

From: Drew Belsky <dbelsky@tisburyma.gov>

Subject: Montessori School Follow Up

Date: February 22, 2024 at 12:00:59 PM EST

To: Rich Saltzberg <saltzberg@mvcommission.org>

Hi Rich,

I wanted to submit the attached documents based on my brief comments at the public hearing last week. I again only brought up these topics to correct some previous remarks from other parties during the public hearing. I also acknowledge that these issues are in regard to the first property owned by the school and not the property currently being discussed. I would like to point out to things however about why bringing the septic issue is important with discussion of this DRI, the school is discussing renovating the property to put the entire playground over this system, which is going to be required to be replaced. I'm suggesting that while the school is doing work and before installing a new playground that they consider updating this system to a standard Title V, avoiding an inevitable failed inspection and having more control over when this project can be completed.

I hope this information is helpful and if you have any questions feel free to reach out,

Drew Belsky
Health Agent
774-563-3870





O.

P

TOWN OF TISBURY

Office of

THE BOARD OF HEALTH

PO Box 666, 66 High Point Lane
Vineyard Haven, Massachusetts 02568

MEETING MINUTES - April 12, 2022 - 4:00 PM

The Tisbury Board of Health (BOH) held a meeting on Tuesday, 12, 2022, at 4:00 PM. Due to ongoing efforts to prevent the spread of COVID-19, the meeting was held virtually via Zoom, ID 960 6768 9779, Passcode 743263, phone 646-876-9923.

Commissioners in attendance were Chairman Dr. Michael Loberg and Malcolm Boyd, Clerk. Ms. Maura Valley, Health Agent, Catie Blake, Assistant Health Agent, and Valerie Soushek, Administrative Secretary, were also in attendance.

Commissioner Pratt was absent.

Chairman Loberg called the meeting to order at 4:00 PM.

Approval of the meeting minutes from March 22, 2022, was postponed.

APPOINTMENTS

4:15 PM — Tim McHugh 116 William Street 6-E-5 — half bath in basement

The property owner, Mr. Jeffrey Peters, was also in attendance to present a proposed renovation, including a finished basement with a half bath.

The property has (4) bedrooms upstairs with a 4-bedroom septic system. The initial plans submitted had a wall between the media room and office which has since been opened, so the office wouldn't be considered a potential bedroom. There is no bar sink or kitchenette area proposed in the basement. The property is not in a sensitive area, and there is a reserve area on the septic design plan, so the system could be upgraded in the future if necessary. The commissioners voted to approve Misters McHugh and Peters' proposal with a deed restriction notice.

HEALTH AGENT REPORT

- COVID update

COVID updates will no longer be a standing agenda item in the future. Instead, Ms. Valley will provide a daily update Monday through Friday showing the number of new cases, the running 7day total caseload, and the CDC risk category. If the case numbers rise, the critical factor will be how extreme the illness is and whether our healthcare system is over-burdened.

- Per- and Polyfluoroalkyl Substances (PFAS)

Commissioner Boyd reported that an update to the BOH is pending a formalized report from Mr. Adam Turner, Martha's Vineyard Commission.

- Landfill property issues

After a recent site visit last week, Mr. Jay Grande, Tisbury Town Administrator, was advised that the parcel being considered for a property exchange was site assigned for landfill operations. Mr. Kirk Metell, DPW Director, was advised to cease dumping brush in the borrow pit while this issue is addressed. The soils used to fill a portion of the hole came from the drainage project at Island Elderly Housing and were tested before disposal. Copies of the test results will be obtained and shared with the commissioners. In addition, Ms. Valley will check with Mr. Keith Fenner regarding filling in the area he excavated to dispose of boring materials.

- Montessori School

The lead issue identified at the Montessori School appears to be coming from within the school- the Town replaced the lines leading into the school with plastic piping in 2009, as confirmed by excavating and uncovering the lines before the meter and leading into the school. In addition, water samples taken from the new building, which come from the same water line as the old building, were non-detect for lead. A neighboring property on the same water line also tested non-detect for lead.

School officials will contact a plumber to investigate the problem. Until there is a resolution, the school will continue to use bottled water for drinking and any food prep. Again, school officials will contact a plumber to investigate the problem.

