

***Wellfleet Board of Health
Virtual Meeting ~ Zoom
Wednesday March 9, 2022; 5:30pm
Meeting Minutes***

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

Members Absent: Janet Drohan, Deb Freeman

Others Present: Hillary Greenberg-Lemos, Health and Conservation Agent; Rebekah Eldridge, Committee Secretary; Andy Rover, Ryder & Wilcox; Robert Boehringer, property owner 164 Cliff Road; Laura Schofield, Schofield Brothers of Cape Cod

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

Variances:

- 164 Cliff Road, Wellfleet MA 02667; Map #24, Parcel #100; Robert Boehringer; **Tight Tank Installation Request**

Rover spoke to the board explaining his need for variances for a tight tank installation. He gave details on the needs and the issues they have had with erosion.

Chair Granlund asked Lemos if she had any issues with this request? Lemos explained there really was no issues with this and this is the only viable alternative right now. She explained she is concerned with this property and explained that the erosion has been so severe.

Locke moved; Picariello seconded; and it was voted to approve the Ryder and Wilcox plan #12080 dated February 24, 2022, and allow the use of a tight tank to serve a 4-bedroom structure subject to the following conditions:

Design flow to be limited to 440 GPD, to serve 4-bedrooms

No increase in habitable area without Board of Health review

No conversion of use without Board of Health review

Well water to be tested with results to be given to the Health Department

A deed to be recorded with the Barnstable Registry of Deeds

A service contract for pumping is to be submitted to the Health Department prior to installation.

There is to be annual inspection of pumps, alarms, and other equipment

Roll Call Vote: 3-0

- 53 Chequessett Bluff Road, Wellfleet MA 02667; Map #20, Parcel #39, William Whitman

Schofield spoke to the board about the upgrade to the septic systems and her variances she is requesting. Chair Granlund asked if Lemos had any issues with this property. She explained to the board she didn't have any concerns for the lot other than the lot was small and the swelling was large.

The board discussed having an innovative Septic system and the need to revisit their regulations, so they are able to require these new systems be installed to save the aquifer in Wellfleet. Locke stated he wanted to be consistent with what they have been doing until the board meets and formerly changes the regulations. They continued discussions on policy changes and having this conversation at their next meeting so they can make the regulation change sooner rather than later.

Board Member Locke Moved; Board Member Picariello Seconded; and it was voted to approve the Schofield Brothers of Cape Cod Plan #0-12531, dated February 22, 2022, and grant the 2 variances requested in the letter dated February 24, 2022 for the upgrade of a septic system to serve a 7-bedroom structure, a grandfathered nonconforming dwelling with respect to nitrogen loading. Subject to the following conditions:

Design flow to be limited to 781 GPD, to serve 7-bedrooms

No increase in habitable area without Board of Health review

No conversion of use without the Board of Health review

Well water is to be tested

A deed is to be recorded with the Barnstable Registry of Deeds

Roll Call Vote: 3-0

Meeting Minutes:

- November 10, 2021, ~ **Couldn't vote due to lack of quorum**
- November 17, 2021, ~ Joint Meeting with the Wellfleet Selectboard ~ **Couldn't vote due to lack of quorum**
- December 8, 2021, ~ **Couldn't vote due to lack of quorum**
- January 12, 2022, ~ **Chair Granlund Moved; Board Member Picariello Seconded; and it was voted to approve the minutes as printed.**
Roll Call Vote: 3-0
- February 8, 2022, couldn't vote due to lack of quorum

Other New Business

Lemos spoke to the board about having a regulation discussion at their next meeting and approving the use of IA only septic systems. Stating that the Clean Water Advisory Board and the consultant Scott Horsley have worked so hard to find out information and do studies on the betterment of using these tanks. They agreed this regulation needed to change. Locke questioned if the wastewater committee was far enough along in their work where the board of health could start removing and discussing cesspools.

The board discussed meeting in person and would like to meet in the month of April in person at the Adult Community Center. Which was good news to the board.

Lemos gave an update on the towns Covid-19 cases stating that the numbers were decreasing.

Locke Moved; Picariello Seconded; and it was voted to adjourn.

Roll Call Vote: 3-0

Meeting adjourned 6:05pm

*Approved April 13, 2022 *** a full recording of this meeting can be found on the town's website ****