

**Wellfleet Board of Health**  
**Hybrid Meeting**  
**Zoom/715 Old King's Highway**  
**Wednesday September 7, 2022; 5pm**  
**Meeting Minutes**

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

**Others Present:** Hillary Greenberg-Lemos, Health Agent; Rebekah Eldridge, Committee Secretary; Ryan Curley, Chair of the Selectboard; Curt Felix, Chair of the Clean Water Committee. Ryan Stern, abutter; Rich Waldo, Town Administrator; Kathleen Bacon, Member of the Selectboard; Michael DeVasto, Member of the Selectboard; James Day, abutter; Jaquelyn Beebe, Town Administrator of Eastham (abutter); Mary Ellen Dwyer, abutter; Gail Ray, abutter; Karen Murphy, abutter, town tax collector; Rich Murphy, abutter to Maurice's Camoground.

Chair Picariello called the meeting to order at 5:03pm

**Variances:**

*80 State Highway; Maurice's Campground Wellfleet MA Map #47, Parcel #23*

*The Wellfleet Selectboard has requested multiple Variances for this parcel of land. The Board of Health has met on this variance request once and will continue discussion on the variances requested.*

- Chair Picariello spoke to the public stating that the agenda has changed and that the Board of Health has no jurisdiction over the campground and the variances being sought after by the town. He asked Lemos to explain the current situation

Lemos spoke to the public explaining that due to the number of gallons per day at the campground exceeds a certain amount the Massachusetts Department of Environmental Protection is the body that will be able to allow the variance.

Felix got up and spoke to the public body which consisted mostly of abutters to the campground, He gave them a better understanding of the plan that is being sought. The board explained again that they can't make a vote on this project or variances requested by the town.

Curley asked the board to support this purchase and the board stated that they could only do so at town meeting.

Lemos explained the details of how the board can move forward working with DEP.

Curley spoke to the plan and the schedule the town expects to follow.

It was questioned the worst-case scenario, where the DEP doesn't pass the variances. It was stated that if they didn't pass what the town was looking for, they would allow certain gallons per day.

There were many questions directed to the board, Curley, and Felix regarding the plan for the campground.

Waldo spoke to the board virtually stating that there is concern throughout administration and there is an outlook to improve and build on these issues. He stated they will work on

how the town does not get themselves in a situation where they aren't bound by the DEP or the purchase and sales agreement with the owners of the campground. He stated there will be discussion on this and the town is working on this.

Bacon spoke to the board thanking them for their thoughtfulness and comments on this project. She spoke to the importance of housing in Wellfleet. She agreed with Lemos stating that having this project in the hands of the DEP will help make sure this is a safe process and is pleased that this full decision doesn't fall on the shoulders of the Board of Health.

DeVasto spoke to the board stating that the cesspools on the property are not in use year-round and are only used for less than six-months a year he explained that the nitrogen loading issues aren't as detrimental as some might think. He spoke to the many septic systems throughout the town that aren't pumped as regularly.

There were no other questions from the abutters, Curley spoke to the board and stated that the last meeting was helpful allowing the town to go back to the drawing board so they could rewrite the variance request. He asked the board if they have any advice for the town moving forward with the DEP. The wetland delineation is a concern and he stated that they would like to do a full site survey once the town was purchased by the town. Two consultants would be hired to help with this site.

Lemos questioned the boat storage area regarding the soils and or contamination of that area. Curley stated they will be taking soil samples around the area of the boat storage and the cesspool area.

Phase 1 is completed, and it will be emailed to the board.

Freeman spoke to Curley and asked for a regular set of meetings so that the board isn't caught off guard again and have something so significant dropped in their laps. Curley explained that town counsel had recommended that the Selectboard not go to the Board of Health until after the purchase was announced.

Stern spoke to the board and public stating that the communication to the abutters hasn't been significant. He stated he wants a better presentation as to what the plans are for this property. He continued stating that there are so many unknowns for the abutters and residents of the town.

He asked for a list of the unknowns and more transparency. Lemos read a letter from abutters, from the Rice's.

Beebe spoke to the board thanking them for their due diligence and spoke to the complicated issues. She stated she agreed with transparency.

Dwyer spoke to the board and public, with some concerns about lighting, fencing and trees, the septic issue stating that she has a well and wants her water supply to be safe.

Bacon spoke to the lighting questions, stating she was on the 95 Lawrence Task Force and stated that in the RFP the group was able to delineate design details allowing for all these issues. Stating there will be outreach to the residents for comments.

Murphy spoke to the board asking for regulations of trailer parks and if there was documentation with water tests.

Mr. Murphy spoke to the board stating that he is for the town purchasing the property given the alternative however he has concerns and knows there are more questions. The board discussed this further and repeated that they don't have jurisdiction over this property but was grateful to the public for sharing their thoughts and concerns.

**NO ACTION WAS TAKEN**

**Drohan Moved, Freeman Seconded; and it was voted to adjourn**

**Roll Call Vote: 4-0**

**Meeting Adjourned 6:15pm**