ASSISTANT HEALTH AGENT UPDATE

- General updates

Ms. Blake is done assisting the Oak Bluffs BOH office with restaurant inspections for their staffing transitions.

Beach testing will commence soon.

Ms. Blake will be working with the Tisbury School cafeteria staff on transitioning their operation to the American Legion building. Minimal construction will be required to bring the cafeteria online. It is a win-win for both organizations over the next two years.

DWAs (DISPOSAL WORKS APPLICATIONS) APPROVED BY HEALTH AGENT 4365
Clayton Trading Co. - Weaver Lane /13-B-2.2 & 4.3 — Approved with BOH consent.

DWAs FOR BOARD APPROVAL

4368 Brandon Brookes — 9 Chapde Lane / 14-B-I .32 — Commissioner review of this plan is postponed for pending responses to zoning questions.

4369 Julie Veale - 39 Hines Point / I I-A-54 — Upgrade with NitROE system in the Lagoon Pond watershed — Approved.

4370 Ann Barros - 61 Heath Hen Lane / 23-A-4.3 — Added to the agenda due to Ms. Barros' failed system across the street from the outfall pipe on West Spring Street — Approved.

NEW BUSINESS

Request for Rabies vaccination waiver renewal — Emma Swift — Approved

Request for deadline extension for septic upgrade — 154 Daggett Avenue / 26-B-8 A voluntary Title 5 inspection at 154 Daggett Avenue, currently occupied, found the existing system operating at maximum capacity. A DWA for the upgrade was approved on November 17th, 2021, with an installation deadline on or before February 17th, 2022.

The property is now under a sale/purchase agreement, and the buyer would like an extension until July 1st, 2022, for installing the new system. Closing on the property is scheduled for May 9th, so the requested date is within 90 days, the BOH standard deadline window.

Well Permit — Island Grown Initiative / 45-A-I — The commissioners unanimously approved the proposed well permit at the new location and zone I buffer area.

BILLS AND PERMITS FOR APPROVAL

NEIWPCC / dues/membership / \$75.00

MHOA dues/membership / \$125.00

West Tisbury Volunteer Fire Dept. / training / 60.00

With no further business to conduct, the commissioners adjourned at 4:31 PM.

Respectfully submitted,

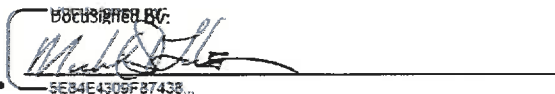
Valerie Soushek
Administrative Secretary

Document(s)

The Board of Health commissioners accept the meeting minutes, dated April 12, 2022, as presented.

Date: _____

Signed: _____





TOWN OF TISBURY

office of

THE BOARD OF HEALTH

PO Box 666, 66A High Point Lane
Vineyard Haven, Massachusetts 02568

Telephone (508) 696-4290

Fax (508) 696-7341

April 8, 2013

Vineyard Montessori School, Inc.
PO Box 994
Vineyard Haven, MA 02568

RE: Septic System Inspection for Assessor's Parcel 5-K 19.1 / 286 Main St.

To Whom It May Concern:

The Board of Health, per your inspector, has deemed your septic for the above referenced parcel of land failed. **This system must be upgraded to meet Title V standards within (90) ninety days of receipt of this letter.**

Thank you for your cooperation with this matter.

Should you have any questions regarding this determination, please feel free to contact this office at your earliest convenience.

Sincerely,

Catherine M. Fuller
Administrative Secretary



Commonwealth of Massachusetts
Title 5 Official Inspection Form
 Subsurface Sewage Disposal System Form - Not for Voluntary Assessments
 #286 Main St. Tisbury Map 5 K Lot 19.1

Owner information is required for every page.

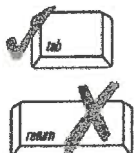
Property Address Vineyard Montessori School, Inc. P.O. Box 994

Owner's Name _____

City/Town Vineyard Haven State MA Zip Code 02568 Date of Inspection 3/12/13

Inspection results must be submitted on this form. Inspection forms may not be altered in any way. Please see completeness checklist at the end of the form.

