

J.C. ELLIS DESIGN COMPANY, INC.

SEPTIC SYSTEM DESIGN & ENGINEERING – SEPTIC INSPECTION –
SITE PLANNING – WETLAND CONSULTATION & PERMITTING
P.O. BOX 81, NORTH EASTHAM, MA 02651 PHONE 508-240-2220 FAX 508-240-2221
EMAIL jason@jcellisdesign.com

March 31, 2023

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

Re: Variance Requests
John & Kathleen Morin
212 Holbrook Avenue, Wellfleet MA, Assessor's Map 14, Parcel 162

Dear Board,

John & Kathleen Morin are proposing to upgrade the existing cesspools located at 212 Holbrook Avenue in anticipation of a sale of the property. Due to the configuration and size of the lot and the proximity of existing wells, the following variances are requested:

310 CMR 15.211

1. 5' from proposed S.A.S. to lot line (Pcl. 163)
(10' required, 5' provided, 5' variance requested)

310 CMR 15.248

2. No reserve area provided.

Wellfleet Board of Health Regulations: Section 601 A

3. 72' from proposed S.A.S. to water course (Isolated Vegetated Wetland)
(100' required, 72' provided, 28' variance requested)

Thank you for your attention to this matter.

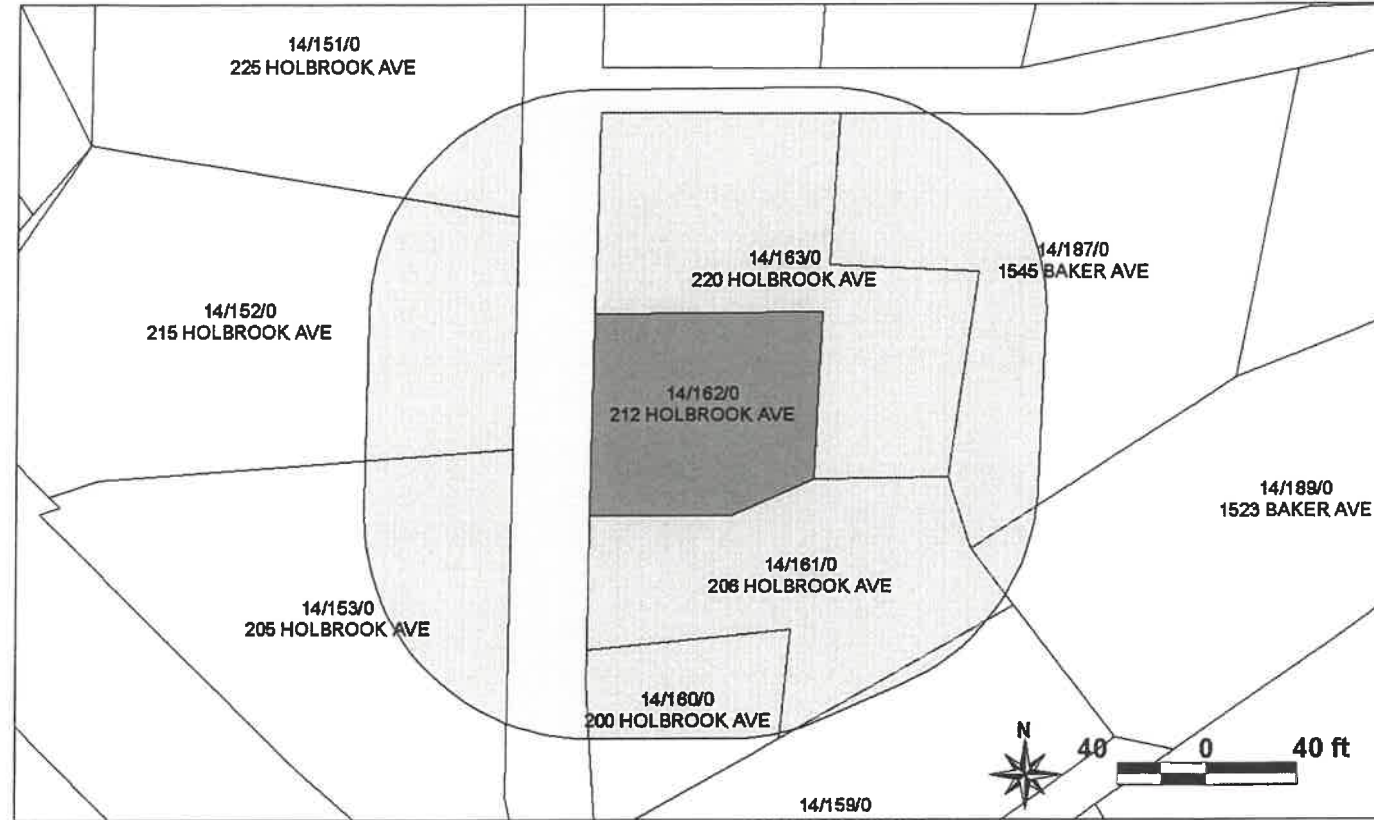
Sincerely,

Jason C. Ellis, R.S., L.S.I.T.
J.C. Ellis Design Co., Inc.

RECEIVED BY: _____
APR 05 2023
HEALTH DEPARTMENT
TOWN OF WELFLEET

TOWN OF WELLFLEET, MA
 BOARD OF ASSESSORS
 300 Main Street, MA 02667

Abutters List Within 100 feet of Parcel 14/162/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1187	14-151-0-R	HARRILD ROBERT T & MARY E	225 HOLBROOK AVE	18 BEACH RD	SHARON	MA	02067
1188	14-152-0-R	HANNIGAN/RESLER LLC HANNIGAN JAN	215 HOLBROOK AVE	7721 CROSSOVER DR	MCLEAN	VA	22102
