**Wellfleet Board of Health**

Hybrid Meeting: Zoom/ 715 Old Kings Highway

Wednesday, December 14th, 2022 at 5:00 pm

**Meeting Minutes**

**Members Present:** Nick Picariello (Chair), Janet Drohan, Ken Granlaund, Deborah Freeman, Gary Locke (virtual)

**Others Present:** Hillary Greenberg-Lemos (Agent), Lezli Rowell (Provincetown Health Agent), Provincetown Board of Health, Patrice Barrett, Barnstable County Department of Health and Environment, Jim Starbard, Madison Wellman, Brad Malo

Chair Picariello called the meeting to order at 5:05 pm.

**New Business:**

**Outer Cape Public Health Needs Assessment:** *Presentation by Patrice Barrett (MPH), Barnstable County Department of Health and Environment*

Patrice Barrett from the Barnstable County Department of Health and Environment presented on the Public Health Needs Assessment and associated survey that was conducted as a joint effort between the Wellfleet, Truro, Provincetown Health Department. Topics that were discussed as a result of the assessment were mental health, substance abuse, COVID-19 effects and experiences, food security, nutrition and preventative health screenings. Patrice also gave an overview of what are the social determinants of health and recommendations for future health interventions to result in a healthier community.

**RCAP Solutions Wellfleets’s Private Well Testing Results:** *Presentation by Jim Starbard*

Jim Starbard, regional Director of RCAP solutions, presented on results of the free well testing that took place in Wellfleet. RCAP solutions is a nonprofit dedicated to helping rural communities address economic and environmental concerns. Funding through the Health Foundation of Central Massachusetts for private well testing over the next 5 years. Tested 40 different homes and took most of the tests from the kitchen sink and had the test results analyzed at the Barnstable County Lab. Wellfleet overall has some of the best test results RCAP solutions had seen. 3 out of 40 had any health based standards exceed the standard. 37 (92.5%) of well have no levels of contaminants exceeding MassDEP public drinking water health-based limits. Loans are available for septic and well loans for up to 15,000$ with 1% interest between SERCAP, RCAP and USDA.

Madison Wellman coalition coordinator for RCAP Solutions shared there is no statewide standard to private wells and local boards of health may adopt their own regulations to set a standard for testing or well water quality. Wellman shared some towns had contamination rates as high as 57% of wells showing some sort of contamination that exceeded health standards.

**Variances:**

**600 Chequessett Neck Road; Map #19, Parcel #63**

Jason Ellis presented on behalf of Edward Miller, a septic variance request to upgrade the existing cesspool in failure to an existing 4-bedroom dwelling using Advantex AX-20 denitrification. Due to the configuration of the lot and the proximity of existing wells, building, and wetland, 7 variances are requested. The entire property is on or within the buffer of a coastal bank. There is a shrub swamp wetland to the east of the property that the system will be more than 100 ft away from. This system is performing at 19 mg/L of nitrogen. This property is not compatible for use of a Nitroe or Enhanced I/A system due to the fact that this property requires variance requests.

Deborah Freeman moved to accept the septic plan with variances. Janet Drohan seconded the motion. Motion passes 5-0.

**90 Way #112; Map #29, #302**

Jason Ellis presented on behalf of Iris and Valdi Margariti, a septic variance request to upgrade the existing septic system to a septic system utilizing I/A technology, Orenco Advantex AX-20, located at 90 Way #112 to an existing 4 bedroom dwelling. Due to the configuration and size of the lot, and proximity to existing wells variances are requested to the lot line and locus well.

Janet oved to accept the septic plan with variances. Chair Picariello seconded the motion. Motion passes 5-0.

**385 Pilgrim Spring Road; Map #29, Parcel #238**

Jason Ellis presented on behalf of Doris Bishop to upgrade the existing Septic System located at 385 Pilgrim Spring Rd. There is currently a 4 bedroom dwelling on a 39,000 sq ft lot. The variances include setbacks from the lot line and a 24 % reduction in the size of the leach field. The current design keeps the leech field outside the 100 ft buffer to the abutting salt marsh. The board expressed concern due to the proximity to Chipman’s Cove and asked for a design that would incorporate nitrogen reduction technology. Jason agreed to submit a design using nitrogen reduction technology that could be incorporated in the future when regulation requires them to do so.

Deborah Freemen moved to approve JC Ellis design plan with a future revised plan. Seconded by Janet Drohan. Motion passes 5-0.

**30 Lookout Road; Map #35 Parcel #3**

Brad Malo of Coastal Engineering Company presented on behalf of John Hagerty and Monica Ruehli to install an E I/A (nitROE or NITREX) sewage Disposal System upgrade to replace the existing septic system. Variances are being requested for horizontal separation, a variance to the edge of the low marsh as well as a variance to the top of the coastal bank. Agent Lemos shared this plan will need to go to the DEP for approval because it is required that a fully complaint title V system be able to be sited in order to use Enhanced I/A technology.

The cost of this system is estimated to be around 75,000$. The board informed the engineer that there is a 12,500$ subsidy available to go towards the cost of installing this septic system with enhanced I/A technology.

Ken Granlaud moved to approve the septic plan. Chair Picariello seconded the motion. Motion passes 5-0.

**15 Heron Point Road; Map #40, Parcel #6**

Brad Marlo of the Cape Associates represents Brian Magierski and Marlene Romanczak asking for a variance for a septic upgrade to install an Enhanced I/A (NitROE or NITREZ) sewage disposal System Upgrade to replace an existing system at the above referenced property. Requested variances include setback to the saltmarsh and wetland. This project was previously approved by the Conservation Commission with an enhanced I/A system. Agent Lemos wonders if MassDEP will require the tank to be upgraded to a 1500-gallon tank. Brad Marlo indicated that the designer of the technology indicated they would allow the currently designed system with the 1000-gallon tank to suffice.

Chair Picariello moves to approve the septic plan. Ken Granlaud seconded the motion. Motion passes 5-0.

The board expressed concern over the cost of the systems going in are much too expensive for the people currently living in town and worry over people being forced out of their home because they can no longer afford to live here.

**Request for BOH Review**

**1130 Browns Next Road; Map #40, Parcel #6**

Steve Phillips of Geiger Phillips architect is representing the owners at Browns Neck, who is designing an addition for the home at the aforementioned property. The plan is to expand the home by 660 sq ft by expanding the existing kitchen, dining room, and expanding an existing master bedroom. There is no plan to expand the number of bedrooms in the home.

Janet approved the increase in habitable area. Ken Granlaud seconded. Motion passes 5-0.

**New Business:**

Alex Nelson of Outer Cape Community Solution introduced herself to the board. She explained the mission of Outer Cape Community Solutions, a group that was developed in 2019 by a group of community nonprofit leaders to coordinate and open up communication between all these Outer Cape nonprofits. Alex meets with the health agents of Eastham, Wellfleet, Truro, and Provincetown.

**Old Business:**

none

Janet Drohan motioned to adjourn. Debbie Freeman seconded the motion. Motion carried 5-0.