

**Wellfleet Board of Health
715 Old King's Hwy, Long Pond Room
Wednesday October 9, 2019, 5:30PM
Meeting Minutes**

Members Present: Jed Foley, Gary Locke, Janet Drohan, Ken Granlund, Chair (5:47pm)

Members Absent: Nick Picariello

Other Present: Hillary Greenberg-Lemos, Health Agent; Rebekah Eldridge, Committee Secretary; Matt Farrell, J.M. O'Reily; Billy Rogers, Rogers Engineering; Ann Suggs, Owner 46 Nauhaught Bluff Rd.; Michael Fischer, abutter 46 Nauhaught Bluff Rd.; Amelia Odade, Abutter of 46 Nauhaught Rd.

Drohan called the meeting to order at 5:31pm

Variances:

- **174 Pleasant Rd. Wellfleet, MA 2667; Map #35, Parcel #113 ~ Clyde Rousseau**
Matt Farrell presented for the property. They are asking for a new foundation. Hillary read the letter from the abutter, (Barbara Wright), with her concerns about the excavating causing issues with her land and property line. The board decided this issue was more a building department concern. Hillary stated she would like a septic inspection after the construction to make sure no damage was done during the construction.
 - **Locke moved to approve JMO'Reily plan #JMO6082A dated August 8, 2019, revised September 24, 2019 and grant the one variance requested in the letter dated September 25, 2019 for the upgrade of a foundation to serve a five-bedroom structure subject to the following conditions:**
 - Design flow to be limited to 550 GPD to serve five-bedrooms**
 - Reduced leach area of 48% granted 228 GPD provided**
 - No increase in habitable area**
 - No Conversion of use**
 - A deed recording reflecting the five-bedrooms**
 - Monitoring of the innovative technology**
 - The septic system be inspected once construction is finished.**
 - **Drohan seconded the motion, Motion Carried 3-0 (Chair abstained from vote)**

- **46 Nauhaught Bluff R. Wellfleet, MA 02667, Map #21, Parcel #17 ~ Ann Fitzgerald Suggs – letter regarding septic**

Ann Suggs came in front of the board to present her request for the board to reconsider her variance requests in her updated septic plan that was presented to the board on the September 11, 2019 meeting. She stated this is a financial issue for her and that her lot is small. She expressed sharing a septic with her neighbor wasn't something she would be willing to do. Drohan asked Hillary if there was a financial help that could be offered to the owner. Hillary also asked about water testing that was suggested to her, Suggs noted she had not gotten the water test. The board stated she needed to proceed with the water test. Locke explained they have never granted a well variance without an IA and he stated the board must remain consistent with this. Foley asked more about the nitrogen reduction system, Suggs stated she was informed that the prices for the system is very high. Drohan stated Suggs needed to investigate different systems as they vary in price. Chair Granlund suggested to Suggs that she look more into the low interest loan offered by Barnstable County, to produce a water test and investigate the different systems for her property. Michael Fischer, an abutter to the property addressed the board about a neighbor that has a cesspool and was asking information on why this property owner wasn't approached. Suggs repeated a shared system is not something she would consider. Another abutter Amelia asked about a time frame for these septic upgrades. Chair Granlund stated the time frame is usually six-months to a year unless an extension is asked of the board by the property owner.

The board did not approve Suggs request for reconsideration. This will be continued until the next meeting on November 13, 2019

- **3187 State Highway – Route 6 Wellfleet, MA 02667; Map #13, Parcel #69, Nazarian Family**

Matt Farrell presented for the property. A septic upgrade is being proposed. Ten variances are being asked. He went over each variance with the board. Hillary stated her concern for the lot which is tight and asked if the bedrooms would be brought down from a three-bedroom capacity to two-bedroom capacity. Farrell stated that with the general use permit they can reduce 50% as its designed it is 251 GPD. Locke stated that he could go up to 50% and ask for less variances. Farrell asked for a continuance.

- **This will be continued until the Board of Health meeting on November 13, 2019**

- **95 LeCount Hollow Rd. Wellfleet, MA 02667; Map #30, Parcel #10 ~ The Jolo Realty Trust**

(Locke recused himself for this property) Billy Rogers presented for this property. Asking for four variances for a new septic system. Rogers stated that they are farther away from the wells than they were when a plan in 1999 was approved.

Hillary asked Rogers to confirm that the Advantax is going in under remedial because of the 50% reduction and the nitrogen credit for the extra bedroom. Rogers stated yes, it is.

- **Foley moved to approve plan Rogers Professional Plan #W-19-2078A dated September 9, 2019 and grant the four variances requested in the letter dated October 1, 2019 for the upgrade of a septic system to serve a three-bedroom structure a grandfathered nonconforming dwelling. Using Advantex AX-20 denitrification technology under the remedial, Provisional or general use approval category.**

Subject to the following conditions:

**Design flow to be limited 330 GPD, to serve three-bedrooms
Reduced leach area variance 50% reduction granted 172 GPD
provided
No increase of habitable area
No increase in conversion of use
Well Water Testing
Deed recording reflecting three-bedrooms
Monitoring of the Innovative Technology
Annual Inspection of pumps, alarms, and other equipment.**

Business:

- **180 Commercial St. Wellfleet, MA 02667, Map #21, Parcel #91 ~ Susan Baker Leavitt**

Tim Dickey represented the property. The owner is asking for approval of a screened in porch on her deck. The board had no questions or issues with this request.

- **Locke moved to approve the screened porch, Foley seconded the motion; motion carried 4-0**

Minutes:

- September 11, 2019 – Foley moved to approve the minutes as amended, Drohan seconded the motion, Motion carried 4-0.

Correspondence

- Discussion about the abutting property for 46 Nauhaught Bluff Road; Delongy, needs to be sighted for a failing system.

Meeting Adjourned 6:40pm