

**Wellfleet Board of Health
715 Old King's Hwy, Long Pond Room
Wednesday May 8, 2019, 6:00 PM
Meeting Minutes**

Members Present: Kenneth Granlund, Chair; Gary Locke, Nick Picariello, Janey Drohan

Members Absent: Moe Barocas

Others Present: Hillary Greenberg-Lemos, Health Agent; Rebekah Eldridge, Committee Secretary; Jason Ellis, J.C. Ellis Engineering; East Cape Engineering, J.M. O'Reilly Associates.

Variances

- **1115 Cahoon Hollow Rd, Wellfleet, MA (Map #17, Parcel #10) – Dana & Colleen Barisano – sewage design system**

East Cape Engineering presented, a revised septic plan. Gallons Per Day were added to the plan.

Locke moved to approve East Cape Engineering job number 18029 dated March 29, 2019 in grant the 8 variances requested in the letter dated March 26, 2019 for the upgrade of a septic system to serve a two-bedroom structure grandfathered non-conforming dwelling for innovative technology using micro-fast 0.5 denitrification technology under general use approval. Subject to the following conditions:

Design flow limited to 220 gallons per day to serve 2 bedrooms

Reduced leach area supporting 178.2 gallons per day

No increase in habitable area

No conversion of use

Well Water Testing

A deed restriction reflecting two-bedrooms

Innovative technology monitoring under general use approval

Drohan seconded the motion, motion carried 4-0-0.

- **6 Commercial St, Wellfleet, MA (Map #15, Parcel #92) – Simeon Atwood**

J.C. Ellis Engineering presented with new design plans, he explained to the board that he took off the retaining wall. He explained there is a two-bedroom apartment on the second floor, with a nineteen-seat restaurant on the first floor. It currently has a tight tank in place that was installed fifteen years ago. A cesspool system was there that failed. Now everything around the restaurant is on town water so there is no impact on the site. Ellis is looking to put a new grease trap in, they will convert the existing septic system into a two-part compartment tank and reutilize the existing tank as the primary septic two compartment tank. They will install a new pump chamber for the site and then pump it to a new leach area, it would be plateaved to the leach area.

The board asked Lemos if she had any questions, she asked about the logistics of the tanks underneath the mound. Would the riser come to the top of the mound? He explained there will be a lid on the inlet and outlet side, so the inlet side would stay where it is and a new steel cover where the outlet side it. He stated it was an H2O tank. Locke stated that he would like to see the risers on the tank precast and not plastic. Locke also stated he would like to see the flow barrier more clearly. Lemos asked about monolithic tanks, Ellis stated he didn't think they made them, because they are too heavy. Locke agreed.

Picariello moved to approve J.C. Ellis Engineering design plan dated May 2, 2019 and grant the seven variances requested. With the upgrade of the septic system to serve two-bedrooms and a nineteen-seat restaurant. Non-conforming dwelling subject to the following conditions:

Design flow limited to 885 gallons per day to serve two-bedrooms and a nineteen-seat restaurant

663.79 gallons per day provided

Reduced leach area 25% reduction

No change in habitable use

No conversion of use

Town water

Deed restriction recorded

Drohan Seconded, motion carried 4-0-0

- **105 Rockwell Ave, Wellfleet, MA (Map #24, Parcel #160) – J.M. O'Reilly Associates**

O'Reilly Associates presented an as-built plan. He explained the tree on the lot is why the tank was rotated. Lemos asked if the tree's roots were going to damage the tank, he didn't think so but knew he would be going out for testing at some point and would report back to the health department. There were originally five variances, they are now requesting seven. He went through each one with the board. Lemos stated she had no questions at this time, but the tree concern should be in the file.

Locke moved to approve J.M. O'Reilly job number 4109 dated April 30, 2019 and grant the seven-variance requested in the letter dated April 30, 2019 for the upgrade of a septic system to serve a three-bedroom structure grandfathered non-conforming dwelling, innovative technology using a micro-fast 0.5 denitrification. Under general use approval subject to the following conditions:

Design flow limited to 330 gallons per day to serve three-bedrooms

A reduction in leach field size to 172 gallons per day

No increase in habitable area

No conversion of use

Well water testing twice a year. Once in October, once in April

Deed Restriction reflecting three-bedrooms and the innovative technology monitoring per state and town regulations

Annual inspection of pumps and alarms

Picariello seconded, motion carried 4-0-0.

- **Bathing Beach Variance:**

- **Indian Neck**
- **Maguires Landing**
- **Omaha Road**
- **Newcomb Hollow**
- **White Crest**

Lemos explained to the board that every four years the health department grant these mostly for the beaches when they haven't had a beach failure. They allow board of health to reduce the sampling of water from once a week to once a month. It is called tier three status. If they grant the variances the health department can begin the once a month testing. **Locke moved to allow the sampling to begin once a month, Drohan seconded, the motion carried 4-0-0**

Business

- **Proposed Regulation Changes**

Picariello discussed with the board being more active in the pumping with septic systems in the town. Could the board do this. Locke explained how septic systems work. Systems don't need to be pumped frequently. He stated that every three years is a reasonable time frame to have them pumped. The board wants to be more pro-active. The board discussed phasing out cesspools. Regulating septic pumping for more critical areas. Lemos explained that the town doesn't really have bad water areas. There are a few but they are bad mainly due to salt not nitrates. Lemos suggested that the septic systems be moved back 300 feet verses the 100 feet they require now.

Licenses

All licenses were signed by board members

Correspondence

Lemos discussed with the board the Rental situation. She read the email she sent to the town administer about tracking properties that are being rented. Hoort responded to Lemos stating the state will have a registry of properties and all taxes will be paid to the state and then distributed to the communities. Property owners or their agents are to register the properties. Mr. Hoort believed the state would make these registries public, so a renter can go in and see that they are dealing with a legal rental property. The town at this time will not have its own registry but will rely on the state's registry. The board discussed requiring the rental properties to register with the state and if they don't the renter/owner will not be able to get a beach sticker. Lemos expressed concern if the town isn't pushing this how can the board do this. There is an agreement between the owner and the renter that is signed so the renter can get a beach sticker, Drohan said that piece of paper needs to have a state ID#. Granlund said this must go to the select board for a vote. The board is concerned with water

quality. Lemos asked the board how they wanted her to proceed, they agreed to have Lemos talk to Dan first to see how they can make this happen.

Minutes

- **April 10, 2019 – Locke moved to approved minutes, Picariello seconded, motion carried 4-0-0**

Meeting adjourned at 7:05 PM