



UPDATED MEETING POSTING

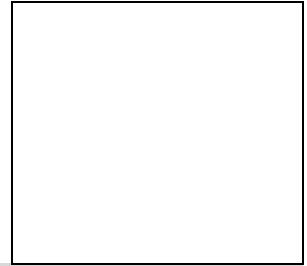
Original Posting Date __ August 11, 2023

Original Posting Number __ T 715

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 St Nantucket, MA 02554
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Day, Date, and Time	Thursday, August 17, 2023 3:00PM EST
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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	Malcolm McNabb, 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!

UPDATED AGENDA

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

1. Public Announcement – This meeting is being audio and visual recorded
2. Public Comment
3. Approval of Minutes
4. 3 Hussey Street Guest House, Operating without a Permit
5. Soil Absorption System to Property Line. 6 Nichols Road, Map:55 Parcel: 22
6. Waterline setbacks. 8 Okorwaw Avenue, Map: 79 Parcel: 132
7. Nitrogen loading credit. 63 New Siasconset Street. Map:73, Parcel: 3
8. Slip 14 – Suspension Hearing accepting and/or providing food from an unapproved source
9. Great Harbor Yacht Club - Suspension Hearing accepting and/or providing food from an unapproved source
10. Lift condemnation of basement at 55 Essex Road: Map: 67 Parcel: 642
11. Condemnation of dwelling at 34 Hinsdale Road. Map: 68 Parcel: 19.1
12. Condemnation of trailer at 73 Cato Lane. Map 66 Parcel: 17.1
13. STR Bylaw Discussion
14. Directors Report
15. Adjournment

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

August 9, 2023

Hand Delivery & ELECTRONICALLY

Mr. John D. Hedden
Chief Environmental Health Officer
Nantucket Board of Health
131 Pleasant Street
Nantucket, MA 02554-4001

**Re: Local Upgrade Approval Request - Renewal
6 Nichols Road (Map 92.4, Parcel 65)
Permit # 55-22**

Dear Mr. Hedden:

Please accept this letter as a request to renew the local upgrade approval issued on March 24, 2022 for the proposed septic upgrade at the above referenced property. The applicant continues to propose the installation of a new 3-bedroom septic tank that utilizes a MicroFast denitrification system for a septic upgrade.

Per 310 CMR 15.000 we request the following Local Upgrade Approval be granted:

	<u>Required</u>	<u>Proposed</u>
<u>15.405 (1)(a):</u> <i>Soil Absorption System to Property Line:</i>	10'	0' (Nichols Road)*

*The original approval in 1982 was based on an easement in the abutting roadways also utilized for this current design. A portion of the soil absorption system falls within the layout of Nichols Road.

This variance/local upgrade approval request is justified for the following reasons:

- The proposed MicroFast system will provide a substantial reduction in Nitrogen loading into the ground water;
- The system has been designed to allow the best feasible upgrade within the borders of the lot and provide the least effect on public safety, health, and the environment.
- The soil absorption system has been designed for H-20 loading.

Enclosed are 2 copies of the approved plan, a copy of the approved permit, Variance Application and the Twenty dollar (\$20) filing fee. 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 horizontal line.

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



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):

See attached cover letter

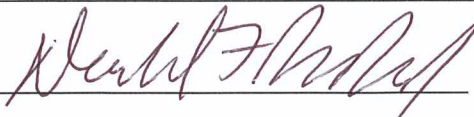
Requestor Name: Donald F. Bracken, Jr., PE

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

Address: 6 Nichols Road MAP: 92.4 PARCEL: 65

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

Email: don@brackeneng.com

Requestor's Signature: 

Date: 8/9/23

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: _____

No. 55-22

THE COMMONWEALTH OF MASSACHUSETTS
BOARD OF HEALTH
TOWN OF NANTUCKET

Fee 550.00

APPLICATION FOR DISPOSAL WORKS CONSTRUCTION PERMIT

Application is hereby made for a Permit to Construct ☐ or Repair ☒ an Individual Sewage Disposal System at:
6 Nichols Road Map 92.4, Parcel 65

Location - Address

Patrick A. Cairns, et al

Assessors map and parcel no.

46 Dellwood Avenue, Chatham, NJ 07928

Owner

Atlantic Aeolus Corporation (Mike Day)

Address

9 Mizzenmast Road, Nantucket, MA 02554

Installer

Address

Type of Building

Dwelling ☒ No. of Bedrooms 3 Bedrooms

Expansion Attic ☐

Size Lot 6,000+/-

Sq. feet

Garbage Grinder ☐

Other ☒ Type of Building

No. of persons

Showers ☐

Cafeteria ☐

Other fixtures

Design Flow 110 GPD/Bedroom gallons per person per day. Total daily flow 330 GPD

Septic Tank ☒ Liquid capacity 1,500 MicroFast gallons Length Width Diameter Depth

Disposal Trench No. 1 Width 9' Total Length 32' Total Leaching area 452 sq. ft.

Seepage Pit No. Diameter Depth below inlet Total Leaching area 334 gal.

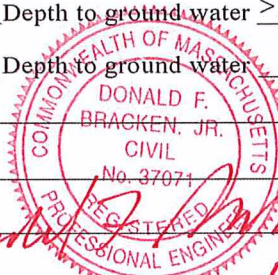
Other Distribution box ☒ Dosing tank ☐

Percolation Test Results Performed by Donald F. Bracken, Jr., P.E. - Bracken Engineering, Inc. Date 9/17/2021

Test Pit No. 1 <2 minutes per inch Depth of Test Pit 130" Depth to ground water >130"

Test Pit No. 2 minutes per inch Depth of Test Pit Depth to ground water

Description of Soil See Soil Report for full description.


3/8/22

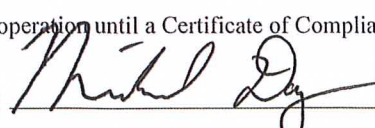
Nature of Repairs or Alterations Answer when applicable

Installation of a new 1,500 gal 0.5 MicroFast septic tank, four (4) LC-6 Concrete leaching chambers 9' W x 32' L x 2' D chamber system.

Agreement,

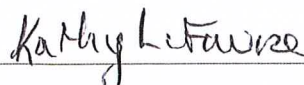
- (1) The undersigned agrees to install the aforescribed Individual Sewage Disposal System in accordance with the provisions of new Title 5 of the State Sanitary Code.
- (2) A representative of the Nantucket Board of Health shall be present at all percolation tests whenever possible. The undersigned 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



3-8-22
Date

Application Approved By



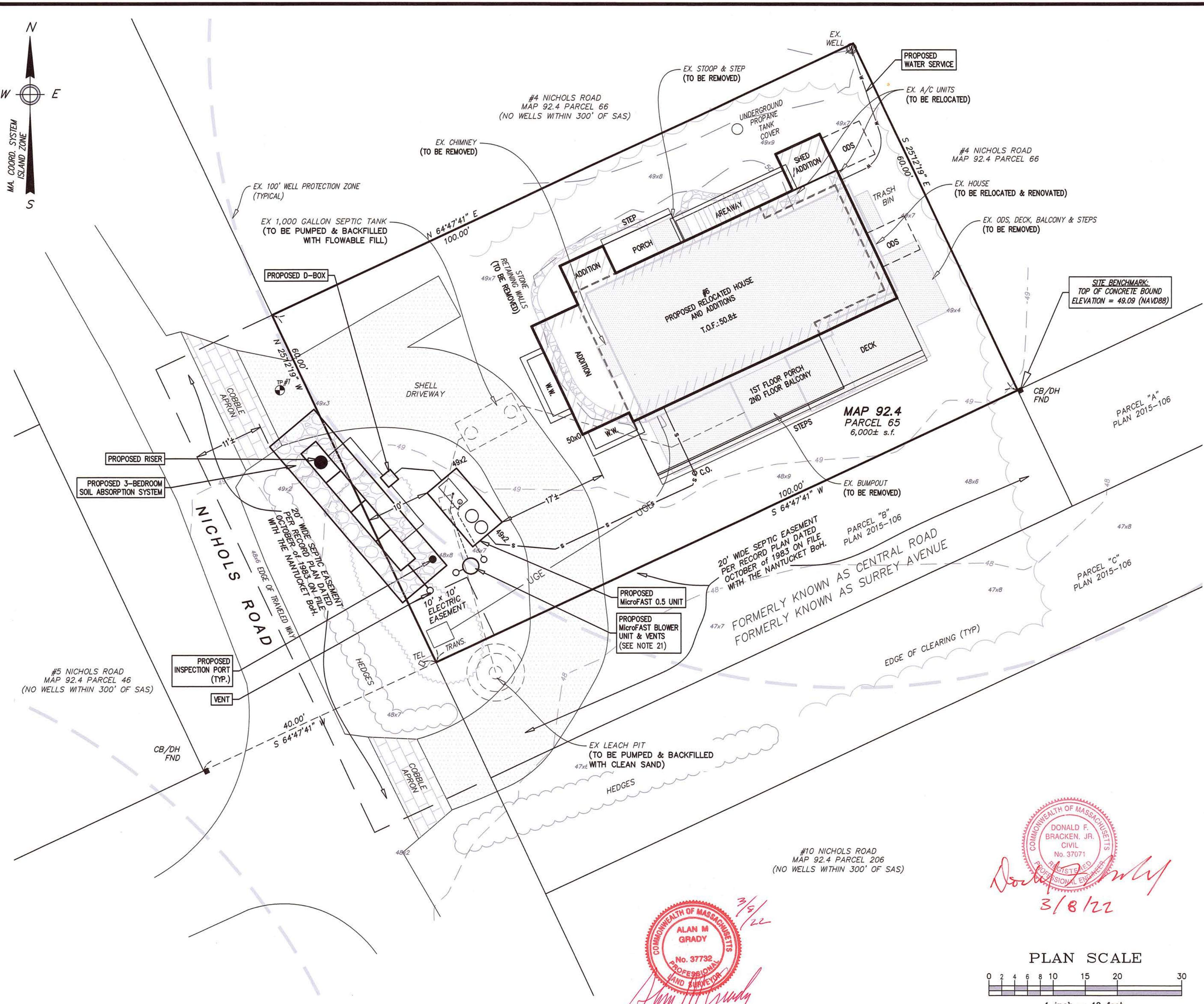
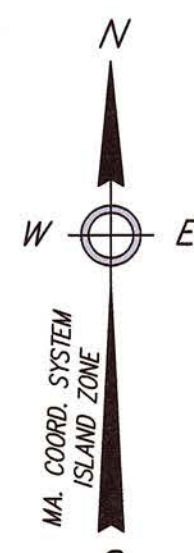
03/29/2022
Date

Application Disapproved for the following reasons:

NOTES: Variance approved @ 3/24/22 BOH mtg:
15-405(1)(a). Recorded Fred's Notice for IA
and O&M contract required.

Issued

03.29.2022
Date

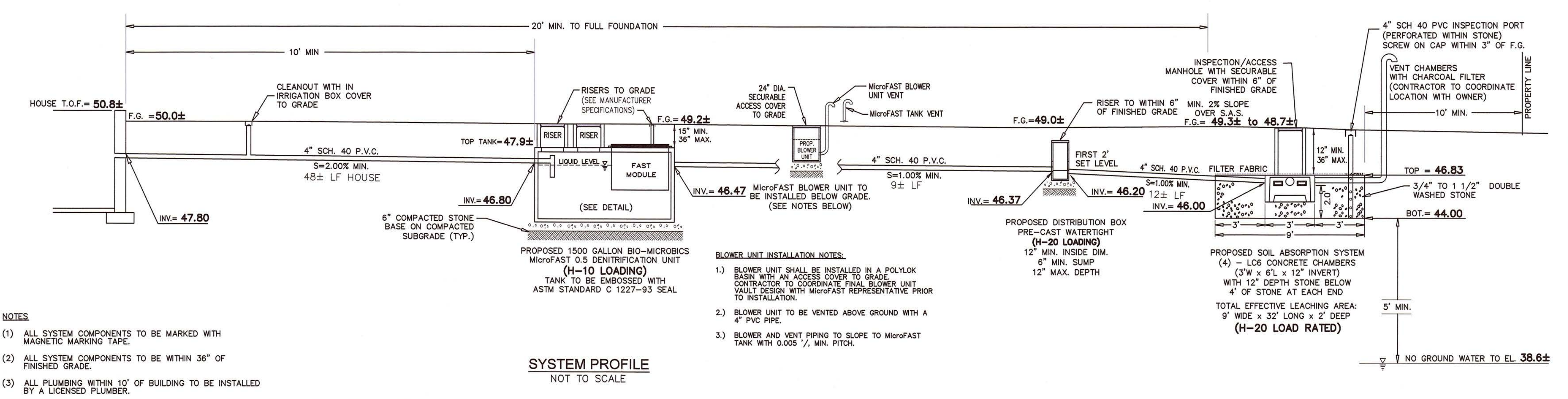
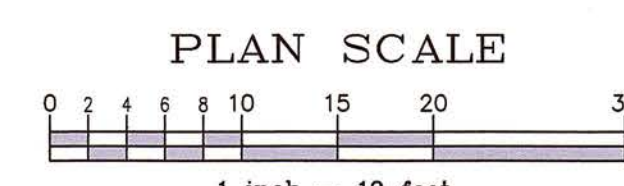


LOCAL UPGRADE APPROVAL REQUEST

310 CMR 15.405(a): TO ALLOW 0'± SETBACK FROM SOIL ABSORPTION SYSTEM TO A PROPERTY LINE. (NICHOLS RD.) (10' REQ'D)

SOIL LOGS	
TP NO. 1	
GRD. EL. 49.4	
GW. EL. NONE TO 38.6	
0" - 2"	SHELL DRIVEWAY
2" - 8"	LOAMY SAND 10YR 3/4
8" - 18"	LOAMY SAND 10YR 5/6
18" - 68"	C1 MEDIUM SAND 2.5Y 6/6
68" - 130"	C2 COARSE SAND 2.5Y 7/1
130" -	NO WATER FOUND NO REDOX FOUND

