

Isle Au Haut planning Board  
Minutes August 20, 2013

Present – Waylan Small, Dan MacDonald, Jeff Burke, Al Gordon, Bill Clark (late arrival)

The board voted (4-0) to accept the minutes of the meeting of July 31, 2013.

The board voted (4-0) to accept an application from Mike Pratt to build a guest bedroom structure near his residence on the east shore of Isle Au Haut and a new septic system with a flow rate of 270 gals/day. The proposed structure is an L-shape. One leg of the L is a bedroom with a footprint dimension of 24' x 16. The adjoining leg is a passageway/bathroom/closet with a footprint of 20' x 9'10". The proposed building will connect to an existing bedroom structure. The nearest point of the footprint to mean high water is 250 ft. A site plan for a septic system with 270 gal/day flow rate accommodates the two bedrooms in the combined structure. The application also specifies moving an existing 6'x 14' woodshed and removing or repurposing an existing outhouse.

Al Gordon reported the submission of a septic site plan for an existing septic system to accommodate the proposed studio/bedroom structure at the property of Peter Burke. The flow rate for the system is 180 gal/day, which meets the state of Maine requirement for the two-bedroom compound.

Al Gordon submitted the following progress report on plumbing for the change-of-use from garage to garage/residence at the Stavenger-Steisslinger property:

Stavenger Plumbing

Stavenger's stated proposal for plumbing

water source – rain catchment cistern at ceiling level of first floor, gravity feed to bath tub and lavatory on first floor, hand pump at kitchen sink on second floor

fixtures – lavatory sink, bath tub, kitchen sink

human waste disposal – Humanure System, refer to The Humanure Handbook by J.C.

Jenkins – a privy-with-bucket –Contents of the bucket are spread within a compost bin to which is added high carbon organic matter (sawdust, rotting wood, forest duff). The compost bin has three areas. After three years the compost from one of these areas should be non-pathogenic and suitable for use as lawn fertilizer.

Report of phone conversation with Glen Angel, Division of Environmental Health Engineering – 3:40 PM Tuesday August 8, 2013:

The intended system is in the category called "limited"

Requirements for limited system

Rain catchment cistern no larger than 1000 gallons

Flow rate of gray water system minimum -100 gallons per day

Maximum number of fixtures - 3

The Humanure System is acceptable to DEHE provided that our local plumbing inspector approves it.

AMMENDMENT – Glen Angel calls back at 4:23 PM to tell me that DEHE has had a discussion about Humanure in the last hour. DEHE adds the following requirements :

- (1) All liquids must be contained in the system (e.g. All three areas of the compost bin must stand in a catchment basin tall enough to not overflow.)
- (2) The bin must have a roof or covering to prevent rainwater from entering the bin and/or catchment basin(s) causing the catchment basin to overflow.

No septic site plan for the gray water disposal system has been submitted for this plumbing proposal.

Al Gordon read suggested wording for one of the provisions of the Arlena Tully subdivision review. He also reported that authorities at Maine DEP have not yet completed their recommendations for a second provision. When the board has voted on the entire subdivision review, the review will be presented as a document separate from these minutes.

Al Gordon reported communication from Charles Hopkins concerning one of the conditions for the permit issued to him on July 31, 2013. The well which appears to be closer than 100ft from a newly built septic system has been filled in and is no longer operative.

The meeting adjourned.

Respectfully submitted,

Albert Gordon