



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

William White  
Chairman

James Butterick  
Thomas Zinno  
Board Members

Meegan Lancaster  
Health Agent

October 13, 2021

Rob Brennan  
CapeBuilt Homes  
255 Main Street, Suite B  
Hyannis, MA 02601

Re: Lagoon Ridge Subdivision Lots 1 through 19 – Onsite Waste Disposal Approval

Dear Mr. Brennan,

The Oak Bluffs Board of Health has reviewed your plan submission for the installation of an onsite sewage disposal system for the above referenced properties. At a meeting of the Oak Bluffs Board of Health on August 24, 2021, the Board approved of the plan dated July 21, 2021 which was received by Board of Health on August 2, 2021 with the following conditions:

1. Operation and Maintenance Costs:
  - a. Cape Built will initially subsidize the costs for O&M on a pro rata basis for homes within Clusters C and B prior to transfer to buyers and will then turn responsibility for the O&M to the HOA. Pumping frequency is likely to be 2x per year but will depend on loading to the system and will determined based on sludge and scum levels in the tank.
2. System Operator:
  - a. Cape Built will contract with a local operator with the proper wastewater operator license who will be trained by Amphidrome. Amphidrome will also offer support after the sale.
3. Alarms:
  - a. There is to be a power outage alarm. The pump alarms will have visual and audio alarms. All alarms will notify the operator via phone/text or other appropriate automated method. FR Mahoney will also ensure that the system is constructed with the ability to remotely access the system. The typical alarm package has a 12 volt battery, when AC power is lost it will notify the operator. In addition the 12 volt battery will report any alarms until the battery dies. The battery life is about 1-2 days. Once power is restored the battery will recharge itself. If the battery goes below 11 volts it will issue a low battery alarm as well.

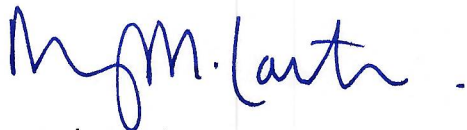
4. Generator:

- a. In the event of a power failure, the check valves allow for the water to flow through via gravity so water will still flow through the whole system normally even without pumps. In addition, CapeBuilt will install an automatic propane-fueled backup generator adjacent to the control house that will be capable of operating the Amphidrome system in the event of a prolonged power failure.

Prior to issuance of the Certificate of Compliance for the system we will require you to submit to our office a valid operation and maintenance agreement for the system and certification that the system has been started up according to the manufacturers specifications.

If you have any questions concerning this matter, you may contact this office at (508) 693-3554 ext. 116.

Sincerely,

A handwritten signature in blue ink that reads "Meegan Lancaster". The signature is written in a cursive style with a period at the end.

Meegan Lancaster  
Oak Bluffs Health Agent  
mlancaster@oakbluffsma.gov  
508-693-3554 x127

CC: File | Eric Peters