

Ryder & Wilcox

SURVEYING · ENGINEERING
HOME PLANNING & DESIGN

March 31, 2023

Wellfleet Board of Health
220 West Main St.
Wellfleet, MA 02667

RE: 55 Harvard Street (Assr's. Map 36 Parcel 67)

Dear Board Members,

On behalf of our client, Kathryn Eudeikis, please reserve time on your April 12, 2023 meeting to consider a request for variances from the State Environmental Code, Title 5, and the Wellfleet Board of Health Regulations. The variances are being requested to allow the modification of an existing sewage disposal system ("SDS") at 55 Harvard Street.

The property is a 13,655 SF lot with an on-site well. The existing SDS consists of a 1500-gallon septic tank, distribution box and soil absorption system ("SAS"). The SDS was upgraded in 2000 in accordance with an engineered plan approved by the Board of Health. Due to the sloping topography and proximity to several wells, variances from Title 5 were required. In particular, variances were granted to allow the proposed SAS to be less than 100' from the locus well and from existing wells at 44 Cypress Street and 50 Cypress Street.

The property is now for sale. In preparing to list the property, the Homeowner commissioned a Septic Inspection. The System Inspector identified two wells that are within 100' of the SAS. They are at 55 Harvard Street (Eudeikis) and 44 Cypress Street. (The original well at 50 Cypress Street has been replaced with a new well located more than 100' away from the Eudeikis SAS.) Water samples taken from these two wells showed less than 5 mg/l Nitrate-Nitrogen for the Eudeikis well, but over 10 mg/l for the well at 44 Cypress Street.

On September 14, 2022, the Board of Health accepted the Septic Inspection Report with the condition that the water at 44 Cypress Street be tested quarterly for one year, at which time the Board would revisit its decision. In order to eliminate any uncertainty as to what measures may be required at that time, the Applicant proposes to incorporate a nitrogen-reducing component into the existing SDS. A FujiClean unit will be installed between the existing septic tank and SAS. The FujiClean is a DEP-approved I/A technology for nitrogen reduction. With the approval of the FujiClean unit, we request the Board grant the following variances:

Local Upgrade Approval:

310 CMR 15.211: Minimum Setback Distances (1)

- The existing soil absorption system will remain approximately 90' from the existing locus well. (10' reduction)
- The existing soil absorption system will remain approximately 89' from the existing well at 44 Cypress Street. (11' reduction)

3 GIDDIAH HILL ROAD · P.O. BOX 439
SO. ORLEANS, MASSACHUSETTS 02662-0439
TEL: 508.255.8312 FAX: 508.240.2306
EMAIL: info@ryder-wilcox.com

RECEIVED BY: _____

APR 06 2023

HEALTH DEPARTMENT
TOWN OF WELFLEET

I have included a list of abutters, a copy of the Abutter Notification letter, engineered plans, floor plans, and an Application for Disposal Works Construction Permit with a check for \$200.00. Please feel free to contact Ryder & Wilcox if you have any questions or require additional information.

Respectfully submitted,

A handwritten signature in cursive script that reads "Stephanie J. Sequin". The signature is written in black ink and is positioned above the printed name.

Stephanie J. Sequin, P.E.

cc: Eudeikis
R&W #7918

293

UP = 0.60 AC.
LOW = 23.62
TOTAL = 24.22 AC.

UP = 0.98 AC.
LOW = 3.35
TOT. = 4.33 AC.

