

Wellfleet By The Sea Cottages
PO Box 16
South Wellfleet, MA 02663

Wellfleet Board of Health
220 W Main Street
Wellfleet, MA 02667

April 5, 2023

Dear Board of Health,

I am writing this letter to request a variance to supply water from 370 Ocean View Drive (M24. P56) (Crosen family Cottages) to the adjacent 2-Bedroom cottage we recently purchased at 360 Ocean View Drive. (M24. P55).

The new water system was approved by the The Board of Health on May 9, 2018, and was just recently completed. I have included the following:

1. The survey maps of the related area and the engineered septic plan for 360 that shows the proposed waterline.
2. A copy of the Board's May 9, 2018 Minutes, approving the new well location for the 370 OVD water system
3. A copy of the well permit and the water test for 370 OVD water system.

A copy of this letter has been sent by certified mail to our one abutter (Cape Cod National Seashore) to notify them of our intentions and the time and place of next week's meeting: April 12, 2023 at 5:30 pm.

Thank you for your consideration,

Peter Crosen
Wellfleet By The Sea Cottages



WELLFLEET

Massachusetts

Published on Wellfleet MA (<http://www.wellfleet-ma.gov>)

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BOH Minutes

Meeting date:

Wednesday, May 9, 2018

Wellfleet Board of Health

Wellfleet Senior Center, 715 Old King's Hwy

May 9, 2018, 7:00 PM

Present: Chair Kenneth Granlund; Janet Drohan, Gary Locke; Nick Picariello; Moe Barocas

Others Present: Health Agent, Hillary Greenberg-Lemos

Chair Granlund called the meeting to order at 7:00 P.M.

Farm Animal Permits: The Grays at 27 Old Kings Hwy. currently have three ponies and wants to add goats and hens. James and Allison Gray are not present for the meeting, and Chair Granlund would like to postpone and have the applicant present to hear that their abutters have been notified. The Board members agreed and will move the discussion to a later date.

Variances-

- **Field-132 Cliff Road Map 24/Parcel 112-Continued**

Tim Brady of East Cape Engineering, Inc. presented, as requested in the letter of April 13, 2018, plan # 17-057 dated April 13, 2018, five (5) variances for a septic system upgrade for an existing dwelling owned by Martha Field, Wellfleet Assessors Map 24, Parcel 112:

310 CMR 15.405

1. 4'± from the 10' required setback for proposed soil absorption system to the road property line (6'± setback proposed)
2. 4'± from the 10' required setback for proposed soil absorption system to the south property line (6'± setback proposed)
3. 8'± from the 20' required setback for proposed soil absorption system to the foundation wall (12'± setback proposed)
4. 4'± from the 10' required setback for proposed septic tank to the foundation wall (6'± setback proposed)
5. 38'± from the 100' required setback for proposed soil absorption system to the existing well (62'± setback proposed)

Brady is requesting variances for the septic system. Asked about an alternative treatment system

and has a plan showing one and asking a waiver. This is not a long-term project, there is no

increase, and trying to get the building into a safe area. The leeching system is now adjacent to an inland-wetland area. The structural engineer is concerned about the septic tank near the foundation.

The Board asked if there were any water tests, and Brady responded that there haven't been any

as of yet. Brady explained that the MicroFAST system will satisfy the requirements if turned 90

degrees towards the property line towards the road. The Board would like to see the plan revised.

Gary Locke moved to approve plan dated April 13, 2018, and grant the five (5) variances, as requested in the letter of April 13, 2018 subject to the following conditions:

1. Design flow is limited to 330 gallons per day (gpd) to serve (3) three-bedrooms.
 2. No increase in habitable area without Board of Health review.
 3. There is to be no conversion of use without Board of Health review.
 4. The well water shall be tested and found potable, with results copied to the Health Department, prior to issuance of the Disposal Works Permit,
-
1. Per 'General Use' approval of "MicroFAST .5" denitrification treatment unit, a copy of a 3-year operation and maintenance contract with a certified wastewater operator shall be submitted to the Health Department prior to issuance of the 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 2 years of operation, semi-annually for the next 2 years, and 1 sample annually from then on. Upon transfer of deed this schedule shall be restarted.
 2. 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 deed recording shall be submitted to the Health Department prior to the issuance of the Disposal Works Permit.

Seconded by Piciarello.

The motion carried, 5-0

• **McMahon-45 Bond Street Map 36/Parcel 115-Continued**

Peter McMahon is present to request permission to relocate his well either less than 100 feet from his own septic field or to locate it in the paper road. He is requesting a variance off site.

Moved to accept the variance request by Locke.

Seconded by Piciarello

The motion carried 4-0-1.

