

***Wellfleet Board of Health
Virtual Meeting ~ Zoom
Wednesday November 10, 2021; 5:30PM
Meeting Minutes***

Members Present: Ken Granlund, Chair; Janet Drohan, Deb Freeman, Gary Locke

Members Absent: Nick Picariello

Others Present: Hillary Greenberg-Lemos, Health Agent; Rebekah Eldridge, Committee Secretary; Matt Farrell, J.M. O'Reilly; Jason Ellis, J.C. Ellis Design Company

Variances:

- 113 Lone Road, Wellfleet MA 02667. Thomas & Laura Baker; J.M. O'Reilly & Associates, INC.
Farrell Spoke to the board regarding the above property. He stated it is an existing four-bedroom dwelling and the existing cesspool has failed and are requesting to replace with a septic system. He stated they are relocating the existing well, so they meet the one-hundred-foot variance. He gave the details regarding the variances he is asking for. Chair Granlund asked if there were any issues with this request. Lemos stated this is a very tough lot to work with and she approves the variances the way they have been asked for.
Board Member Locke Moved; Board Member Drohan Seconded; and it was voted to approve the J.M. O'Reilly & Associates Plan #JMO9162 dated November 2, 2021, and grant the four variances requested in the letter dated November 2, 2021, for the upgrade of a septic system to serve a four-bedroom structure, a grandfathered non-conforming dwelling with respect to nitrogen loading subject to the following conditions:
 - Design Flow to be limited to 440 GPD to serve a four-bedroom structure**
 - No increase in habitable area without the Board of Health Review**
 - No conversion of use without the Board of Health Review**
 - The conditions for a new well and the new well to be tested**
 - A deed recording to be recorded with the Barnstable of Registry of Deeds**
 - An annual inspection of pumps and alarms and other equipment to be done****Roll Call Vote: 4-0**
- 117 Samoset Avenue, Wellfleet MA 02667. Beth Falk & Raul Marques-Pascual; J.M. O'Reilly Associates, INC. habitable Space Increase
Farrell spoke to this property, he explained that this property was before the board a little over a year ago where they designed a new sewage system including innovative alternative treatment. He stated that owner sold the property and there are new property owners. The Board stated that this property is a sensitive with regard to the surrounding area, it was discussed if they could request an IA system for this property, they discussed this and how it could work for this property. They asked Farrell to go back to his clients

and see if this is something they would be interested in. Farrell continued explaining that the new building is flood compliant.

Board Member Locke Moved; Board Member Freeman Seconded; and it was voted to approve the increase in habitable area for 117 Samoset Avenue, Wellfleet, MA 02667.

- 39 7th Street, Wellfleet MA 02667. John & Jill Geehr; J.C. Ellis Design Company, INC. Ellis began his introduction of the property. He stated this property does have a cesspool and they are looking to put in a septic system and a leach area. Looking for a few variances. There were no issues from the board. Locke did ask if Ellis would be lining the basement? Ellis explained his plan to the board, and they agreed. The only issue they had with the plan was that it wasn't stamped by a surveyor, and it needed to be done so. Ellis explained his thought process was that if it was below 5-foot variance he didn't need a surveyor stamp. Locke then asked if a surveyor was going to stake out the boundaries. Ellis stated that yes, he could have that done.

Board Member Locke Moved; Board Member Drohan Seconded; and it was voted to approve the J.C. Ellis Design Company's plan dated September 16, 2021, and grant the three variances requested in the letter dated October 12, 2021, for the upgrade of a septic system to serve a three-bedroom structure, a grandfather non-conforming dwelling with respect to nitrogen loading subject to the following conditions:

Design Flow to be limited 335.65 GPD to serve three-bedrooms

No increase in habitable area without Board of Health Review

No Conversion of use without the Board of Health Review

Well Water to be tested

Deed to be recorded at the Barnstable Registry of Deeds

The Surveyor to stake out the SAS

Roll Call Vote: 4-0

COVID-19

- Lemos spoke to the town's Covid percentage rate and gave the numbers to the board.
- There is a 5% positivity rate in Wellfleet right now which a few live in the same household. She explained this is a percentage rate over 3%. She stated she is bothered the percentage rate has climbed so quickly. She expressed concern to the board that she doesn't want to send mixed messages to the town and the residents. The board discussed this situation and expressed their individual concerns regarding masks. The board continued discussing numbers, the bouncing of mask mandates throughout town and how they can continuously work through it.
- Lemos stated that she will reach out to the state to get more detailed information regarding percentage rates and how the town can use those rates for mask mandating.
- Lemos will reach out to the Selectboard to have a conversation with them for both boards to meet and discuss the masking issue together.

Minutes

- July 14, 2021
- August 11, 2021
- September 1, 2021
- September 15, 2021
- September 18, 2021
- October 7, 2021
- October 13, 2021

Board Member Drohan Moved, Board Member Locke Seconded; and it was voted to approve all the minutes as printed.

Roll Call Vote: 4-0

New Business

There was no new business.

Board Member Drohan Moved; Board Member Locke Seconded; and it was voted to adjourn.

Roll Call Vote 4-0

Meeting adjourned 6:30pm