1189	14-153-0-R	DILLON JACQUELINE M & STEPHEN & JOHN J JR TRUSTEES	205 HOLBROOK AVE	C/O THEODORE J MORAN BOX 65	WELLFLEET	MA	02667
1197	14-159-0-R	MANNING LUCAS TRUSTEE	190 HOLBROOK AVE	1694 STATE HWY	WELLFLEET	MA	02667
1198	14-160-0-R	JENKINS PRISCILLA	200 HOLBROOK AVE	PO BOX 634	WELLFLEET	MA	02667
1199	14-161-0-R	MEADER MARTHA R & KLARSFELD THEODORE M	206 HOLBROOK AVE	BOX 470	SLINGERLANDS	NY	12159
1200	14-162-0-R	MORIN JOHN T & KATHLEEN D	212 HOLBROOK AVE	500 E 77TH ST #1803	NEW YORK	NY	10162
1201	14-163-0-R	NAZARIAN FRANCIS R LIFE ESTATE	220 HOLBROOK AVE	3560 HISPANIA PLACE UNIT 212	SARASOTA	FL	34232
1225	14-187-0-R	CARLSON JUSTINA K	1545 BAKER AVE	1545 BAKER AVE	WELLFLEET	MA	02667
1227	14-189-0-R	NEEDEL DANIEL T & ANNE M	1523 BAKER AVE	1523 BAKER AVE	WELLFLEET	MA	02667



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EMAIL jason@jcellisdesign.com

March 31, 2023

Re: Variance Requests

John & Kathleen Morin

212 Holbrook Avenue, Wellfleet MA, Assessor's Map 14, Parcel 162

Dear Abutter,

John & Kathleen Morin are proposing to upgrade the existing cesspool located at 212 Holbrook Avenue in anticipation of a sale of the property. Due to the configuration and size of the lot and the proximity of wetland resource areas, the following variances are requested:

310 CMR 15.211

1. 5' from proposed S.A.S. to lot line (Pcl. 163) - (10' required, 5' provided, 5' variance requested)

310 CMR 15.248

2. No reserve area provided.

Wellfleet Board of Health Regulations: Section 601 A

3. 72' from proposed S.A.S. to water course (Bordering Vegetated Wetland)
(100' required, 72' provided, 28' variance requested)

