

**Wellfleet Board of Health
July 8, 2020, 1:00PM
Virtual Meeting
Minutes**

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

Members Absent: Ken Granlund, Jed Foley

Others Present: Hillary Lemos, Wellfleet Health Agent; Rebekah Eldridge, Committee Secretary; David Lajoie, Felco, Inc.; Jude Ahern, community member; Jason Ellis, JC Ellis; Rowan Fay, community member, Suzanne Thomas, Director of the Beach Department

Variances:

- 400 Pleasant Point Avenue, Wellfleet, MA 02667 ~ Point Pleasant Avenue Realty Trust, Map #36, Parcel #193
 - Lajoie presented to the board on behalf of the owner. He informed the board that the property is surrounded by wetlands. He stated there will be IA treatment because of the wetlands. The property is on a well.
 - **Locke moved to approve Felco Plan #20023 dated June 20, 2020 and grant the two variances requested in the letter of June 24, 2020 for the upgrade of a septic system to serve a three-bedroom structure a grandfathered non-conforming dwelling. Using the Advantex AX 20 denitrification technology under the general use category subject to the following conditions:**
 - **Design flow to be limited to 340 GPD to serve three-bedrooms**
 - **No increase of habitable area without Board of Health review**
 - **No conversion of use without Board of Health review**
 - **Well water to be tested**
 - **A deed recording to be filed**
 - **IA monitoring**
 - **Picariello seconded, motion carried 3-0**

- 36 Wigwam Street, Wellfleet, MA 02667 ~ Chandler Crowell
Mao #35, Parcel # 139
 - Ellis presented to the board stating that the current septic system is currently root bound and needed to be upgraded. The source of water on this property is a well.
 - **Picariello moved to approve JC Ellis Plan dated July 8, 2020 and grant the three variances requested in the letter dated June 24, 2020 for the upgrade of a septic system to serve a three-bedroom structure a grandfathered non-conforming dwelling. Using Advantex AX 20 denitrification technology under the general use category subject to the following conditions:**
 - **Design flow to be limited to 330 GPD to serve three-bedrooms**
 - **No increase in habitable area without Board of Health review**
 - **No conversion of use without Board of Health review**
 - **Well water to be tested**
 - **Deed recording to be filed**
 - **IA Monitoring**
 - **Locke seconded the motion; motion carried 3-0**

- 79 Springbrook Drive, Wellfleet, MA 02667 ~ Judy Taylor
Map #47, Parcel #36Well
 - Ellis presented to the board on behalf of Judith Taylor; He explained that this is a single wide trailer on the lot. The existing septic system was originally put in the year of 1995 and it wasn't designed correctly. The leach field is in ground water. He needs to relocate the well to maintain the 100-foot separation.
 - **Locke moved to approve JC Ellis plan dated June 30, 2020 and grant the three variances requested in the letter dated June 29, 2020 for the upgrade of a septic system to serve a three-bedroom structure a grandfather non-conforming dwelling. Subject to the following conditions:**
 - **Design flow to be limited to 330 GPD to serve three-bedrooms**
 - **No increase in habitable area without Board of Health review**
 - **No conversion of use without Board of Health review**
 - **Well water to be tested**
 - **Deed recording to be filed**
 - **Annual inspections of the pump**
 - **Picariello seconded the motion, motion carried 3-0**

Continued Discussion on Short Term Rentals

- Drohan stated that she appreciated the public attendance to their public meeting and all the input and suggestions. She went on to state that this is something the state of Massachusetts is requiring from each town. The board will look at the suggestions and go over the regulations to come up with a plan.
- Picariello stated that the responsibility to maintain the states sanitary code falls under the towns Board's of Health. He stated this board needs to be sure that they are working with the renters and keeping the water shed a priority. The board needs to know which places are being rented and the occupancy so that they can protect the water.
- Lemos stated she believed there was some confusion about the rental programs that surrounding towns have. She stated that these towns do have rental guidelines, regulations, and prices affiliated with those programs.
- The board continued to discuss rentals and the importance of the town and its water. A few community members discussed with the board about the timeline and the stress when the documents first came out. Drohan apologized for the timing of the documents but needed the public to understand what they were planning.
- Lemos stated this discussion will continue during future meetings.

Covid Update

- Lemos stated there wasn't much to update, she explained to the board that there have been many complaints regarding social distancing.
- She also notified the board the Barnstable County has hired a few people to be a "covid enforcer" they will be patrolling the beaches and ponds to make sure there are masks being worn. She stated they are qualified people and will do a great job for the town.
- Thomas gave an update of the beach situation over the fourth of July weekend. Cahoon Hollow Beach was the most discussed. She stated there was very little social distancing and mask wearing before the 4th and on the 4th it became dangerous because there was a fight that broke out with two groups approximately 60 people. She went on to discuss the bus loads of people being dropped off and feels this is even more of a safety issue. She asked if the Board could issue some sort of compliance where no drop offs will be allowed at the beach. They board discussed this and Lemos stated she would get in touch with Town Counsel to discuss what the board can legally do. Lemos will call the bus companies to find out their regulations. They decided to meet on July 17, 2020 to discuss vehicles for hire (including busses, uber, and lift) and not allowing them to make drop offs at the beach. Lemos will give an update at that meeting on what town counsel advised and what the bus companies had said. She will ask the companies what their covid regulations are.
- **Locke moved to institute a temporary ban on vehicles for hire with the approval of town counsel to all town beaches, Drohan seconded the motion; motion passed 3-0**

Minutes: - All minutes were continued to the July 17th meeting

- May 13, 2020
- May 19, 2020
- May 27, 2020
- June 10, 2020

**Public Documents:*

Maps and Letters for 400 Pleasant Point Avenue

Maps and Letters for 36 Wigwam Street

Maps and Letters for 76 Springbrook Drive