

**Wellfleet Board of Health  
Virtual Meeting  
Wednesday July 14, 2021; 5PM  
Meeting Minutes**

**Members Present:** Ken Granlund, Chair; Janet Drohan, Nick Picariello, Gary Locke  
**Others Present:** Hillary Greenberg-Lemos, Health Agent; Rebekah Eldridge, Committee Secretary; Curt Felix, Chair of the Clean Water Advisory Committee; Jason Ellis, J.C. Ellis Company.

**Title 5 Variances:**

- 71 Catboat Road, Wellfleet MA, 02667 (Map #41, Parcel #106) ~ David and Suzanne Kostyk.

Ellis, spoke to the board about this variance. He explained it is a 2-bedroom house that currently has a cesspool, and they are looking to put in t new 1500-gallon Advantex septic tank and he is also looking to relocate the well. He explained that the property is small and not much to work with. He listed the variances that he is asking the board for. He stated to the Board that this plan has already been seen by the Conservation Commission and been approved. Drohan explained that they did a site visit and stated this plan was well done and put together. Lemos questioned the size of the lot, it was answered the lot is 10,680 square feet.

**Board Member Drohan moved; Chair Granlund seconded; and it was voted to approve the JC Ellis Design Plan dated April 15, 2021; and grant the 12 variances requested in the letter dated July 1, 2021; for the upgrade of a septic system to serve a two-bedroom structure, a grandfathered nonconforming dwelling with respect to nitrogen loading. Using the Advantex AX-20 Denitrification technology under the general use approval category.**

**Design flow to be limited to 228.66 gallons per day, to serve a maximum of two-bedrooms**

**No increase of habitable area without Board of Health review**

**No conversion of use without the Board of Health review**

**New well installation requires permitting to be submitted to the Health Department**

**Well water to be tested**

**Deed Recording**

**IA monitoring**

**Annual inspection of pumps, alarms, and other equipment**

Future meetings will be held at 5:30pm at the request of the Chair.

## **Wastewater Regulations**

- Chair Granlund spoke to Lemos about what the Board needs to do moving forward. Lemos continued with the Board asking if they want to implement some regulations regarding wastewater. She stated she felt the board should look at their regulations first and go from there.
- Locke stated that in speaking with Brian Dudley, his suggestion was that until the wastewater comprehensive plan is in place and solidified maybe the board should hold off on the regulation. Lemos agreed.
- She also stated that she liked what Truro was doing with regard to their cesspools. She would like the Board to consider that as well. She stated the town is inching closer to the comprehensive plan but until there is a set plan, she would like to wait on that.
- Lemos continued stating that she would like the Board to look at their regulations and make some changes if they felt the need to do so. She also stated that the Conservation Commission is considering making a few new regulations.
- She continued updating the Board about how this will work, did the Board of Health want a joint meeting with the Conservation Commission. The Board agreed this was the best idea moving forward with regulations.
- Picariello asked if there was a requirement for IA systems. Lemos explained that the town requires IA when there is a variance to a water course or whether the property is within 100-feet of drinking water.
- The Board continued to discuss some regulation changes and what can the Board do regarding the changes. Lemos gave a few examples of what regulations they could change and what the Board could require regarding installing septic systems.
- The Board also discussed the difference in pricing regarding a regular septic system and the IA or advanced septic systems. IA systems are more expensive than regular systems.
- The Board discussed the Article that was passed at Town Meeting on June 26, 2021.
- Lemos explained that there are no layer cake septic systems in Wellfleet, but Locke stated he thought there was one layer cake system in Eastham.
- Felix spoke to the Board explaining where the numbers came for the Town meeting article. He continued stating that it would be a better option for homeowners to go with advanced IA systems.
- Chair Granlund asked Lemos what the Board's next step in this process could be. Lemos explained that the first step should be meeting with the Conservation Commission and go from there.
- The Board discussed the issues they had with other Boards not coming to them with issues that require the Board of Health feedback.
- Lemos asked the Board if they would like someone from Barnstable County to come to a meeting and talk to the Board about the process and give more details about what an IA system is and how they work along with the grants. The Board agreed they would appreciate that meeting to be set up and then possibly meet with the Cape Cod Commission.

## **Minutes**

- April 14, 2021, ~ **Locke moved; Picariello seconded; and it was voted to accept the minutes. 3-0-1**
- May 12, 2021, ~ **Granlund moved; Locke seconded; and it was voted to accept the Minutes. 4-0**
- June 9, 2021, ~ **Granlund moved; Picariello seconded; and it was voted to accept the minutes. 3-0-1**

Lemos gave an update on Covid cases going up in Provincetown and there are a few cases in Wellfleet, and she will continue to monitor the cases.

Lemos also stated she may have a new Board member in September.

**Locke moved; Granlund seconded; and it was voted to adjourn 4-0**  
**Meeting adjourned 5:50pm**