

**Wellfleet Board of Health
715 Old King's Hwy, Long Pond Room
Wednesday July 10, 2019, 5:30PM
Meeting Minutes**

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

Others Present: Hillary Greenberg-Lemos, Health Agent; Rebekah Eldridge, Committee Secretary; Tim Brady, East Cape Engineering; David Lajoie, Felso Inc.; Jim Hood, Ron Perterson, Atlantic Well Drilling; Ben Zehnder

Variances

- **140 Main Street, Wellfleet, MA 02667 (Map #15, Parcel #11), Wellfleet Retail – Sewer Upgrade.**
 - Tim Brady presented for the above property for a septic system upgrade. He explained that there is a wetland in the back of the property. He showed the board maps and explained where he wants to place the septic. The board asked if Hillary had concerns, she expressed she wanted test holes to be done at time of construction, Tim or someone will need to verify five-feet below the soil absorption system there is no ground water.
 - **Locke moved to approve** East Cape Engineering Plan #18-029 dated 5/23/2019 and grant the ten variances requested in the letter of 6/6/2019 of the upgrade to a septic system to serve a two-bedroom structure and 1080 square foot retail space. Subject to the following conditions:
 - design flow to be limited to 274 gallons per day to serve two-bedrooms and a 1080 square foot retail space. A 25% reduction in leach area with 210 gallons per day provided. No increase in habitable area. No conversion of use. Must connect to the municipal town water system. Deed restriction reflecting the two-bedrooms and the 1080 square foot retail space. Test hole to be done at time of construction. The engineer to verify good soil five foot below the soil absorption system. **Picariello seconded the motion, 4-0 motion carried.**
- **340 Main Street, Wellfleet, MA 02667 (Map #14, Parcel #5), Nickerson Funeral Home – Sewer Upgrade.**
 - Tim Brady presented for this property. The property passed the Title 5 for the septic system. He explained that this property will also connect to town water once construction is finished. Hillary had no concerns with this property.
 - **Locke moved to approve** East Cape Engineering Plan #19-015 dated 6/6/2019 granting the once variance requested for the upgrade of a septic system. To serve a three-bedroom dwelling and a forty-five-seat funeral home. Subject to the following conditions:
 - Design flow limited to be limited to 471 gallons per day to serve three-bedrooms and serve forty-five-people in a funeral home at three-gallons per day each person. **Drohan seconded the motion, motion carried 4-0.**

- **33 Alves Road, Wellfleet, MA 02667 (Map #15, Parcel #134), William Shay & James Hood – Septic System Upgrade.**
 - David Lajoie presented for this property requesting three variances. It is up against duck creek. Hillary was asked if she had any concerns, she stated that at this moment she did not. Picariello asked Lajoie if the slope was right on the coastal bank, Lajoie said yes. Picariello asked if they would be willing to use a drip system or an alternative system. They discussed the number of trees that would have to come down for this construction. Lajoie explained there is a concern using the drip system during the winter months and the freezing temperatures. The board asked if they would consider an alternative for the sake of the salt marsh and saving trees from being taken down. The board explained they are looking for a way to help protect the coastal properties. **Locke moved to continue this matter to the next board of health meeting, Picariello seconded the motion; motion carried 4-0.**
- **310 Pleasant Point Ave., Wellfleet, MA 02667 (Map #35, Parcel #147), Zeborah Schachtel – Septic System Upgrade.**
 - David Lajoie presented for this property. Hillary explained that this property came to the board due to a building permit request, the health department did an inspection which failed. She explained the owners have two years to complete an upgrade. Soil evaluations will be required with this property.
 - **Locke moved to approve** the Felco Inc plan #19026 date 6/12/2019 and grant the three variances requested in the letter dated 6/24/2019 for the upgrade of a septic system to serve a three-bedroom structure subject to the following conditions:
 - Design flow be limited to 330 gallons per day to serve three-bedrooms. A 25% reduction in the leaching area with 249 gallons per day provided. No increase in habitable area. No conversion of use. The pump out of the existing 1000-gallon tanks required with a water tightness test with the results reported to the health agent. A deed restriction reflecting three-bedrooms. The perk test and verification of ground water height. **Picariello seconded the motion, motion carried 4-0.**
- **10 Hiawatha Road, Wellfleet, MA 02667 (Map #28, Parcel #175), David Lyons – New Well Water Location.**
 - Ron Peterson presented for the property. Requesting a variance to relocate his current well due to poor water quality, (tannins). He would like to move the well further away infringing upon the 100-foot separation. **Locke moved** to allow Atlantic Well Drilling to drill the proposed well in the location specified on the plan. **Drohan seconded the motion, motion carried 4-0.**
- **55 Commercial St. – (Map #15, Parcel #101) – Gregg Woodes (estate of Jeanne M. Woodes)**
 - David Lajoie continued this until the August meeting

Business

- Mia Baumgarten did not attend the meeting. The board again discussed being videotaped, they are still against this process.
- Ben Zehnder presented to the board regarding 1115 Cahoon Hollow Road, (David Barisano) the owner would like to use the house and asked the board permission for a porta potty to be used while he is there and have no use of the septic system having the toilets disconnected. Hillary will make sure the toilets are disconnected. The board agreed.

Licenses

- Licenses were signed

Minutes

- May 8, 2019 – Granlund moved to approve the minutes, Locke seconded the motion, motion carried 4-0
- June 12, 2019 – Granlund motioned to approve the minutes. Locke seconded the motion. Motion carried 4-0.

Correspondence

- The board discussed a new member being appointed to the board.
- Gull Pond is currently closed due to bacteria that occurs naturally due to phosphorous and nitrogen. The remedy is to wait until the bacteria dissipates.
- Discussion on Tuesday's waste water meeting, Hillary would like as many board members to be at the meeting as possible.

Meeting adjourned 6:30PM