

**Wellfleet Board of Health
Virtual Meeting - Zoom
May 27, 2020; 1:00PM
Meeting Minutes**

Members Present: Ken Granlund, Chair; Janet Drohan, Gary Locke, Nick Picariello

Members Absent: Jed Foley

Others Present: Hillary Lemos, Health Agent; Rebekah Eldridge, Committee Secretary; Peter Abraham, 95 Indian Walk Rd.; Marisa Picariello, 299 Gull Pond Rd; Jude Ahern, resident

Meeting called to order at 1:10PM

Animal Permits

- **95 Indian Walk Rd. Wellfleet ~ Peter Abraham – update the board on his chicken coop**

Hillary explained to the board that Abraham was supposed to get an updated water test for his property, and an updated map showing exact distances from each of his neighbor's wells to his projected chicken coop. Abraham explained to the board that he went onto his property and did an accurate check on the distance between two wells. He explained to the board that he did do a water test and dropped it off to Barnstable County, but the test results are pending, he showed the receipt to the board. He stated the distance between each well is exactly 90 feet from both wells. His proposed site. He stated that he would like to put the coop on the other side of his property where there would be little impact. Lemos and the board stated that what he presented was fine, but the board really needs a site plan to put into his file. They would grant the coop with the contingency that he provides an updated map to the health department.

Drohan moved to allow Abraham's chicken coop to be set up per the water test results and new maps provided to the health department. There is a no rooster clause in this motion. Picariello seconded, motion passed 4-0

- **299 Gull Pond Rd. Wellfleet ~ Marisa Picariello – Chicken coop**

Picariello explained to the board that she is hoping to set up a chicken coop on her property. Lemos showed the plan to the board and stated there was some wet land that she had to deal with. Lemos asked her if she could explain to the board how far away her coop would be from the wetland and her wells. Picariello stated it was approximately 56-feet to her well and over 100-feet to her neighbors well. She stated she didn't measure to the wetland, but she believed it was about 50-feet to the wetland. Lemos asked how the coop would be constructed? Picariello stated she would have a timber frame and a mesh to cover. Lemos stated she would like Picariello to go to the conservation committee because she is so close to the wetland. The board asked her to explain her manure plan. She is going to build the manure up in the pen and turn it over as it composts. Lemos stated Picariello needed to obtain a water test and return it to the health department.

Locke moved to approve the location of the chicken coop upon approval of the Conservation Committee and a recent water test. Drohan seconded, Motion passed 3-1 (Picariello recused himself)

Rental Registration Materials

- The board discussed the draft application for guidelines for short term rentals for the town of Wellfleet that Lemos sent to them to bring to the Public hearing on June 10, 2020. The board discussed how soon these regulations would go into effect. Drohan stated the first thing that needs to go into effect immediately is the registration aspect of it. That way the town understands which property is a short-term rental. The board continued to discuss how beach stickers would be affected. The board would like a property owner to register and that will be the only way the renter is able to get a beach sticker for their stay.
- Picariello stated he would like a check box on the application to include if the home has lead paint.
- Lemos asked if the board wanted to go with the three-year model of having the septic system inspected every three years and it needed to be started immediately. The board feels that this is important. Septic System to be inspected within the first year of renting. A water test must also be done.
- Granlund stated that he believes there should be a cross registration, if the rental property isn't properly registered then they will not be allowed to purchase a beach sticker.
- Drohan stated she feels strongly that as the health department for Wellfleet need to do everything, they can to get a handle on any data they can use to make wise decisions to protect the residents and visitors. She feels that a message needs to be sent out that these rules and regulations are to protect the community.
- Ahern asked about the fire department being able to do inspections as she was told that the fire department will not be doing an inspection. Lemos explained that the health department would be doing the inspections. She stated they would be looking for smoke detectors and carbon monoxide detectors. Ahern also asked about the data, between the beaches and health department.
- Lemos stated she is waiting on guidance from the governor concerning cleaning short term rentals. She will put the suggested regulations on the town website so that people can see what is being discussed at the public meeting.

Covid- 19

- Lemos stated there will be signs hung up at beaches and recreational spaces that are currently in the works. Ahern asked about the shoes being left at the top of the beach, could it be regulated? Lemos said it would be difficult to enforce this.

Topics for Future Concern

Meeting adjourned at 1:58PM

**Public Documents – Draft Rental Regulations
Draft Short-term rental application.*