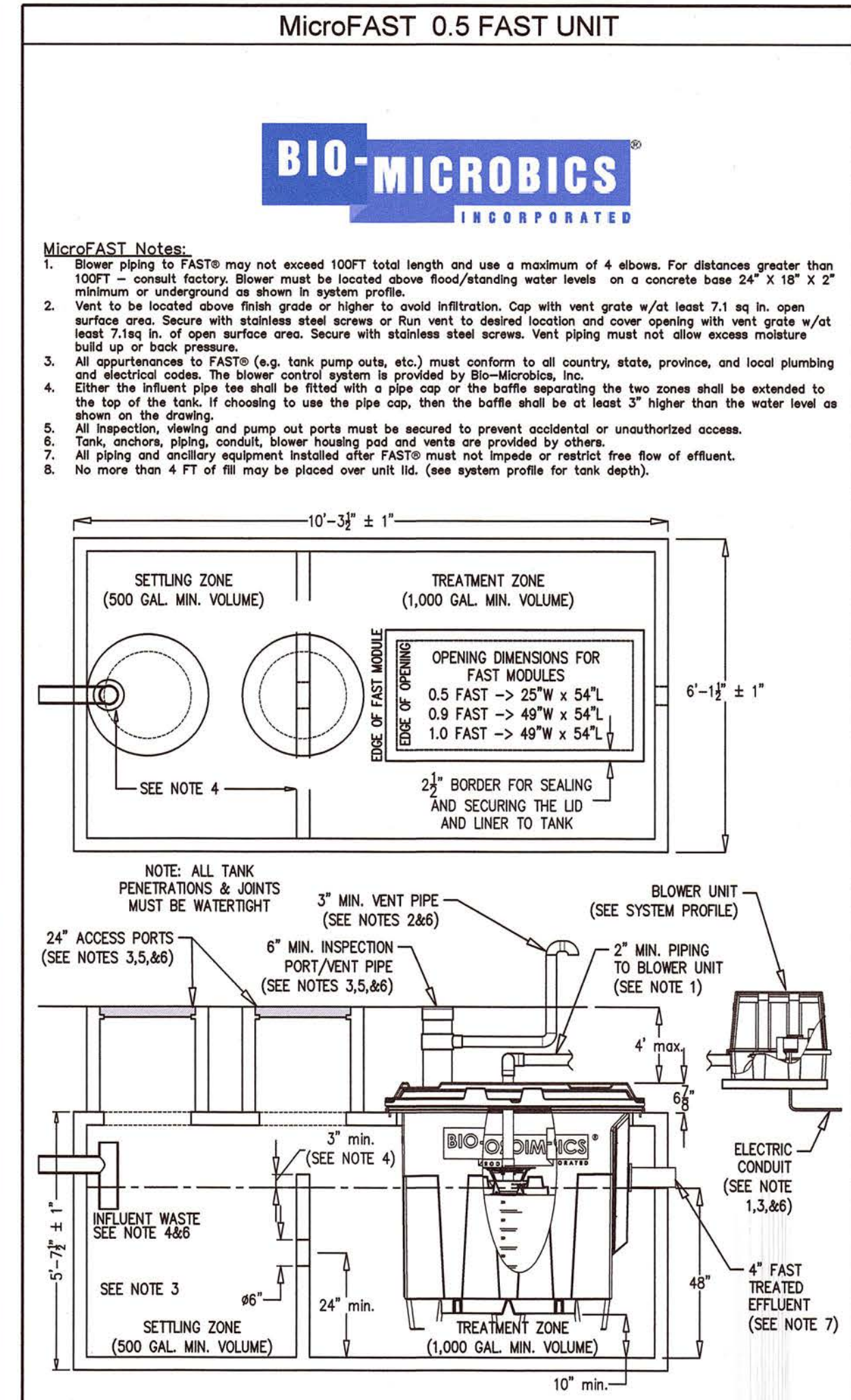
DATE PERFORMED: SEPTEMBER 17, 2021
SOIL EVALUATOR: DONALD F. BRACKEN, JR.
WITNESSED BY: KATHY L'EAU, HEALTH INSPECTOR
PERC. RATE: < 2 MINUTES/INCH
SOIL CLASS: CLASS I
MAX. GROUND WATER ELEV.: NONE TO 38.6
METHOD OF DETERMINATION: NO WATER OR REDOX FOUND
(SEE SOIL REPORT FOR MORE DETAILED DESCRIPTION)



- NOTES**
- (1) ALL SYSTEM COMPONENTS TO BE MARKED WITH MAGNETIC MARKING TAPE.
 - (2) ALL SYSTEM COMPONENTS TO BE WITHIN 36" OF FINISHED GRADE.
 - (3) ALL PLUMBING WITHIN 10' OF BUILDING TO BE INSTALLED BY A LICENSED PLUMBER.

SYSTEM PROFILE
NOT TO SCALE

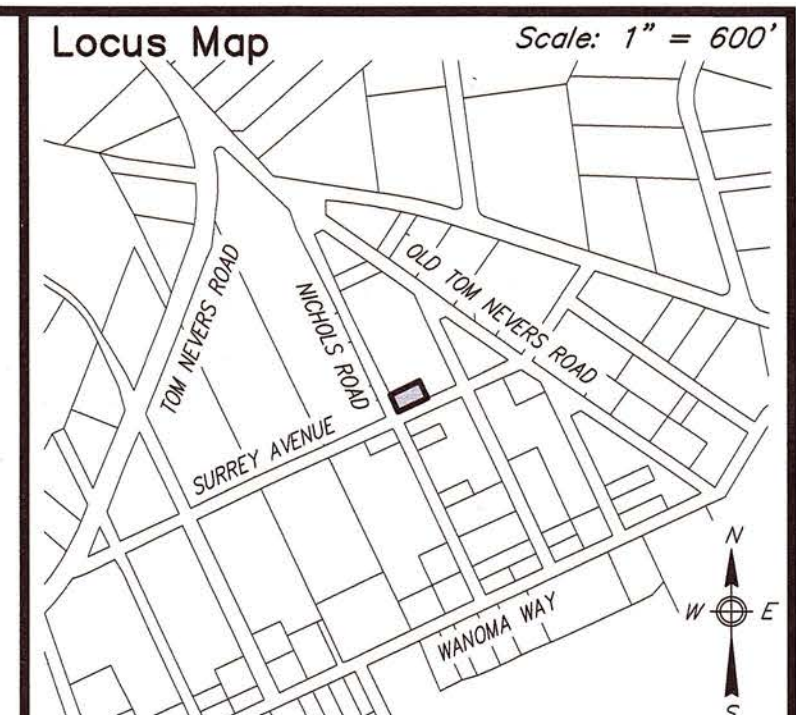
- BLOWER UNIT INSTALLATION NOTES:**
- (1) BLOWER UNIT SHALL BE INSTALLED IN A POLYLOK BASIN WITH AN ACCESS COVER TO GRADE. CONTRACTOR TO COORDINATE FINAL BLOWER UNIT VAULT DESIGN WITH MICROFAST REPRESENTATIVE PRIOR TO INSTALLATION.
 - (2) BLOWER UNIT TO BE VENTED ABOVE GROUND WITH A 4" PVC PIPE.
 - (3) BLOWER AND VENT PIPING TO SLOPE TO MICROFAST TANK WITH 0.005' /', MIN. PITCH.



DESIGN CALCULATIONS	
SOIL TEXTURAL CLASS: CLASS I	DESIGN FLOW REQUIRED: 330 GPD
DESIGN PERC. RATE: < 2 MINUTES/INCH	SEPTIC TANK REQUIRED: 1,500 GALLONS MIN.
NO. OF BEDROOMS: 3 BEDROOMS	SEPTIC TANK PROVIDED: MicroFAST 0.5 UNIT

LEACHING SYSTEM:
(4) LC-6 CONCRETE LEACHING CHAMBERS IN AN (9' WIDE x 32') LONG STONE BED
BOTTOM AREA = 288 S.F.
SIDEWALL AREA = 164 S.F.
TOTAL = 452 S.F.
LOADING RATE = 0.74 GPD/SF
FLOW PROVIDED: 334 GPD > 330 GPD

EFFECTIVE LEACHING:
(9' WIDE x 32' LONG x 2' BELOW INVERT
BOTTOM AREA = 288 S.F.
SIDEWALL AREA = 164 S.F.
TOTAL = 452 S.F.
LOADING RATE = 0.74 GPD/SF
FLOW PROVIDED: 334 GPD > 330 GPD



- Notes**
1. BENCHMARK: ELEVATION = 49.09 (NAVD88) TOP OF CONCRETE BOUND.
 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: PATRICK A. CAIRNS AND CHRISTINE D. CAIRNS, MARY LORETTA DOBROSKY AND DENNIS D. DOBROSKY, 46 DELLWOOD AVENUE, CHATHAM, NJ 07928
 9. DEED REFERENCE: Cert. #27960
 10. PLAN REFERENCE: LC Plan #5004-D (LOT 108)
 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 NOT FALL WITHIN A ZONE II WELLHEAD PROTECTION AREA.
 15. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITAT OF RARE WILDLIFE OR PRIORITY HABITATS OF RARE SPECIES.
 16. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0176-G, dated 06/09/2014.
 17. LOT WAS CREATED IN JUNE OF 1916.
 18. CONTRACTOR TO REFER TO ALL MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS FOR INSTALLATION OF THE MicroFAST 0.5 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 THE SYSTEM, INDICATING THE USE OF AN 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. ALL SYSTEM TESTING, MONITORING & REPORTING IS TO BE CONDUCTED IN ACCORDANCE TO THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) GENERAL USE PERMITS.
 21. CONTRACTOR TO COORDINATE PLACEMENT OF ALL ALARM PANELS AND THE MICROFAST BLOWER UNIT WITH THE HOMEOWNER & SYSTEM MANUFACTURERS PRIOR TO INSTALLATION.

Prepared By:
BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD, BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD, NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM IN NANTUCKET, MASSACHUSETTS

Prepared For:
**PATRICK A. CAIRNS
CHRISTINE D. CAIRNS
MARY LORETTA DOBROSKY
DENNIS D. DOBROSKY**
#6 NICHOLS ROAD
MAP 92.4 PARCEL 65

No.	Date	Revision	Description	By
1	MARCH 1, 2022	ERC/BEI	DFB/AMG	1 of 1



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):

CMR 15.222. The approved septic plans creates difficulty with water lines. Water lines in the logical places ~~need to~~ would cross the septic lines and in one area be less than 10' apart. The code allows for sleeving water line. I'm requesting a variance to sleeve the water lines.

Requestor Name: NATHAN BARBER

Company Name: (if applicable) BARBER & SONS, INC.

Address: 8 Olcott Ave MAP: 79 PARCEL: 132

Phone No. 646-675-3771 Fax No. _____

Email: NATEBARBER508@gmail.com

Requestor's Signature: [Signature]

Date: 8/10/23

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.

HEALTH DEPARTMENT

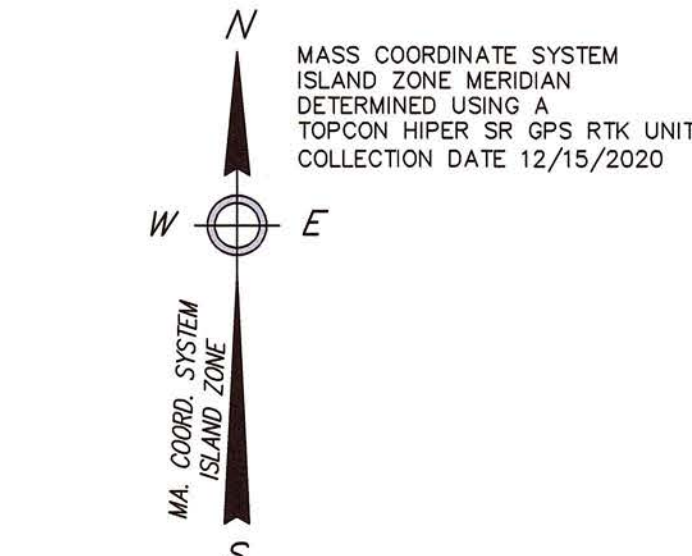
AUG 10 2023

RECEIVED

Received by: _____

Date: _____

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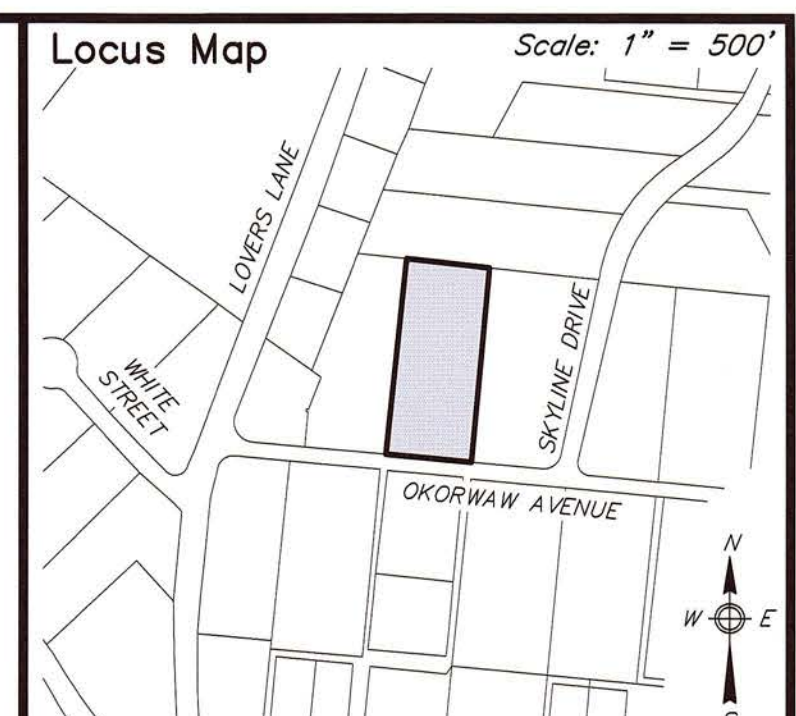
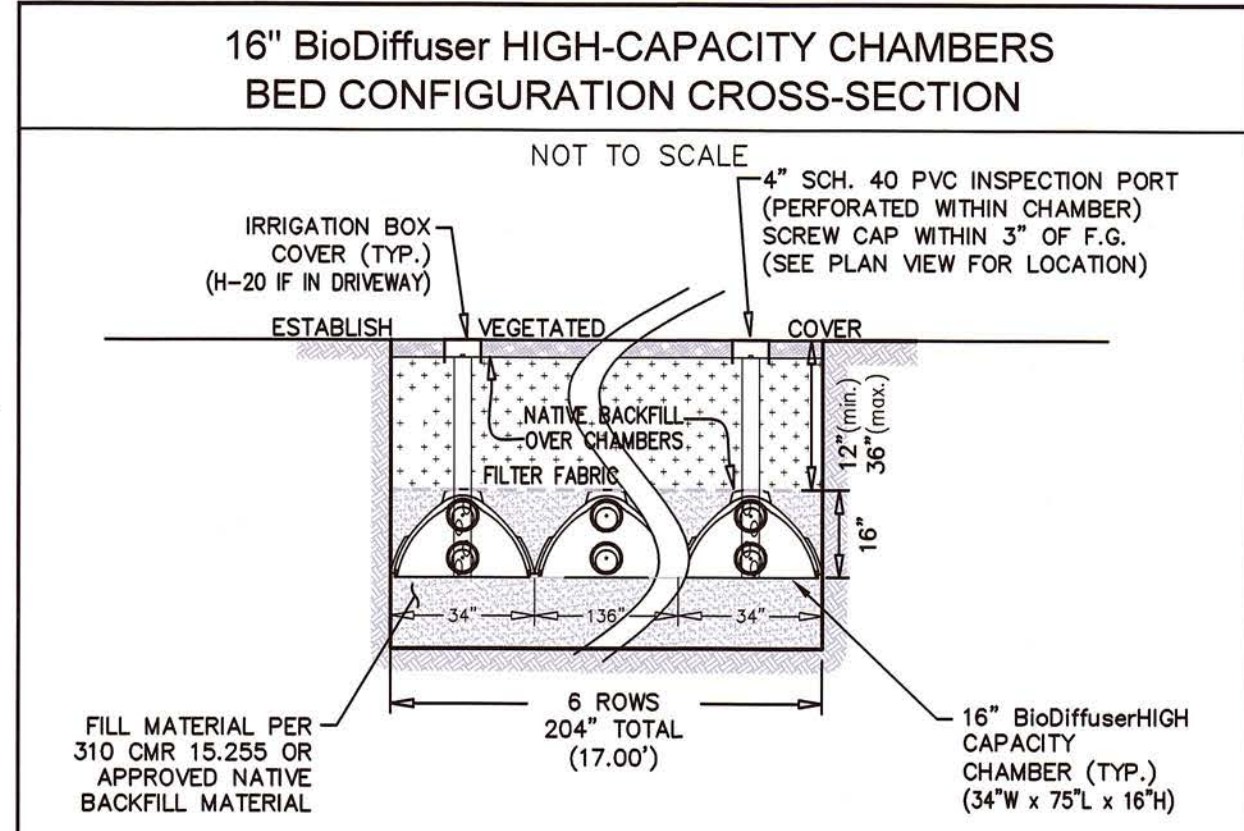
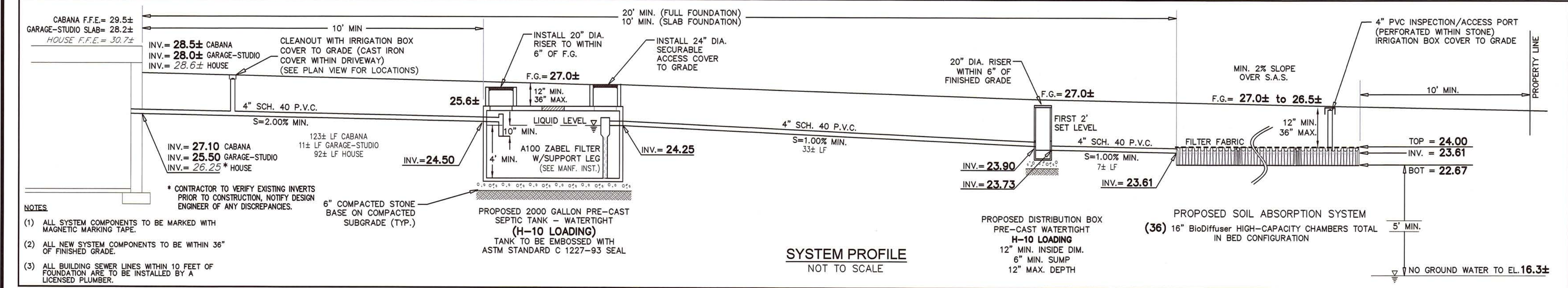


