

CIVIL ENGINEERING  
WATER RESOURCES  
ENVIRONMENTAL  
SANITARY  
STRUCTURAL  
WATERFRONT

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LAND SURVEYING  
LAND COURT  
SITE PLANNING  
CERTIFIED PLANS

May 20, 2023

Town of Wellfleet  
Board of Health  
220 West Main Street  
Wellfleet, MA 02667

Re: 1546 Baker Avenue, Wellfleet

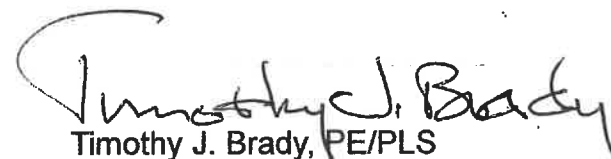
Members of the Board:

It is proposed to remodel the existing building at 1546 Baker Avenue in Wellfleet. This remodel will include demolition of an existing wing at the house and reconstruction of the wing with a new second floor which will increase the habitable area. In 2005, the Board of Health approved a septic system for this property with an Alternative Treatment System and variances. The approval included a condition that any increase in habitable area requires Board of Health review, hence the purpose of this filing.

Enclosed are plans of the existing building and the proposed construction. While there will be an increase in the habitable space, there will not be an increase in the number of bedrooms. Therefore, it is my opinion that the existing septic system and Alternative Treatment System are adequate for the intended construction.

I look forward to meeting with you to review the plans. If you have any questions prior to the meeting, please feel free to contact me any time.

Sincerely,

  
Timothy J. Brady, PE/PLS  
President

23-005  
Enclosure(s)



Bk 19644 Pg 274 #18582  
03-22-2005 @ 03:53p

Dennison, February 7, 2005

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DECLARATION OF RESTRICTIVE COVENANTS

I. RECITALS NOT NOT

1. We <sup>AN</sup> ~~ANA & ROUPEL~~ <sup>AN</sup> ~~Bulkov~~ OFFICIAL, owners  
("Owner") of property located at 1546 Baker Ave (the  
"Property") by virtue of a deed dated 10/28/04 and recorded with  
Barnstable County Registry of Deeds in Book 191840 T, Page 71. The Property  
is all more particularly described on the Exhibit "A" attached hereto and made a part hereof.

2. As a condition to <sup>OFFICIAL</sup> ~~receiving~~ <sup>OFFICIAL</sup> approval of requested ~~variances~~ for the installation of a septic  
system from the Town of Wellfleet, acting by and through its Board of Health ("Board of  
Health"), the Owner is required to enter into this Declaration:

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and  
valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the  
Owner of the Property hereby declares that the Property shall be held, occupied, sold,  
transferred, and conveyed subject to this Declaration as hereinafter described:

II. COVENANTS AND RESTRICTIONS

1. The Owner hereby imposes the following restrictions and covenants on the Property for the benefit of the Board of Health:
  - (a) Design flow is limited to 448 GPD to service a four bedroom dwelling.
  - (b) No increase in habitable area without Board of Health review
  - (c) Floor plans to be approved by Health Department.
  - (d) Soil conditions to be verified by Health Department.
  - (e) Well water tested and found potable, with results copied to the Health Department prior to the issuance of a Disposal Works Permit.
  - (f) A copy of a three year O and M contract with a certified waste water operator shall be submitted to the Health Department prior to the issuance of a Disposal Works Permit. Monitoring shall include testing the effluent for the following parameters: temperature, pH, nitrate, ammonia, and TKN. The influent shall be sampled for these parameters once annually. The schedule for monitoring shall be quarterly for the first two years of operation, semi-annually for the next two years and one sample annually from then on. Upon transfer of deed this schedule shall be restarted. All results are to be copied to the Health Department. Any other sampling per DEP approval.
  - (g) Any restriction in design flow and all conditions shall be recorded against the deed for the property at the Registry in Barnstable, and proof of conditions deed recorded shall be submitted to the Health Department prior to the issuance of the Disposal Works Permit
2. This Declaration shall be governed by the laws of the Commonwealth of Massachusetts. The provisions of this Declaration shall be binding upon all the parties having acquiring any right, title and interest in the Property, shall be for the benefit of the Board of Health, and shall run with and bind the Owner of the Property and their heirs, devisees, successors, and assigns.
3. The Owner, its successors and assigns shall be fully discharged and relieved of liability under this Declaration, upon ceasing to hold an interest in the Property.

