

Town of Tisbury
Sewer Advisory Board
Open Meeting Minutes
Wednesday, April 18, 2018

Meeting Convened: 4:10

Sewer Advisory Board Present: Melinda Loberg, Josh Goldstein, Jeff Kristal, Tomar Waldman, & John Best

Absent: Dan Seidman & Jeff Pratt

Audience Present: James Stinemire(WW), Michael Alberice (WW), Jon Snyder (TREAS), Ray Tattersall (DPW), Jay Grande (ADMIN), Mark White (EP), Ben Hall Jr., Thiago Machado, and Gerry Hukanem

Approval of March 21, 2018 meeting minutes:

Motion to approve – Josh Goldstein, 2nd Tomar Waldman - Unanimously approved

Abstain: John Best & Jeff Kristal

Review of approved Warrant Articles for Annual Town Meeting & Special Town Meeting:

All of our warrant articles passed.

Request for additional wastewater flow – Ben Hall Jr.:

Follow up on our last meeting where 35 Main Street was approved for an increase to allow for 130 restaurant seats in that location, one of the requirements was that we present a redacted signed lease to show that we had somebody committed to the project. We had a great deal of difficulty in getting that worked out and to this day we still have no signed agreement but we have a new island established restaurateur who is interested in doing something very exciting with that property. I'd like to see what we could do about reinstating the additional flow that we agreed upon, to get some time for a signed agreement with this new individual so we can dispense with the 130 seats to work for him.

Discussion

Melinda Loberg: How long do you think it will take to get such an agreement?

Ben Hall: I should have a letter of intent signed between 2 – 3 weeks depending on his financial documents. Within a month or so after that we should have a signed lease w/ contingencies on ZBA and BOH to approve and if the MVC stepped in we would have to appease them.

John Best: what was the original flow when it was retail . . . what did we we approve for a restaurant increase in flow . . .

Melinda Loberg: They asked for a restaurant, were given increased flow and since nothing developed that flow was given back to the town. This is a new request. It is an increase over what was previously allotted.

Ben Hall: My recollection is that was 105/110 seats approved previously in 2011/2012. We met in November it wasn't clear if that flow had fallen back but you vote to approve to 130 flow. What is allocated at this point, I don't know. I think it's straight retail at this point. But there was documentation that suggest that it is still 105.

Melinda Loberg: There was a letter from the BOH or DPW saying you were no longer able to get that flow.

Jeff Kristal: Letter from Maura Valley(BOH) 10/31/2012: rescinds additional flow to that location. 3950 gpd for 120 seats had been granted and since Bunch of Grapes bookstore had

Town of Tisbury
Sewer Advisory Board
Open Meeting Minutes
Wednesday, April 18, 2018

leased the space – retail space. An additional request of 1640 will expire January 9, 2013 to allow a restaurant at this location/Nat's Nook.

Melinda Loberg: We voted in November for 130 seats and we had an expiration date of 90 days contingency that was up March 31, 2018. I gather that you are here for an extension of that application. Any other questions or thoughts on this request?

Jeff Kristal: We set it for January of next year for someone to construct . . . is there anybody in it this year?

Ben Hall: Not yet, we thought the folks that were in there last year were going to come back.

Jeff Kristal: I make a motion to approve the extension. . . .Tomar 2nds

Melinda Loberg: Let's talk about it . . .

Jeff Kristal: I'm not voting yes. We did it, you are repeating the history, you didn't come back with a letter and then at the 11th hour you have somebody and there's a lot of other properties that want to do restaurants looking for an increase in flow that we are going to see in the next 3-6 months and you taking the 130 seats is going to handicap them. Unless he shows us a lease, and we have the flow available, come on in otherwise, I'm not even looking to extend it. That property is vital to this town and we have not seen anything go in there.

Melinda Loberg: So the question is do we want to accept another proposed extension to the same number of seats? Anybody else?

Josh Goldstein: I think that there a lot of other people who can use this flow and we've been very generous with it. I agree with Jeff and I vote no.

Ben Hall: You gave the flow back in 2011 and the bookstore came in and we fully anticipated they would renew and we have been trying to get restaurants interested in the space. A letter of intent has been prepared for new buyer which is based on the 130 seats . . . extend for 3 weeks to try to land this guy and then present lease in 30 days after that which wouldn't tie up the flow for those applying 3-6 months.

Jeff Kristal: Our original motion was for a signed lease – not a letter of intent. I'm still not in favor without a signed lease.

John Best: If we commit to this for 3 months we can't commit to anyone else who may come in. I would feel the same way about anyone coming in. I think we need a signed lease is what we need without tying up the flow.

Melinda Loberg: The motion for an extension on Mr. Hall's application for additional flow.

All in favor (none). Those opposed – unanimous. Abstentions – none.

Melinda Loberg: If you have a restaurant person interested and please invite them to come before us. It would probably be more convincing to us.

