

Wellfleet Board of Health
715 Old King's Highway, Long Pond Room
Wednesday January 8, 2020 5:30 PM
Meeting Minutes

Members Present: Ken Granlund, Chair; Gary Locke, Janet Drohan, Nick Picariello, Jed Foley
Others Present: Hillary Lemos, Health Agent; Rebekah Eldridge, Committee secretary; Tim Brady, East Cape Engineering; Jason Ellis, J.C.Ellis; David Lajoy; Felco Inc.; Stephanie Sequin, Ryder & Wilcox

Chair Called the meeting to order at 5:41pm

Variances:

- **420 Lecount Hollow Rd, Wellfleet, MA 02667 (Map #31, Parcel #600) ~ Cottage Sands**
 - Tim Brady presented to the board for this property. He is asking the board to allow an existing cottage to be relocated and reconnected to its existing cesspool. He explained to the board that this cottage has suffered severe erosion. It used to be 34 feet from the top of the bank and is now only 8 feet from the top of the bank. He would like to get a crane in there and pick up the cottage and move it back and reconnect to cesspool. Hillary expressed that she has concern about reconnecting the cottage to its existing cesspool due to the rapid erosion. She explained that cesspools are determined failed by the local board of health. She expressed she would be in favor of moving the cottage but having them hook up to a new septic system. Locke expressed that a tight tank would work for this case. Brady doesn't need to come back to the board of health but will present them with a tight tank plan.
 - **Locke moved to approve the relocation of Sand's cottage with the stipulation that they are not permitted to remain on a cesspool and must install a tight tank to service the relocated cottage, Granlund seconded, motion carried 5-0**
- **81 Hiller Avenue, Wellfleet, MA 02667 (Map#20, Parcel #77) ~ David Weintraub & Maggie Morehouse**
 - Stephanie Sequin from Ryder & Wilcox Engineering presented to the board for the property. She presented the board with a new plan showing the leaching system which has been relocated to be 115-feet away from the public water supply and has upgraded to an IA system. She is requesting an additional variance because the new leaching system is within 100 feet of their own well. She explained at the time when she submitted the new plans that they had not come to a decision on which IA system they would be using and explained that since then they have now reached a decision and she wrote it on

the new stamped plan, they will be using Micro-fast IA nitrogen reduction system. Hillary expressed she had no concerns with this plan at the time.

- **Locke moved to approve Ryder & Wilcox plan #12379 dated November 26, 2019 revised January 6, 2020 and grant the five variances requested in the letter dated November 26, 2019 revised December 31, 2019 for the upgrade of a septic system to serve a three-bedroom structure, grandfathered non-conforming dwelling. With Microfast .05 innovative technology under general use approval. Subject to the following conditions:**
 - **Design flow to be limited to 336 GPD to serve three- bedrooms**
 - **No increase of habitable area**
 - **No conversion of use**
 - **Standard well water testing per Board of Health Guidelines**
 - **A deed restriction reflecting the three-bedrooms**
 - **Monitoring per general use guidelines**
 - **Drohan seconded the motion; Motion carried 5-0**
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- **3010 State Highway Route 6 Wellfleet, MA 02667 (Map #13, Parcel #48) ~ Susan Henderson Trustee/ Eaton Family Trust**
 - David Lajoy presented to the board for the property. He explained this is a very small lot and he is trying to get a new leaching area. He was able to get the new leach area 100 feet away from the existing wells. He is asking for three variances.
 - **Locke moved to approve Felco Plan #19063 dated December 20, 2019 and grant the three variances requested in the letter dated December 23, 2019 for the upgrade of a septic system to serve a three-bedroom structure subject to the following conditions:**
 - **Design Flow to be limited to 330 GPD to serve three-bedrooms**
 - **There is to be a 22% reduction in the leach area with 258 GPD provided**
 - **No increase in habitable area**
 - **No conversion of use**
 - **Standard well water testing**
 - **1000-gallon tank to be pumped out**
 - **Deed restriction reflecting the three-bedrooms**
 - **Picariello seconded the motion, motion carried 5-0**
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- **1115 Cahoon Hollow Rd, Wellfleet, MA 02667 (Map #17, Parcel #10) ~ Dana & Colleen Barisano**
 - Tim Brady presented to the board for the property. He expressed to the board this is a very small lot (3,000 square feet). He explained that he has a new plan in front of them which shows the septic system between the building and the street line which is on the easterly side of the property and move the well to

the north westerly side of the property. He explained that the septic system is lower than the slab of the basement of the house. He is asking for many waivers but expressed it does meet all the requirements for the approval of maximum feasible compliance. All the reductions he is asking for only apply to the property and don't affect neighboring properties. Hillary asked about the deck and Brady explained that the deck will be 8-feet high so the septic will be easily reached.

- **Drohan moved to approve East Cape Engineering plan dated December 20, 2019 and grant the nine variances requested in the letter dated December 20, 2019 for the new construction of a septic system to serve a two-bedroom structure. A grandfathered non-conforming dwelling. With IA technology using Microfast .05 denitrification technology under general use approval. Subject to the following conditions:**
 - Design flow to be limited to 220 GPD to serve two-bedrooms
 - A 20% reduction in the leach area with 175.4 GPD provided
 - No increase in habitable area
 - No conversion of use
 - Standard well water testing per board of health regulations
 - Deed restriction to reflect two-bedrooms
 - IA monitoring shall be recorded per guidelines
- **Picariello seconded the motion, Motion carried 5-0**
- **365 Lieutenant Island Rd, Wellfleet, MA 02667 (Map #41, Parcel #113) ~ Karen & Chris Cheniae**
 - Jason Ellis presented to the board for the above property. He is asking for six variances for an upgrade of a leach area and septic system. He explained the old septic tank will be replaced. There were no concerns from Hillary or the board.
 - **Locke moved to approve J.C. Ellis plan dated November 27, 2019 and grant the six variances requested in the letter dated December 29, 2019 for the upgrade of a septic system to serve a three-bedroom structure, non-conforming dwelling using Advatex AX-20 denitrification technology under general use approval. Subject to the following conditions :**
 - Design flow to be limited to 330 GPD to serve three-bedrooms
 - No increase in habitable area
 - No conversion of use
 - Well water testing
 - Deed restriction reflecting two bedrooms
 - Monitoring under general use approval guidelines
 - **Drohan seconded the motion, motion carried 5-0**

Business :

- **48 Nauhaught Bluff Road, Wellfleet, MA 02667 (Map #21, Parcel #16) ~ Gina Longo**
 - This will be continued to January

Licenses

- All licenses were signed by the board

Minutes

- December 11, 2019 ~ **Foley moved to approve the minutes as amended on the third page, Picariello seconded the motion; motion carried 5-0**

Correspondence

- No correspondence was reported.

Meeting adjourned at 6:30pm