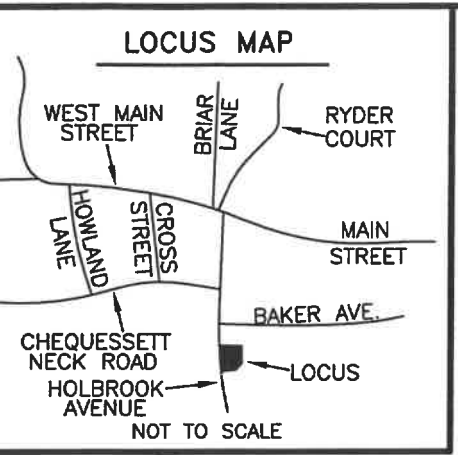
The Wellfleet Board of Health will hold a public hearing to consider the approval of these variance requests on Wednesday, April 12, 2023 at 5:30 P.M. at the Wellfleet Adult Community Center located at 715 Old King's Highway. If you wish to attend, please verify the meeting date, time, and location with the Wellfleet Health Department at 508-349-0308.

Thank you for your attention to this matter.

Sincerely,

Jason C. Ellis, R.S., L.S.I.T.

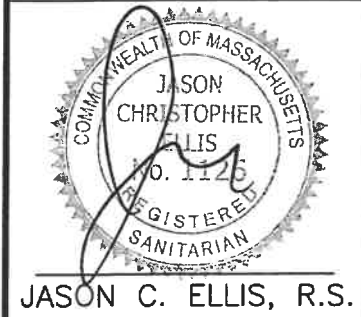
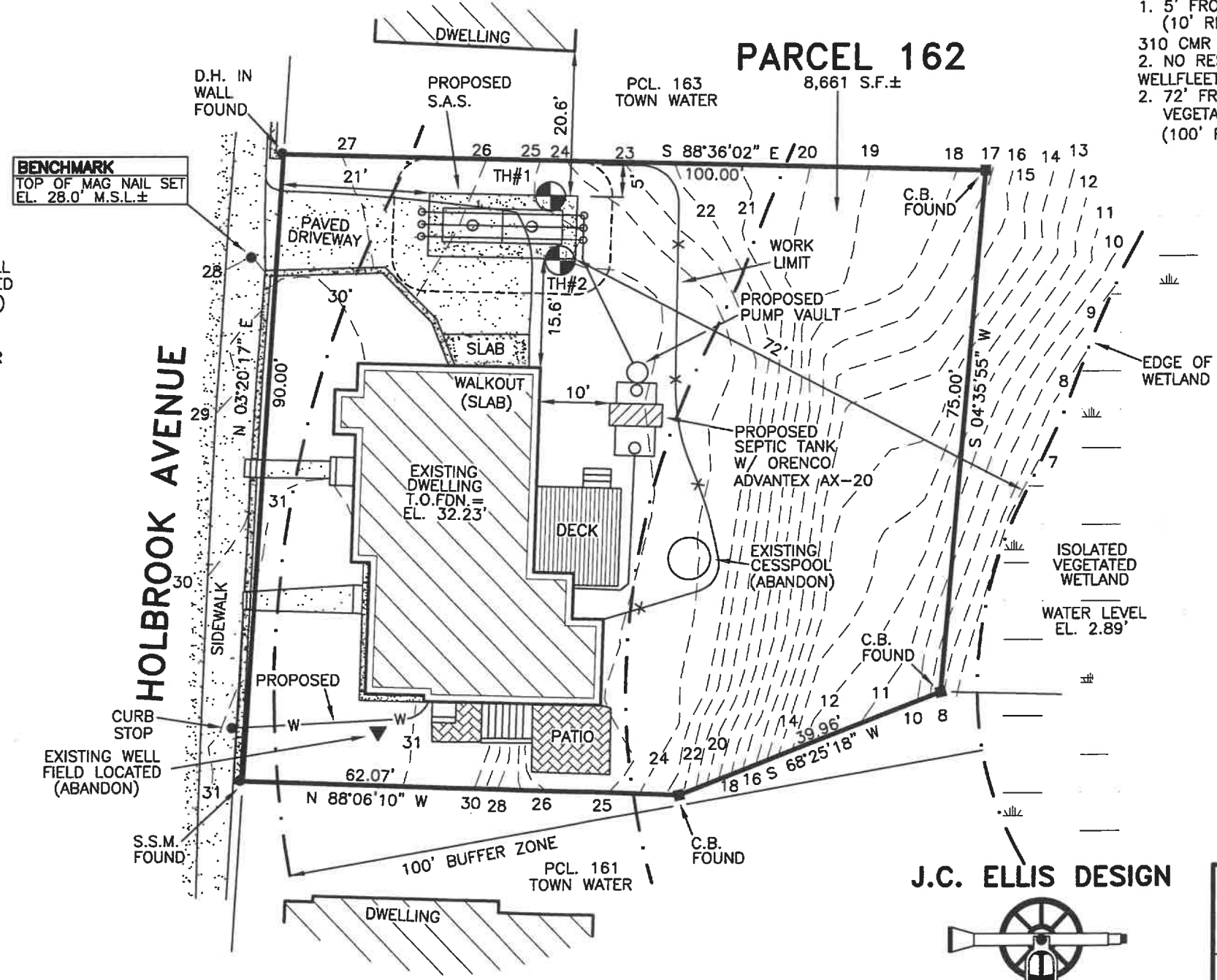
J.C. Ellis Design Co., Inc.



