

**Wellfleet Board of Health**  
**Hybrid Meeting**  
**Zoom/715 Old Kings Highway (ACC)**  
**Wednesday September 14, 2022; 5:30pm**  
**Meeting Minutes**

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

**Members Absent:** Gary Locke

**Others Present:** Hillary Greenberg-Lemos, Health Agent; Rebekah Eldridge, Committee Secretary; Meredith Ballinger, Assistant Health Agent, Matt Farrell, J.M. O'Reilly representative for Samoset Ave. and Hiller Ave.; Stephanie Sequin, Ryder & Wilcox representative; Deborah Ganes, Resident

Chair Picariello called the meeting to order at 5:30pm

***Variances:***

- 107 & 113 Samoset Avenue, Wellfleet, MA 02667; Maps #28 & Parcels #108, 109 Farrell presented to the board asking for variances. He explained why the variances were being asked. Lemos stated that the water testing was good. The board discussed this variance with Lemos and Farrell.

**Board Member Granlund Moved, Board Member Drohan Seconded; and it was voted to approve J.M. O'Reilly plan #9233 dated September 1, 2022 and grant the 7 variances requested in the letter dated September 1, 2022, for the upgrade of a septic system to serve a 4 bedroom structure, a grandfathered nonconforming dwelling; using nitroe denitrification technology under the provisional use approval category. Floor plans to be reviewed by the health agent.**

**Subject to the following conditions:**

**Design flow to be limited to 400 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**

**A deed recording to be filed with the Barnstable registry of deeds**

**I/A monitoring to be done**

- 43 Hiller Avenue, Wellfleet MA 02667, Map #20, Parcel #128  
Farrell spoke to this property and explained the plans that were in front of the board. The board discussed this with Farrell and the issues they had with this plan. Lemos read a section of the Wellfleet Department of Environmental Protection Regulations to the board.  
After much discussion, Farrell asked for a continuance on this variance so he could research on the system. Lemos asked for a note if the leach field needs to be replaced to add it to the plan.  
**Board Member Freeman Moved; Board Member Drohan Seconded; and it was voted to continue this variance to the October 12, 2022 meeting.**  
**Roll Call Vote: 4-0**

### *Discussion*

- 55 Harvard Street Wellfleet MA 02667, Map #36, Parcel #67 & 44 Cypress Street Wellfleet, MA 02667, Map #36, Parcel #78  
Lemos explained the paperwork the board had in front of them which was nitrate testing on these properties. She explained the maps to the board, and they discussed the property. Sequin spoke on behalf of the property owner and both properties. She stated the 55 Harvard Street owners use this property very little and don't know where the nitrogen has been coming from. Chair Picariello questioned the boards options.  
**Chair Picariello Moved; Board Member Drohan Seconded; and it was voted to sample the abutting well at 44 Cypress Street Map #36, Parcel #78 quarterly for one year and reevaluate at that point if an upgrade is warranted.**

Drohan spoke to board members asking for a Selectboard Liaison so that they are able to be a part of what is happening with the Board.

Eldridge will put it on the next Selectboard agenda for review.

### ***Wellfleet Board of Health Rules and Regulations***

- The Board will continue discussion on amending the regulations for the town. The Board may possibly set a public hearing date  
The board discussed the amended rules and regulations. Lemos reported there is a public meeting on November 9, 2022.  
Ganes spoke to the board as a seasonal resident in Wellfleet. She read a statement to the board regarding the updated regulations. The board took notes and discussed Ganes' comments.

### ***Minutes***

- April 13, 2022 – **Board Member moved, Board Member Seconded; and it was voted to approve the meeting minutes as printed in draft.**  
**Roll Call Vote: 4-0**
- May 11, 2022 - **Board Member moved, Board Member Seconded; and it was voted to approve the meeting minutes as printed in draft.**  
**Roll Call Vote: 4-0**
- July 20, 2022 - **Board Member moved, Board Member Seconded; and it was voted to approve the meeting minutes as printed in draft.**  
**Roll Call Vote: 4-0**

### ***Adjournment***

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

**Roll Call Vote: 4-0**

**Meeting Adjourned: 6:40pm**