• **Crosen-370 Ocean View Drive Map 24/Parcel 56**

Peter Crosen is proposing to move to a lot off the land. The plan will fall under Board of Health Regulation 504 and proposed to move the well to an adjacent lot and bring the water to the main parcel. They won't be located near any septic systems.

Locke moved to accept the relocation of the well for Wellfleet-by-the-Sea Cottages.

Seconded by Barocas

The motion carried, 5-0.



**Town of Wellfleet
Board of Health
Well Permit**

Permit

3269

This is to Certify that

Cappello Well Drilling

Peter Crosen (24/56)

Is Hereby Granted A Permit For Consumption Well to serve 370 Ocean View Drive

permit Expires 3/28/24 unless sooner suspended or revoked.

Approved by the Health Department

3/28/23

Hillary Greenberg

**Hillary Greenberg
Health & Conservation Agent**

ENVIROTECH LABORATORIES, INC.

MA CERT. NO.: M-MA 063

8 Jan Sebastian Drive Unit 12
Sandwich, MA 02563
(508)888-6460 1-800-339-6460
FAX (508)888-6446

Client Name : Cappello Well Drilling **Location :** Map 24 PCL 56
Address : PO Box 293 370 Oceanview Drive
Wellfleet, MA Wellfleet, MA
02667
Lab Number : DW-230542
Collected By : Frank **Date Received :** 02/22/23
Sample Type : Existing Well **Well Specs :**

Location Source	Date Collected	Time Collected	Comments			
A	02/22/23	10:30	Map 24 PCL 56			
Analysis Requested	Units	Recommended Limits	Analysis Result	Method	Date Analyzed	Analyzed By
pH	pH units	6.5-8.5	6.69	SM 4500-H-B	02/22/2023	KF
Specific Conductance	umhos/cm	500	148	EPA 120.1	02/22/2023	KF
Nitrite-N	mg/L	1.00	<0.050	EPA 300.0	02/24/2023	BCL*
Nitrate-N	mg/L	10.0	<0.10	EPA 300.0	02/24/2023	BCL*
Sodium	mg/L	20.0	23	EPA 200.7	02/24/2023	KB
Total Iron	mg/L	0.3	0.074	EPA 200.7	02/24/2023	KB
Manganese	mg/L	0.05	<0.005	EPA 200.7	02/24/2023	KB
Total Coliform (Presence/Absence)	Present/Absent	Absent	Absent	SM9223B	02/22/2023	IP @ 17:15

Comments:

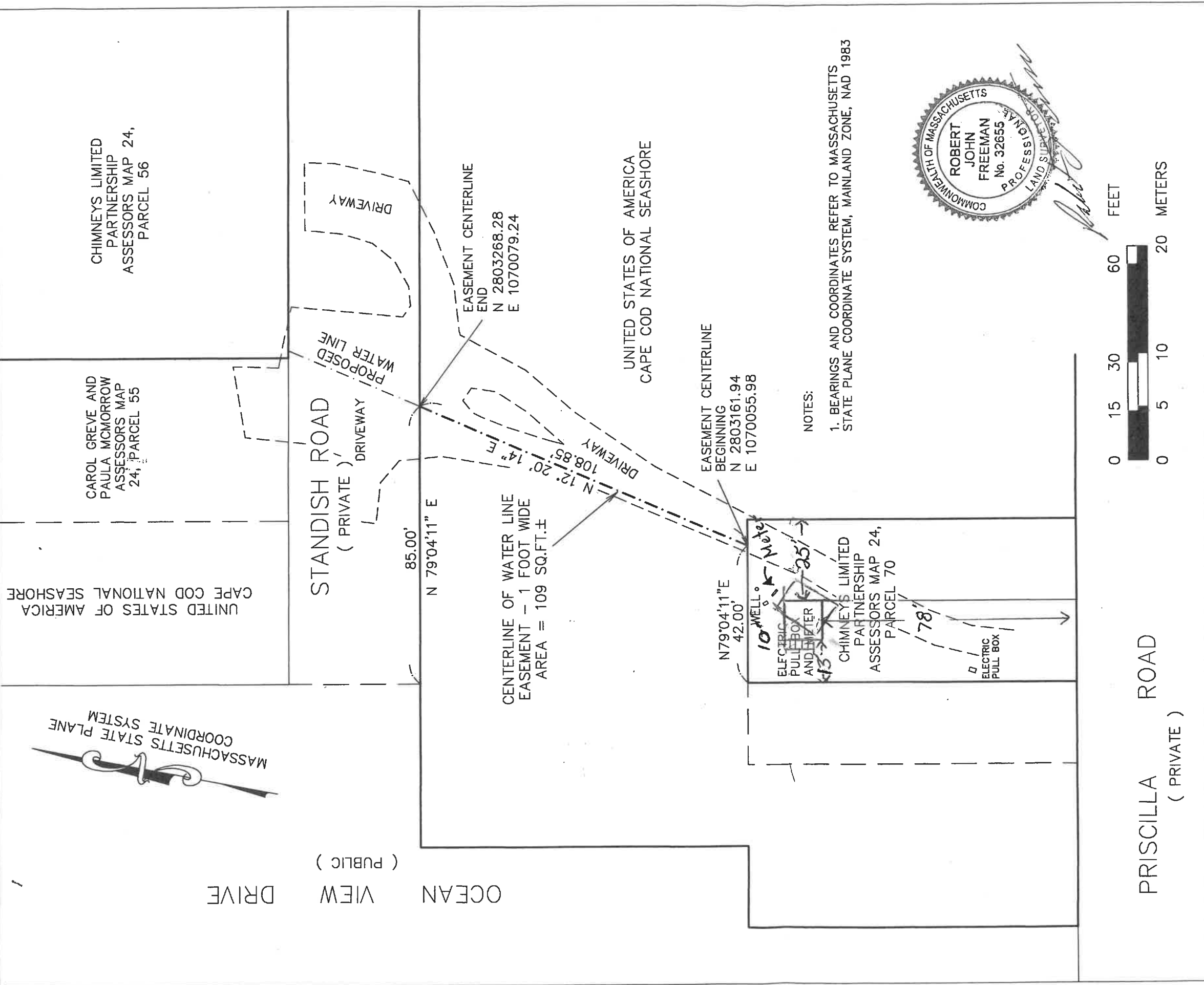
Sodium level is not a health hazard.
All samples were analyzed within the established guidelines of US EPA approved methods with all requirements met, unless otherwise noted at the end of a given sample's analytical results.
We certify that the following results are true and accurate to the best of our knowledge.

