**Wellfleet Board of Health**

 **Minutes of Meeting of May 10, 2017**

**Senior Center, Great Pond Room, 7:00 p.m.**

**Present**: Ken Granlund Jr., Chair; John Cumbler, Janet Drohan, Gary Locke, Moe Barocas

**Regrets:**; Health Agent Hillary Lemos

**Also Present**: David Lay of Slade Associates, Stephanie Seguin of Ryder & Wilcox, Tim Brady of East Cape Engineering

Chair Ken Granlund called the meeting to order at 7:00 p.m.

**Variance - Lay, 10 Pine Point Rd. (Map 15, Parcel 131)**

David Lajoe of FELCO, Inc., explained the variance, as requested in the letter of March 30, 2017, for FELCO, Inc Plan #17020, dated March 11, 2017, seven (7) variances for a septic upgrade for an existing dwelling/office building owned by Richard and Chester Lay at 10 Pine Point Rd. (Assessors Map #15, Parcel #131). The Board requested the well location for the abutter at Parcel 131. The Health Agent asked for the Board’s opinion limits for the gallons per day. Consensus was that it should be set at:

1. 4’+ from septic tank to property line (street) – 310 CMR 15.211
2. 49’+ from leach area to proposed well (locus)
3. 5’+ from leach area to property line (street)
4. 9’+ from leach area to cellar wall (locus)
5. 10’+ from leach area to leaching catch basin
6. Cover over leach area exceeds 36” -310 CMR 15.221(7)
7. 25+ from leach area to wetland – Wellfleet BOH Regulations

Gary Locke moved to approve the seven (7) variances, as requested in the letter of March 11, 2017, for Felco Plan #17029, dated March 30, 2017 for the upgrade or (construction) of a septic system to serve a 254 sq. ft office structure, a grandfathered, non-conforming building (with respect to the nitrogen loading limitation)\* (For I/A Technology using Fast-Micro-Fast .5 Denitrification Technology under the remedial use Provisional Approval . (For new construction) with floor plans to be reviewed by the health agent. category) with the following conditions:

* + 1. Design Flow is limited to 225 GPD to serve 254 sq. ft. office,
		2. No increase in habitable area without Board of Health review,
		3. There is to be no conversion of use without Board of Health review.
		4. The well water shall be tested and found potable, with results copied to the Health Department, prior to issuance of the Disposal Works Permit.
		5. The new well shall be connected and put in service under the benefit of proper plumbing and electrical permits, and well shall be tested and found potable, with results copied to the Health Department, prior to issuance of the Disposal Works Permit.
		6. Any restriction in design flow and all conditions shall be recorded against the deed for the property at the Registry in Barnstable, and proof of deed recording shall be submitted to the Health Department prior to the issuance of the Disposal Works Permit.
		7. A copy of a 3-year operation and maintenance contract with a certified wastewater operator shall be submitted to the Health Department prior to issuance of the Disposal Works Permit. The system is to be equipped with a modem and auto dialer programmed to automatically call the maintenance company if alarm conditions occur. Monitoring shall be quarterly for effluent for the following parameters: temperature, pH, nitrate, ammonia, BOD, TSS, Total Nitrogen and TKN. The influent shall be sampled for these parameters biannually. The schedule for monitoring shall be quarterly for the first 2 years of operation, semi-annually for the next 2 years, and 1 sample annually from then on. If sampling data results exceed maximum effluent discharge limits, a system modification will be required. The Board of Health will evaluate limits that are exceeded twice in a year’s time. Upon transfer of deed this schedule shall be restarted. All results copied to the Health Department and the Barnstable County Department of Health and the Environment, with data provided in what format is acceptable to those agents. Any other sampling per DEP approval.

Second:

Janet Drohan seconded. All in favor.