UP = 0.60 AC.
LOW = 13
TOTAL = 13

MATCH LINE SHEET 35

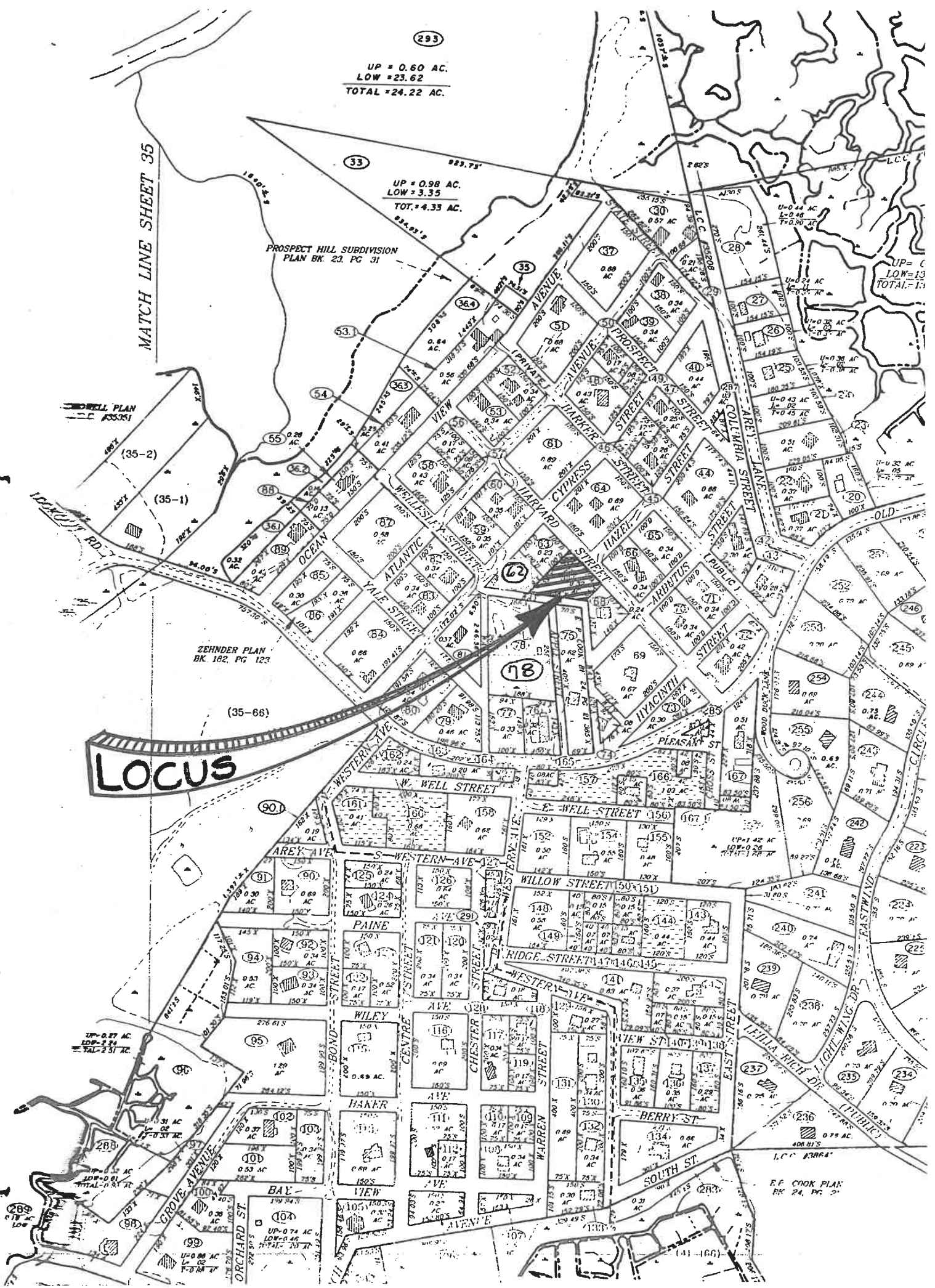
PROSPECT HILL SUBDIVISION
PLAN BK. 23, PG. 31

