



Town of Barnstable

Board of Health

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BOARD OF HEALTH MEETING RESULTS

Tuesday, February 10, 2011 at 3:00 PM
Town Hall, Hearing Room, 2ND Floor
367 Main Street, Hyannis, MA

I. Hearing – Underground Storage Tank

CONTINUED TO Jeffrey Lowery, owner – 88 Bay Road, Cotuit, MA.
MARCH 8, 2011 Underground storage tank.

II. Variances – Septic (Cont.):

- A. Linda Pinto, engineer, representing Kevin McCrea, owner – 97 Sterling Road, Hyannis, Map/Parcel 268-204, 0.23 acre lot, multiple variances, septic repair.

GRANTED WITH CONDITIONS.

The Board voted to approve the variances with the following condition: A) must record a four (4) bedroom deed restriction with the Barnstable County Registry of Deeds, and (2) must supply a proper copy of the recording with the Barnstable Health Division.

- B. Joe Henderson, Horsley Witten Group representing Town of Barnstable, owner – 425 Sandy Neck Road, West Barnstable, revised plan (prior Board of Health meeting was July 2010).

GRANTED WITH CONDITIONS.

The Board voted to approve the revised plan dated 1/27/11 with the following conditions: 1) the building usage will not be changed to a higher use, and 2) the water use will be monitored monthly for the first two years and during the Fall of 2012, the Board will review the water use and may consider imposing parking/use restrictions.

III. Variances – Septic (New):

- A Down Cape Engineering representing Chris and Glenna Outwin, owner – 25 Ladd Road, Centerville, Map/Parcel 186-053, 41,782 square feet lot, setback variances to wetlands.

GRANTED WITH CONDITIONS.

The Board voted to approve the variances with the following condition: A) must record a three (3) bedroom deed restriction with the Barnstable County Registry of Deeds, and (2) must supply a proper copy of the recording with the Barnstable Health Division.

- B. John O'Dea, Sullivan Engineering, representing Nathan Rudman, owner – Lot 31, portion of 40 Waterman Farm Rd, Centerville, M/P portion of 207-091-002, 88,280 square feet lot (build able space), actual lot size is 5.2 acres, setbacks to water bodies.

GRANTED WITH CONDITIONS.

The Board voted to approve with the following conditions: 1) two additional test holes will be done – one in the reserve area and one in the SAS area. 2) one new percolation test will be conducted to ensure it meets the standard criteria, 3) revise the plan to state that one foot of fill will be brought in to bring up to the five foot mark to groundwater mark, 4) a six (6) bedroom deed restriction will be recorded at the Barnstable County Registry of Deeds, and 5) a proper copy will be submitted to the Health Division.

IV. Modification of Comprehensive (40B) Permit #2003-090):

Peter Freeman, Freeman Law Group, representing JDJ Housing Development, LLC–'The Village Green', 0 Independence Drive (formerly 770), Barnstable, Comprehensive Plan # 2003-90 Map/Parcel 332-010-001, (previously discussed Aug 2010).

RECOMMENDATIONS TO BE MADE.

The Board voted to approve the same letter as was sent 8/25/2010 recommending 1) the management office be constructed during the first phase of the project, 2) the office be occupied by an onsite manager during the occupancy of any rental units, 3) consider the earlier proposed elevator(s) be included back into the plan in at least one or more buildings, and (4) the refuse storage be screened from the public view with lids kept closed, and the dumpsters emptied on a frequent and regular basis.

Mr. McKean said there are 60 units in each of the two phases. He said the staff recommended with such a large project, the owner should begin the rental registration process early.

V. License: Disposal Works (Septic Installer):

- A. Warren Pena, West Falmouth, MA

APPROVED.

The Board voted to approve Warren Pena as a Disposal Works Installer.

VI. Old / New Business:

A. Correspondence: Eric Winer -Rental Application Fee.

The Board of Health does not have the authority to change the policy, only the Town Council.

B. Draft Proposed policy: Existing Residential Ceiling Height-minimum 6'8"

Approved with the revisions discussed.