

**Wellfleet Board of Health
Virtual Meeting ~ Zoom
Wednesday September 15, 2021; 5:30pm
Meeting Minutes**

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

Others Present: Rebekah Eldridge, Committee Secretary; Matt Farrell, J.M. O'Reilly and Associates; Chris Thompson, Engineer

Health Agent Hillary Greenberg-Lemos was unable to attend the meeting due to another obligation for the town.

Granlund Called the meeting to order at 5:33pm

Variances: 10 Ryder Court, Wellfleet MA; Map #14, Parcel #10 ~ Deborah Beth Lewis ~ J.M. O'Reilly & Associates, Inc

- Ferrell gave an update on the septic system he is looking to replace. He gave the Board many details on his plans that they have in front of them and the variances he is asking for. He explained to the Board that they are also asking for a change in the habitable area. He stated that this dwelling that was built over 100 years ago needs to have a basement. Lemos had explained to the board via email that she had no issues with this variance request.
- Locke stated he had an issue with a creation of a variance, he didn't want to begin allowing engineers to begin making up their own variances as other engineers will begin to think this practice is tolerated by the Board. It was asked if the expansion of the dining room could be done without putting in a basement. The engineers both stated they didn't think so. They gave details of the dirt pit that is considered their basement which needed to be updated because the homeowners will be now living full time in the house.
- Picariello questioned the previous variances and asked if the Board was allowed to grant them an increase in habitable area.
- The Board discussed this variance and allowing the engineer to create their own variance. Locke wanted it on the record that he does not want to set a precedence for engineers to make up their own variances. The Board agreed with him. They continued to discuss the increase in habitable area. The Board decided that anything that comes to the Board will be dealt with on a case-by-case business.
- **Drohan Moved; Picariello Seconded; and it was voted to approve J.M. O'Reilly's plan #JMO-6636A dated August 16, 2021 and grant the one variance requested in the letter dated August 20, 2021. The variance requested is that the dwelling can be modified to include a partial basement and a 3-foot expansion to the footprint of the dwelling. The subsurface sewerage disposal system was upgraded in 2013, and 15 variances were approved by the Board of Health at its meeting on November 14, 2012; for a septic system to serve a four-bedroom dwelling using the fast**

denitrification technology. The conditions set dated November 19, 2012 shall remain in effect with the addition of the new variance for a 12-foot setback from the SAS to the foundation wall.

Roll Call Vote: 4-0

Covid-19 Update

- Drohan updated the Board from Lemos that the Covid numbers were below the 3%. The Board decided to meet every two weeks
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Minutes

- July 14, 2021, ~ **Granlund moved; Picariello seconded; and it was voted to approve the minutes as printed.**

Roll Call Vote: 4-0

Picariello moved; Granlund seconded; and it was voted to adjourn the meeting.

The Meeting adjourned at 6:00pm