THIS PLAN REQUIRES CONSERVATION COMMISSION APPROVAL.
 WORK LIMIT TO BE STAKED SILT FENCE.
 DISTURBED AREAS TO BE REVEGETATED WITH CONSERVATION
 GRASS SEED MIX.

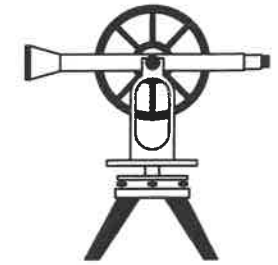
VARIANCE REQUESTS:

- 310 CMR 15.211
 1. 5' FROM PROPOSED S.A.S. TO LOT LINE (PCL. 163)
 (10' REQUIRED, 5' PROVIDED, 5' VARIANCE REQUESTED)
 310 CMR 15.248
 2. NO RESERVE AREA PROVIDED.
 WELLFLEET BOARD OF HEALTH REGULATIONS: SECTION 601 A.
 2. 72' FROM PROPOSED S.A.S. TO WATER COURSE (BORDERING
 VEGETATED WETLAND)
 (100' REQUIRED, 72' PROVIDED, 28' VARIANCE REQUESTED)



SURVEY PLAN REFERENCE:
 PLAN BOOK 532 PAGE 78
 THIS PLAN IS FOR SEPTIC SYSTEM
 DESIGN PURPOSES ONLY.
 THIS PLAN IS NOT FOR BOUNDARY
 DETERMINATION.
 PROPERTY OWNER AND
 CONTRACTORS TO VERIFY
 ALL WATER LINES AND GAS
 UTILITIES ON PROPERTY.

J.C. ELLIS DESIGN



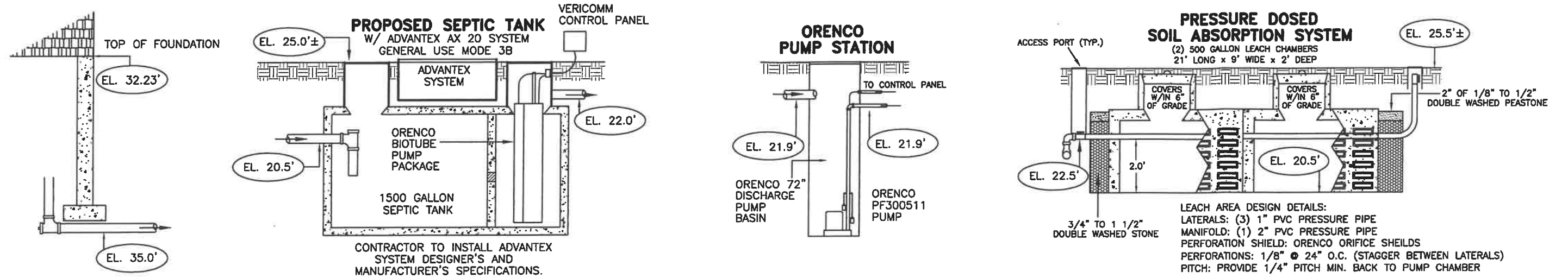
P.O. BOX 81
 NORTH EASTHAM, MA 02651
 (508)240-2220
 Email: jason@jcellisdesign.com