DESIGN CALCULATIONS	
SOIL TEXTURAL CLASS:	CLASS 1
PERC. RATE:	< 2 MINUTES/INCH
NO. OF BEDROOMS:	7
DESIGN FLOW REQUIRED:	770 GPD
SEPTIC TANK REQUIRED:	2,000 GALLONS
SEPTIC TANK PROVIDED:	2,000 GALLONS

LEACHING SYSTEM:	
(6) ROWS - AGGREGATE FREE CHAMBERS	
(36) UNITS 16" HC BioDIFFUSER CHAMBERS TOTAL	

EFFECTIVE LEACHING:	
(36) UNITS(6.25 L.F./UNIT) = 225 L.F.	
(4.73 S.F./L.F.)(225 L.F.) = 1064.3 S.F. EFFECTIVE	
LOADING RATE = 0.74 GPD/SF	
FLOW PROVIDED: 787 GPD > 770 GPD REQUIRED	

SOIL LOGS	
TP NO. #1 GRD. EL. 26.6 GW. EL. NONE TO 16.3	TP NO. #2 GRD. EL. 27.0 GW. EL. NONE TO 17.0
0' O/A/E LOAMY SAND 10% S/S	0' O/A/E LOAMY SAND 10% S/S
10' B LOAMY SAND 10% S/S	10' B LOAMY SAND 10% S/S
18' C1 COARSE SAND 2.5Y 7/2	18' C1 COARSE SAND 2.5Y 7/2
124" NO WATER NO REDOX	120" NO WATER NO REDOX
16.3	17.0
DATE PERFORMED: SEPTEMBER 8, 2021	
SOIL EVALUATOR: DONALD F. BRACKEN JR., P.E.	
WITNESSED BY: KATHY LOFAVRE, BOH AGENT	
PERC. RATE: < 2 MPI	
SOIL CLASS: CLASS 1	
MAX. GROUND WATER ELEV.: NONE TO 16.3	
METHOD OF DETERMINATION: NO WATER OR REDOX	
(SEE SOIL REPORT FOR MORE DETAILED DESCRIPTION)	



- ### GENERAL NOTES
- BENCHMARK: ELEVATION = 30.67 (NAVD88) FIRST FLOOR (THRESHOLD)
 - ALL CONSTRUCTION METHODS AND MATERIALS TO CONFORM TO TITLE 5 AND THE TOWN OF NANTUCKET BOARD OF HEALTH REGULATIONS.
 - ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
 - NO FIELD MODIFICATION TO THE SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER AND BOARD OF HEALTH.
 - ALL JOINTS AND COVERS TO BE WATERTIGHT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES.
 - A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED PRIOR TO BACKFILLING SYSTEM.
 - OWNER: JOHN DAVID KANN TRUST and LORI HAND KANN TRUST 1330 ASHLAND AVENUE WILMETTE, IL 60091
 - DEED REFERENCE: Deed Bk:1692 Pg:314
 - PLAN REFERENCE: Plan File 11-A Plan D (Lot 16)
 - 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.
 - THIS SYSTEM IS NOT DESIGNED NOR INTENDED FOR USE WITH A GARBAGE GRINDER.
 - THE SYSTEM OWNER SHALL BE RESPONSIBLE TO PUMP THE SEPTIC TANK AT LEAST ONCE EVERY THREE YEARS.
 - LOCUS DOES NOT FALL WITHIN A ZONE II WELLHEAD PROTECTION AREA.
 - LOCUS DOES PARTIALLY FALL WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF PRIORITY HABITAT OF RARE SPECIES BUT NOT WITHIN AREAS OF ESTIMATED HABITAT OF RARE WILDLIFE.
 - LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0089-G dated 06/09/2014.
 - LOT WAS CREATED IN 1982.
 - UNCONSTRUCTED WAYS SHOWN FOR REFERENCE, SEE PLAN Bk:2 Pg:60 AT THE NANTUCKET REGISTRY OF DEEDS. ALSO REFERENCE 2011 ATM WARRANT ARTICLES 100 & 101.
- T.B.R. = TO BE REMOVED

ZONE: LUG-2	
REQUIRED	EXISTING
LOT AREA: 80,000 s.f. 121,635± s.f. 121,635± s.f.	
FRONTAGE: 150' 243.27' 243.27'	
FRONT YARD: 35' 320.8± 320.8±	
SIDE YARD: 15' 32.9± 32.9±	
REAR YARD: 15' 32.9± 32.9±	
GROUND COVER: 4% (MAX) 1.5% 2.7%	
(4,885 s.f.) (1,823± s.f.) (3,253± s.f.)	

Prepared By:

BRACKEN
ENGINEERING, INC.
48 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

BRACKEN
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19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
(fax) 508.325.0044
www.brackeneng.com

PROPOSED SUBSISTENCE SEWAGE DISPOSAL PLAN IN NANTUCKET, MASSACHUSETTS			
Prepared For:			
JOHN DAVID KANN TRUST			
LORI HAND KANN TRUST			
#8 OKORWAW AVENUE			
MAP 79 PARCEL 132			
No.	Date	Revision Description	By
1	01/04/22	REVISE SAS TO 7 BEDROOMS	ERC
Date:		Drawn:	Checked:
SEPTEMBER 9, 2021		ERC/BEI	DFB/AMG
		Sheet:	1 of 1

SEE NOTE 18

20' WIDE) T
20' A

POOL
EQUIP.

S 84°31'10" E 203.27'

F.F.E.: 29.5±
T.O.F. 29.69

PROPOSED
CABANA
389± s.f.

PORCH

DECK

IN-GROUND
POOL

ODS
T.B.R.

STEP
T.B.R.
STEP

DECK

63± s.f.
ADDITION

#8
EXISTING
DWELLING
1,823± s.f.
(4 BEDROOMS)
F.F.E.: 30.7±

STEP &
PORCH
(T.B.R.)

STOOP &
STEPS

PORCH

PROPOSED
GARAGE/
STUDIO
SLAB: 28.2±
978± s.f.
T.O.F. 28.53

STOOP &
STEPS

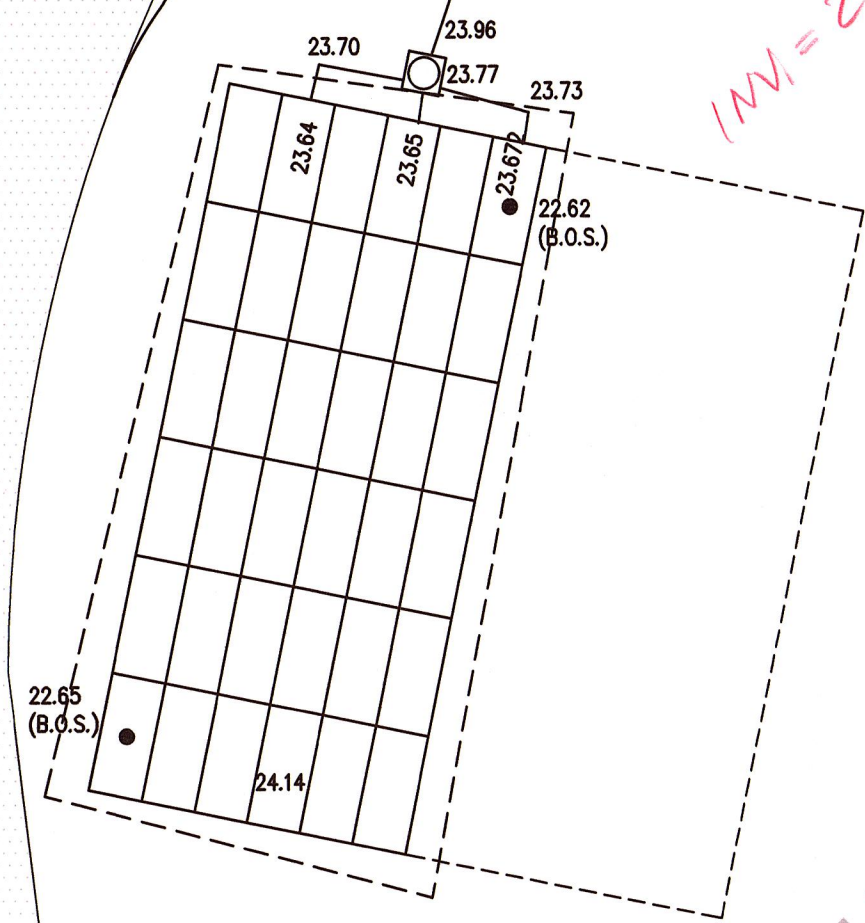
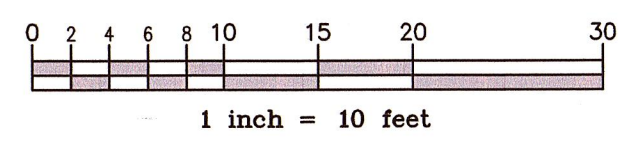
SHELL
DRIVEWAY

MAP 79
PARCEL 132
121,635± s.f.

8 OKORWAW AVENUE

SEPTIC AS-BUILT
WORKSHEET
09 AUG 2023

PLAN SCALE



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

July 28, 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 to construct a new dwelling and replace the existing septic system for the existing dwelling on the property. The site is in the Aquifer Protection District.

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/6,943 square feet.

This variance request is justified for the following reasons:

- The proposed SeptiTech 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 nine (9) bedrooms compared to the allowed six (6) 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.', written in a cursive style.

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. & Shannon M. Boehm

Assessors map and parcel no.
22 Pumpkin Hill Road, Westport, CT 06880

Owner
Atlantic Aeolus Corporation (Mike Day)

Address
9 Mizenmass Road, Nantucket, MA 02554 (508) 228-2252

Installer

Address

Type of Building _____ Size Lot 62,491+/- Sq. feet
 Dwelling ☒ No. of Bedrooms 9 BDR (2 Ex./4 Prop./3 Fut.) Expansion Attic ☐ Garbage 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 990 GPD

Septic Tank ☒ Liquid capacity 3,000 SeptiTech gallons Length _____ Width _____ Diameter _____ Depth _____
 Disposal Trench ☒ No. 48 units Width 22.67' Total Length 37.5' Total Leaching area 1,419 sq. ft.

Seepage Pit No. _____ Diameter _____ Depth below inlet _____ Total Leaching area 1,050 gal.
 Other Distribution box ☒ Dosing tank ☐

Percolation Test Results Performed by Donald F. Bracken, Jr., PE 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 3,00 gallon SeptiTech septic tank 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 _____

Date 7/28/23

Application Approved By _____

Date _____

Application Disapproved for the following reasons: _____

NOTES:

Issued _____

Date _____



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: 7/28/23

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: _____

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. & 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

508-325-0044

Phone

Fax

4. Registration:

Donald F. Bracken, Jr., PE

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 ☐

TWO - COMPARTMENT
TANK PER 310 CMR
15.229 (2)

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.)

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 (e.g., woodland, agricultural field, vacant lot, etc.)	Brush Vegetation	None Surface Stones (e.g., cobbles, stones, boulders, etc.)	2% Slope (%)
-------------	--	---------------------	--	-----------------

Description of Location: Large lot – Residential

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

3. Distances from:	Open Water Body	<u>3,060</u> feet	Drainage Way	<u>>200</u> feet	Wetlands	<u>2,900</u> 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.

