

Wellfleet Board of Health
Wednesday August 24, 2022; 5:30pm
Hybrid Meeting ~
715 Old King's Highway/Zoom
Meeting Minutes

Members Present: Nick Picariello, Chair; Janet Drohan, Debbie Freeman, Gary Locke (virtual); Ken Granlund (virtual)

Others Present: Hillary Greenberg-Lemos, Health Agent; Rebekah Eldridge (virtual), Board Secretary; Harry Terkanian, Chair of the Wellfleet Affordable Housing Trust; Ryan Curley, Chair of the Selectboard; Richard Waldo, Town Administrator; John Gauthier, co-owner for Maurice's Campground; Curt Felix, Chair of the Clean Water Advisory Committee.

Variances:

- 80 State Highway; Wellfleet MA; Maurice's Campground; Map #47, Parcel #23
The Wellfleet Selectboard has requested multiple variances for the possible purchase of the campground.

Terkanian presented to the board requesting that the Board of Health relieve the groups ask to keep the campground running for the next six years so that it can continue as a campground and reduce the cost to the town. He gave details to the board on how the affordable housing came to the owners of the campground showing interest in purchasing the property. He explained to the board how the deal began and when the negotiation started with the Gauthiers for the property and didn't want to burden them with the need to upgrade the cesspools, giving details on the pumping of the cesspools on the property. The board had some questions for Terkanian questioning if he was certain that the campground would go any longer than the six-years, Terkanian explained that this was in the original contract.

Drohan explained her concerns, stating she supports the purchase of this property and explained that she will vote for this at town meeting, explaining that although she supports this, she has a duty to advocate for the residents of Wellfleet and the water that is in Wellfleet. Each board member spoke of their concerns in leaving 35 cesspools on this property for the next 6 years, stating this is a tough call for them.

Freeman spoke to the regulations that the board is now beginning to put into place that will require homeowners who have cesspools a two-year timeline to replace their cesspools with IA septic systems. They all agreed that the Board wasn't given enough time to even consider this and felt it very rushed on them.

The board discussed cesspools, their life spans, and the soil that they are sitting in. Curley spoke to the board about the goals of the town and the goals the town is trying to set forth for this campground making it permanent housing for the town and the employees of the town that rely on that housing. He continued addressing some of the board's concerns, speaking about the fact that right now there is no contamination.

Lemos questioned if there was any money available to hire an engineering firm to have a look at the property and investigate and do some testing to see what exactly is there. Curley explained that this would need to be an article on town meeting. He spoke about some of the money that the town has received to see if the town will be able to use this money for this project.

Waldo spoke to the group asking them to consider this a special circumstance, realizing this was a tough ask for this board. The board spoke to having a site plan. Money was discussed and how the town would be able to afford the site plan. Felix spoke to the board stating that there is money available, and it would just need to be applied for. The board is looking for more details and where the AARPA funds would go. Curley asked the board if they would be willing to help with the scope of work.

Gauthier spoke to the board explaining that both the trailer parks in the town were given ample time to upgrade their septic and water systems. He gave the board some of the campground's statistics, including water quality and pumping records throughout the years of the campground. The board stated how supportive they were for this project but explained that the obstacles that stand in front of them are great!

The discussion continued on how to make this project move forward and both groups being able to work together as a team to get this project moving forward.

Lemos read two letters that were sent in from Michael DeVasto a member of the Selectboard, and the Selectboard from the Town of Eastham. DeVasto spoke to the group talking about the cesspools and septic systems on the campground are not used year-round, so the pumping is a lot less than regularly used cesspools and septic systems. The discussion continued with the board and the audience. Curley spoke to the board asking them finally to please consider this proposition and thanked them for their time and consideration.

NO ACTION WAS TAKEN

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

Roll Call Vote: 5-0

Meeting Adjourned 6:50pm