**Wellfleet Board of Health**

Hybrid Meeting: Zoom/ 715 Old Kings Highway

Wednesday, January 11thth, 2023 at 5:30 pm

**Meeting Minutes**

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

**Others Present:** Hillary Greenberg-Lemos , Matthew Farrell (virtual), Susan B. Reverby (virtual), Kathleen Bacon

Chair Picariello called the meeting to order at 5:35 pm

**Variances:**

**117 Samoset Ave., Map 28, Parcel 107;**

Matthew Farrell represented Beth Faulk and Raul Marques-Pascual asking the Board of Health to review and approve new floor plans for the proposed dwelling and new variance request for a proposed Nitroe sewage treatment system. Minor changes to the septic system include swapping the previously approved FAST septic system to a Nitroe septic system. This revised plan will need to also be approved by the state after it has gone through the board of health to allow for a reduction in the leech field.

The board asked if the well being down gradient from the Soil Absorption System (SAS) would affect the wells water quality. Agent Lemos clarified that the SAS flows towards the bay and away from the well. The board expressed concern about what would happen to the abandoned cesspool. The original plan was to pump and fill the abandoned cesspool with sand as is standard practice. The board asked that the contaminated sand and cesspool be removed.

Agent Lemos previously reached out to the DEP to ask about these systems that are in provisional use and will require variances, in hopes that DEP will provide feedback about what is allowable and what is not allowable. In the case that this plan is not approved by DEP there is a backup plan that was previously approved utilizing the FAST system.

Ken Granlaund moved to approve the JM O’Reilly plan #JMO-8808 dated 9/10/21 revised 12/23/22 and grant the 11 variances requested including the conditions that monolithic tanks be used, and the cesspools are to be removed from the site. Nick Picariello seconded the motion. The motion carries 4-0.

The total cost for the installation of this system is estimated to be 60,000$.

**Old Business:**

**Wellfleet Board of Health Rules and Regulations**

Agent Lemos said these rules and regulations have not been redrafted yet because she wanted to continue to review incoming comments. The most common comment has been concern about the cost of the E I/A and I/A systems. The costs of these systems are becoming increasingly more expensive, with estimates coming in around 65,000$. The board expressed concerns about what the state is ultimately going to ask for as not not put the extra burden on costs on the individual homeowner. Agent Lemos said she is confident the state would approve the Watershed permit plan. Agent Lemos would like some reassurance from the state that the provisional use systems will be approved on some of the lots that will require variances that have been increasingly coming before the board. There are currently more unknowns than knowns for the public inquiring about next steps forward regarding wastewater regulations when they are looking to purchase homes or lots in Wellfleet.

The board discussed if there have been comments or suggestions about best how to distribute funds from the Clean Water Fund moving forward. Agent Lemos shared she is working with Andrew Gottlieb to have a financing plan ready so that money can be used in places that will not see a sewer go by it.

Select Board member Kathleen Bacon shared the county is hoping to provide zero interest loans for individuals looking to upgrade their septic systems. She expressed she is the 208 Watershed permit will be approved by the state and will use that as a blue print moving forward. The Board of Health expressed the concern that the 208 plan is not user friendly for the average person to understand. They were in agreeance that there needs to be some more education and outreach about what this plan means in terms of addressing wastewater moving forward.

The board would like to see some research surrounding costs of these Enhanced Innovative Alternative systems and Innovation Alternative systems. Agent Lemos expressed that trying to pin down a cost can be difficult because we are seeing different cost proposed for each unique property ranging from 65,000$ to $90,000. It is not as simple as retrofitting each system with the new I/A technology because in many cases these systems need an entire upgrade which can be quite costly.

**New Business:**

Agent Lemos updated the board that Barnstable County has increased the COVID risk category to high. There are no new requirements or mask orders in town. The Health department distributed the majority of free antigen COVID tests that the department received from the state into the community.

Winter Wednesdays is currently up and running and there is a Zumba class being offered at Preservation Hall. Free transportation is available to residents interested in participating in Winter Wednesdays.

Deborah Freeman motioned to adjourn at 6:08pm. Janet Drohan seconded the motion. Motion carried 4-0.