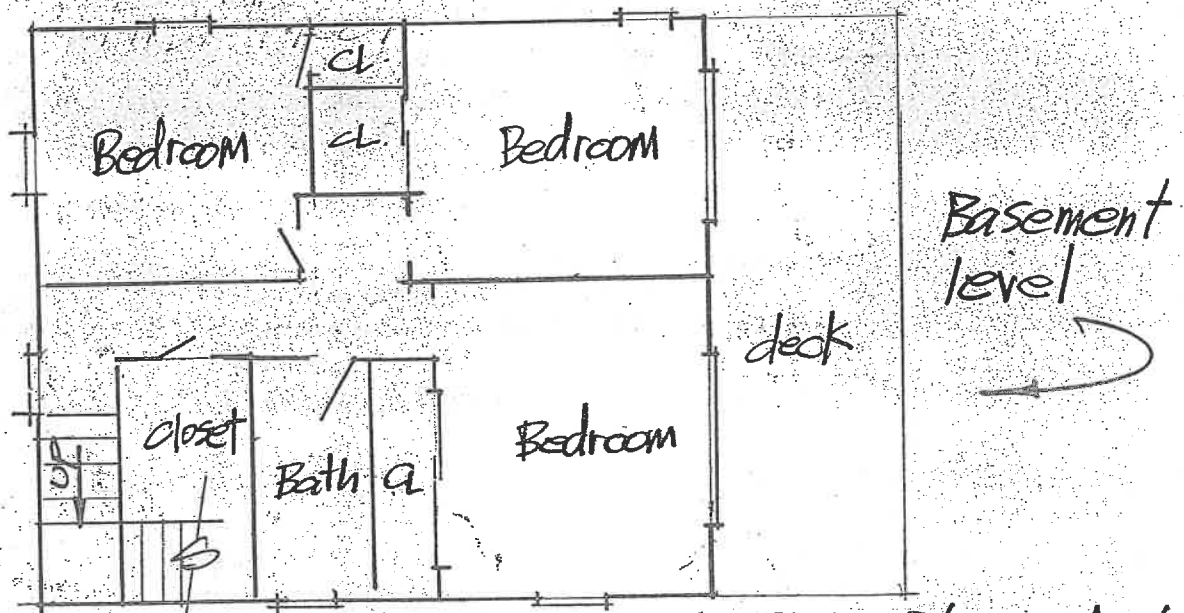
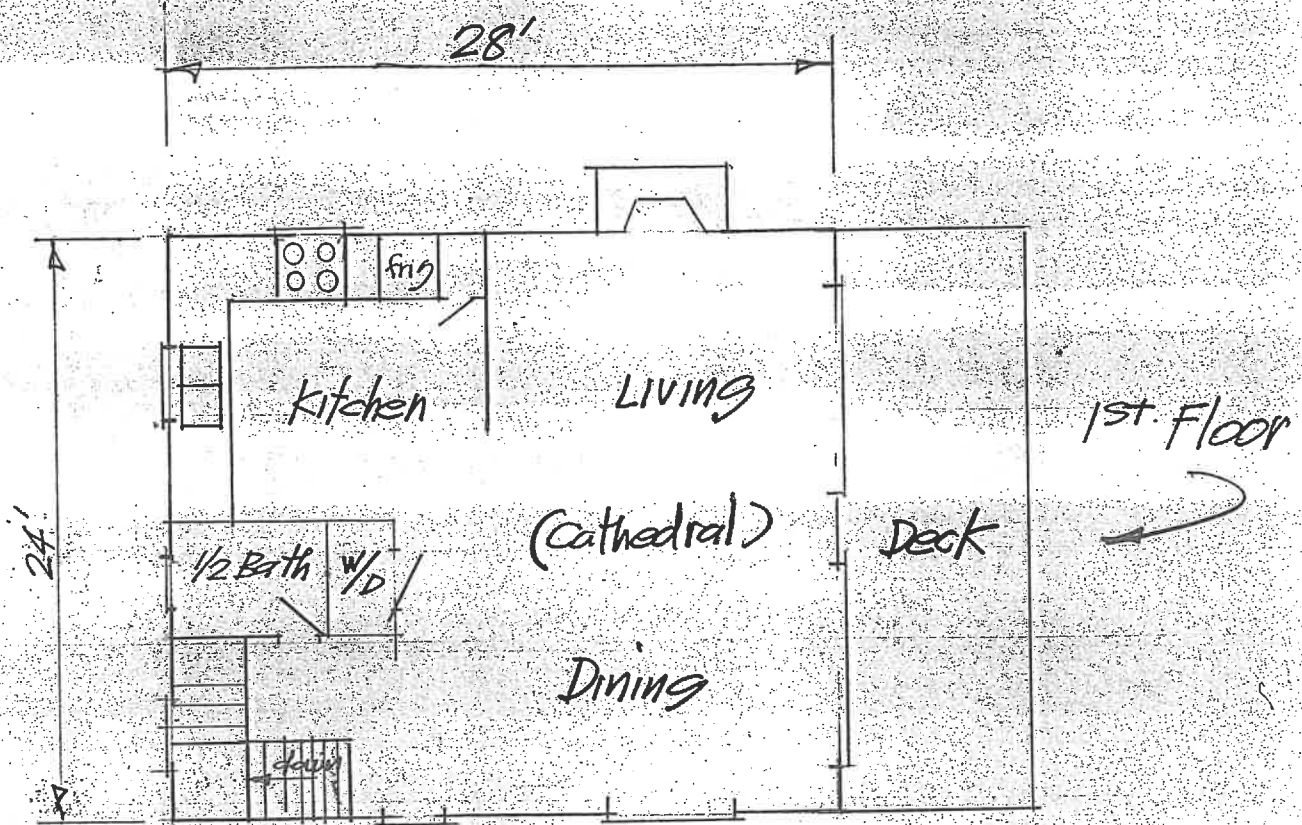
WELL PLAN
C. 100051