Water meets EPA standards and is suitable for drinking for parameters tested.


Ronald J. Soari
Laboratory Director

Date 3/9/2023

BRL = Below Reportable Limits *See Attached
*Certification is not available for this analyte for potable water samples.



UNITED STATES OF AMERICA
CAPE COD NATIONAL SEASHORE

CAROL GREVE AND
PAULA MCMORROW
ASSESSORS MAP 24,
PARCEL 55

CHIMNEYS LIMITED
PARTNERSHIP
ASSESSORS MAP 24,
PARCEL 56

STANDISH ROAD
(PRIVATE)
DRIVEWAY

OCEAN VIEW DRIVE
(PUBLIC)

85.00'
N 79°04'11" E

UNITED STATES OF AMERICA
CAPE COD NATIONAL SEASHORE

CENTERLINE OF WATER LINE
EASEMENT - 1 FOOT WIDE
AREA = 109 SQ.FT.±

EASEMENT CENTERLINE
END
N 2803268.28
E 10700079.24

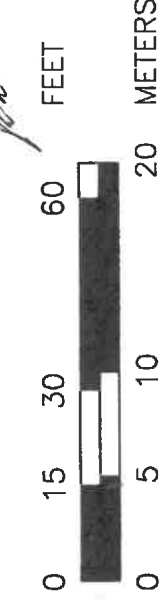
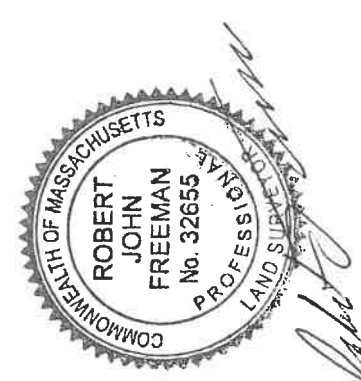
EASEMENT CENTERLINE
BEGINNING
N 2803161.94
E 10700055.98

N 79°04'11" E
42.00'

10' WELL
ELECTRIC PULL BOX AND METER
CHIMNEYS LIMITED PARTNERSHIP
ASSESSORS MAP 24, PARCEL 70
ELECTRIC PULL BOX

NOTES:

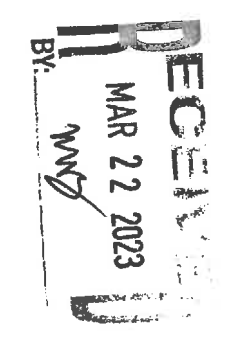
1. BEARINGS AND COORDINATES REFER TO MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE, NAD 1983



PRISCILLA ROAD
(PRIVATE)