2/7/05

Dennison, February 7, 2005

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4. Each successor owner of the Property by accepting delivery of a deed subject to this Declaration or executing an assent to this Declaration agrees and covenants that the terms and conditions of this Declaration are reasonable and agrees to be bound thereby.

A N A N

5. The Board of Health may prosecute proceedings at law against any person violating or attempting to violate the provisions hereof either to restrain violation or to recover damages.

N O T N O T

6. The failure of the Board of Health to enforce any restriction, covenant, or provision hereof, shall not be deemed to be a waiver of the right to do so thereafter as to the same breach or to one occurring subsequent thereto. C O P Y

7. If any provision hereof of the application of any such provision to any person or circumstance shall be held invalid, the remainder of this declaration or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby.

Executed as a Declaration under seal this 10<sup>th</sup> day of March, 2005

Owner:

Ann G. Bulkin

Name:

Owner:

Bruce I. Bulkin

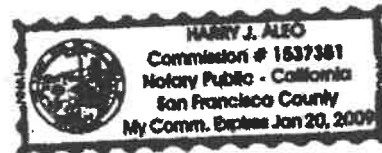
Name:

~~STATE OF CALIFORNIA~~  
~~COMMONWEALTH OF MASSACHUSETTS~~ 17<sup>th</sup>

SAN FRANCISCO County, ss

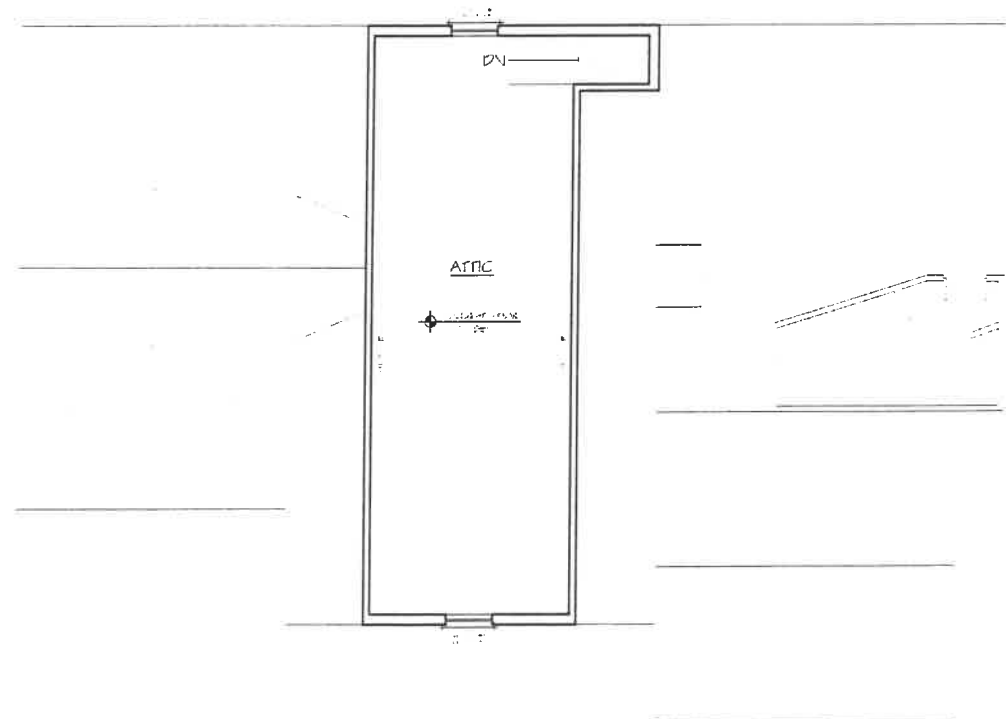
MARCH 10, 2005 (date)

Then personally appeared the above named ANN G. BULKIN and BRUCE I. BULKIN who acknowledged the foregoing instrument to be their free act and deed, before me,