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

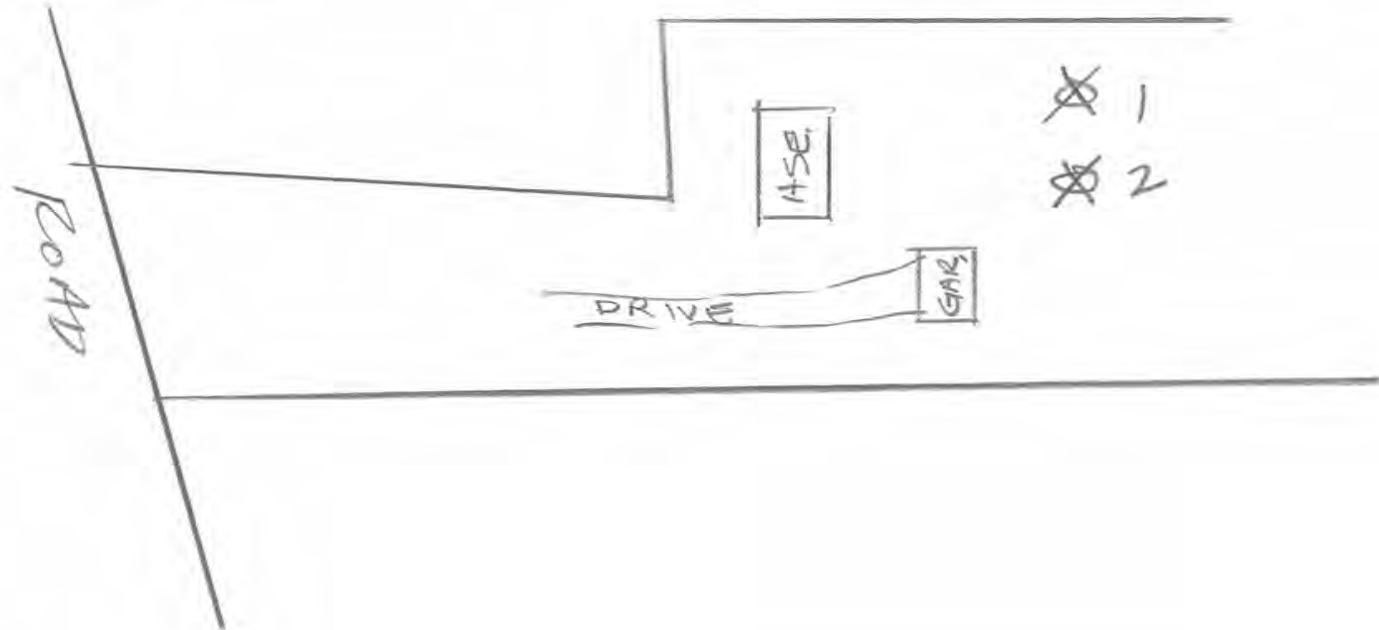
Expiration Date of License

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

Donald F. Bracken, Jr, PE | Agent

Contact Person (if different from Owner)

MA

State

508-325-0044

Telephone Number

02554

Zip Code

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

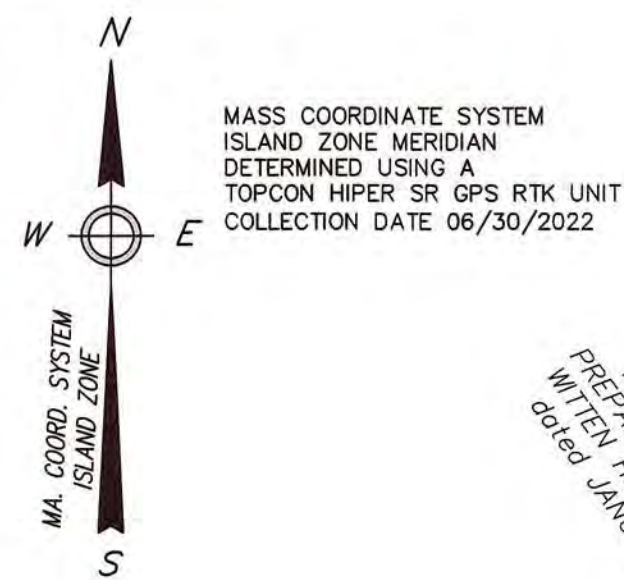
Test Performed By:

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



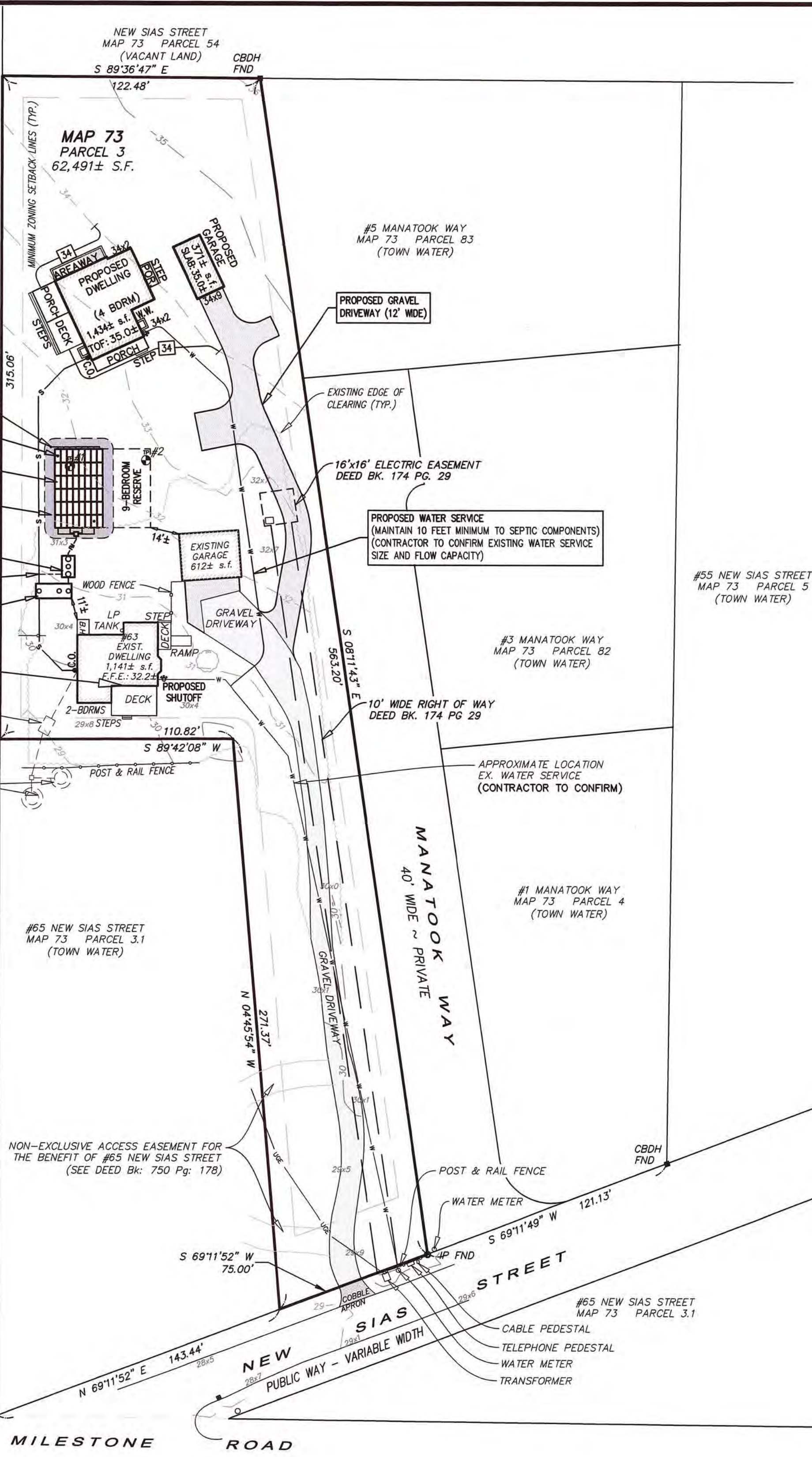
GROUNDWATER FLOW

#320R MILESTONE ROAD
MAP 73 PARCEL 55
(TOWN WATER)

PROPOSED VENT
PROPOSED INSPECTION
PORT (TYP.)
PROPOSED 9-BEDROOM
SOIL ABSORPTION SYSTEM
PROPOSED 5' OVERDIG
(SEE EXCAVATION NOTE)
PROPOSED STAAR 1.0
PROCESSOR TANK
RETURN LINE
PROPOSED 3,000 GALLON
2-COMPARTMENT DENITE TANK

SITE BENCHMARK:
FIRST FLOOR (THRESHOLD)
ELEVATION = 32.23 (NAVD88)

APPROXIMATE LOCATION
EX. SEPTIC TANK
(TO BE PUMPED &
BACKFILLED WITH
FLOWABLE FILL)
APPROXIMATE LOCATION
EX. LEACH PITS
(TO BE PUMPED &
BACKFILLED WITH CLEAN SAND)



MILESTONE ROAD

MANATOOK WAY
40' WIDE ~ PRIVATE

SIAS STREET

#65 NEW SIAS STREET
MAP 73 PARCEL 3.1
(TOWN WATER)

#65 NEW SIAS STREET
MAP 73 PARCEL 3.1
(TOWN WATER)

#65 NEW SIAS STREET
MAP 73 PARCEL 3.1
(TOWN WATER)

#65 NEW SIAS STREET
MAP 73 PARCEL 3.1
(TOWN WATER)

#65 NEW SIAS STREET
MAP 73 PARCEL 3.1
(TOWN WATER)

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MAP 73 PARCEL 3.1
(TOWN WATER)

#65 NEW SIAS STREET
MAP 73 PARCEL 3.1
(TOWN WATER)

#65 NEW SIAS STREET
MAP 73 PARCEL 3.1
(TOWN WATER)

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MAP 73 PARCEL 3.1
(TOWN WATER)

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#65 NEW SIAS STREET
MAP 73 PARCEL 3.1
(TOWN WATER)

#65 NEW SIAS STREET
MAP 73 PARCEL 3.1
(TOWN WATER)

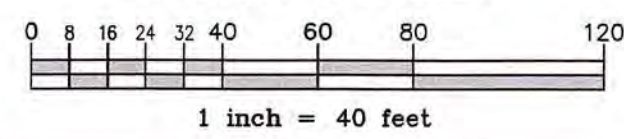
#65 NEW SIAS STREET
MAP 73 PARCEL 3.1
(TOWN WATER)

#65 NEW SIAS STREET
MAP 73 PARCEL 3.1
(TOWN WATER)

#65 NEW SIAS STREET
MAP 73 PARCEL 3.1
(TOWN WATER)

#65 NEW SIAS STREET
MAP 73 PARCEL 3.1
(TOWN WATER)

PLAN SCALE



1 inch = 40 feet

1 inch = 40 feet

1 inch = 40 feet

1 inch = 40 feet

1 inch = 40 feet

1 inch = 40 feet

1 inch = 40 feet

1 inch = 40 feet

1 inch = 40 feet

1 inch = 40 feet

1 inch = 40 feet

1 inch = 40 feet

1 inch = 40 feet

* CONTRACTOR TO CONFIRM EXISTING
INVERTS PRIOR TO CONSTRUCTION.
NOTIFY ENGINEER OF ANY DISCREPANCIES.

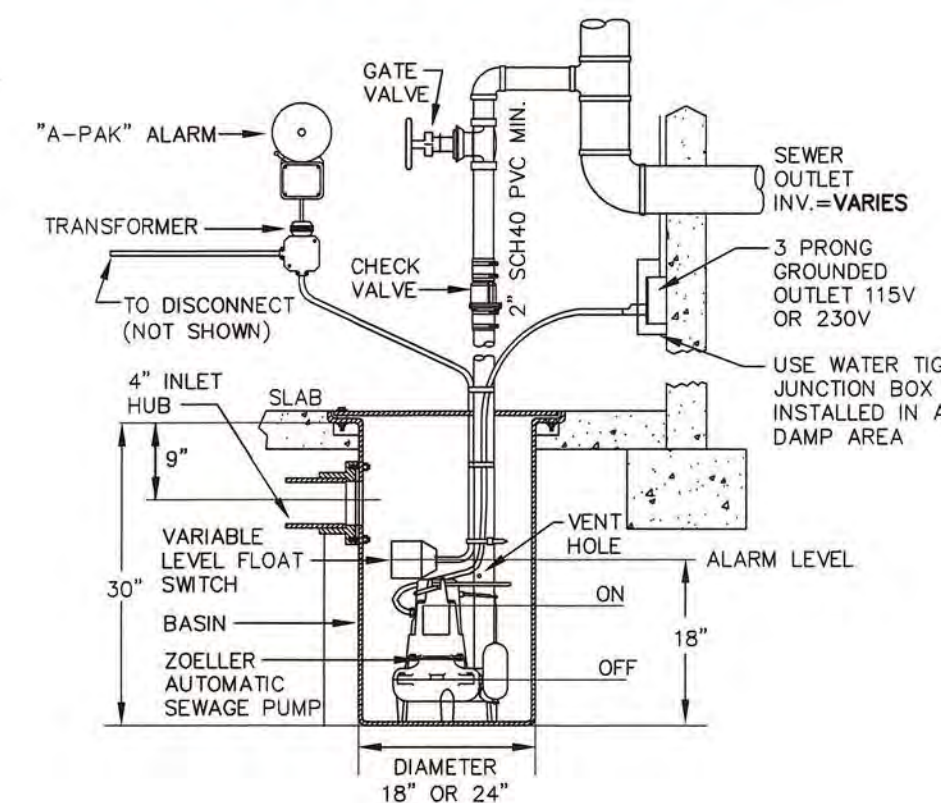
NOTES
(1) ALL SYSTEM COMPONENTS TO BE MARKED WITH
MAGNETIC MARKING TAPE.
(2) ALL SYSTEM COMPONENTS WITHIN 10 FEET OF
FOUNDATION ARE TO BE INSTALLED BY A
LICENSED PLUMBER.
(3) ALL SYSTEM COMPONENTS ARE TO BE WITHIN 36"
OF FINISHED GRADE, UNLESS OTHERWISE NOTED.

(H-20 LOADING)
TANK TO BE EMBOSSED WITH
ASTM STANDARD C 1227-93 SEAL

PROPOSED 1500 GALLON SEPTITECH
PROCESSOR TANK STAAR 1.0
(USES M750 PROCESSOR)
WATERTIGHT
(H-10 LOADING)
TANK TO BE EMBOSSED WITH
ASTM STANDARD C 1227-93 SEAL

SYSTEM PROFILE
NOT TO SCALE

TYPICAL EJECTOR PUMP DETAIL



NOT TO SCALE

FUTURE BEDROOMS: 3 BASEMENT BEDROOMS PUMPED
3 BEDROOMS / 9 BEDROOMS = 33%
EJECTOR PUMP
PROVIDED:
ONE (1) ZOEHLER NON-GRINDER PUMP IN BASEMENT
PER DWELLING OR APPROVED EQUAL < 60 GPM

WAIVER REQUEST

CH. 382-3B - A WAIVER IS REQUESTED TO ALLOW GREATER THAN
110 GPD PER 10,000 S.F. OF LOT AREA USING
INNOVATIVE/ALTERNATIVE TECHNOLOGY.

