**Wellfleet Board of Health**

Hybrid Meeting: Zoom/ 715 Old Kings Highway

Wednesday, April 12th, 2023 at 5:30 pm

**Meeting Minutes**

**Members Present:** Janet Drohan, Ken Granlaund (chair), Deborah Freeman, Gary Locke

**Others Present:** Hillary Greenberg-Lemos (Agent), Peter Crosen, Stephanie Sequin, Jason Ellis

Chair Granlaund called the meeting to order at 5:36 pm.

**Variances:**

**25 First Ave & 156 Long Ave** (Map 30, Parcels 129 & 130)– *withdrawn*

This variance request has been requested to be withdrawn without prejudice.

**370 Ocean View Drive & 360 Ocean View Drive** (Map 24, Parcels 56 & 55) Well Variance

Mr. Crosen is asking for a variance for the well at 370 Ocean View Drive to serve the house at 360 Ocean View Drive. In 2018 the board of health previously approved the variance to put in the well at 370 Ocean view. The old well is set to be completely removed including the water pipe and electrical, after the water connection is established.

Gary Locke motioned to approve the well variance at 370 Ocean View, and Janet Drohan seconded the motion. The motion carries 4-0.

**100 Hamblen Farm Rd** (Map 12, Parcel 39)

Jason Ellis is representing the owners at 100 Hamblen Farm Road. The home is currently for sale and in the process of being sold. There is currently a 3-bedroom house with an existing cesspool and the property owners are asking for a variance for a septic upgrade at this property. The Board expressed concern about the proximity to the wetland across the street. Mr. Ellis explained there is a flow barrier installed around the system due to the steep slope and the barrier would serve to protect the surrounding environment from any contaminants. The board indicated in the future the property owners may be required to install I/A technology. Mr. Ellis indicated that he could switch out the 1500 galloon tank with a 1000-gallon tank so that the system can be easily retrofitted with enhanced treatment unit.

Mr. Granlaund moved to approve the JC Ellis plan dated 2.22.23 with a future revision date, design to include the enhanced treatment unit. Subject to the following conditions design plan to be submitted with enhanced I/A technology when the future Board of Health regulations come into effect. Janet seconded the motion. Motion is carried 3-1

**212 Holbrook Ave.** (Map 14, Parcel 162)

Jason Ellis is representing 4 Bedroom house currently being served by a cesspool and the property is to be transferred in the future. Design includes Orenco Advantex AX-20 technology to allow for a reduction in the leech area. The property is currently being served by a well but will be serviced by town water in the future. Due to the size of the lot and proximity of the existing wells and isolated vegetated wetland variances are being requested.

Mr. Grandlaund moved to approve the JC Ellis plan dated March 21, 2023 granting the 3 variances for the upgrade of a septic system to serve a 4 bedroom dwelling. Janet Drohan seconded the motion. Motion is carried 4-0.

**55 Harvard St** (Map 36, Parcel 67)

Stephanie Sequin of Ryder Wilcox represents the owner at 55 Harvard Street. Requesting approval to upgrade the current septic system that was last upgraded in 2000. During a septic inspection, 2 wells were identified within 100 ft of the leech field at 55 Harvard Street. The total nitrogen for the locus well at 55 Harvard Street was less than 5 mg/L but the total nitrogen at 44 Cypress Street is testing greater than 10 mg/L. The owner at 55 Harvard Street came before the board in 2022 and it was decided that the well at 44 Cypress Street would be tested quarterly for a year at which point the board would reevaluate the plan moving forward. The engineer is proposing to install a denitrification, FujiClean unit, between the existing septic tank and the SAS. Agent Lemos indicated that there are two Fuji Clean units in the Town of Wellfleet currently and they are performing very well.

Chandler Crowell asked to clarify if the new system is installed, will the new owner at 55 Harvard Street no longer be responsible for testing the water at 44 Cypress Street due to the denitrification mitigation at 55 Harvard Street? Agent Lemos said the owners at 44 Cypress Street will be responsible for testing their own well water moving forward.

Mr. Grandlaund moved to approve the variance at 55 Harvard Street. Deborah Freeman seconded the motion. Motion passes 4-0.

**Old Business:**

**Review of Departmental Fees:** *Transfer Station Fees*

The Transfer Station fees increase discussion will be postponed until the May Board of Health meeting.

**New Business:**

The board asked if there were any updates from DEP regarding Maurice’s campground. Agent Lemos responded the town has not heard any comments from the state regarding Maurice’s. The campground will open and has a camp manager in place. The town has been actively trying to secure a meeting date with the DEP to discuss the TDML plan. Will need a zero-growth bylaw in place. The town will also need to take the plan to MEPA for approval. In order to do all these things, the town will need to wait to review DEP’s comments, adjust and then take the plan to a town meeting.

Mr. Grandlaund motioned to adjourn at 6:08pm. Mr. Locke seconded the motion. Motion carried 4-0.