

***Wellfleet Board of Health  
Virtual Meeting ~ Zoom  
Wednesday July 20, 2022; 3pm  
Meeting Minutes***

**Members Present:** Janet Drohan, acting chair; Nick Picariello, Deborah Freeman,

**Members Absent:** Ken Granlund, Gary Locke

**Others Present:** Hillary Greenberg-Lemos, Health Agent; Rebekah Eldridge, Committee Secretary; Lydia Vivante & Robert Soorian, homeowners seeking a variance; Jason Ellis, engineer for 320 Main Street; Ryan Curley, Chair of the Selectboard

Acting Chair Drohan called the meeting to order at 3pm.

**Variances:**

- 320 Main Street, Wellfleet Map #14, Parcel #2 ~ Lydia Vivante & Robert Soorian  
Ellis spoke to the board regarding the upgrade of a septic system. He explained it is currently using 5 cesspools. He explained the variances he needed and why he was asking for them. He explained that this process was a little difficult due to Winslow's tavern being so close as well as so close to the wetland. The board questioned Ellis about installing an IA system. Ellis stated that due to the cost and it not being part of the board's regulations he didn't think his customers would be willing to incur the costs. The board discussed the IA and EIA systems and the regulations that will be soon integrated into the board of health's regulations. They discussed this with Ellis and the concerns for this property. The board discussed and stated they would only approve this variance on certain conditions.

**Board Member Picariello Moved, Board Member Freeman Seconded; and it was voted to approve JC Ellis Plan not numbered yet, dated (no date listed yet); and grant he five variances requested in the letter dated June 13, 2022; for the upgrade of a septic system to serve a four-bedroom structure, a grandfathered nonconforming dwelling with respect to nitrogen levels; subject to the following conditions:**

**Design flow to be limited to 44p GPD to serve four-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**

**The deed must be recorded with the Barnstable registry of deeds**

**Must be connected to the municipal water system**

**There is to be IA monitoring after the EIA system is installed; a revised plan to be submitted with an enhanced IA system and the enhanced IA system to be installed upon regulation change by the Board of Health**

**Roll Call Vote: 3-0**

## **Other Business**

- Board of Health Rules and Regulations discussion, Lemos explained that she would like to get some public hearings posted for these regulations. She stated they need time to get the ad in the local newspapers so more people are aware that the changes are being made and when they will go into effect. Freeman stated that the regulations should be sent to all the committees, so they are able to read over them and weigh in if need be. Curley questioned where to health agent was on working with Mass Department of Environment. Drohan expressed how important this is for moving forward.

## **Adjourn**

**Board Member Freeman Moved; Board Member Drohan Seconded; and it was voted to adjourn.**

**Meeting Adjourned 3:42pm**