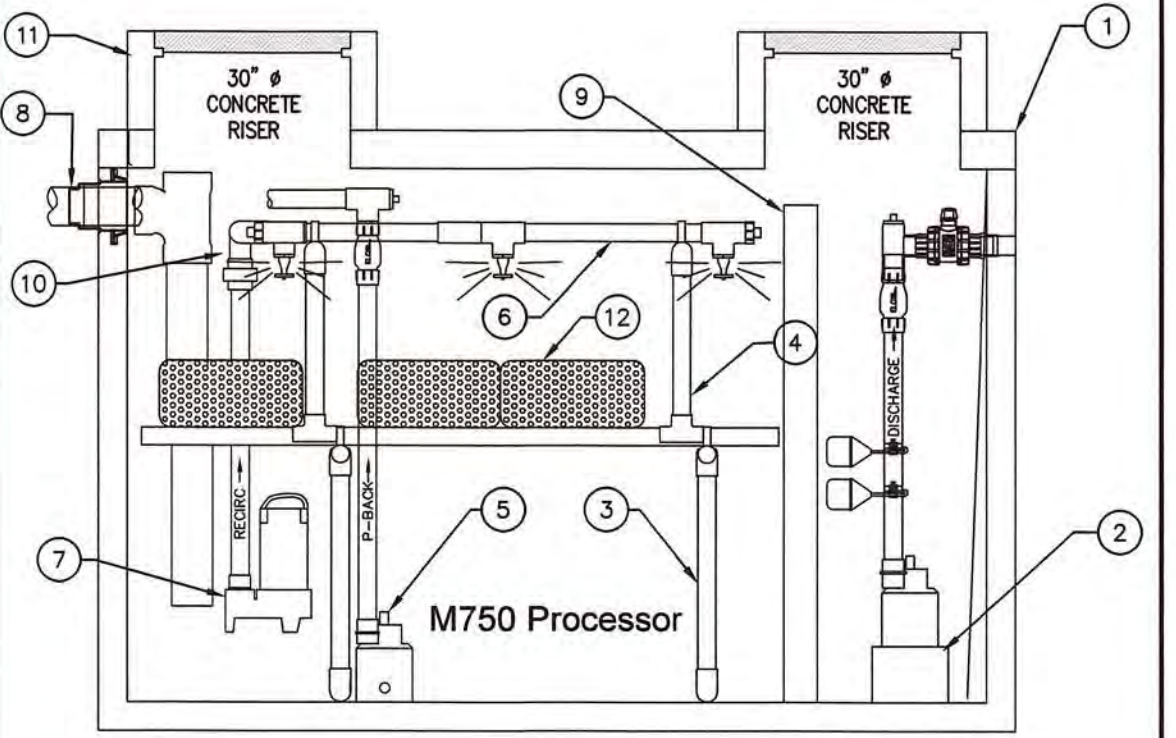
DESIGN CALCULATIONS

SOIL TEXTURAL CLASS: CLASS 1
PERC. RATE: < 5 MPI IN C3 (SEE EXCAVATION NOTE)
NO. OF BEDROOMS: 9 (2 EXISTING, 4 PROPOSED, 3 FUTURE)
DESIGN FLOW REQUIRED: 990 GPD
SEPTIC TANK REQUIRED: 3,000 GALLONS 2-COMPARTMENT
DUE TO PUMPING > 25% TO SEPTIC TANK
1st COMPARTMENT: 1,980 GALLONS
2nd COMPARTMENT: 990 GALLONS
SEPTIC TANK PROVIDED: 3,000 GALLONS 2-COMPARTMENT
1st COMPARTMENT: 2,000 GALLONS
2nd COMPARTMENT: 1,000 GALLONS
1/A TANK PROVIDED: SeptiTECH STAAR 1.0
SEE SeptiTECH DEP TRANSMITTAL No. X280610 dated 09/04/2018.
660 GPD / 40,000 S.F. = 0.0165 GPD/S.F.
LOT AREA: 62,491 S.F. x 0.0165 GPD/S.F. = 1,031 GPD
LEACHING SYSTEM:
AGGREGATE FREE LEACHING BED:
(48) 16" BioDiffuser HIGH CAPACITY LEACHING CHAMBERS
EFFECTIVE LEACHING: (BASED ON GENERAL USE APPROVAL)
(48 UNITS)(6.25 L.F./UNIT) = 300 L.F.
(4.73 S.F./L.F.)(300 L.F.) = 1,419 S.F.
EFFECTIVE LOADING RATE = 0.74 GPD/SF
FLOW PROVIDED: 1,050 GPD > 990 GPD (REQUIRED)

SeptiTECH PROCESSOR TANK STAAR 1.0

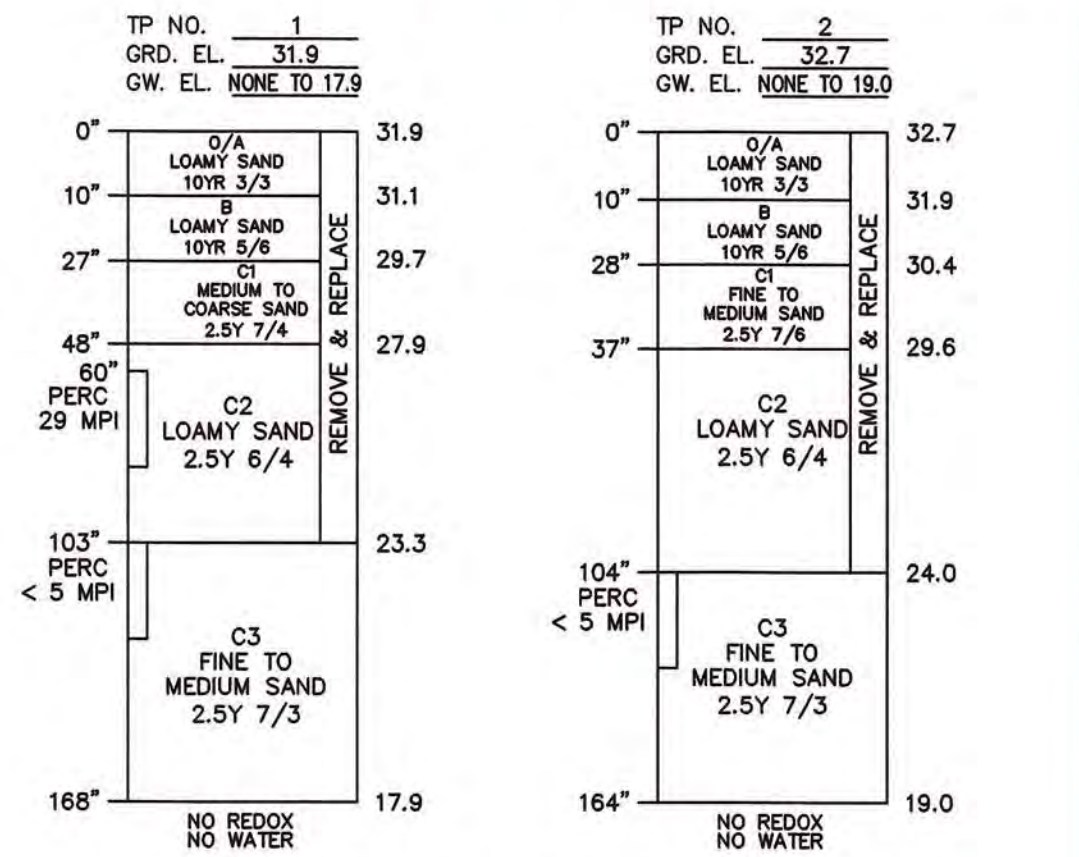
NOT TO SCALE

- GENERAL NOTES
- SeptiTECH processor shall be installed in accordance with SeptiTECH installation instructions.
 - Tank(s) shall not be installed at a depth any greater than 24-inches, unless 30" dia. openings and 30" dia. risers are provided per SeptiTECH request.
 - Tank(s) shall be installed with a minimum of 6-inches of compacted crushed pea stone or sand bedding. Select fill shall be used for backfilling around tanks.
 - Exterior Piping: Contractor is responsible for supplying and installing all exterior piping per SeptiTECH installation drawings.
 - Air Intake Piping: Air intake snorkel shall be installed within 100 feet of the processor tank. Air intake piping shall be installed such that a positive pitch is provided back towards the processor tank such that any condensation build up is free to drain.
 - Pipe Insulation: Contractor is responsible for insulating all piping exterior to the SeptiTECH processor including the discharge line from the processor to the disposal field.
 - Tank Insulation: After tank has been installed, contractor shall insulate the top and sides of the processor tank below frost depth (4-feet minimum) with 2" rigid foam (blue) board insulation and then complete backfilling.
 - Electrical: All electrical work is the responsibility of the contractor's licensed electrician and is not provided by SeptiTECH. System Controller should be installed in a heated building where an ambient temperature range of 60 to 90 degrees F is maintained. If the control panel must be located outside, please notify SeptiTECH, Inc. so a heater may be installed within the enclosure.



ITEM	DESCRIPTION	ITEM	DESCRIPTION	ITEM	DESCRIPTION
4	SPRAY HEADER SUPPORT STRUCTURE	8	INLET PIPE	12	MEDIA BAGS (LARGE)
3	SUPPORT STRUCTURE	7	RECIRCULATION PUMP	11	CONCRETE RISER & C.I. COVER
2	DISCHARGE ASSEMBLY	6	SPRAY HEADER ASSEMBLY	10	AIR INTAKE ASSEMBLY
1	1,500 GAL. CONCRETE TANK	5	PUMP BACK ASSEMBLY	9	WALL INSERT ASSEMBLY

SOIL LOGS



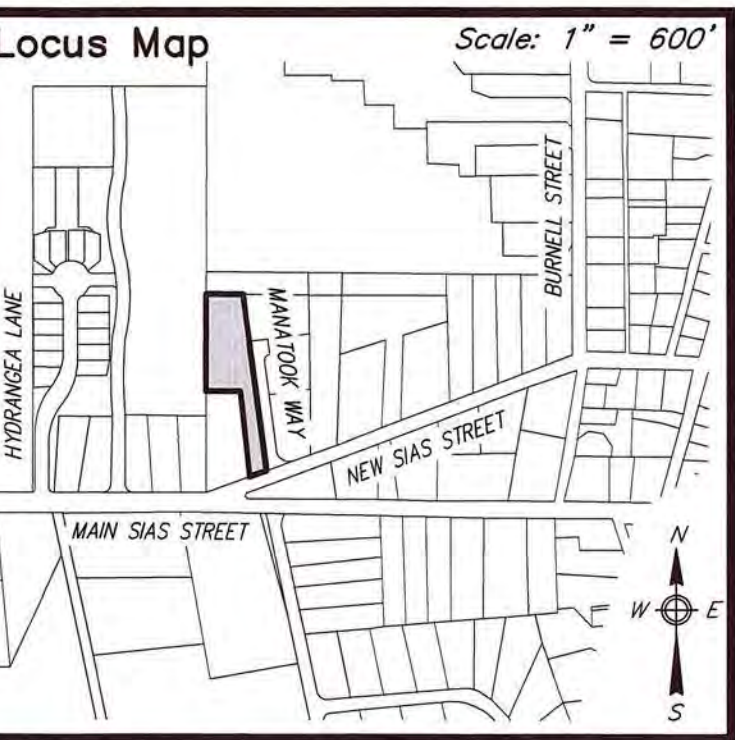
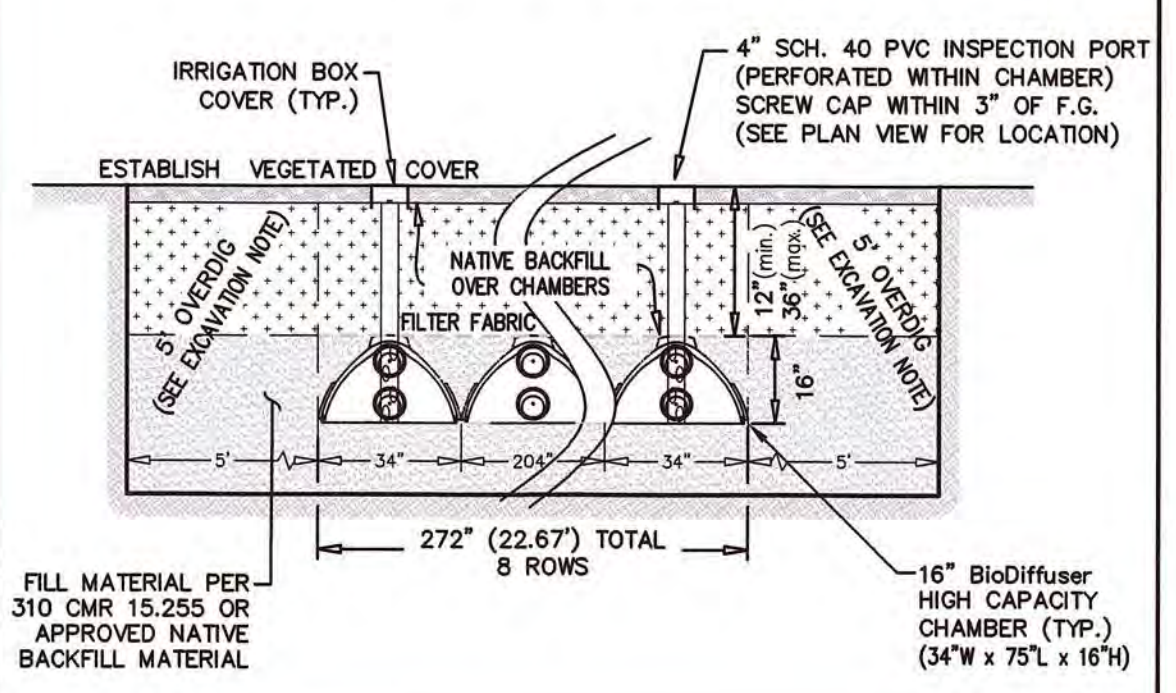
DATE PERFORMED: AUGUST 10, 2022
SOIL EVALUATOR: DONALD F. BRACKEN, JR., P.E.
WITNESSED BY: KATHY LOFAVRE, HEALTH AGENT
PERC. RATE: < 5 MPI IN C3
SOIL CLASS: CLASS 1 (C3 LAYER)
MAX. GROUND WATER ELEV.: NONE TO 17.9
METHOD OF DETERMINATION: NO WATER OR REDOX FOUND
(SEE SOIL REPORT FOR MORE DETAILED DESCRIPTION)

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.

BIODIFFUSER HIGH-CAPACITY CHAMBER BED CONFIGURATION CROSS-SECTION

NOT TO SCALE



Notes

- BENCHMARK: ELEVATION = 32.23 (NAVD88)
FIRST FLOOR (THRESHOLD)
- ALL CONSTRUCTION METHODS AND MATERIALS TO
CONFORM TO TITLE 5 AND THE TOWN OF NANTUCKET
BOARD OF HEALTH REGULATIONS.
- ALL SYSTEM COMPONENTS SHALL BE MARKED WITH
MAGNETIC TAPE OR A COMPARABLE MEANS IN ORDER
TO LOCATE THEM ONCE BURIED.
- NO FIELD MODIFICATION TO THE SYSTEM SHALL BE
MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE
DESIGN ENGINEER AND BOARD OF HEALTH.
- ALL JOINTS AND COVERS TO BE WATERTIGHT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR
VERIFYING THE ACTUAL LOCATION OF ANY EXISTING
UTILITIES.
- A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED
PRIOR TO BACKFILLING SYSTEM.
- OWNER/APPLICANT
RICHARD A. BOEHM and SHANNON M. BOEHM
22 PUMPKIN HILL RD. 2577 43RD STREET
WESTPORT, CT 06880 ASTORIA, NY 11103
- DEED REFERENCE: Bk: 1907 Pg:344
- PLAN REFERENCE: Plan File 40-Y (LOT 2)
- 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.
- THIS SYSTEM IS NOT DESIGNED NOR INTENDED FOR USE
WITH A GARBAGE GRINDER.
- THE SYSTEM OWNER SHALL BE RESPONSIBLE TO PUMP
THE SEPTIC TANK AT LEAST ONCE EVERY THREE
YEARS.
- LOCUS DOES FALL WITHIN A ZONE II WELLHEAD
PROTECTION AREA.
- LOCUS DOES NOT FALL WITHIN AN NHESP ESTIMATED
HABITAT OF RARE WILDLIFE AND A PRIORITY HABITAT
OF RARE SPECIES.
- LOCUS DOES NOT FALL WITHIN SPECIAL FLOOD HAZARD
ZONE PER FIRM MAP 25019C-0113-G, dated 6/9/14.
- LOT WAS CREATED JULY OF 1991.
- CONTRACTOR TO REFER TO ALL MANUFACTURER'S
REQUIREMENTS AND SPECIFICATIONS FOR INSTALLATION
OF THE SeptiTECH STAAR 1.0 (M750) PROCESSOR.
- 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.
- HOMEOWNER IS TO ESTABLISH AN OPERATION &
MAINTENANCE PLAN WITH A COMPANY CERTIFIED
SYSTEM OPERATOR FOR THE SeptiTECH SYSTEM. ALL
SYSTEM TESTING, MONITORING, & REPORTING IS TO BE
CONDUCTED IN ACCORDANCE TO THE MASSACHUSETTS
DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)
GENERAL USE PERMITS.
- CONTRACTOR TO COORDINATE PLACEMENT OF ALL
ALARM & CONTROL PANELS WITH THE HOMEOWNER &
SYSTEM MANUFACTURERS PRIOR TO INSTALLATION.

