

**Wellfleet Board of Health
715 Old King's Hwy, Long Pond Room
Wednesday June 12, 2019, 6:00 PM
Meeting Minutes**

Members Present: Nick Picariello, Janet Drohan, Acting Chair; Garcy Locke, Moe Barocas

Members Absent: Ken Granlund

Others Present: Hillary Greenberg-Lemos, Health Agent; Rebekah Eldridge, Committee Secretary; Time Brady, East Coast Engineering; Eric Mitchell, JC Ellis; David Lajoie, Feloc Engineering; Bob Reedy

Meeting called to order 6:02pm

Variances

- **29 Briar Lane – (Map #14, Parcel #26) – Flying Fish Restaurant, removal and reconstruction of an existing soil absorption system.**

Tim Brady presented to the board. He explained to the board about the third grease trap being installed. The board discussed requiring management and staff trained for operation and maintenance plan for the kitchen, and training for all staff members to be coordinated with the Board of Health.

- **Locke moved to approve the East Cape Engineering Plan and grant the three grease traps; letter dated April 26, 2019 grant the three variances requested in the letter dated May 6, 2019 for the upgrade of a septic system to serve a two-bedroom structure and a 28-seat restaurant. Subject to the following conditions:**
 - Design flow limited to 1200 gallons per day to serve two-bedrooms and a 28-seat restaurant**
 - No increase in habitable area**
 - No conversion of use**
 - Connection to town water when available within 90 days.**
 - Annual inspection of pumps alarms and other equipment**
 - Operation and maintenance manual along with staff training to be coordinated with the Board of Health**

Barocas seconded the motion, Motion carried 4-0

- **24 Way #84 – (Map #28, Parcel #258) – Betsy Ann Williams c/o Johanna Epstein upgrade existing cesspools**

Eric Mitchell with JC Ellis design company presented. He is proposing an upgrade for a two-bedroom structure. The board found no issues.

Locke moved to approve JC Ellis plan dated May 11, 2019 and grant the two variances requested in the letter dated May 15, 2019 for the upgrade of a septic system to service a two-bedroom structure. Subject to the following conditions:

Design flow to be limited to 220 gallons per day to serve a two-bedroom structure

No increase in habitable area

No conversion of use

Standard well water testing per board of health regulations

Deed restriction reflecting two-bedrooms

Picariello seconded the motion, motion carried 4-0

- **206 B Kendrick Ave – (Map#20, Parcel #28-G) – Toni Athans**

David Lajoie and Russel Fulcher presented to the board, Requesting two variances for an after the fact issue. The board decided that a new septic plan was needed because this is a new construction plan. The septic plan can show no variances. It was asked of the board if construction could continue if they got new plans to the board.

No motions or votes were taken.

- **55 Commercial St. – (Map #15, Parcel #101) – Gregg Woodes (estate of Jeanne M. Woodes)**

David Lajoie presented to the board. Lajoie was directed by the conservation commission to relocate the septic tank and pump chamber further from the wetland area, which would put him closer to the existing parking area. A new septic tank was put in and the pump chamber was moved away from the wetland area despite the limited parking. Several variances are being requested. The board asked Lajoie about a two-compartment tank for the two uses. The code says anything other than a single family must have a two-compartment tank. The board needs to confirm if this tank is up to their codes. It may need to be enlarged. Hillary asked for the water usage for that property. Eldridge will provide her with that information.

The board decided to continue this matter until the July meeting. Hillary will get the test hole results before the July meeting.

Business

- **2254 Old King's Highway – (Map #16, Parcel #110,111, & 142) – Habitat for Humanity – Waiver Review**

Bob Reedy with JM O'Reilly Associates presented subdivision for Old King's Highway, asking for a waiver from the board.

Locke moved to approve the JM O'Reilly plan JMO-6887 dated January 31, 2019 granting the one variance requested in the letter dated May 23, 2019 for the installation of a solid catch basin 42-feet from a well on parcel 120, Map 116. Picariello seconded the motion, motion carried 4-0

- **185 Paine Hollow Rd – (Map #29, Parcel #392) – Emma Stamas**

Alan Cabral represented the owners. A letter was submitted by the owners to renovate a garage. There are 4 existing bedrooms and the owners would like the board to consider one of the attic bedrooms as a storage room, so they can add a bedroom to the garage being constructed. The board gave some suggestions as to how the owners could make this possible. Expand the existing bedroom wall or upgrade the septic system to the property to fit a 5-bedroom home.

No motions or votes were taken

- **Hall Subdivision – Sam Hollow Rd – (Map #23, Parcel #73)**

Gary Locke recused himself for this property as it is a conflict of interest. Tim Brady presented modifications to a previously approved subdivision. He presented maps that had septic plans for. The question was raised by Hillary about the abutters and their wells and septic tanks locations. The board decided they would like Brady to go and find the abutters well locations to make sure they aren't too close. Brady asked if this had to come back to the board, the board agreed that Brady could find the wells, and show Hillary where the wells are on the abutter's locations. The board agreed that Hillary could sign the plan on their behalf once the correct information was submitted by Brady

Licenses

Hillary informed the board that she was signing the licenses due to the timeliness of them

Correspondence

Hillary told the board she issued a few citations for failure to upgrade their septic system.

147 Kendrick Ave have offered to sell their property to the town. Two brothers own the property.

Special Commission on local and regional public health, report coming soon on training levels and educational background of staff and boards of health members.

Failed system on Old King's Highway, they are working on an upgrade.

John Portnoy – report on ground water, relative to the juice property, he talked about ground water in the area. Hillary asked him to come speak to the board of health.

Sent a conditional past letter on Blue Herring Road

Voided a well permit, on an improperly installed well. Property is now on town water.

ENF that was filed for the Blash property.

tonight, was Moe's last meeting the board thanked him for his service.

Minutes

- **May 8, 2019 – Continued to the next meeting.**