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



A. General Information

1. Inspector: *up Grade*

Douglas E. C
 Name of Inspector
Cooper Environ
 Company Name
RR 1 Box 306
 Company Address
Edgartown State MA Zip Code 02539
 City/Town State Zip Code
508-627-9586 License Number 2857
 Telephone Number License Number

B. Certification

I certify that I have personally inspected the sewage disposal system at this address and that the information reported below is true, accurate and complete as of the time of the inspection. The inspection was performed based on my training and experience in the proper function and maintenance of on site sewage disposal systems. **I am a DEP approved system inspector pursuant to Section 15.340 of Title 5 (310 CMR 15.000).** The system:

- Passes Conditionally Passes Fails
 Needs Further Evaluation by the Local Approving Authority

Douglas E Cooper 3/12/13
 Inspector's Signature Date

The system inspector shall submit a copy of this inspection report to the Approving Authority (Board of Health or DEP) within 30 days of completing this inspection. If the system is a shared system or has a design flow of 10,000 gpd or greater, the inspector and the system owner shall submit the report to the appropriate regional office of the DEP. The original should be sent to the system owner and copies sent to the buyer, if applicable, and the approving authority.

******This report only describes conditions at the time of inspection and under the conditions of use at that time. This inspection does not address how the system will perform in the future under the same or different conditions of use.**



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

#286 Main St. Tisbury Map 5 K Lot 19.1

Property Address

Vineyard Montessori School, Inc. P.O. Box 994

Owner's Name

Vineyard Haven

MA

02568

3/12/13

City/Town

State

Zip Code

Date of Inspection

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B. Certification (cont.)

B) System Conditionally Passes (cont.): N/A

Observation of sewage backup or break out or high static water level in the distribution box due to broken or obstructed pipe(s) or due to a broken, settled or uneven distribution box. System will pass inspection if (with approval of Board of Health):

- broken pipe(s) are replaced
obstruction is removed
distribution box is leveled or replaced

The system required pumping more than 4 times a year due to broken or obstructed pipe(s). The system will pass inspection if (with approval of the Board of Health):

- broken pipe(s) are replaced
obstruction is removed

C) Further Evaluation is Required by the Board of Health: N/A

Conditions exist which require further evaluation by the Board of Health in order to determine if the system is failing to protect public health, safety or the environment.

1. System will pass unless Board of Health determines in accordance with 310 CMR 15.303(1)(b) that the system is not functioning in a manner which will protect public health, safety and the environment:

- Cesspool or privy is within 50 feet of a surface water
Cesspool or privy is within 50 feet of a bordering vegetated wetland or a salt marsh



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B. Certification (cont.)

- Yes No N/A
Required pumping more than 4 times in the last year NOT due to clogged or obstructed pipe(s). Number of times pumped: _____.
Any portion of the SAS, cesspool or privy is below high ground water elevation.
Any portion of cesspool or privy is within 100 feet of a surface water supply or tributary to a surface water supply.
Any portion of a cesspool or privy is within a Zone 1 of a public well.
Any portion of a cesspool or privy is within 50 feet of a private water supply well.
Any portion of a cesspool or privy is less than 100 feet but greater than 50 feet from a private water supply well with no acceptable water quality analysis. [This system passes if the well water analysis, performed at a DEP certified laboratory, for fecal coliform bacteria indicates absent and the presence of ammonia nitrogen and nitrate nitrogen is equal to or less than 5 ppm, provided that no other failure criteria are triggered. A copy of the analysis and chain of custody must be attached to this form.]
The system is a cesspool serving a facility with a design flow of 2000gpd-10,000gpd.
The system fails. I have determined that one or more of the above failure criteria exist as described in 310 CMR 15.303, therefore the system fails. The system owner should contact the Board of Health to determine what will be necessary to correct the failure.

E) Large Systems: To be considered a large system the system must serve a facility with a design flow of 10,000 gpd to 15,000 gpd. N/A

For large systems, you must indicate either "yes" or "no" to each of the following, in addition to the questions in Section D.

- Yes No
the system is within 400 feet of a surface drinking water supply
the system is within 200 feet of a tributary to a surface drinking water supply
the system is located in a nitrogen sensitive area (Interim Wellhead Protection Area - IWPA) or a mapped Zone II of a public water supply well

If you have answered "yes" to any question in Section E the system is considered a significant threat, or answered "yes" in Section D above the large system has failed. The owner or operator of any large system considered a significant threat under Section E or failed under Section D shall upgrade the system in accordance with 310 CMR 15.304. The system owner should contact the appropriate regional office of the Department.