SEPTIC SYSTEM UPGRADE PLAN

SUBJECT: 212 HOLBROOK AVENUE WELLFLEET, MA	
PREPARED FOR: JOHN & KATHLEEN MORIN 500 E. 77TH STREET #1803 NEW YORK, N.Y. 10162	
ASSESSOR'S MAP 14 PARCEL 162	SCALE: 1"=20'
DATE: MARCH 21, 2023	SHEET 1 OF 3

SECTION DETAIL – COMPONENTS

NOT TO SCALE



DESIGN CALCULATIONS

FLOW RATE:

4 BEDROOM DWELLING = 440 G/P/D REQUIRED
(110 G/P/D PER BEDROOM x 4 BEDROOMS)
NO GARBAGE GRINDER ALLOWED

PROPOSED SEPTIC TANK:

440 G/P/D x 2 = 880 G/P/D REQUIRED
USE PROPOSED ORENCO ADVANTEX AX-20 1500 GALLON SEPTIC TANK

PROPOSED SOIL ABSORPTION SYSTEM:

PERC RATE = <2 MIN/IN - CLASS I SOIL
SIDEWALL = (21 + 9)(2)(2) = 120 S.F.
BOTTOM: (21)(9) = 189 S.F.
(120 + 189)(0.74) = 228.66 G/P/D PROVIDED
USE: (2) 500 GALLON LEACH CHAMBERS W/ STONE
AS SHOWN IN DETAIL.

* 48% REDUCTION IN REQUIRED SIZE OF S.A.S. PROVIDED PER DEP GENERAL USE APPROVAL.

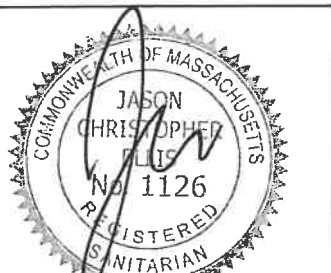
NOTES

1. ALL PRECAST COMPONENTS LOCATED UNDER DRIVEWAY TO BE H-20 RATED.
2. ELEVATION DATUM IS FROM USGS QUAD MAP.
3. MUNICIPAL WATER IS AVAILABLE.
4. ALL CONSTRUCTION TO CONFORM WITH 310 CMR 15.000 AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
5. INSTALLER/CONTRACTOR TO REVIEW & VERIFY ALL ELEVATIONS AND DETAILS AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION OR ASSUME ALL RESPONSIBILITY.
6. INSTALLER/CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAFE WORK AREA, VERIFYING ALL UTILITIES AND NOTIFYING DIG SAFE PRIOR TO CONSTRUCTION.
7. ANY CHANGES TO OR DEVIATIONS FROM THIS PLAN MUST BE APPROVED IN WRITING BY J.C. ELLIS DESIGN CO. AND BOARD OF HEALTH.
8. FINISH COVER OVER COMPONENTS IS NOT TO EXCEED 3' PER 310 CMR 15.000.
9. ALL COMPONENTS TO BE PROVIDED WITH WATERTIGHT ACCESS PORTS WITHIN 6" OF FINISH GRADE.
10. ALL SEPTIC TANKS, DISTRIBUTION BOXES AND PIPING TO BE INSTALLED WATERTIGHT.
11. NO KNOWN WELLS EXIST WITHIN 100' OF PROPOSED LEACH AREA.
12. LEACH AREA TO BE PROVIDED WITH AT LEAST ONE INSPECTION PORT CONSISTING OF A PERFORATED FOUR INCH PIPE PLACED VERTICALLY DOWN INTO THE STONE TO THE NATURALLY OCCURRING SOIL OR SAND FILL BELOW THE STONE. THE PIPE SHALL BE CAPPED WITH A SCREW TYPE CAP AND ACCESSIBLE WITHIN 3" OF GRADE.

