***Wellfleet Board of Health***

***Hybrid Meeting***

***Zoom/715 Old Kings Highway (ACC)***

***Wednesday October 12, 2022; 5:30pm***

***Meeting Minutes***

**Members Present:** Chair; Ken Granlund, Vice Chair; Janet Drohan, Deborah Freeman

**Member Present on Zoom:** Gary Locke

**Members Absent:** Nick Picariello

**Others Present:** Hillary Greenberg-Lemos, Meredith Ballinger

Chair Granlund called the meeting to order at 5:33 pm

***Animal Permit***

**319 Coles Neck, Wellfleet, MA 02667; Map #7, Parcel #56 Stable Permit Variances**

Continued to next meeting because it was advertised incorrectly

***Variances:***

**43 Hiller Ave. Wellfleet, MA 02667; Map #20, Parcel #128 Septic variance**

At the last meeting, Matt Farrell was asked to remove the system from the previously submitted plan, and it has been replaced with a Kleantu Nitroe 2KS WWTS. This has reduced the needed variances from four to three. Hillary will clarify with him after the meeting whether, under provisional use, he can site a fully compliant system.

Greehberg-Lemos read the motion made by­­­ Ken to approve the J M O’Reilly Plan #9196 dated 9/1/22, revised 9/22/22 and grant the three variances requested in the letter of 9/22/22 for the upgrade (or construction) of a septic system to serve a three bedroom structure, a grandfathered nonconforming dwelling using Kleantu Nitroe 2KS denitrtification technology under the provisional use approval category with floor plans to be reviewed by the Health Agent. Subject to the following conditions: design flow to be limited to 330 GPD, to serve three bedrooms, habitable area not to be increased without Board approval, no conversion of use without Board approval, connection with municipal water system, deed recording, IA monitoring. Janet Drohan seconded it. The vote was taken and the motion approved 4-0.

***Discussion***

**Comments from the public on proposed Board of Health Regulations November 9, 2022, ~ presentation on proposed Board of Health regulations**

Greenberg-Lemos noted that the Board received a number of letters regarding the proposed regulations. Greenberg-Lemos has responded to some of them, and will not read them all into record at this meeting. Tonight’s purpose is to listen to the concerns of the public who are present. The November 9th meeting will include a presentation from Scott Horsley on the Town Waste Management Plan review draft of the regulations and a presentation on the GHD. A notice about the meeting will be included with the tax bill about a week before the meeting.

The Board opened the time for questions and concerns.

Concerns from the speakers were as follows:

* The documents (particularly the draft of the regulations) are very hard to find on the Town website. The website can be a little tricky to navigate. Hillary walked people through how to find various documents on the website.
* Questions were posed regarding the scope of the mandates. These included questions about data collection and its application in determining what areas are most at risk, how projects will be prioritized in light of those high risk areas and industries which create a high risk as opposed to private homeowners with a smaller impact, the cost to taxpayers as the mandates reach them, that these mandates are not based on homeowner initiative, whether a subsidy might be offered for necessary mandatory upgrades, the impact on the environment/ecosystem if entire neighborhoods are required to dig new septic systems, discovering whether some practices/systems pose more of a threat and focusing on them, and how requiring this mandate to be put into effect on a large scale will ultimately impact the environment—do we know it will work?
* Some clarifications were made by the Board regarding the setback requirements and there was a discussion that data about how the efforts are succeeding will take time. The Board offered statistics about nitrogen reduction and let the residents know that The Board is making its way to meeting State requirements. Standard title 5 systems do not reduce nitrogen, but Nitroe and Nitrex systems do. While all of the data about how nitrogen is getting into the water is not available, The Board does know the outcome and can work from there to reduce and remove it. Cesspools are always a failed system. There are charts in the Targeted Watershed Management Plan that can answer some of the resident’s questions and more in depth information will be presented at the November 9 meeting. Greenberg-Lemos placed links to the documents discussed in the chat box so residents could find them more easily.
* Suggestions by speakers included: not requiring the upgrades outside the watershed areas, that the National Seashore Park be excluded from the mandate, that rather than seeking septic solutions, The Town entertain a municipal solution and that focus should be on the areas that are most fragile/vulnerable.
* This is a LOT of information. The residents requested that it be broken down into easily digestible pieces, and the Board stated that the questions are helping them to refine their education process and the Board thanked all who offered questions. When there were no more questions, the Board recommended that the residents continue to read the documents and attend the November 9 meeting where the presentations will help to make the information more accessible.

***Minutes***

There were no minutes to approve.

***Adjournment***

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

**Roll Call Vote: 4-0**

Meeting Adjourned: 6:27 pm

Minutes Respectfully Submitted by

Jennifer Elsensohn, Committee Secretary

Documents:

Map 20/ Parcel 128 Variance Application and back up materials

Board of Health Regulations Draft