ZEHNDER PLAN
BK. 182, PG. 123

LOCUS

E.F. COOK PLAN
BK. 24, PG. 2





Floor Plan sketch
 Gilbert
 55 Harvard St.
 Wellefleet, MA
 #7918

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March 31, 2023

Re: Proposed septic system alteration
55 Harvard Street - Wellfleet, Mass. (Assr's. Map 36 Pcl. 67)

Dear Abutter:

You are being notified pursuant to the State Environmental Code Title 5 and the Wellfleet Board of Health Regulations that the Board of Health will hold a public hearing to hear requests for variances from applicable State and Local regulations. The variances are being requested to allow the alteration of an existing sewage disposal system serving an existing dwelling.

A copy of the letter requesting the variances is enclosed. Copies of the Site Plan will be on file with the Health Department and may be viewed prior to the public hearing. The Health Department is located in the D.P.W. Facilities, 220 West Main Street. **A public hearing will be held on April 12, 2023.** Variance hearings begin at 5:30 P.M. The estimated time of the hearing for this project may be obtained by contacting the Health Department at 508-349-0308.

The meeting will be hybrid and may be attended remotely via ZOOM. Information regarding the location of the hearing and public access to the hearing will be made available on the Town of Wellfleet website.

Sincerely,



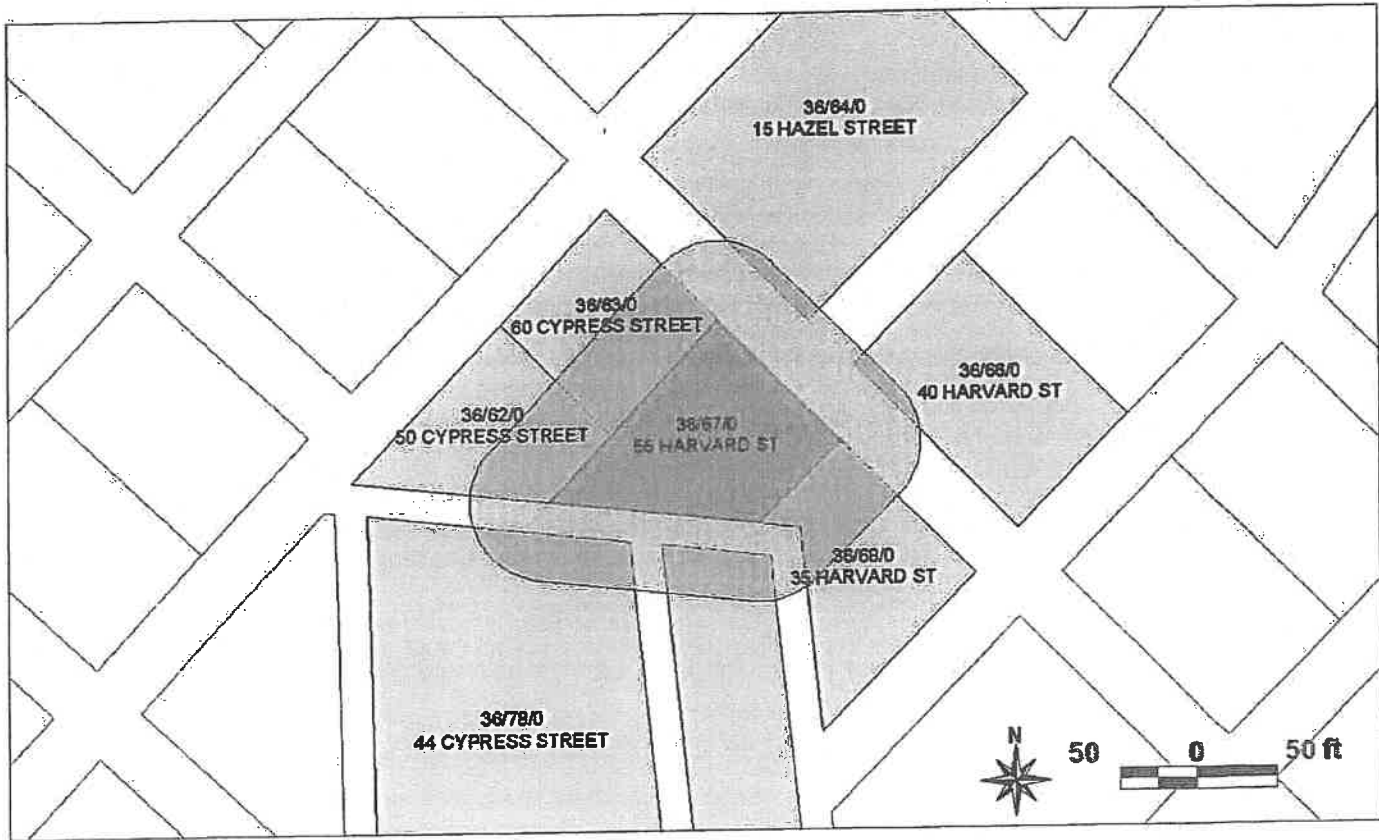
Stephanie J. Sequin, P. E.

cc: Eudeikis

Job #7918

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

Abutters List Within 50 feet of Parcel 36/67/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
3902	36-62-0-R	MITCHELL KERRY D TRUSTEE MITCHELL ALICIA B TRUSTEE	50 CYPRESS STREET	65 EAST INDIA ROW #32C	BOSTON	MA	02110
3903	36-63-0-R	SZCZEBAK TODD	60 CYPRESS STREET	690 PENNSYLVANIA ST #4	DENVER	CO	80203
3904	36-64-0-R	HUNT WILLIAM J JR	15 HAZEL STREET	BOX 1	NORTHAMPTON	MA	01061
3906	36-66-0-R	MCATEER KEVIN P & LILJA TAGE	40 HARVARD ST	291 LAMARTINE ST UNIT 2	JAMAICA PLAIN	MA	02130
3907	36-67-0-R	GILBERT ARTHUR N & EUDEIKIS KATHRYN L	55 HARVARD ST	1250 N HUMBOLDT ST APT 203	DENVER	CO	80218
3908	36-68-0-R	KNAPP MARIAN L TRUSTEE	35 HARVARD ST	250 HAMMOND POND PARKWAY UNIT 706N	CHESTNUT HILL	MA	02467-1526
3915	36-75-0-R	BASSETT RALPH W	300 OLD WHARF RD	BOX 841	WELLFLEET	MA	02667
3918	36-78-0-R	WOTHERSPOON DARREN & LEE	44 CYPRESS STREET	44 CYPRESS ST	WELLFLEET	MA	02667