~ 370 OCEAN VIEW DRIVE ~

PLAN OF LAND IN
WELLFLEET, MA
SHOWING A PROPOSED WATER LINE EASEMENT
PREPARED FOR: CHIMNEYS LIMITED PARTNERSHIP



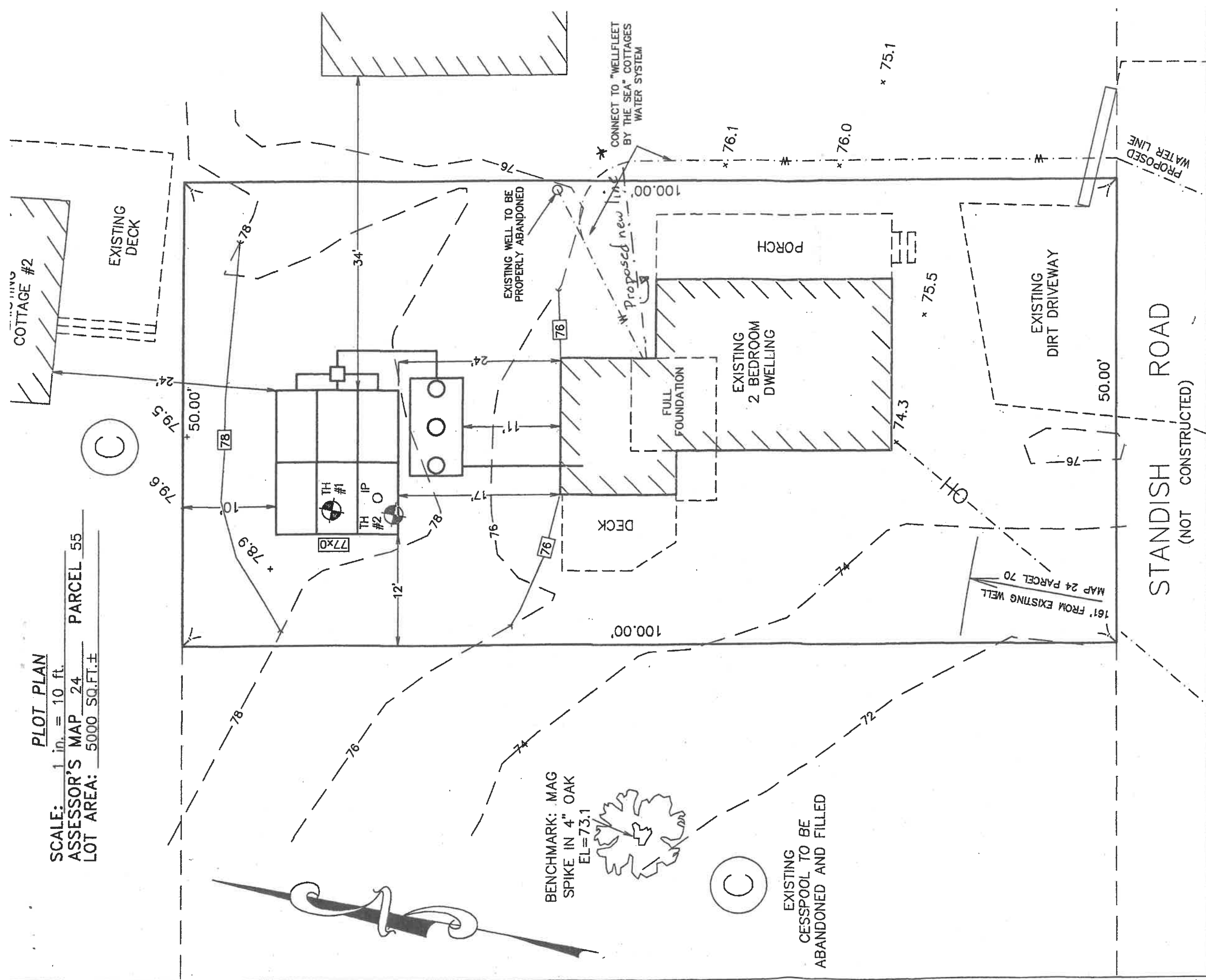
SCALE: 1" = 30'

DATE: MARCH 22, 2021

SCHOFIELD BROTHERS OF CAPE COD
PROFESSIONAL ENGINEERS & PROFESSIONAL LAND SURVEYORS
161 CRANBERRY HIGHWAY, ORLEANS MA 02653
TEL. NO. 508-255-2098 FAX NO. 508-240-1215

PLOT PLAN

SCALE: 1 in. = 10 ft.
 ASSESSOR'S MAP 24 PARCEL 55
 LOT AREA: 5000 SQ.FT.±



PROFILE OF SYSTEM - NO SCALE