**Sasahara, 49 King Philip Road, (Map 28, Parcel 214)**

David Lajoie as requested in his letter proposed three variances in his letter dated April 27, 2017 for 49 King Philip Road Map 28/Parcel 214, as presented on the FELCO Plan 10042:

1. 38’ from proposed well to existing septic takn-310 CMR 15.211,
2. 30’ from proposed well to existing pump chamber,
3. 5’ from water supply line to existing septic tank.

Gary Locke moved to approve the three (3) variances, as requested in the letter of April 27, 2017, for FELCO Plan #10042, dated April 25, 2017 for the construction of a well to serve a three bedroom structure, a grandfathered, non-conforming building (with respect to the nitrogen loading limitation)\* Subject to the following standard conditions:

1. Design Flow is limited to 367 GPD to serve 3 bedroom office,
2. The well water shall be tested and found potable annually, with results copied to the Health Department, prior to issuance of the Disposal Works Permit.
3. The new well shall be connected and put in service under the benefit of proper plumbing and electrical permits, and well shall be tested and found potable, with results copied to the Health Department, prior to issuance of the Disposal Works Permit.
4. Any restriction in design flow and all conditions shall be recorded against the deed for the property at the Registry in Barnstable, and proof of deed recording shall be submitted to the Health Department prior to the issuance of the Disposal Works Permit

Second:

Moe Barocas seconded. All in favor.

**Madel & Morrison, 86, 88 & 96 Samoset Avenue, (Map 28, Parcels 128.1, 128, 129)**

Ryder & Wilcox request for variances for Madel & Morrison, 86, 88 & 96 Samoset Avenue, (Map 28, Parcels 128.1, 128, 129) for the installation of two wells and three sewage disposal systems.

1. The proposed well #2 will be 79’ from the proposed SAS for 86 Samoset (21’ variance)
2. Water Wells 504: The property will be served by a well located on 88 Samoset Avenue
3. Water Wells 505: Proposed Well #2 will be 79’ from the proposed SAS for 86 Samoset (21’ variance)

**Continuance** (All Three Properties: 86, 88, and 96 Samoset Avenue), come back with a revised plan with nitrogen reducing system for the 86 plan, for the next meeting (Agenda item for June 14)

**15 Hazel Street Samoset Avenue, (Map 36/Parcel 64)**

East Cape Engineering, Inc. requests the upgrade of existing cesspools be replaced with a new 1500 gallon 2-compartment septic tank, a distribution box, and a soil absorption system sized for four bedrooms at 15 Hazel Street, (Map 36, Parcel 64)

1. Reduction requested under Title 5 Regulations:

(Section 15.405: Contents of Local Upgrade Approval)

b) 1.0’ +/- to the 3.0’ maximum cover allowed over proposed septic tank,

b) 2.0. +/- to the 3.0 ft maximum cover allowed over proposed soil absorption system.

Locke moved to approve the three (3) variances, as requested in the letter of April 19, 2017, for East Cape Engineering, Inc., Plan 17-012 dated 4/13/2017 for the upgrade or construction of a septic system to serve a four bedroom structure, a grandfathered, non-conforming building (with respect to the nitrogen loading limitation)\* Subject to the following standard conditions:

1. Design Flow is limited to 444 GPD to serve 4 bedrooms,
2. No increase in habitable area without Board of Health review.
3. There is to be no conversion of use without Board of Health review. *(Where applicable, such as multiple or dividable units).*
4. The well water shall be tested and found potable, with results copied to the Health Department, prior to issuance of the Disposal Works Permit.
5. Any restriction in design flow and all conditions shall be recorded against the deed for the property at the Registry in Barnstable, and proof of deed recording shall be submitted to the Health Department prior to the issuance of the Disposal Works Permit.

Second:

Janet seconded, and the motion carried 4-0. All in favor

Change of use:

None

**Business:**

Table BOH regulations until next meeting

**Minutes:**

March 8th Motion to approve 3-0-2

April 12th Motion to approve all in favor 4-0-0

Meeting adjourned at 7:44 P.M.

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Committee Secretary Chair

**Public Records Material of 5/10/17**

1. Variances are in the permanent Board of Health files