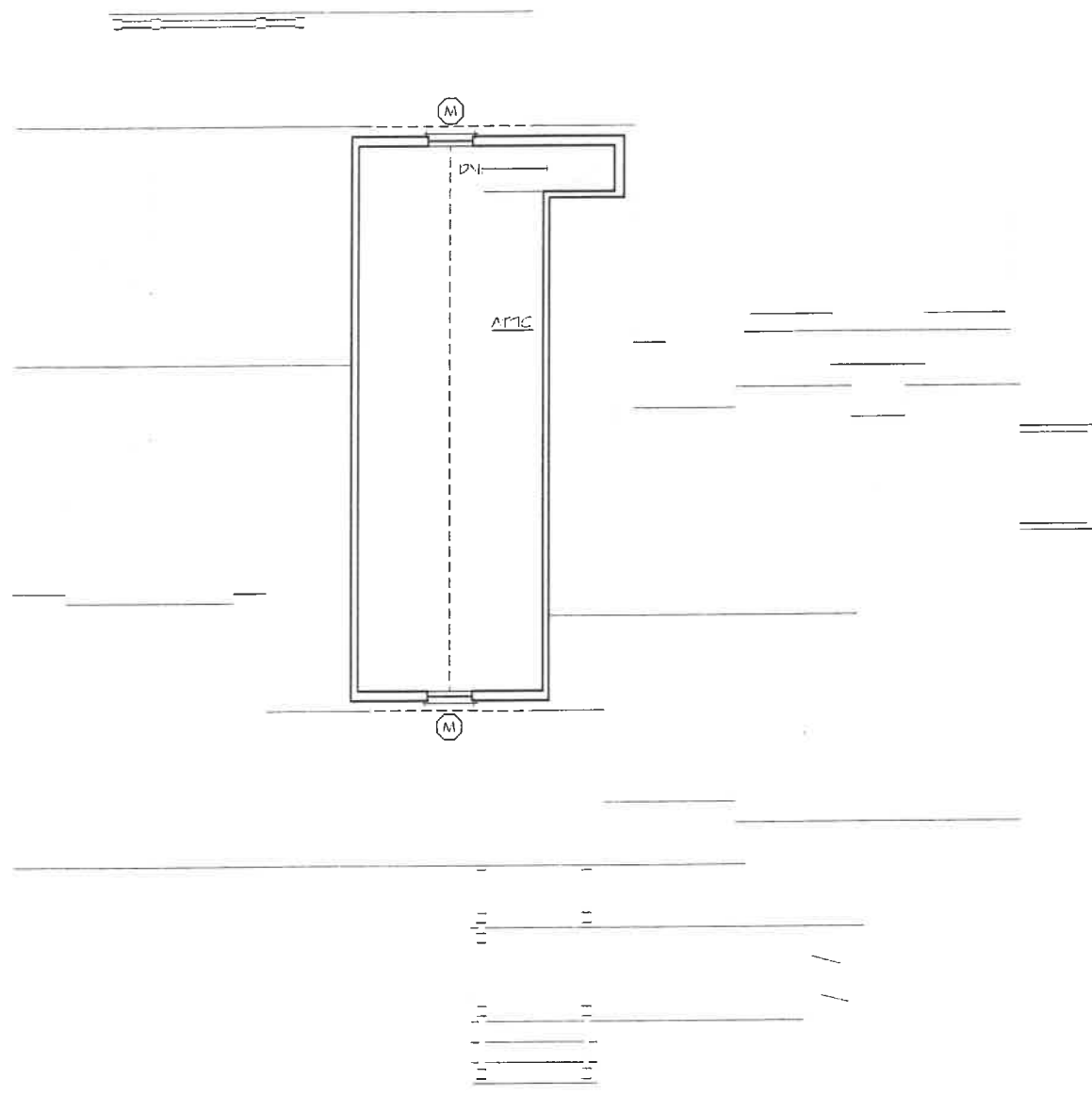


Harry J. Aleo  
Notary Public  
My commission expires: JAN. 20, 2009

BARNSTABLE REGISTRY OF DEEDS





2  
A-1 ATTIC FLOOR PLAN - EXISTING  
SCALE: 1/4" = 1'-0"



2  
A-2 ATTIC FLOOR PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"



LEGEND  
 EXISTING WALL  
 NEW CONSTRUCTION

DATE:  
3/8/23

Peter McDonald | Architect  
 PO BOX 888 North Eastham, MA 02642  
 Cape Cod, MA 508.240.0843  
 www.capcodarch.com