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Owner's Name

Vineyard Haven

MA

02568

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D. System Information

N/A

Description:

Number of current residents: _____

Does residence have a garbage grinder?

Yes No

Is laundry on a separate sewage system? [if yes separate inspection required]

Yes No

Laundry system inspected?

Yes No

Seasonal use?

Yes No

Water meter readings, if available (last 2 years usage (gpd)): _____

Detail:

Sump pump?

Yes No

Last date of occupancy: _____

Date

Commercial/Industrial Flow Conditions:

Type of Establishment:

PRE-SCHOOL

Design flow (based on 310 CMR 15.203):

NONE

Gallons per day (gpd)

Basis of design flow (seats/persons/sq.ft., etc.): _____

Grease trap present?

Yes No

Industrial waste holding tank present?

Yes No

Non-sanitary waste discharged to the Title 5 system?

Yes No

Water meter readings, if available: _____



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D. System Information (cont.)

Approximate age of all components, date installed (if known) and source of information:
> 20 YRS. (ESTIMATED)

Were sewage odors detected when arriving at the site?

Yes No

Building Sewer (locate on site plan):

2

Depth below grade:

feet

Material of construction:

cast iron

40 PVC

other (explain):

Distance from private water supply well or suction line:

> 10 feet

Comments (on condition of joints, venting, evidence of leakage, etc.):

PIPING APPEARS TO BE IN SOUND CONDITION

Septic Tank (locate on site plan):

Depth below grade:

feet

Material of construction:

concrete

metal

fiberglass

polyethylene

other (explain)

If tank is metal, list age:

years

Is age confirmed by a Certificate of Compliance? (attach a copy of certificate)

Yes No

Dimensions:

Sludge depth:



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D. System Information (cont.)

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):

Tight or Holding Tank (tank must be pumped at time of inspection) (locate on site plan): N/A

Depth below grade: _____

Material of construction:

concrete metal fiberglass polyethylene other (explain):

Dimensions: _____

Capacity: _____

gallons

Design Flow: _____

gallons per day

Alarm present: _____

Yes No

Alarm level: _____

Alarm in working order: Yes No

Date of last pumping: _____

Date

Comments (condition of alarm and float switches, etc.):

* Attach copy of current pumping contract (required). Is copy attached? Yes No



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D. System Information (cont.)

Type:

- leaching pits, leaching chambers, leaching galleries, leaching trenches, leaching fields, overflow cesspool, innovative/alternative system

Type/name of technology:

Comments (note condition of soil, signs of hydraulic failure, level of ponding, damp soil, condition of vegetation, etc.):

THE OVERFLOW PIT WAS OPERATING WITH 6" OF FREEBOARD. SYSTEM APPEARS TO BE APPROACHING THE END OF ITS USEFUL LIFE. IT IS SUGGESTED THAT PLANNING FOR A SYSTEM UPGRADE COMMENCE IN THE NEAR TERM. NO FAILURE CONDITIONS EXIST AT PRESENT. SOILS ARE WELL DRAINED SAND.

Cesspools (cesspool must be pumped as part of inspection) (locate on site plan):

Number and configuration: 2-SERIES
Depth - top of liquid to inlet invert: BOTH NEARLY FULL
Depth of solids layer: NEGLIGIBLE
Depth of scum layer: NONE
Dimensions of cesspool: 6' DIA. X 4' DEEP (PRIMARY)
Materials of construction: CONCRETE BLOCK
Indication of groundwater inflow: [X] No



