Cooper) (seconded)

Roll-call vote Carried 3-0//Cooper, McKenna Visco- aye

3. 1 Sheep's Commons Lane, Map:54 Parcel: 280, nitrogen loading variance

Sitting Visco, Cooper, McKenna
Documentation Supporting documents and staff recommendations.
Speakers Paul Santos, Nantucket Surveyors

Discussion (4:10) **Santos-** Nitrogen loading variance request for lot open space subdivision created prior to Title 5. Lots vary in size. Request to increase from 3 bedrooms to 4 bedrooms by adding an I/A system. Located in Zone B of the Nantucket Harbor Watershed. It's in a DEP zone and Public Well Head Recharge.

Visco- We just recently approved variances in that area.

McKenna- Concerned with overloading systems, down the road.

Action **Motion to Approve.** (Made by: Cooper) (seconded)

Roll-call vote Carried 3-0//Cooper, McKenna Visco- aye

4. 49 Polpis Road, Map: 54 Parcel: 21, sewer connection variance

Sitting Visco, Cooper, McKenna and MacNab
Documentation Supporting documents and staff recommendations.
Supporting documents and staff recommendations.
Speakers Inez Hutton, 49 Polpis Road
Chris Ray, Bracken Engineering

Discussion (4:13) **Hutton-** Requesting a variance for a period of time to connect to town sewer. Would like to have septic sys inspected soon.

Hedden-They are proposing a new food establishment. In the past, there was a catering company on the property. They are in the Nantucket Watershed. Town Sewer is on Polpis Road. They'd be required to connect to sewer.

Hutton- The driveway is 800 ft long. It would be an expense. There are 4 buildings on the property.

Cooper-There was a property off of Fairgrounds Road where we let them keep the back building on septic, but the front had to tie into Town Sewer.

Santamaria-The stipulation for Glidden's (24 Rugged Road) was that if they subdivided, they would have to connect. All the houses on the property were forced to connect this year because they subdivided.

Visco- Gave one to Mr. Meerbergen (20 Rugged Road) because he was 500 ft back with the same stipulation.

Hedden- He would need history to gauge the usage on the previous catering business. There is also a residence on the property. It's in the Well Head and Nantucket Harbor Water Shed. The board shouldn't make any variances for properties located in nitrogen sensitive areas.

Santamaria-This is the difference between the other two the board just heard. A change in the

property forces an I/A upgrade. A change in the property would force a sewer connection.

Visco- The location of Polpis/Shimmo Pond area and efforts the Board has made to have everyone tie into sewer. We have the loan program.

McKenna- Is this a forced choice between I/A upgrade or sewer connect?

Santamaria- I/A upgrade will be similar cost.

Hutton- Asked for an explanation of upgrading to I/A.

Ray- Asked what is requiring her to connect. If they are re-permitting the food establishment, what would cause this.

Santamaria- Flow calculation.

Hedden- The mandatory sewer connection is why. If sewer runs by your house, it's a mandatory two years to hook up outside of any zone. In a nitrogen sensitive zone, it's 6 months. We need to consider the change of use. We will need a predicted waste flow coming out of that system.

Visco- You're in the Nantucket Harbor Water Shed. Any permit you want to pull would have been an automatic trigger to put in an I/A.

Hutton- The kitchen has been in existence since 1996. Various people have leased it for 5 or 6 years. Last time it was leased was 2018/2019.

Santamaria- The issue is the kitchen is inactive. You would have to meet the Title 5 regulations, an I/A system. You have sewer available, and we would require you to meet that permitting standard. If you don't connect to sewer but you still pursue the permit, you would have to install the I/A system.

Hutton- Didn't think she needed to be re-permitted. Was told by zoning that she was good to go.

Hedden- There are two separate septic systems. One that serves the main dwelling, 3 bedrooms and a separate system from 1978 where the commercial kitchen is located. You would need a Title 5 inspection as it's been over 5 years.

Hutton- Asked for a two-year time limit.

McKenna- This is a change of use. The sewer is there. Do we have money in the loan program?

Santamaria- Loan program was increased. Funds will be available July 1st.

MacNab- There is a loan program. Given the location and regulations, the option is sewer.

Santamaria- The timeframe is reasonable.

Cooper- Asked if line was a gravity line.

Visco- Everything is pressure line.

Santamaria- There would be a timeframe to connect, you would still need it inspected,

McKenna- Asked what happens if septic system fails.

Visco- Two-year time limit is reasonable.

McKenna- Wants to be clear, if grant two-year extension planning has to begin now and if the second system fails, she will have to tie in.

Santamaria- In the ground by 5/21/25.

Action

Motion to approve the variance for two years as long as the business septic system passes inspection and will have the two years, May 21, 2023, to tie into town sewer. (Made by MacNab)

Roll-call vote

Carried 4-0//Cooper, McKenna, MacNab and Visco- aye

VII. DISCUSSION OF 105 CMR 410.180 (D)- HEATING REQUIREMENTS

Sitting

Visco, Cooper, McKenna and MacNab

Documentation

Minimum standards of fitness for human habitation - State Sanitary Code 105 CMR 410.180 (D)

Discussion

(4:33)

Santamaria- A recent inspection at a lodging house revealed there was no heat in half of the property. There is a provision in the State Housing code that allows LBOH to vary the heating requirement to expire from 5/31 to 5/15. Just for this year, we are requesting the heating requirement to expire on 5/15. That will give us enough time to inform.

Hedden- New housing code updated 5/12/23. In the prior code, heat was allowed until June 15th and

began again September 15th. The new code changed to June 1st to September 15th. The new code allows for the Board of Health, as long as it is published on the town website, to go from May 15th to September 30th. We are finding more and more older inns and unheated cottages that don't have heat. We catch by finding space heaters in the rooms. Hadn't been enforced in the past. Back then, the season started later. We had less inspectors in the department. Towns in the state vary in temperature.

McKenna- What will be the start and end date for heating in 2024.

Santamaria- We will stick with the code 6/1 to 9/15. We want to give them this year to bring into compliance.

Action **Motion to roll back the heating requirements for Nantucket for this year to May 15th.** (Made by MacNab)(seconded)

Roll-call vote Carried 4-0//Cooper, McKenna, MacNab and Visco- aye

VIII. DIRECTOR'S REPORT

1. Met with Public Outreach coordinator to start working on Lyme disease and tick borne illness outreach campaign. The lone star tick has made it to the island.

MacNab- The company that developed the vaccine for mice through pellets has been approved.

Santamaria- US Biologic testing oral vac for mice has been FDA approved.

2. Met with Granicus with an update and expect the software and user interface to be up and running next month so we can start registering people next month at the end of June.

McKenna- Asked if any updates on interval timeshare loopholes with short term rentals.

Santamaria- If you are renting your week out you will need to register.

3. Introduced new Public Health Nurse, Erin Schrader.

Visco- Reminder that there is a public hearing on the Well Regulations June 15, 2023.

VII. ADDITIONAL DOCUMENTS USED

1. Draft BOH Minutes March 16, 2023

2. State Sanitation Code 105 CMR 410.00

VIII. ADJOURN

Action **Motion to Adjourn at 4:41 pm** (Made by: Cooper) (seconded)

Roll-call vote Carried 4-0// Cooper, McKenna, MacNab and Visco-aye

Submitted by:
Cathy Flynn