Bueker Residence  
 1546 Baker Ave  
 Wellfleet, MA

Existing and Proposed  
 Attic Floor Plan



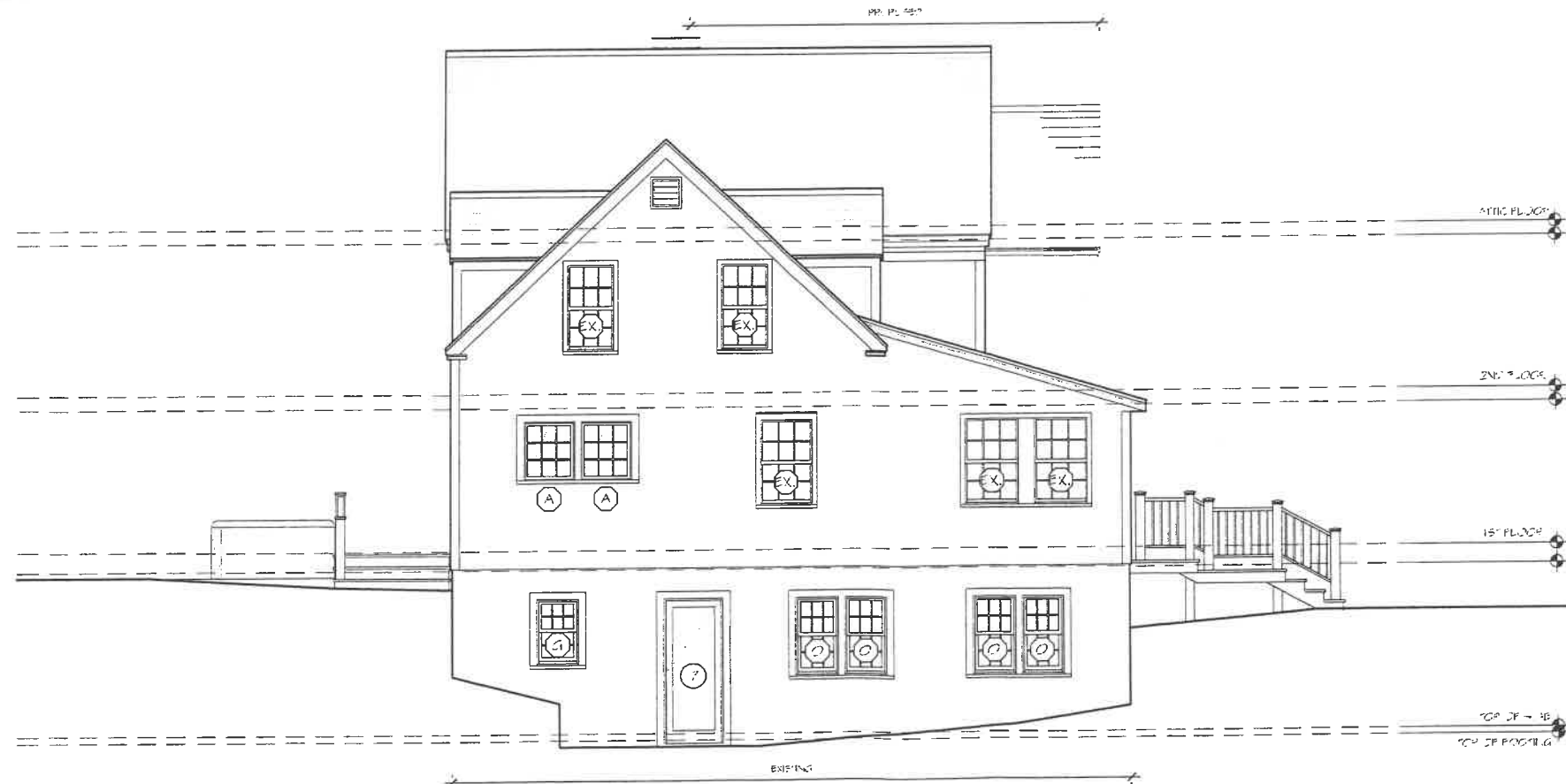
1 SOUTH ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION - EXISTING  
 EXA SCALE: 1/4" = 1'-0"



3 WEST ELEVATION - PROPOSED  
 EXB SCALE: 1/4" = 1'-0"