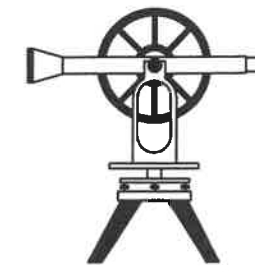
DEEP HOLE DATA

PERFORMED BY: JASON C. ELLIS, R.S., S.E.
WITNESSED BY: MEREDITH BALLINGER, WELLFLEET B.O.H.
TEST DATE: MARCH 21, 2023

#1		#2	
DEPTH	ELEV.	DEPTH	ELEV.
0.00'	34.75'	0.00'	34.0'
1.0'	33.75'	0.83'	33.17'
2.33'	32.42'	2.16'	31.84'
11.0'	23.75'	10.33'	23.67'
NO WATER ENCOUNTERED		NO WATER ENCOUNTERED	



JASON C. ELLIS, R.S.



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P.O. BOX 81
NORTH EASTHAM, MA 02651
(508)240-2220
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SEPTIC SYSTEM UPGRADE PLAN

SUBJECT:
212 HOLBROOK AVENUE
WELLFLEET, MA

PREPARED FOR:
JOHN & KATHLEEN MORIN
500 E. 77TH STREET #1803
NEW YORK, N.Y. 10162

ASSESSOR'S MAP 14 PARCEL 162	
DATE: MARCH 21, 2023	SHEET 2 OF 3

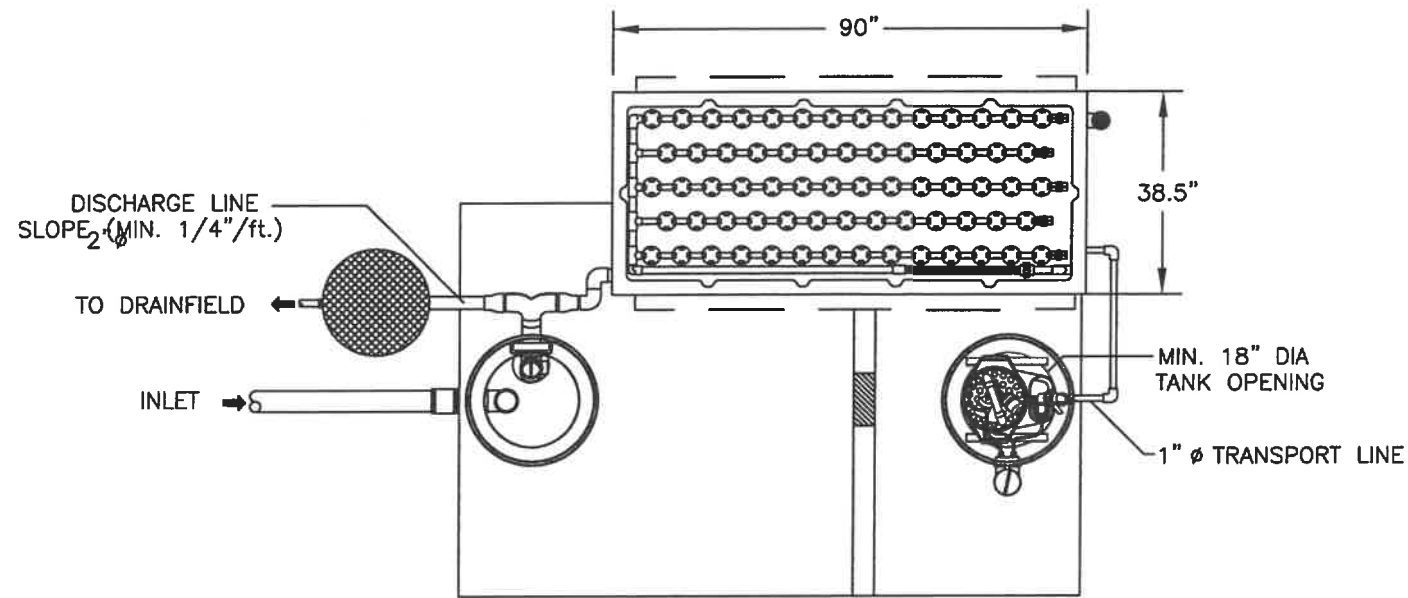
ADVANTEX® AX20 MODE 3B

DESIGN NOTES

FOR RESIDENTIAL STRENGTH WASTE UP TO 4-BEDROOMS

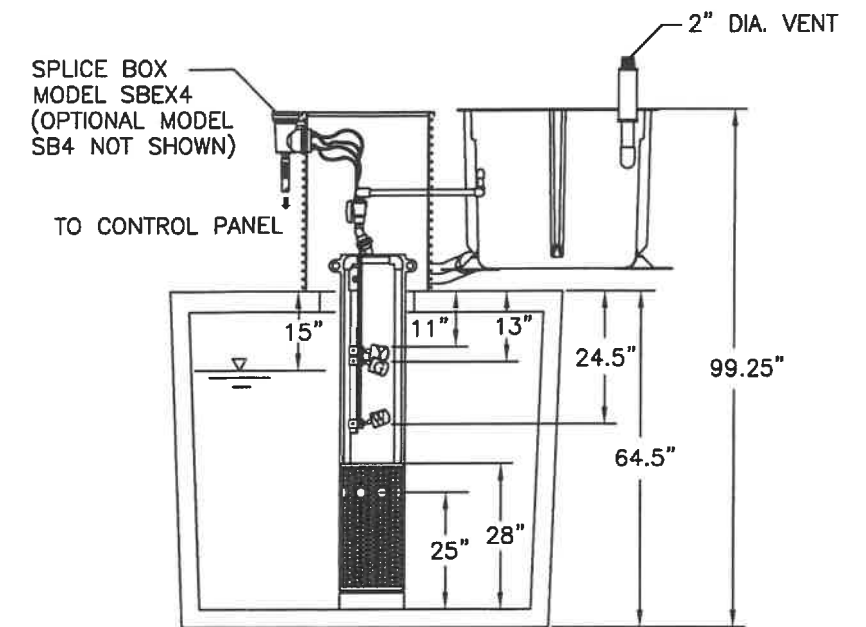
INSTALLATION TO BE PERFORMED BY AN ADVANTEX AUTHORIZED INSTALLER ONLY.

START-UP AND SERVICE TO BE PERFORMED BY AN ADVANTEX AUTHORIZED SERVICE PROVIDER ONLY.