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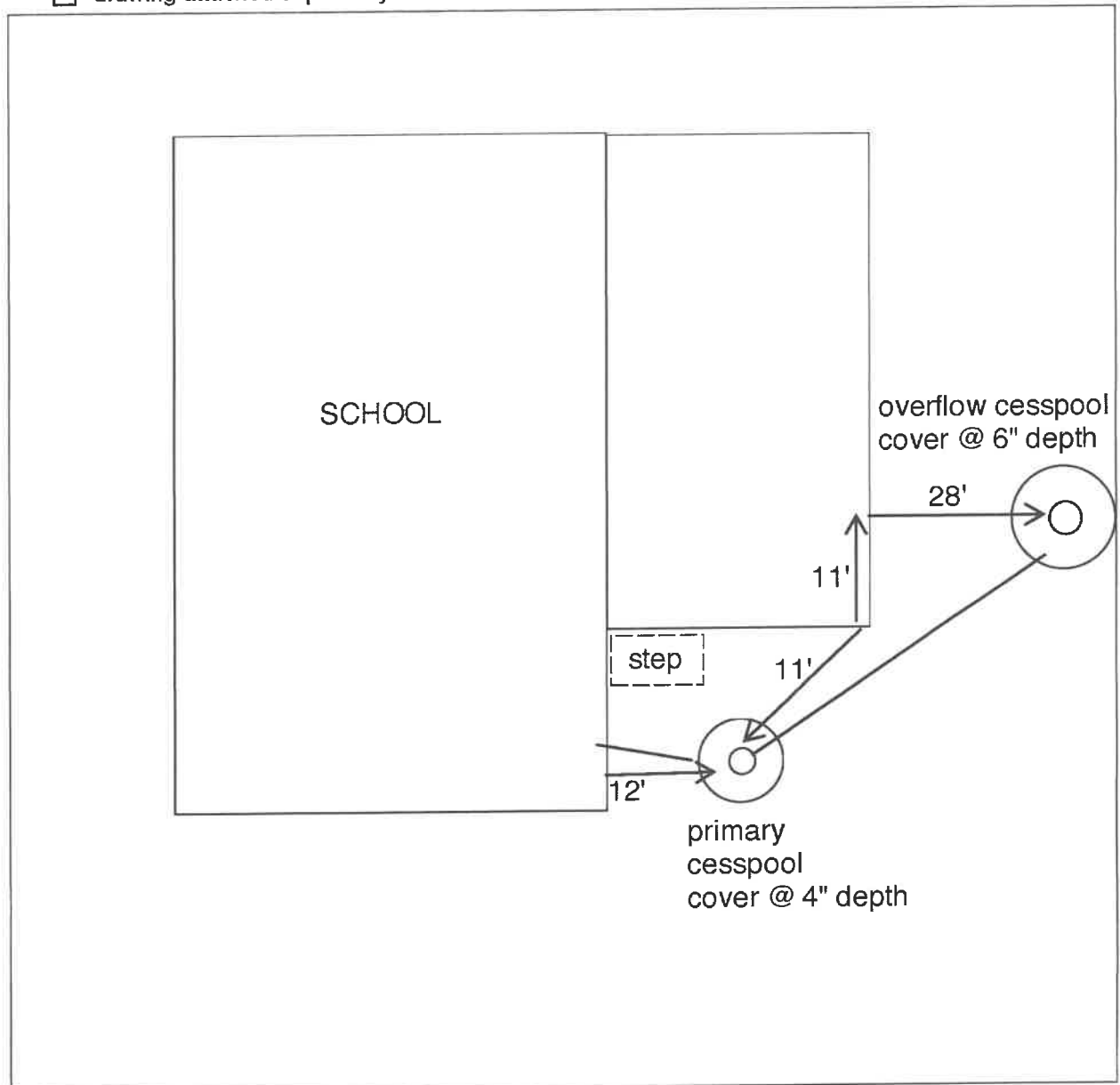
Date of Inspection

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D. System Information (cont.)

Sketch Of Sewage Disposal System: Provide a view of the sewage disposal system, including ties to at least two permanent reference landmarks or benchmarks. Locate all wells within 100 feet. Locate where public water supply enters the building. Check one of the boxes below:

- hand-sketch in the area below
- drawing attached separately



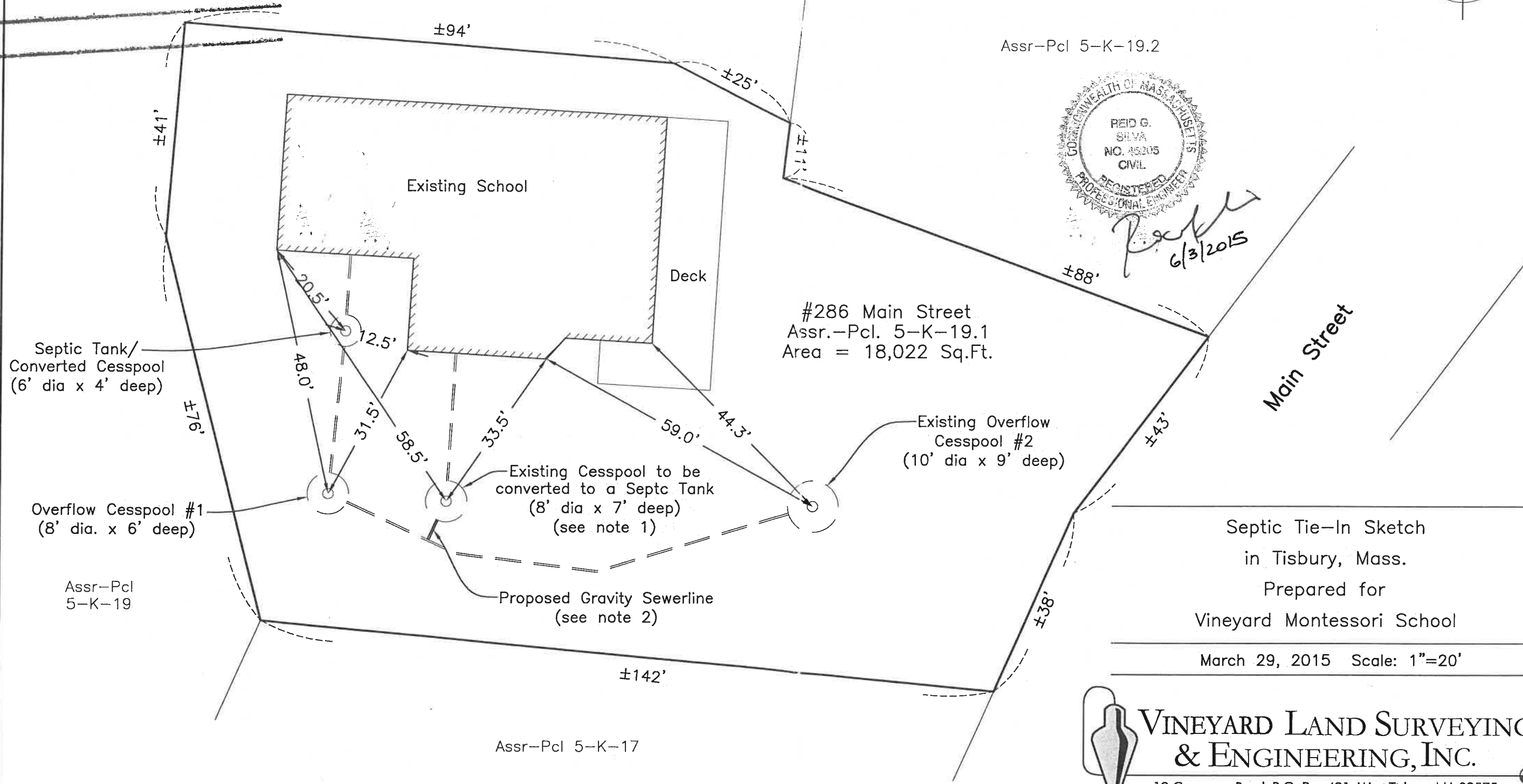
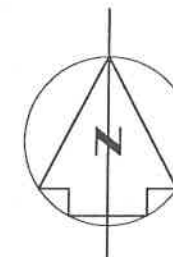
DATE 6/19/15

SEWER WORKS PLAN APPROVED BY:

Assr-Pcl 5-K-19.2

NOTE:

- 1. Convert cesspool to be equipped with a gas baffle.
- 2. Invert at cesspool to have minimum pitch of 1% to the existing sewerline to the overflow cesspool #2.



Septic Tie-In Sketch
 in Tisbury, Mass.
 Prepared for
 Vineyard Montessori School
 March 29, 2015 Scale: 1"=20'

VINEYARD LAND SURVEYING & ENGINEERING, INC.
 12 Courmoyer Road, P.O. Box 421 West Tisbury, MA 02575
 P 508.693.3774 F 508.693.8575