Prepared By:



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
1	MAY 15, 2023	Drawn: ERC/BEI	Checked: DFB/AMG
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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, June 15, 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, James Cooper, Kerry McKenna, Meredith Lepore, Malcolm MacNab, MD, PHD, Select Board

Late Arrivals: None

Remote Attendance: None

Agenda adopted by unanimous consent.

I. ANNOUNCEMENTS

None

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

None

III. REVIEW OF MINUTES

1. May 18, 2023

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

Carried 4-0// Lepore abstained

IV. BOH APPLICATIONS REVIEW

1. Beach Plum Pool- Variance from the depth water markers: 105 CMR 435.12

Sitting Visco, Cooper, McKenna, Lepore and MacNab

Documentation Supporting documents and plans, staff recommendations.

Speakers None

Discussion **Santamaria-** Not in compliance. Asking for variance to not add depth markers in pool. Not visible to swimmers in pool. If not, this hearing will be closed until July.

(4:01) **MacNab-** Questioned the reason for the variance.

Hedden- They have an infinity pool. He spoke with the state. Aa 4in depth marker on the inside of pool to be visible to swimmers. If can't add to the inside of the pool, the alternative is to post depth markers on the pool deck, visible to swimmers. The original pool was built 10/12 years ago. New pool construction reviewed by Health Department around 2017. Not built as approved.

Santamaria- Depth markers could be added using vinyl stickers.

Hedden- Lack of depth markers have been noted on the past 3 years of inspections. Office playing catchup.

Lepore- Asked if the pool is open. Concerned about safety and the children in the neighborhood using the pool with no idea on the depth of the pool.

Santamaria- They are permitted. The Health Department is asking for them to add the markers. They are asking not to add depth markers. It doesn't affect operation, it affects safety. We will continue to conduct random inspections. If correction order is not addressed, fines will commence.

Hedden- Explained the correction inspection and fining process.

Motion to Deny the Variance. (Made by: MacNab) (seconded by McKenna)

Action

Vote

Carried unanimously

2. 63 New Street Siasconset, Map: 73 Parcel: 3, septic variance.

Sitting Visco, Cooper, McKenna, Lepore and MacNab
Documentation Supporting documents and staff recommendations.
Speakers Don Bracken, Bracken Engineering

Discussion **Bracken-** Existing 2-bedroom dwelling, pre 1995 septic system. Proposing 2nd dwelling with 6 bedrooms. Lot size (4:09) would only allow 4 bedrooms. Proposing 6 with I/A system. Net nitrogen reduction comp to having IA with what would be allowed by right. Routinely approved in other areas.

Cooper- Would like the house tied into to the system. Just because we allow IA doesn't mean they get more bedrooms.

Bracken- Two different family members involved. Issue with finances and cooperation.

Santamaria- This is in Zone 2 of the well head.

McKenna- Asked if this is the same as Madaket. Noticed septic for main house is on 65 New Street.

Bracken- Accessory dwellings are allowed on most lots. Lot was subdivided. They have an easement but not documented at the Registry of Deeds. Septic has been there for over 20 years and was installed in 1979.

Visco- Concerned leaving two 1979 leach pits across from the Sconset well fields when we're trying to reduce nitrogen loading. Suggested getting rid of the pits, keep the tank. Pump or gravity flow the effluent to new 2000-gal tank. Would be a stipulation on granting variance.

Bracken- That was their initial design. Feels that as proposed would still meet requirements for nitrogen loading and consistent with what BOH has approved in the past.

MacNab- No precedent.

Lepore- Asked how long the 1979 system lasts.

Santamaria- Year-round use, 20-25 years.

McKenna- What they are proposing can handle both dwellings.

Bracken- Agrees with the Board. They have the square footage. Can either combine into one IA or 2 individual IA's. Would like the board to vote. Will come back with a new submittal.

Action **Motion to Deny the Variance.** (Made by: MacNab) (seconded by Cooper)
Vote Carried unanimously

3. Summer House; 1 Magnolia Avenue, Map: 73.3.1, Parcel: 123 Emergency Condemnation of Dormitory

Sitting Visco, Cooper, McKenna, MacNab and Lepore
Documentation Supporting documents and staff recommendations.
Speakers None

Discussion **Santamaria-** Yesterday, June 14, 2023, a joint inspection with the Problem Properties Task Force (Fire, Building, (4:22) Plumbing and Electric) found many code violations significant enough to life safety. Gas was ordered to be disconnected. There is no hot water in the dormitory as a result. The dormitory has been condemned. Asking for ratification of the condemnation from the Board.

Hedden- Clarified that the condemnation was only for the dormitory at 1 Magnolia Avenue. We were made aware of possible unpermitted gas work. It's an unsafe situation.

Action **Motion to Ratify the Condemnation Order of 1 Magnolia Avenue.** (Made by: MacNab) (seconded by McKenna)
Vote Carried unanimously

V. DIRECTOR'S REPORT

1. Unattended Death Cluster in the last 7-10 days. Working on Crisis Response. Fairwinds is assisting. Fire Department brought in a crisis response team. We are collaborating with the Department of Mental Health to provide trauma services to members of the Emergency Department. Coordinating with Human Resources Department at the Schools to provide QPR training (Question Persuade Response), Suicide Prevention Training for all staff. Will be providing public wide training throughout the summer. It is important to acknowledge and respond. If feeling despair, call or text the Mental Health Hotline number is 988. Live chat is also available. Fairwinds is available, as well.
2. Creating a STEM (Science, Technology, Engineering and Mathematics) class curriculum with the Water, Sewer and Fire Departments with the Boys and Girls Club for Fall 2023. This will be an 8-week program. This is for careers in local government. Hope to have a syllabus, soon.
3. COVID clinic this Saturday June 17, 2023, at the Elementary School Cafeteria. COVID link is available on the town website. Additional signage was requested.
4. Well Water Hearing was moved to July 20, 2023. Completed Policy Brief and will email to the Board. Two interns are working on this. First intern is a Health Policy major at UMass and the second intern is an Environmental Policy, Nutrition and Health Major from Queen's University in Belfast, Ireland. Well Regulation and PFAS House Bill will be forwarded to the Board soon.

5. Public Health Nurse has been working on “Ask A Nurse” program and Elderly Clinics at the Saltmarsh Center. Will start June 20, 2023. Working with Our House to set up a Community Health Hygiene Product Distribution Program. Have a program to purchase free vending machines to offer products such as tampons, socks, toothpaste, deodorant, etc. Have had preliminary discussions with the Airport, also. Working with the VNA to start exercise classes for Seniors, as well as the Comprehensive Home Health Program including Hospice, Maternal Child/ Maternal Child Health Nursing and individual “At- Home Public Health Nursing” programs.
6. Tuberculosis Training with the CDC and Boston University’s Public Health to expand our Infectious Disease reporting.

The Director and the Board expressed their thanks to Steve Visco for the past 14 years of service.

VI. ADDITIONAL DOCUMENTS USED

1. Draft BOH Minutes May 18, 2023
2. Massachusetts State Pool Code 105 CMR 435.00

VII. ADJOURN

Action **Motion to Adjourn at 4:38 pm** (Made by: MacNab) (seconded McKenna)
Vote Carried unanimously

Submitted by:
Cathy Flynn



BOARD OF HEALTH

Meeting

Town of Nantucket

131 Pleasant Street

Nantucket, Massachusetts 02554

www.nantucket-ma.gov

Commissioners: Malcolm MacNab, MD, PHD (Chair), Meredith Lepore (Vice Chair), James Cooper, Kerry McKenna, Ann Smith

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

~~ MINUTES ~~

Thursday, July 6, 2023

4 Fairground Road, Community Room

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

Called to order at 12:00 p.m.

Staff in attendance: Roberto Santamaria, Health Director; John Hedden, Chief Environmental Officer; Jake Visco, Health Inspector; Cathy Flynn, Health Inspector; Sean Reid, Health Inspector; Heather Nardone, Public Health Coordinator

Attending Members: Malcolm MacNab, MD, PHD; James Cooper; Meredith Lepore; Kerry McKenna; Ann Smith

I. ANNOUNCEMENTS

None

II. ELECTION OF OFFICERS

1. Chair:

Action **Motion to Nominate Dr MacNab as Chair.** (made by: Cooper) (seconded by Smith)

Vote Carried unanimously

2. Vice Chair:

Action **Motion to Nominate Ms. Lepore** (made by: McKenna) (seconded by Cooper)

Vote Carried unanimously

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

None

IV. SUMMER HOUSE APPEAL OF STAFF LETTER OF NON-RENEWAL OF FOOD SERVICE ESTABLISHMENT PERMIT

Sitting MacNab, Cooper, McKenna, Lepore, Smith
Documentation Supporting Documentation, Federal and State Food Code 105 CMR 590.00, Staff Recommendations
Discussion **Mary-Ellen Manning, Attorney**
(4:31) **Danielle Debenedictis, owner of The Summer House Restaurant**
George Reddick, Siasconset resident.
Greg Corbo, Town Counsel, KP Law
Manning- Requesting continuance for July 20, 2023.
Tom Loughlin, abutting neighbor- Concerned that they are attempting to renew permits that have already failed.
Corbo- It is the Boards discretion to grant or not grant request for continuance. Reasonable to allow the operator to complete as much of the corrective action as possible. This will narrow down issues for the Board going forward.
Jamie Howarth- Former employee. Has witnessed the Summer House addressing outstanding violations.
Santamaria- Letter was issued to verify the restaurant could operate safely. They are not “shut down”. Their permits were not renewed. Today’s hearing is an appeal of the letter. He recommends the Board continue with the hearing, instead of postponing.
Cooper- Nothing has been addressed since last year.
Lepore- Agrees with the Director.
McKenna- Wants to know specifics of what’s been addressed.
Manning- Issue from Fire and Building has been resolved. Waiting on gas connections to restore hot water and have employee dorm re-inspected. All known Health Department issues have been resolved. Wants continuance because outstanding issues are Building Code issues.
MacNab- Does not agree with a continuance. The issue is the appeal of the Health Department letter.
Corbo- Clarified that only the Board could grant continuance not town Counsel.
Santamaria- Requesting a plan review.
Manning- Case law suggests past violations should not be included. Stated her client was not properly noticed.
Santamaria- Ms. Debenedictis was properly noticed per Open Meeting Law and Food Code requirements. Suggests time better spent for a plan review,

Proposed BOH Minutes for July 6, 2023

Debenedictis- Stated that she was denied to speak with the Health Department. Was informed yesterday regarding this hearing from Heather Nardone.

Nardone- Emailed notice as a courtesy.

Reddick- He feels the Health Department is racing to get things done.

Hedden- He feels that it has been demonstrated that the operator is not responsible enough to run a food service establishment. Discussed last year's violations, as an example.

MacNab- Asked the Board if they feel adequate notice been given? Do we issue a continuance or go on with the hearing?

Cooper- What will a continuance solve?

Santamaria- Before a food permit is issued, we need Building and Fire sign-off. If the Board continues the hearing, the timeline does not change.

Manning- Reiterated that they did not receive proper notice and will take the matter to Superior Court.

Corbo- There is potential that this can be resolved without having a hearing or litigation. It does not harm the Board to give the applicant that opportunity if the restaurant is closed during that time.

Smith- Agrees with Town Counsel.

McKenna- We are discussing options.

Santamaria- Suggests moving hearing to July 20, 2023. Is requesting one representative to work with the Staff.

Lepore- Confirmed date and time of next meeting July 20, 2023, at 3:00PM.

Manning- Stated that she would work with the Staff. Questioned if there would be enough time for her matter to be heard since there was another public hearing scheduled on July 20, 2023.

Corbo- Suggested time start for each public hearing.

MacNab- Feels like the Board is being forced into a continuance.

Motion to continue the hearing to July 20, 2023, at 3:00PM (made by: Lepore) (seconded by: McKenna)

Carried 3-2// MacNab and Smith - opposed

Motion to close the public hearing (made by: Lepore) (seconded by: McKenna)

Carried unanimously

Action
Vote
Action
Vote

V. ADJOURN

Action
Vote
Submitted by:
Cathy Flynn

Motion to Adjourn at 12:59 pm (made by: Lepore) (seconded by: Cooper)

Carried unanimously



BOARD OF HEALTH

Meeting

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

Commissioners: Malcom MacNab MD, PHD (chair), Meredith Lepore (vice chair), James Cooper, Kerry McKenna, Ann Smith

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

~~ MINUTES ~~

Thursday, July 20, 2023

4 Fairground Road, Community Room

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

Called to order at 3:00 p.m.

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

Attending Members: Malcolm MacNab, MD, PHD; James Cooper; Meredith Lepore; Kerry McKenna

Absent Members: None

I. ANNOUNCEMENTS

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

1. Curtis Barnes – Questioned why the Town should continue the Granicus contract due to lack of performance.
Santamaria- The town is not paying Granicus until the Short-Term Rental portal is operating.

III. APPROVAL OF MINUTES

1. June 15, 2023
Action Minutes were not included in the packet. Will defer until the August 20, 2023 meeting.
Vote N/A

IV. BOH APPLICATIONS REVIEW

1. Betterment release for 4 Fishers Landing
Sitting MacNab, Cooper, McKenna, Lepore, Smith
Documentation Supporting documents and plans, staff recommendations.
Discussion (3:02) Santamaria- Staff has no objections.
Action Motion to Release the Betterment. (Made by: Lepore) (seconded by: McKenna)
Vote Carried unanimously
2. Condemnation of 21 Sheep Pond Road, Map 63 / Parcel 19
Sitting MacNab, Cooper, McKenna, Lepore, Smith
Documentation Supporting documents and staff recommendations.
Discussion (3:03) Santamaria- There is structural damage due to erosion and no longer habitable.
LaFavre- House is 95% empty. Toscana will be removing the deck. The house, septic and well will be dealt with.
Action Motion to Approve the Condemnation . (Made by: Cooper) (seconded by: McKenna)
Vote Carried unanimously
3. Condemnation of 8 Macy Road, Map 60 / Parcel 146
Sitting MacNab, Cooper, McKenna, Lepore, Smith
Documentation Supporting documents and staff recommendations.
Discussion (3:05) Santamaria- This home has no hot water, structural issues. Requested that it be brought up to code.
Action Motion to Approve the Condemnation of 8 Macy Road. (Made by: Cooper) (seconded by: Lepore)
Vote Carried unanimously

4. Millie's Mobile Food Unit Variance- Stay at One Sparks Avenue and not return to base

Sitting MacNab, Cooper, McKenna, Lepore, Smith

Documentation Supporting documents and staff recommendations.