Certified Both abutters list
 Wellfleet Assessors office
 Jennifer Kane 3-8-2023

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 : Crowell, Chandler
Address : Po Box 719
 Wellfleet, MA
 02667
Collected By : client
Sample Type : Existing well

Location : 55 Harvard St
 Wellfleet, MA
Lab Number : DW-221688
Date Received : 05/13/22
Well Specs : MAP 36 PCL 67

Location Source A	Date Collected 05/13/22	Time Collected 10:35	Comments Kitchen sink faucet			
Analysis Requested	Units	Recommended Limits	Analysis Result	Method	Date Analyzed	Analyzed By
pH	pH units	6.5-8.5	5.79	SM 4500-H-B	05/13/2022	RS
Specific Conductance [⊠]	umhos/cm	500	202	EPA 120.1	05/13/2022	RS
Nitrite-N	mg/L	1.00	<0.006	EPA 300.0	05/17/2022	RS
Nitrate-N	mg/L	10.0	2.1	EPA 300.0	05/17/2022	RS
Sodium	mg/L	20.0	31	EPA 200.7	05/20/2022	KB
Total Iron	mg/L	0.3	0.33	EPA 200.7	05/20/2022	KB
Manganese	mg/L	0.05	0.038	EPA 200.7	05/20/2022	KB
Potassium [⊠]	mg/L	20.0	2.3	EPA 200.7	05/20/2022	KB
Calcium	mg/L	N/A	6.0	EPA 200.7	05/20/2022	KB
Magnesium [⊠]	mg/L	N/A	3.6	EPA 200.7	05/20/2022	KB
Total Hardness [⊠]	mg/L	50-200	30	SM 2340 B	05/22/2022	KB
Alkalinity	mg/L	200	7.43	SM 2320B	05/13/2022	RS
Sulfate	mg/L	250	10.9	EPA 300.0	05/17/2022	RS
Chloride	mg/L	250	51.9	EPA 300.0	05/17/2022	RS
Turbidity	NTU	5.0	<1.0	SM 2130B	05/13/2022	RS
Color [⊠]	APC units	15	<5	SM 2120B	05/13/2022	RS
Volatile Organic Compounds*	ug/L	See comment.	See attached	EPA 524.2	05/17/2022	NEC*
Free CO2	mg/L	50	18	Calculation	05/19/2022	RS
Total Coliform (Presence/Absence)	Present/Absent	Absent	Absent	SM9223B	05/13/2022	CF @ 16:00

Ronald J. Saari
 Ronald J. Saari
 Laboratory Director

Date 5/22/2022

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 : Crowell, Chandler

Address : Po Box 719

Wellfleet, MA

02667

Collected By : client

Sample Type : Existing well

Location :

55 Harvard St

Wellfleet, MA

Lab Number : DW-221688

Date Received : 05/13/22

Well Specs : MAP 36 PCL 67

Location Source	Date Collected	Time Collected	Comments			
A	05/13/22	10:35	Kitchen sink faucet			
Analysis Requested	Units	Recommended Limits	Analysis Result	Method	Date Analyzed	Analyzed By

Comments:

Low pH indicates high corrosive characteristics.

*Trace to low levels of chloroform are occasionally detected in ground water in coastline areas.

Sodium level is not a health hazard.

Iron level is not a health hazard.

Total Hardness results indicate water is soft.

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.



Date 5/22/2022

Ronald J. Saari
Laboratory Director