

Wellfleet Board of Health
715 Old King's Highway, Conference Room
Wednesday November 13, 2019, 5:30 PM
Meeting Minutes

Members Present: Ken Granlund, Chair; Janet Drohan, Nick Picariello, Jed Foley, Gary Locke (5:40pm)

Other Present: Hillary Greenberg-Lemos, Health Agent; Rebekah Eldridge, Committee Secretary; Zack Ment, Ann Suggs, David Lajoie, Lajoie Engineering; Matt Farrell, J.M.O'Reily; Gina Longo

Chair called the meeting to order 5:30pm

Variances:

- **10 Main Street, Wellfleet, MA 02667 (Map #15, Parcel #1) ~ Duck Creek Development**
Ment presented to the board for the above property. He is looking to install a new foundation. He presented a letter to the board from his engineer. He explained that it came to his attention that the leaching field of the septic system is within 20 feet from the crawl space wall. He told the board he isn't planning on putting a crawl space in. the walls will be concrete rather than brick and will be stronger than the existing wall. Hillary agreed that this is a reasonable request.
Drohan moved to approve Bohler plan M191018 dated May 14, 2019 and grant the one variance requested in the letter dated November 1, 2019. For the construction of a crawl space within the setback of an existing leach field, subject to the following conditions:
 - *Design flow to be limited to 207 GPD**
 - *No increase of habitable area**
 - *No conversion of use**
 - *This shall be recorded on the deed****Picariello seconded the motion, motion carried 4-0**

- **36 Silver Spring Road, Wellfleet, MA 02667 (Map #46, Parcel #5) ~ Coot Hill Realty Trust**

David Lajoie from Felco Engineering presented to the board for the above property. He is requesting one variance. He explained to the board that the well he is asking for a variance will no longer be used but would like the variance just in case. This would eliminate the variance but in the event they don't move the well, the variance will be applied. Hillary had no issues with giving the variance. She explained if they don't use it then they don't need it.

Drohan moved to approve Felco plan #19043 dated September 30, 2019 and grant the once variance requested in the letter dated October 23, 2019 for the upgrade of a septic system to serve a three-bedroom structure a grand fathered non-conforming dwelling. Subject to the following conditions:

- *Design flow to be limited to 340 GPD to serve a three-bedroom structure**
- *No increase of habitable area**
- *No conversion of use**
- *Well water testing per criteria**
- *A new well is being installed**
- *This shall be recorded on the deed.**

Picariello seconded the motion, motion carried 4-0 (Locke abstained)

- **46 Nauhaught Bluff Road, Wellfleet, MA 02667 (Map #21, Parcel #17) ~ Ann Suggs**

Ann Suggs presented to the board about her property. She gave the members a new map showing her new septic plan. She explained to the board that she has done a lot of research per the boards request. She found a system that is smaller and has a nitrogen reduction system. She is proposing an alternative drain plan. In the new plan there is an infiltrator leach field. Chair Granlund asked Locke if he had ever heard of this system, Locke said no he hadn't but saw that was listed under piloting and asked Suggs if she knew there was a lot of testing that goes along with this system. Hillary called the state Mass DEP to inquire how many systems they had under piloting they didn't have the information but the company that sells the system would have the information for her. Discussion talked about the leach field connecting. Locke asked if the leaching field with the one additional sticking out wanted to know how it would work. Hillary wasn't sure how the flow would work. Locke stated the engineer would need to detail on the map how that would work. Locke stated that seeing how the engineer would make that work would be part of the approval. This will be continued until the December 11, 2019 meeting. Suggs asked how she could go about getting the citation that she received removed because she didn't feel she violated the pump out schedule. The board discussed and decided this would also be continued.

- **3187 State Highway, Wellfleet, MA 02667 (Map #13, Parcel #69) ~ Nazarian Family**
Matt Farrel presented to the board. He stated that the last time they met the leach field could be reduced. He stated leach field was now reduced by 50%. He stated he is now seeking a 17-foot variance from the locus well, and a 22-foot variance, everything else is the same. He noted that on his plan view he didn't change them on the variance section of the maps. He will get new maps to the board with revisions by November 15, 2019.

Locke moved to approve the J.M O'Reily plan #JMO-6536 dated October 2, 2019 Revised November 15, 2019 and grant the ten variances requested in the letter dated October 2, 2019 for the upgrade to serve a one-bedroom structure using innovative IA technology Microfast .5 denitrification under general use approval subject to the following conditions:

- *Design flow to be limited to 330 GPD to serve one-bedroom**
- *Reduction in leach area by 46% with 176 GPD provided**
- *No increase in habitable area**
- *No conversion of use**
- *Well water testing per standard requirements**
- *Deed recording reflecting one-bedroom**
- *Monitoring per microfast rules and regulations**
- *Annual inspection of pumps and alarms**

Drohan seconded the motion, motion carried 5-0

Business:

- **48 Nauhaught Bluff Road, Wellfleet, MA 02667 (Map #21, Parcel #16) ~ Gina Longo**
Gina Longo the owner of the property presented to the board. She gave the board some history on her property that she did get an engineer to draw up maps for a new septic but was unable after several attempts to get a company to install the system as she is landlocked by five abutters. She stated she is working diligently to come up with a solution. She didn't feel a composting toilet would fit her needs as her home is a rental property. She did state that she had a phone call from someone named Dan from Oakson, and he stated that he might be able to help her install a system for her. Locke stated the most cost-effective system for Longo would be to put in a plastic tight tank. He stated the pumping won't be prohibitive because she isn't using the property more than 12 weeks a year. He explained that with a drip system she will need lots of pipes. He stated he felt this would be the most cost effective for her. Hillary told the board that she had asked Longo to check with a pumping company to make sure that the pumping hose can make it to the property. The board stated to her that if she plans to spend more time on the property, she should consider the drip system. The board will be open to either those options and this will be continued to the December 11, 2019 meeting.

Minutes:

- **October 9, 2019**
 - **Drohan moved to approve the minutes as amended with a few changes.**
Locke seconded the motion, motion carried 5-0

Correspondence

- A letter to Gina Longo asking her to come speak with the board regarding her property and plans for a new septic system
- A letter to Charity Smith which is now owned by an Ed Congel
- Todd Andrews, regarding 23 Railroad Ave. there was information that this property was on town water, when in fact it wasn't. The engineer is now going back and forth with the owner. Hillary reported that the Board of Water Commissioners had voted to reduce the access fee to the water connection. At this point the abutter is not willing to connect. Hillary stated that the property would more than likely come in front of the board at a future meeting. The owners have ten days to respond to the Health Department.
- The board had a brief discussion about the remaining cesspools in Wellfleet and their status.
- All licenses were signed by the board members

The meeting adjourned at 6:40pm