

Tisbury Sewer Advisory Committee Meeting
Zoom Meeting
February 13, 2024
Meeting Minutes

Committee Members: Jeff Pratt, Connie Alexander, John Best, Dan Seidman, Tomar Waldman joins at 4:13pm

Staff: Mike Alberice, Melinda Byers

Environmental Partners: Bob Rafferty

Guests: Darren Morris and James Anthony from MV Savings Bank, Reid "Sam" Dunn, John Stanwood, Island Housing Trust, Xerxes Aghassipour, Tiffany Smith, Chris Alley of Schoefield, Barbini & Hoehn, Mark Jenkins, Peter Tollman & Linda Kaplan, Doug Cooper, Dusan Veselinovic owner Salvatore's & La Strada

Meeting called to order: 4:06pm

A motion was made to approve minutes from Nov 8th and duly seconded.

Roll Call Vote:

Dan Seidman: (aye)

John Best: (aye)

Connie Alexander: (aye)

Jeff Pratt: (aye)

Motion passed: (4-0-0)

Superintendents Report:

An update on the capacity allocation and available flow based on Article IX, the Wastewater Capacity management Plan. We have 104,000 gpd. We deduct from this number the peak flow from last year or however many years you go back. We deduct 1000 gpd for septage and emergency SSA pump outs, 8500 gpd for people who have paid betterments but never tied in, subtract recent applications that have not yet been approved. That leaves 5% of the total number as reserved capacity. If we use the high flow day from last year that had an elicit sump pump dumping and compare that to 2 years ago; we 15,000gpd of capacity, which is more flow available.

The committee would like more previous years of data, for comparison. The new Wastewater Capacity Management Policy (Article IX) states a 1-year comparison. There is provision that you can go back further if you're unsure.

Once the plant upgrade is completed, there will be a total of 139,000gpd, instead of 104,000gpd. Although, the B2 District has most of that flow allocated to it.

Outstanding Money and Past Due Notices: Late notices have been sent out and collections have been made of tens of thousands of dollars.

FY2024 Town Meeting Wastewater Articles:

1. Amend Article 15 to reallocate finds appropriated for the sewer collection system expansion in the amount of \$100,000.00 to fund an odor control system at the main lift station.
2. To see if the Town will vote to extend the Centralized Wastewater Collection and Treatment System service area to include the library and appropriate \$400,000.00 to fund the design and construction to extend the low-pressure sewer system and make a grinder pump connection.
3. To add parcels to the Centralized Wastewater Collection and Treatment System service area.
 - Hospital Property on Breakdown Lane, 20-A-3
 - 229 Edgartown Road 21-B-31, 31.1, 31.2 (IFP)

- 280 Sate Road 22-C-3
- 89 Main Street 7-D-3
- 25 Lobster Alley 12-B-17

4. To fund the Comprehensive Wastewater Management Plan Permitting. To raise and appropriate \$150,000.00 to complete the final permitting, hydrogeological explorations for disposal locations and state required watershed modeling to complete the Comprehensive Wastewater Management Plan and the Lake Tashmoo Targeted Watershed Plan.

Motion to approve FY2024 Wastewater Articles

Seconded

Roll Call Vote:

Jeff Pratt (aye)

John Best (aye)

Dan Seidman (aye)

Connie Alexander (aye)

Tomar Waldman (aye)

Motion passed: (5-0-0)

Permit Applications:

We are not going to vote on any of these applications tonight. We need a full account of the flow numbers.

75 Main St-Stone Bank Restaurant:

We submitted the application over 8 months ago and were told we had to wait until the policy was straightened out. I believe we are the first application in line as we are a current user and have existing flow. This is an iconic building and I believe the restaurant is the best way to showcase this space. We prepared during construction to get the 100-gallon grease trap, electrical and proper gas services installed.

The capacity policy has a flow calculation worksheet appendix. That lists 25 gpd per seat for restaurants, for a total of 1,991 gpd.

The Select Board was not advised that Sewer Advisory Committee needed to make its recommendation to the Board.

Sam Dunn

It is not my place to bring it to the Select Board, my application was to the Wastewater Department. The Select Board said they did not pass a moratorium. The Wastewater Dept said they had. I hadn't heard anything in 8 months. It was not my intention to do anything nefarious.

This application is specific because the process was not followed properly. Jay said in the Jan 25th meeting that if the process wasn't followed properly, even if approved it gets kicked back. The Select Board can rescind their decision. The application comes back to us, and we come up with our recommendation and the Sewer Commissioners can act.

Our committee exists because it was voted in at town meeting. It was a committee that was established as an oversight for the citizens of the town. This application got in front of the Select Board, but it was not due process. It is very important that the process needs to be followed.

The Select Board voted a moratorium for 120 days with a 60-day review. The policy was given to the Select Board agenda and tabled it month after month after month, due to legal advice not getting back to them.