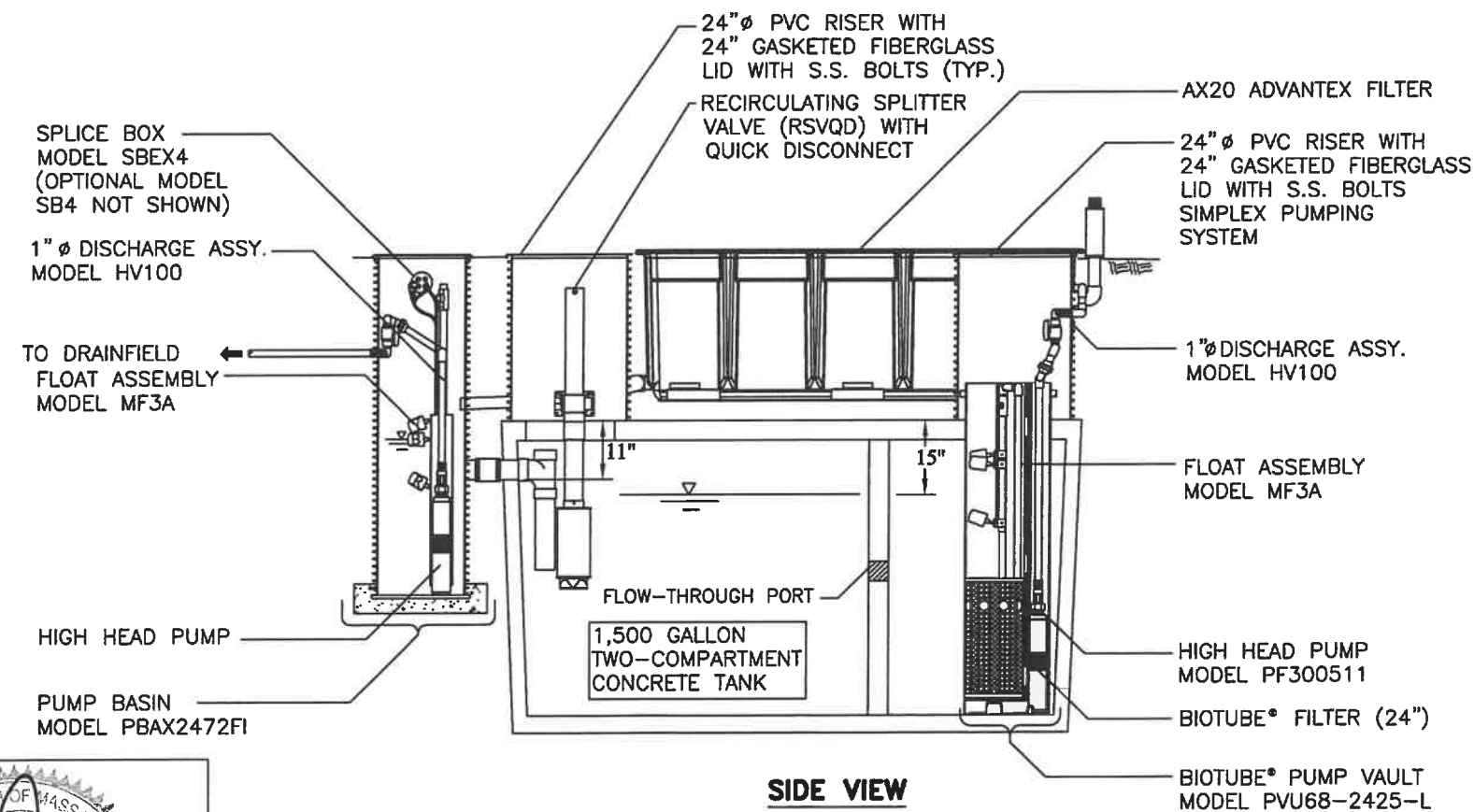
TOP VIEW

NOT TO SCALE



END VIEW

NOT TO SCALE

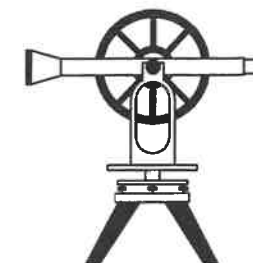


SIDE VIEW

NOT TO SCALE

FLOAT FUNCTIONS	
Y	HIGH LEVEL ALARM
G	OVERRIDE TIMER ON/OFF
W	LLA/RO
B	PUMP ON
R	PUMP OFF

J.C. ELLIS DESIGN



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ADVANTEX AX20 1 POD MODE 3B

SUBJECT:

212 HOLBROOK AVENUE
WELLFLEET, MA

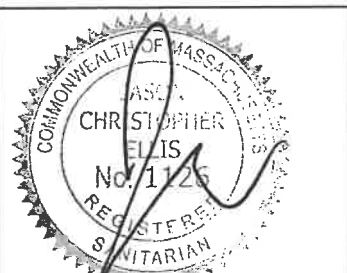
PREPARED FOR:

JOHN & KATHLEEN MORIN
500 E. 77TH STREET #1803
NEW YORK, N.Y. 10162

ASSESSOR'S
MAP 14 PARCEL 162

DATE: MARCH 21, 2023

SHEET 3 OF 3



JASON C. ELLIS, R.S.

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NDW-ATX-BNDR-6