

**Wellfleet Board of Health
715 Old King's Hwy, Long Pond Room
Wednesday September 11, 2019, 5:30PM
Meeting Minutes**

Members Present: Ken Granlund, chair; Janet Drohan, Nick Picariello, Gary Locke, Jed Foley

Others Present: Hillary Greenberg-Lemos, Health Agent; Rebekah Eldridge, committee secretary

Chair called the meeting to order 5:30PM

Variances:

- **33 Alves Road, Wellfleet MA; Map #15, Parcel #134 ~ James Hood**
David Lajoie presented to the board on behalf of the property owner. He informed the board that the owner will be using a drip irrigation system. HE explained they don't have a finale design for the drip irrigation, but he explained where the system would be. Hillary had no concerns. She would like the perk right information. She would like to know how it will be recorded on the deed. She will get it from the Mass DEP website.
Locke motioned to approve Felco plan #332 dated July 30, 2019 and grant the seven variances in the letter for an upgrade of a septic system to serve a three-bedroom structure using the perk right drip technology, subject to the following conditions:
 - **Design flow to be limited to 360 GPD to serve 3 bedrooms**
 - **No increase in habitable area**
 - **No conversion of use**
 - **Standard well water testing per board of health regulations**
 - **1,000-gallon tank to be pumped out**
 - **Removal of the existing leach facility**
 - **Deed restriction reflecting three bedrooms**
 - **Monitoring per the perk right recommendations**
 - **Annual inspection of pump alarms**
 - **The test holes and the perk test will need to be submitted to the board of health prior to the permits being issued**
- Drohan seconded the motion, Motion carried 5-0**

- **55 Commercial Street, Wellfleet, MA; Map #15, Parcel #101 ~ Greg Woodes**
David Lajoie presented to the board for the owner of the property. He stated they moved the components further away from the coastal bank and will be taking up a parking space. The pump chamber will be moved further into the driveway. Hillary stated she had no questions or concerns.

Drohan moved to approve Felco plan #19010 dated August 20, 2019 and grant the ten variances requested for the upgrade of a septic system to serve a one-bedroom structure, including a 1,500-foot retail space subject to the following conditions:

- **Design flow to be limited to 330 GPD to serve one-bedroom and a 1,500-foot retail space**
- **No increase in habitable area**
- **No conversion of use**
- **Restrictions shall be recorded on the deed**
- **IA monitoring**
- **Annual inspection on pump alarms**

Hillary stated that the separation to ground water on the plan is 3.2 feet, the Advantax allows 2 feet she would like that recorded on the deed as well as the other restrictions. Picariello seconded the motion, motion carried 5-0.

- **46 Nauhaught Bluff Road, Wellfleet, MA; Map #21, Parcel #17 ~ Fitzgerald**
Linda Cronin from CSN Engineering presented to the board on behalf of the owner who was not present. She distributed a revised plan to the board showing additional well variances and a variance to WBOH Regulation 607 requiring I/A technology.
Linda stated the size of the lot made it necessary to request the variances. She provided some water test results from the lot although none was from the calendar year. Hillary stated her concerns for variances to the locus well and abutting wells and stated that the last recorded water test on file was from 2015. Hillary stated that the property owner had pumped the system numerous times over the years triggering the requirement to upgrade and an enforcement order was sent to the property owner. Cronin explained that the pumping were maintenance pumps as the property is a summer rental. The board explained that they must follow regulations regarding denitrification. Hillary suggested that the property owner have a discussion with Gina Long, an abutter also in need of an upgrade. They could utilize a shared system if both parties were agreeable. Cronin will present this idea to the property owner. Michael Fischer presented as an abutter to the property and stated he was concerned with this septic system and upset that they weren't notified when the septic system failed this past summer. He feels I/A technology should be utilized as there are variances to the well serving his property.

This will be continued until the October 9, 2019 meeting.

Business:

- **Discussion on regulations**

The board asked Hillary to go through and flag some points in the regulations that she feels are important and will report them back to the board in October to suggest to the board.

- Hillary updated the board on the water shed. She met with wastewater committee to go over what DEP is expecting of the town. DEP stated they would like to set up standing meetings with Wellfleet.

- **Ocean Pines Condos, 935 State Highway ~ Remove Conditions.**

David Woodward, President of the Association represented to the board on behalf of the condo owners. The conditions as they are now making it so that the condominiums are to be seasonal. The association is asking these conditions to be removed so the residents can stay year-round. The board asked Hillary if there were any concerns, she stated she has no issues with this.

- **Locke motioned to approve the rescinding the board of health condition of seasonality from July 10, 2000. Picariello seconded the motion, Motion Carried 5-0**

Minutes:

- August 14, 2019 – Picariello moved to approve the minutes as written, Locke seconded the motion, motion carried 4-0 (Foley didn't vote due to him being a new member)

**Foley moved to adjourn the meeting, Picariello seconded the motion; motion carried 5-0
Meeting adjourned 6:40 pm**