Jeff Kristal: If somebody wants to open a restaurant get a signed lease and get them on the next agenda.

Request for additional wastewater flow – Thiago Machado/Tropicale Restaurant:

Looking for an increase from 51 to 98 seat flow (presents floor plans)

Combine into one restaurant with the Caribbean restaurant (no seats/all take-out) and Tropicale

Jeff Kristal: There's an issue with the sewer line there?

James Stinemire: There's an easement going along the middle of Boch Park, Dan Clemmy wants to get rid of easement and run line along the building and all the way to State Road . . . moving the easement to the property line.

Jay Grande: It would be a new license agreement with the Board of Selectmen

Jeff Kristal: How do they hook up to that now . . . Beach Road?

Town of Tisbury
Sewer Advisory Board
Open Meeting Minutes
Wednesday, April 18, 2018

Jay Grande: There are two properties hooked up to the Boch line. One is the residence and the other is the business but it may not be the entire building, I don't know. Those two existing lines are supposed to be reattached to this new line and the reason they want to relocate it is so it doesn't get damaged.

Jeff Kristal: So they are vulnerable now with it being in the middle of the property.

Jay Grande: It just got hung up on the public access issue through the town.

Tomar Waldman: We voted on that reconnection. DPW agreed to do the connection and Boch would dig it up and we have pipes for us to hook up.

Melinda Loberg: All of that is true and it is up before the Board of Selectmen.

Jeff Kristal: What's the history in the last three years there?

Thiago Machado: It was a steak house but we just purchased about two months ago and we want to increase the seating and we want to put money into the business the community deserves an affordable place to go with a nice selection of steaks, salad bar, hot buffet.

Jeff Kristal: Liquor license?

Thiago Machado: We just applying now . . .

Jeff Kristal: Motion to approve the increase of 1645 for 13 Beach Road Extension.

Tomar Waldman & Josh Goldstein – 2nd

Josh Goldstein: Do we want to put some kind of contingency on that to make sure if it doesn't happen we get it back?

Jeff Kristal: What are your plans and what is the next step?

Thiago Machado: We are just getting permits now. We're doing light renovation.

Josh Goldstein: There's a tenant in place now.

Thiago Machado: They're done now I have a lease with the sewer for 15 years. The other side is under my responsibility as well.

Jeff Kristal: Planning board approval?

Thiago Machado: They went over there and pointed out the change and everything is listed on the plan. We are going to be open year round . . . Golden Bull – Brazilian Steakhouse.

Motion to approve – Melinda Loberg, - Unanimously approved

Melinda Loberg: Jay can we put this on the agenda for the next Board of Selectmen's Meeting on May 8th for approval.

USDA anticipated schedule of upgrades/bidding/process, etc.:

Mark White: Where we are with our Waste Water Treatment Plant upgrades that we are getting ready to bid under the current USDA contract. These consist of the replacing the headworks which are in dire shape. It's giving out more water than it carries. There's SCADA & HVAC system and putting in the sewer here at High Point Lane. Design plans will be done in about a week, then they need to go through DEP for permitting approval, then to USDA. We're on track to start the bidding effort at the end of June. We'd be collecting bids in the July timeframe and award in early August and they have a year to get it done. With the USDA funding we have until that September 2019 to get this done. We want to have everything in by Memorial Day 2019. The headworks has the longest lead time 5-6 months. We have just under \$900,000 left in the grant to fund these things to make sure that we come within we may add some things as bid alternates if we need to pick & choose to keep the funding.

Strategy of extending your existing leeching fields with DEP – they are all supportive. There is a process to go through which consists of a pilot program where we install monitoring wells at the leech fields to measure the ground water levels. Monitor where the wastewater goes - Tashmoo

Town of Tisbury
Sewer Advisory Board
Open Meeting Minutes
Wednesday, April 18, 2018

or Harbor. There are some logistics to be worked out this summer. Ghost it as much as we can.
If these beds can take 200,000 gallons a day – that’s what we want to go for.

Jon Snyder: Does peak flow factor in?

Mark White: We’ve looked at actual flow data – which we have.

John Best: We could probably put an entire bed on idle for the winter (6-8 months).

Next Meeting – May 16@4pm:

B2 Sewer District

Sewer Advisory Board Meeting Minutes Approvals: 11/29/17, 2/21/18, & 4/18/18

Ben Hall Jr. – Wastewater flow increase @ 35 Main Street (revisit) 508/627-2800

**Motion were made to adjourn at 4:58 by John Best, 2nd – Tomar Waldman
Unanimously approved**

This document is the official Minutes of Tisbury Sewer Advisory Board held on April 18, 2018. These minutes were presented and duly voted and approved by the Advisory Board at the Open Meeting held on

Chairperson

Date

Town of Tisbury
Sewer Advisory Board
Open Meeting Minutes
Wednesday, April 18, 2018