Discussion (3:08) **Dunadel Daryoush, General Manager, Millie's Restaurant**

Santamaria- A set of standards was approved by the Board several years ago.

Daryoush- Would like to leave their mobile food unit #1 at Cisco brewery and bring back to 1 Sparks Avenue once a week.

Flynn- Concerned with precedent. There are 21 permitted units with 2 pending.

Hedden- Has concerns with how grey water will be kept sanitary. The grey water is self-contained in the Loster Trap's unit. Afraid that every mobile food unit will want to request this when they really should be returning to their base of operations.

Daryoush- There is a 10-gallon tank on board. This tank will be 55 gallons. There are currently 3 mobile food units operating out of the Brewery.

Hedden- Part of the Lobster Trap variance request was to be inspected once a week. More variances mean more inspections.

Cooper- Concerned that if variance is granted, 20 more will apply.

Lepore- This would affect more than just Cisco Brewery.

Action **Motion to Deny the Variance Request.** (Made by: Cooper) (seconded by: McKenna)

Vote Carried unanimously

V. BOH BUSINESS

1. Public Hearing on Well Regulations Discussion

Sitting MacNab, Cooper, McKenna, Lepore, Smith

Documentation Code of Nantucket, Chapter 386; staff recommendations

Discussion (3:18) **Jeff Blackwell, Blackwell Engineering**

Santamaria- DEP had drafted a model local well regulation including current PFAS Regulations and the protection of nitrogen sensitive areas. Has been sent to local engineers and surveyors for feedback. The policy brief was written by one of our interns.

Blackwell- Suggested identifying unique situations common to Nantucket. Horsely Witten Hegemann, Inc conducted a ground water study and drafted a regulation for Nantucket on Well Permitting and Protection which the Board of Health adopted and has been in effect, to date. The study recognized the direction of ground water flow and separation from contaminated sources. This draft does not mention unbuildable or highly restrictive lots. Recommends volunteers to help flush through these regulations. The focus has to be on those applying for wells for lots where a well might need to be moved or to accommodate a septic system.

Hedden- Agrees with Blackwell. Neighboring lots where new soil absorption systems were being installed, were not in compliance of the local regulation. Anything prior to 1990 should be able to install within 300-foot radius. They would still need to meet the 100-foot Title 5 requirement.

Lepore- Would like to bring PFAS level to 0 instead of 20.

Santamaria- 20 is the maximum contamination level allowed by the State. We can be stricter. We can write a living document to match the State. Technology is advancing.

McKenna- Would like to see less variance requests.

Action **Motion to Continue the Hearing until September 21, 2023.** (Made by: Lepore) (Seconded by: Smith)

Vote Carried unanimously

2. Summer House Appeal of Staff Letter of Non-Renewal of Food Establishment Permit

Sitting MacNab, Cooper, McKenna, Lepore, Smith

Documentation Supporting documents and staff recommendations.

Discussion (3:39) **Mary-Ellen Manning, Attorney**

Brian Riley, Town Counsel, KP Law

Steven Cohen, representing the South Sconset Neighborhood Association

Manning- We have agreed to hire a Food Consultant to assist with operations and training for both restaurants. The Bistro is pending review and inspection.

Santamaria- Staff has no objections. Will routinely inspect.

MacNab- Great that both parties were able to come to a resolution.

Smith- Asked if restaurants receive more inspections as a result of violations.

Santamaria- There are low, medium and high-risk establishments.

Cohen- Asked if there were “pre-existing, non-conforming” conditions that are being allowed to continue and how the public will be updated. Requested a follow-up meeting,

Santamaria- Non-conforming does not pertain to the Food Code. All inspections are posted on the town website and e-permitting software.

Cooper- Asked if the Board had the right to close the restaurant if this happens again.

MacNab- Requested an update at the September meeting.

Action **Motion to close the public hearing.** (Made by: McKenna) (Seconded by: Lepore)

Vote Carried unanimously

VI. DIRECTOR'S REPORT

1. Training for the Short-Term Rental software will take place next week. There is discussion of changing vendors. Curtis Barnes asked if renting to immediate family counts as a “turn” if not collecting any income. MacNab is concerned about enforcement. Lepore thinks the Town should have a department to deal with Short Term Rentals.

2. The Nantucket Community School will be working with Cape Cod Community College to start training Medical Assistants to be LPN's. Will also be sponsoring LPNs to RB then RN to BSN training.

3. Tick Borne Illnesses- 30% decrease from last year.

4. Started a Sunscreen Campaign. Nantucket has one of the highest rates of melanoma in the country. Lepore suggested having dermatologists speak.

5. Introduced the two interns.

Other-

McKenna- asked about Mental Health and Behavioral Health.

Santamaria training for Staff is ongoing. Will soon have a “train the trainer” opportunity.

Lepore-There is a grant of 1 million dollars for substance abuse prevention for those under 25 years of age.

Santamaria- The Health Department will write the grant.

VII. ADDITIONAL DOCUMENTS USED

1. Code of Nantucket, Chapter 386 Wells

VIII. ADJOURN

Action **Motion to Adjourn at 4:10pm** (Made by: Lepore) (Seconded by: McKenna)

Vote Carried unanimously

Submitted by:

Cathy Flynn



NANTUCKET HEALTH DEPARTMENT

131 PLEASANT STREET

NANTUCKET, MASSACHUSETTS 02554

Telephone 508.228.7200

Tele fax 508.325.6117

SLIP 14

DATE: 9th August 2023

TO: Members of the Board of Health

FROM: Nantucket Health Department

RE: Summary Addressing Food from an Unapproved Source – “Tuna”

Below is a summary of events that occurred leading up to the establishment receiving a notice to appear before the Board of Health.

The Health Department was contacted by Sergeant David Wright from the Massachusetts Environmental Police on Monday 7th August, following a report that illegal tuna trading had occurred over the previous weekend (8/4-8/6), resulting in Slip 14 accepting tuna off the “Back of the Boat”.

Sergeant Wright (MEP), Sean Reid (Health Inspector) and Olivia (Intern) attended Slip 14 on Tuesday 8th August 2023 at 10:30am; this was not a scheduled meeting. Upon arrival the manager Timothy Farley was requested as well as the Chef – Liam. Both parties were asked whether they had any knowledge of accepting illegally sourced tuna into the establishment.

Both parties fully denied the allegation and stated that they only received Bluefin Tuna from Jeff Henderson of Glidden’s Seafood. Timothy stated that he was unaware of any illegally sourced tuna being accepted into the establishment through the pervious weekend. But he could not account for the actions of other members of his staff, but to his knowledge all seafood in the establishment was legally sourced. The Chef further denied the allegation.

It was made clear to both Timothy and Liam that any tuna in the establishment from an unapproved source could result in a temporary/permanent permit revocation, again the allegation was denied.

Sean Reid and Sergeant Wright requested to search the walk-in refrigerator, located on the second floor of the establishment. Upon inspection of the walk-refrigerator a collar and parts of a Yellowfin Tuna was found. The chef stated that when he had gone to Glidden’s Seafood to collect their order Glidden’s offered them the tuna parts and collar.



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Sean Reid then requested the invoices from Glidden's to account for the Yellowfin Tuna parts. Management stated that they did not have access to these invoices and that their accountant would send them to the Health Department before the end of the day.

Jeff Henderson at Glidden's Seafood was contacted following the meeting. Jeff was able to confirm that he had not given parts or collars to any employee of Slip 14 when they collected their order.

Later the same day the Health Department received an email containing the invoices from Glidden's Seafood which did not account for the Yellowfin Tuna parts. The same email also stated that after speaking to the back of house staff, they had admitted to accepting the tuna from a boat as a gift and that the tuna was only used for staff meals over the course of the weekend.

On Wednesday 9th August at 10:30am Sean Reid and Sergeant Wright attended Slip 14 once again. In this meeting only Timothy Farley was in attendance. Sergeant Wright seized the Yellowfin Tuna parts and collars from the establishment. Sean Reid made it clear to Timothy Farley that he would be receiving a notice to appear before the Board of Health at the next meeting (17th August 2023), which would discuss the suspension of the food permit.

The Food Code 105 CMR 590, section 590.014 Permits – Suspension and Revocation states that a food establishment can have their permit temporarily/permanently suspended if the establishment provides “false or misleading statements or documents to the board of health or the Department or agents thereof or keeping any misleading or false records or documents intended to satisfy the requirements of 105 CMR 590.000.”

Mr. Farley was notified that he would be receiving a fine of \$500 from the Health Department relating to Food from an Unapproved Source.

Respectfully submitted,

Sean Reid

Public Health Inspector

131 Pleasant Street

Nantucket, 02554

508-228-7200 ext. 7073

sreid@nantucket-ma.gov

08/09/23

On Sunday 8/6, I went tuna fishing with the intention of bringing home fish for myself and other employees that I work with at Great Harbor. After arriving back at the dock that evening, I gave some of the tuna to the chef and asked that he store some for me (as I had to clean up the boat and needed it refrigerated) and told him to take some home for himself and his family. I knew that he had the following day (8/10) off from work and figured he'd appreciate some fish.

Patrick Rourke

Club Policies

Dining & Events

The Club is required to prepare all food and beverages consumed at the Club.

Alcohol Beverage Policy

Please be advised Members are not permitted to bring their own wine, spirits or beer to the Club for consumption purposes.

The Great Harbor Yacht Club complies with all federal, state and local laws pertaining to the sale and service of alcoholic beverages. No person under the age of twenty-one years is permitted to order, pay for, and share the cost of, attempt to purchase, or consume alcoholic beverages on the Club's property. All persons appearing to be 30 years of age or younger will be required to provide a government issued photo ID in order to be served.

Children under the lawful drinking age are not permitted in any bar area unless accompanied by an adult, and are not permitted to sit at the bar.

The Club may refuse service to any Member or guest who appears to be intoxicated.

Restaurant Reservations

In order to provide all Members with exceptional food and service in our Grill Room and Dining Room reservations are required. Reservations can be made online, on the Mobile App, in person, or by phone 508-325-5200.

Please plan to provide the full names of all dining companions when making a reservation, including family members and guests.

Dining reservations may be made up to a month in advance.

All parties of 12 or more will be considered a private event and will be handled by the events department. Please book parties of this size as early as possible as these requests for larger parties will be accommodated as club resources allow.

If you are going to be late for a reservation, please call 508-325-5200 to avoid losing/forfeiting your reservation.

A twenty-four-hour cancellation notice is required for parties of 10 or more in both dining rooms.

Fish / Shellfish Policy

In order to comply with strict local and state health regulations, the kitchen at GHYC is unable to prepare any seafood that has been caught by anyone other than a licensed purveyor. In order to deliver the best possible products to our Members we source our seafood from certified traceable and sustainable hatcheries and fisheries throughout the Northeast and beyond.



NANTUCKET HEALTH DEPARTMENT

131 Pleasant Street
NANTUCKET, MASSACHUSETTS 02554
Telephone 508.228.7200

Staff Recommendation

Meeting Date: 8/17/2023

Property Location: 3 Hussey Street

Map & Parcel:

Subject: Operating without a permit.

Staff Recommendation: One month suspension if subsequent violation of the same type of violation occurs.



NANTUCKET HEALTH DEPARTMENT

131 Pleasant Street
NANTUCKET, MASSACHUSETTS 02554
Telephone 508.228.7200

Staff Recommendation

Meeting Date: 8/17/2023

Property Location: 8 Okorwaw Avenue

Map & Parcel: 79 /132

Subject: Building sewer setback to waterline

Staff Recommendation: Denial. Title 5 section 15.222 (2)

~~§~~ States: "The minimum distance between a building sewer, and a private water supply well or suction line shall be ten feet."

This is new construction and there is room to ~~locate~~ re-locate the lines.



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Staff Recommendation

Meeting Date:

8/17/2023

Property Location:

63 New Siasconset Street

Map & Parcel:

Subject:

Nitrogen Loading Credit

Staff Recommendation:

No concerns.



NANTUCKET HEALTH DEPARTMENT

131 Pleasant Street
NANTUCKET, MASSACHUSETTS 02554
Telephone 508.228.7200

Staff Recommendation

Meeting Date:

8/17/2023

Property Location:

Slip 14 Food Establishment

Map & Parcel:

Subject:

Unapproved Food Source, Tuna Fish

Staff Recommendation:

Suspension of permit for
3 days effective immediately. False information
was provided to the Health Department. Food needs
to come from an approved food ~~source~~ source.



NANTUCKET HEALTH DEPARTMENT

131 Pleasant Street
NANTUCKET, MASSACHUSETTS 02554
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Staff Recommendation

Meeting Date: 8/17/2023

Property Location: Great Harbor Yacht Club

Map & Parcel:

Subject: Unapproved Food Source, Tuna Fish

Staff Recommendation: One day suspension held in abeyance. The establishment complied with the Health Department once the Tuna Fish was discovered by the Health Department.



INSPECTION WORKSHEET (IHLTH-026893-2023) FOR TOWN OF NANTUCKET

Case Number:		Case Module:	NONE
Inspection Date:	08/02/2023	Inspection Status:	Re-Inspect Required
Inspector:	John D. Hedden	Inspection Type:	HLTH - Housing Complaint
Job Address:	73 Cato Ln Nantucket, MA 02554	Parcel Number:	66 17.1

Contact Type	Company Name	Name
		GILLIAN WILKIN

Checklist Item	Results	Comments
HLTH - General Comments - General Comments	Fail	Front door missing screen door Screen torn/ripped on side window Equipment/outdoor items stored on top of emergency egresses Garbage/rubbish stored with no weathertight fitting lids Illegal housing/trailer being used for housing


Reid, Sean



INSPECTION WORKSHEET (IHLTH-026924-2023) FOR TOWN OF NANTUCKET

Case Number:
Inspection Date: 08/03/2023
Inspector: Sean Reid

Case Module: NONE
Inspection Status: Re-Inspect Required
Inspection Type: HLTH - Housing Complaint

Job Address: 73 Cato Ln
Nantucket, MA 02554

Parcel Number: 66 17.1

Contact Type	Company Name	Name
Parcel Owner		GILLIAN WILKIN GILLIAN WILKIN

Checklist Item	Results	Comments
HLTH - General Comments - General Comments	N/A	Posted Condemnation Sign Posted Order to Vacate Posted Notice of tenants legal rights Posted Inspection packet Gave inspection packet and notice of tenants legal rights to occupant that opened the front door who we spoke to.


