

***Wellfleet Board of Health  
Wednesday January 12, 2022; 5:30pm  
Virtual Meeting ~ Zoom  
Meeting Minutes***

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

**Others Present:** Hillary Greenberg Lemos, Health Agent; Rebekah Eldridge, Committee Secretary; Rebecca Taylor, Wellfleet Resident; James Arnold, Resident 115 Cove Road, Wellfleet; Stephanie Sequin, Ryder Wilcox engineer; Mr. & Mrs. Gersten abutters to 115 Cove Road; John Riehl, Natural Resources Advisory Board Chair; Herb Gstalder, Natural Resources Advisory Board Member; Laura Hewitt, Member of the Natural Resources advisory Board

Chair Granlund called the meeting to order at 5:31pm

**Farm Permits:**

- Rebecca Taylor; Goats (4); Chickens (12)
- Taylor began explaining to the board that she is looking to get miniature goats and chickens. Chair Granlund asked Lemos if she had any issues with this permit. Drohan asked Taylor how many chickens she was looking for Taylor told her she would like to start small. Lemos explained she has a site plan and has no issues with this permit. The water testing has already been done.

**Drohan Moved; Picariello Seconded; and it was voted to approve the application for 12 chickens and 4 small goats to Rebecca Taylor.**

**Roll Call Vote: 5-0**

**Variances:**

- 115 Cove Road, Wellfleet MA, 02667  
Map #23 Parcel #208-8  
James M. Arnold

Sequin gave a presentation to the board, explaining the property and the plans they submitted for the property. The plan is to upgrade the main house. She explained the variances she is asking for. She explained to the board that this property is being sold so they are planning to over size the septic system for any future concerns or updates. Chair Granlund asked Lemos if there were any concerns. Lemos stated that it is to upgrade the facility which means multiple buildings. She stated she had some concerns. Locke stated that he felt it was clear that all the systems on the lot need to be upgraded to title five systems today. He gave his reasoning for his thoughts. He wants to see consistency as this is the way the board has been working over the years. Freeman spoke to the board and Sequin, she asked how many cesspools were on the property. Sequin stated there are 2 on the property serving the main house. There was another one in the back of the property, but she wasn't certain of the exact location of that one. She stated there was a

free-standing building in the center of the plan not the lot that has a free-standing shower but stated she wasn't sure if that was a cesspool. Possibly 4 all together on the property. Picariello stated there needs to be issues taken care of before they allow this to pass. They discussed connecting the cottage on the property to the main house. They discussed these plans at great length. The Abutters spoke to the board expressing their concerns for their property. Chair Granlund asked Lemos what needed to happen at this point, Lemos spoke to them and explained the next process. There needs to be a second plan for the cottage which wouldn't have any variances. Freeman expressed her concern regarding the cesspools and stated she wanted to know exactly where those cesspools are. Sequin explained to find the pipes to the cesspools would be almost impossible. Arnold spoke to the board explaining where the cesspools were on the property. He gave the locations to the board. Lemos stated that the existing cesspools needed to be pumped and then filled with clean sand.

**Board Member Drohan Moved; Board Member Locke Seconded; and it was voted to approve the Ryder Wilcox Plan #12882 dated December 30, 2021, and grant the three variances requested in the letter dated December 30, 2021, for the upgrade of the septic system to serve a three-bedroom structure subject to the following conditions:**

**Design flow to be limited to 580 GPD to serve a three-bedroom structure**

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

**No conversion of use without Board of Health Review**

**Well water to be tested**

**A deed recording with the Barnstable registry of deeds to be done**

**The existing one-bedroom cottage is to be upgraded with plans submitted to the Health Department**

**The cesspool locations to be clearly identified on an approved site plan or field identified and marked by the engineer**

**Soils to be evaluated at the time of installation for the cottage system for confirmation with the other preexisting testings.**

**Roll Call Vote: 5-0**

### **Natural Resources Advisory Board**

- Riehl spoke to the board, about ponds in Wellfleet. He stated that his board has had numerous conversations and meetings about the ponds in Wellfleet regarding significant environmental issues with the ponds. Nitrogen issues and the rise in the water. He stated they are preparing to put together a testing program to verify the extent of the risk to the residents and swimmers of the ponds. He stated they are going to meet with the wastewater committee to discuss technology that is available to them to be able to help the group with their testing abilities.
- He asked the board for some guidance on how to implement this and some issues they may face with this testing. He discussed financial issues. He stated the group knows the science just not the implementation of it.

- Gstalder spoke to the board giving details of the testing for the ponds. He discussed the ponds with the board and asked if the town had a list of abutters around those ponds as far as the septic systems and how close they are to the water. They discussed this at great length. The board thanked the group for informing them and updating them on all the work they are doing to test the ponds.

### **Covid-19**

- Letter from John Wallace to be addressed ~ The board discussed the letter and had some recommendations for Wallace to get more information. The Department of Health is following the CDC guidelines.
- New information on testing sites and vaccine clinics
- Lemos stated there wasn't much new information to give to the board. She did let the board know that they are handing out free tests to Wellfleet Residents the following day at the transfer station. She stated she wanted these tests to go to people who have been exposed and are at a higher risk than others.
- The board discussed the tests and when they expire. Lemos expressed that the tests will be distributed on a first come first served basis. Lemos stated the health department did go out and spoke with businesses in the community regarding the mask mandate.
- The board discussed how many surrounding cape towns have mask mandates. It was stated that most towns right now are all under a mask mandate due to the high number of covid cases throughout the cape.

### **New Business**

- There was no new business to discuss at this time.

**Board Member Locke Moved; Chair Granlund Seconded; and it was voted to adjourn**

**Roll Call Vote: 5-0**

**Meeting Adjourned 6:45pm**