MV Bank/Holmes Hole Rd:

James Anthony & Darrin Morris

There was an approval from the MV Commission in 2004 for a property to be developed on 5.15 acres of land on Holmes Holes with a commercial building 19,500 sq ft. The building was never built. In May of 2023 we submitted a formal application to the Wastewater Dept. We added with the intention of building 54 bedrooms and potentially 44 units, mostly one-bedroom units. Gaining approval through the MV Commission requires approval of flow from the Wastewater Dept. The calculations of flow requested are based on 19,000sq ft commercial x 75gpd/1000sq ft = 1,425gpd and adding 54 bedrooms x 110gpd/BR = 5940 gpd for a TOTAL of 7365gpd requested.

Bob Rafferty

The flow request will now be lower based on the Capacity Management Plan. If you do that and add the surplus flow from the B2. Then expand the plant, the flow is available.

The 35,000gpd was established using Title V numbers assuming everyone is contributing the maximum flow on the same day. That will never happen. It hasn't ever happened in the downtown district. Jared put together a table of different numbers for flows for bedrooms and so forth which will reduce those numbers and reduce the flow numbers allocated to State Rd leaving a surplus.

This committee can write a letter stating we will have the capacity available at such a date and time, due to the fact we have a contractor on site. It is still first come first serve.

65/10 Main St:

Dusan Veselinovic

La Strada is a takeout of good food and Deli. It is a 30-seat restaurant with 3 sinks and a bathroom. Nothing will be washed there. The food will be prepared at Salvatores and brought to this location. The new grease trap has been installed just in case. The current usage of the building available from the betterment is 381gpd.

30 seats x 25gpd/seat = 750 gpd less the existing 381gpd = 369 gpd requested

89 Main St:

Chris Alley, Linda Kaplan & Peter Tollman

The 2nd house past the Stone Bank on Main St. They are preparing it to be sold. It is a 3,000sq ft lot with 5-bedroom house, garage, and deck. Overflow cesspool under the driveway, that will not pass with the new BOH regulations.

It is not a failed system and there is not a viable area to put a septic system on the lot. Its outside of the district.

It would be 550gpd by Title V regulations under housing but 500gpd by Article IX regulations.

It must go to the Town meeting for approval of acceptance into the district and then back to this committee.

25 Lobster Alley/ Cat Hollow

John Stanwood

CPA funded at Town meeting last year at 80% average median income restriction through the CPA. We submitted a friendly 40B to go through the zoning process in the spring. We consulted with George Sourati Engineering, who did the MV Museum hook up. We would like an easement through Veterans Park to drill and run a line that way or run a line around by the bike path. We have an Open Space & Recreation meeting scheduled and are on the Town Warrant in the spring for acceptance into the district.

It is 2.73 acres, but 1 acre is in the permanent conservation restriction area. We are proposing 8 units and there is an existing house that is 4 bedrooms going down to 3 bedrooms owned by the VTA which

will be used as workforce housing. Some units will be independently owned. We will be applying for 24 bedrooms. We aligned the units with the goals of the Tisbury Affordable Housing Committee. 24-bedroom x 100gpd/bedroom = 2400gpd requested. We will submit a formal application tomorrow.

28 Sate Rd./Dr Finkelstein:

Doug Cooper

It is a 3-bedroom house built in the 1900's with an optometrist's office downstairs. The property is being sold. It is not in the district, it abuts it. There are 2 cesspools. To upgrade this system, it would be almost impossible, due to the topography, high ground water table and very narrow, small lot. The sewer manhole is less than 50 ft from the porch. They would like to remove the office and make it 1-2 bedrooms and become only residential. They will need a simplex grinder pump to tie in.

3 bedrooms x 100gpd/bedroom = 300 plus 1460 sq ft office space x 50gpd /1000sq ft = 75

TOTAL = 375gpd of flow being requested. They would ideally like 500gpd to add the additional bedrooms.

4 State Rd / Educomp Bldg:

Xerxes Agassipour

The MCV denied us without prejudice, so they asked us to tighten up the housing issue. Now it includes an 80% unit a 150% unit as well as language in place for an additional 8 units of workforce year-round housing. We also had to deal with the easement between 10 State Rd. That is the only change in the project since the original application. With the easement we captured on more additional parking space from 22 to 23. We discussed the Town Hall being interested in renting the building for its offices. I had discussions with Jared and we were approved for the flow with a 120 day sunset clause but had been stalled due to conversations with the Select Board and the task force wanting the Town offices there. We were ready for the public hearing and the MVC asked for a letter stating the flow was still available. The betterment has been paid for the 652 gpd and flow requests were as follows:

22-bedroom x 110gpd = 2420gpd

2907sq ft retail space x 50 /per 1000sq ft = 145gpd

2907sq ft office space x 75gpd = 218gpd

TOTAL =2565 Existing flow was all commercial retail and no housing which is similar to what he is asking for non-housing flow. The additional flow is all taken up by housing. Additional flow request 1926gpd added 60gpd retail was changed to office use=1986gpd

Next meeting we need to review the flow allocations and make suggestions to the Select Board for these applications.

Motion to adjourn the meeting 6:23pm

Next meeting is Thursday February 22, 2024 @ 4:00pm via Zoom