Reid, Sean



INSPECTION WORKSHEET (IHLTH-026991-2023) FOR TOWN OF NANTUCKET

Case Number:

Inspection Date: 08/07/2023

Inspector: Sean Reid

Case Module: NONE

Inspection Status: Re-Inspect Required

Inspection Type: HLTH - Housing Complaint

Job Address: 73 Cato Ln
Nantucket, MA 02554

Parcel Number: 66 17.1

Contact Type
Parcel Owner

Company Name

Name
GILLIAN WILKIN

Checklist Item

HLTH - General Comments - General Comments

Results

Pass

Comments

Confirmed trailer is still secured with no signs of occupancy

Confirmed items on egress windows have been removed

HLTH - General Comments - General Comments

Fail

Rodent Harborage - will require a rodent abatement plan with documentation submitted to Health Department within 48 hours.

Window Screens - Openable windows must have screens available from 4/1 - 10/31

Screen Door - Screen door to be provided from 4/1 - 10/31


Reid, Sean



NANTUCKET HEALTH DEPARTMENT

131 PLEASANT STREET

NANTUCKET, MASSACHUSETTS 02554

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7/27/2023

DEUTSCHE BANK NAT'L TRUST CO TR
C/O OCWEN LOAN SERVICING LLC
1661 WORTHINGTON RD STE 100
WEST PALM BEACH, FL 33409

RE: 34 Hinsdale Road

Dear Property Owner:

Due to a complaint received by the Nantucket Health Department regarding an RV Camper parked on the property being used for habitation without Board of Health approval and a complaint of a dwelling not in sanitary conditions, the Nantucket Health Department inspected the property at 34 Hinsdale Road.

Enclosed please find a copy of an inspection report, correction order, and pictures with more detailed information. If you have any questions, please do not hesitate to contact us at your convenience.

Regards,

John Hedden
Chief Environmental Officer
Nantucket Health & Human Services
jdhedden@nantucket-ma.gov
508-228-7200 ext. 7321



THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
BOARD OF HEALTH



HOUSING & HUMAN HABITATION INSPECTION REPORT

Location <u>34 Hinsdale Road</u>	map <u>68</u> parcel <u>19-1</u>	Date <u>7/21</u>
Owner <u>Deutsche Bank</u> Address <u>1661 Worthington Rd.</u>	phone # _____	Time: <u>1pm</u> In _____ Out _____
<u>Deutsche Loan Servicing LLC Ste 100, West Palm Bk</u>	type of dwelling:	Purpose:
Occupant <u>S Unknown</u> Address (if different) <u>33409</u>	☒ single family dwelling	☐ Routine
	☐ multi family dwelling	☐ Follow-up
	☐ lodging house	☒ Complaint
	☐ rooming unit	☐ Annual
	☐ dormitory	☐ Other
	☐ other _____	
Inspector's Name <u>John Hedden / Jake Visco</u>		

Based on an inspection as dated above, the items checked below indicate violated provisions of 105 CMR 410.00, minimum standards of fitness for human habitation. Descriptions of each item appear on the back of this form. Fines as noted on the inspection form, may be assessed pursuant to Mass. General Laws Chapter 40, Section 21D, and Chapter 1, Article 2 of the Code of the Town of Nantucket. This report serves as official notice of violated provisions and official notice to correct said violations.

BATHROOM FACILITIES -

owner shall provide: Dwelling Unit (A)-Rooming Unit (B)	Fine	Code Section
☐ 1. toilet with seat	100	150(A)(B)
☐ 2. wash basin	100	150(A)(B)
☐ 3. bathtub or shower	100	150(A)(B)
☐ 4. door	100	150(A)
☐ 5. accessibility	50	150(C)
☒ 6. smooth/impervious	50	150(D) 110
☐ 7. shared facilities	50	151
☐ 8. chem. toilets	100	152

WATER - POTABLE - owner shall provide:

☐ 9. quantity & pressure	100	180
☒ 10. hot water (110-130)	100	190 150

HEATING FACILITIES - required

☒ 11. provided/each room	200	200(A) 160
☒ 12. approved heat units	100	200(B) 160
☒ 13. temp. requirements	200	201 180
☒ 14. venting of heaters	100	202 160

LIGHTING AND ELECTRICAL - Habitable Rooms other than kitchens

☐ 15. transparent glass	50	250(A)
☐ 16. electrical outlets (2)	50	250(B)

KITCHEN LIGHT AND ELECTRICAL (MINIMUM)

☐ 17. one light fixture (min.)	50	251(A)
☐ 18. two wall outlets	50	251(B)
☐ 19. transparent glass	50	251(C)

BATHROOM LIGHTING (MINIMUM)

☐ 20. one light fixture	50	252(A)
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SWITCHES AND LIGHTING FIXTURES

☐ 21. good working cond.	50	253(A)
☐ 22. common area lights	50	253(B)
☐ 23. hallways/3 or more	50	254(A)
☐ 24. hallway /3 or less	50	254(B)
☐ 25. amperage req.	50	255
☒ 26. temporary wiring	100	256 320
☐ 27. light obstructions	50	257
☐ 28. exemption->600ft.	50	258

VENTILATION

☐ 29. windows etc.	50	260(A) 170
☒ 30. mechanical vents	50	260(B) 170
☒ 31. ventilation shutoff	50	261 170

SEWAGE DISPOSAL

☐ 32. system requirement	200	300
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INSTALLATION & MAINTENANCE OF FACILITIES

PLUMBING CONNECTIONS

☐ 33. plumbing-kitchen	100	350(A)
☐ 34. plumbing-toilet	100	350(B)

OWNERS INSTALLATION & MAINTENANCE

☒ 35. owners requirements	100	351(A)(B) 235
☐ 36. occupants resp.	100	352(A)(B)

ASBESTOS

☐ 37. good repair	100	353(A)
☐ 38. repairs-BOH approv.	200	353(B)
☐ 39. inclosure method	200	353(C)
☐ 40. removal compliance	200	353(D)
☐ 41. removal compliance	200	353(E)
☐ 42. testing-pre removal	200	353(F)

METERING OF ELECTRICITY & GAS

☐ 43. owner responsibility	200	354(A)(1)(2)
☐ 44. separate metering	200	354(C) & 355

SPACE & USE - MINIMUM SQUARE FOOTAGE

☒ 45. dwelling unit (gen.)	300	400(A) Needs to be verified
☐ 150 sq. ft. first --- 100 sq. ft. each, if >1		
☒ 46. dwelling-sleeping	300	400(B)
☐ 70 sq. ft. first --- 50 sq. ft. each, if >1		
☐ 47. rooming-sleeping	300	400(C)
☐ 80 sq. ft. first --- 60 sq. ft. each, if >1		
☐ 48. ceiling height--<7 ft.	200	401(A)
☐ 49. ceiling height--<5 ft.	200	401(B)
☐ 50. 1/2 height below gr.	300	402

TEMPORARY HOUSING

☐ 51. BOH permission	300	430
☐ 52. minimum standards	200	431

EXITS

☐ 53. means of egress	100	450
☐ 54. egress obstructions	100	451
☒ 55. safe conditions	100	452

SECURITY

☐ 56. locks	100	480(A)(B)(C)(D)(E)
☐ 57. posting name	100	481
☒ 58. smoke detectors +CO's	200	482 330
☐ 59. emergency lighting	200	483

MAINTENANCE OF STRUCTURAL ELEMENTS

☒ 60. owners resp.	200	500
☒ 61. weathertight window	100	501(A) 530
☒ 62. weathertight door	100	501(B) 530
☒ 63. walls, floors, ceilings	100	501(C) 500
☐ 64. use of lead paint	200	502
☐ 65. railings-stairways	50	503(A)
☐ 66. railings-porch	50	503(B)
☐ 67. balusters-6" max.	50	503(C)
☒ 68. non-absorb. floors	50	504(A) 110
☒ 69. non-absorb. bath walls	50	504(B) 110
☐ 70. non-absorb. shower walls	50	504(C)
☐ 71. occupants responsibility	100	505

INSECTS & RODENTS

☐ 72. extermination	100	550(A)(B)(C)(D)
☐ 73. screen windows	100	551(A)
☐ 74. screen doors	100	552(A)
☐ 75. screen inst. dates	100	553

GARBAGE & RUBBISH

☐ 76. storage	100	600(A)(B)(C)(D)
☐ 77. collection	100	601(A)(B)(C)(D)(E)
☒ 78. maintenance of area	100	602(A)(B)(C)(D) 570

CURTAILMENT OF SERVICES

☐ 79. curtailment prohibited	200	620
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CONDITIONS: HEALTH OR SAFETY

☒ 80. endanger or impair	200	750(A) thru (P) 630
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Inspector John Hedden / Jake Visco Date 7/21 Time 1:30 AM ☒ PM Recieved by: Robert Jepson

Next schedule reinspection: Date TBD Time TBD AM ☐ PM ☐



NANTUCKET HEALTH DEPARTMENT

131 PLEASANT STREET

NANTUCKET, MASSACHUSETTS 02554

Telephone 508.228.7200

Tele fax 508.325.6117

CORRECTION ORDER

Issued under the provisions of

The State Sanitary Code, Chapter II, Minimum Standards of Fitness for Human Habitation

105 CMR 410.000

Date: 7/27/2023

To: DEUTSCHE BANK NAT'L TRUST CO TR
C/O OCWEN LOAN SERVICING LLC

Property Location: 34 Hinsdale Road
Map: 68 Parcel: 19.1

An inspection was made of your property at the above address on July 21, 2023.

This inspection revealed violations of the State Sanitary code, Chapter II, as listed below:

Regulation #	Description	✓ if conditions may endanger or impair health, safety or well-being	Time limit for compliance
410.110: Bathroom Facilities: Sinks, Toilets, Tubs, and Showers	The bathroom floor and wall must be a non-absorbent material.		10 Days
410.150: Hot Water	The gas service to the main house and barn building has been shut-off by the Nantucket Fire Department, therefore hot water is not available to the occupants.	✓	24 Hours
410.160: Heating Systems	No heating system was observed at the time of inspection. A heating system must be provided between September 15 to May 31.		Must be provided during heating season.
410.170: Venting	The diesel generator in the dwelling is not vented to the outdoors.	✓	24 Hours



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Regulation #	Description	✓ if conditions may endanger or impair health, safety or well-being	Time limit for compliance
410.180: Temperature Requirements	No heating system was observed at the time of inspection. A heating system must be provided between September 15 to May 31.		Must be provided during heating season
410.235: Owner's Installation, Maintenance and Repair Responsibilities	The proper permits must be submitted to the Health Department for all electrical work, plumbing work, and building work done on the property to verify that all work was done in compliance with all accepted standards.	✓	24 Hours
410.320: Electrical Service	Temporary wiring was observed during the inspection. All wiring needs to be done in compliance with accepted standards.	✓	24 Hours
410.330: Smoke Detectors and Carbon Monoxide Alarms	No smoke detectors or carbon monoxide alarms were observed during the time of inspection. Smoke detectors and carbon monoxide alarms must be installed and meet the requirements of the Fire Safety Code.	✓	24 Hours
410.400: Owner/Manager Contact Information and Notice of Occupants' Legal Rights and Responsibilities	The owners contact information was not present at the time of inspection.		30 days



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Regulation #	Description	✓ if conditions may endanger or impair health, safety or well-being	Time limit for compliance
410.410: Building Identification	No building identification was observed during the inspection.		30 Days
410.500: Owner's Responsibility to Maintain Building and Structural Elements	The second floor deck was observed not to be structural sound. Walls inside the dwelling were unfinished and had holes in them.	✓	24 Hours
410.530: Weathertight Elements	Several windows had broken glass.		10 Days
410.540: Installation of Screens	Screens for windows and doors were missing during the inspection.		30 Days
410.550: Elimination of Pests	Rodent burrows were observed at the time of inspection.	✓	24 Hours
410.570: Maintenance of Areas in a Sanitary and Safe Condition	The property was littered with various refuse and needs to be cleaned up. Any building materials or equipment must be stored appropriately.		5 Days



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You are hereby ORDERED to correct these violations within the noted timeframe, pursuant to 105 CMR 410.640. Failure to comply may result in court action.

You have a right to request a hearing before the Nantucket Board of Health. To request a hearing, you must submit a written request to the Local Health Authority within seven days after the day this order was served. If you request a hearing, all affected parties will be informed of the date, time, and place of the hearing, as well as their right to inspect and copy all records concerning the matter to be heard. You have the right to be represented at the hearing. Conditions may exist which will allow the occupant of the residence to exercise legal rights outlined in the Notice of Occupant's Legal Rights and Responsibilities issued by the Department of Public Health Community Sanitation Program (CSP).

If you have any questions, please do not hesitate to contact us at your convenience.

Regards,

John Hedden
Chief Environmental Health Officer
Nantucket Health & Human Services
jdhedden@nantucket-ma.gov
508-228-7200 ext. 7321

Attachment: Inspection Form, Pictures

Cc: Building Commissioner, Wiring Inspector, Plumbing Inspector, Fire Prevention Officer, Zoning.

Certified Mail, Email, Hand Deliver to Occupants

EMERGENCY CONDEMNATION AND ORDER TO VACATE
Finding of Unfitness for Human Habitation and
Determination of Immediate Danger

In accordance with M.G.L. c. 111, §§ 127A and 127B, 105 CMR 400.000: State Sanitary Code, Chapter I: General Administrative Procedures and 105 CMR 410.000: State Sanitary Code, Chapter II: Minimum Standards of Fitness for Human Habitation, **John Hedden, Health Inspector for the Town of Nantucket Health Department, on July 21, 2023 conducted an inspection of a single family dwelling at 31R Milestone Rd. Nantucket, Massachusetts, Map 54 Parcel 43.** A copy of the inspection report is annexed hereto.

Based on the results of that inspection, the Board of Health ("Board") finds that the dwelling is unfit for human habitation. Pursuant to M.G.L. c. 127 B and 105 CMR 410.831 (D), the Board further finds that the conditions within the dwelling are such that the danger to the life or health of the occupants of the subject dwelling is so immediate that no delay may be permitted in making this finding.

Conditions found within the dwelling, which give rise to the emergency finding of unfitness and determination of immediate danger, include: **Smoke & CO Alarms (105 CMR 410.330(A)) - Please refer to Correction Order dated 7/21/2023 for specific descriptions.**

Based upon these findings any and all occupants are hereby ordered to vacate and the landlord/owner is ordered to secure the subject dwelling within 48 hours of receipt of this order.

If any person refuses to leave a dwelling or portion thereof, which was ordered condemned and vacated s/he may be forcibly removed by the local board of health (MGL. c. 111, §127B), or by local police authorities at request of the board of health.

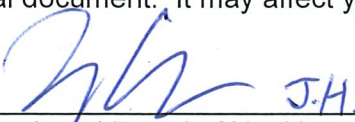
Furthermore, anyone who fails to comply with any order of the board of health may be subject to fines ranging from \$10-\$500. Each day's failure to comply with an order shall constitute a separate violation.

Once vacated this building may not be occupied and the placard removed without the written approval of the board of health.

Pursuant to 105 CMR 410.000; You may request a hearing before the Board of Health by filing a written petition within seven calendar days after the day of this order being served.

Note: This is an important legal document. It may affect your rights. You should have it translated.

Signed _____


Local Board of Health

cc: **Occupants**
Lien Holders
Mortgage Holders
Building Inspector
Fire Department













