

**FINAL**  
**Wellfleet Board of Health**  
Hybrid Meeting: Zoom/ 715 Old Kings Highway  
Wednesday, January 10, 2024, at 5:30 pm

**Members Present:** Nick Picariello (chair), Janet Drohan, Katy Cushman, Ken Granlund

**Regrets:** Deborah Freeman

**Others Present:** Agent Heith Martinez, Dan and Christina Corridon (Zoom), Peter McEntee (Zoom)

Chair Picariello called the meeting to order at 5:30 pm. A quorum was present.

**Public Comments**

No public comments were made.

**Meeting Minutes:**

Approval of minutes for December 13, 2023

Granlund then made a motion to accept the amended minutes of December 13, 2023. Drohan seconded, a roll call vote was taken, and the motion was approved 4-0-0.

**Old Business:**

**New Business:**

**Hearings:**

**Linder, 60 5<sup>th</sup> Avenue, Map 40, Parcel 50:** Septic Variance for upgrade of septic system

No site visit was made due to tidal issues. Peter McEntee from Engineering Works, Inc. was present to represent the project. The application is for a septic upgrade of an existing failed septic system and leaching pit to install a Norweco Singulair Green 960-600DN system. The objective of the placement of this system on the very small lot is to keep as far as possible from the wells and salt marsh present as possible. Seven variances are being requested to make this possible. McEntee is also trying to leave space in case the installation of any future components will become necessary. Currently, this system has shown that it has performed well in other locations. The Board commended McEntee on fitting the system in such a tight spot, and expects that the system should be able to handle the variances. It was asked whether this dwelling will be used seasonally, or year round. McEntee was not certain of the intention of the new homeowners.

Martinez created a motion to approve the Engineering Works, Inc. plan #247-23 for the upgrade of a septic system to serve a three bedroom structure, subject to the following conditions: design flow to be limited to 342.8 FPD to serve three bedrooms; no increase in habitable space without Board of Health approval; no conversion of use without Board of Health approval; well water to be tested and found to be potable by December 31, 2024 and annually thereafter; existing septic

tank and leach pit to be pumped, filled, and abandoned; three bedroom maximum 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; I/A monitoring twice per year if seasonal residence, four times per year if year round residence. Granlund made the motion. Drohan seconded the motion. A roll call vote was taken, and the motion was approved 4-0.

At this time, Secretary Jen Elsensohn mentioned to the Board that the difficulty with project representatives being able to activate their cameras or share their screens is that we are using a webinar format for the Zoom meetings. When an individual would like to participate in this way, they are invited to become a panelist and accept the invitation. Often, when the invitation is made, the presenter declines, rendering them unable to share video or their screen. Elsensohn will write up an instruction for Chair Picariello to read to avoid such difficulty in the future.

### **Update from Health Agent**

Agent Martinez reported that he had been in very informative meetings all day. Agent Martinez, Conservation Agent Beth Pyles, and Secretary Jen Elsensohn met with Simone Wright, the Stormwater and Shellfish Project Manager at Cape Cod Conservation District, who shared valuable information about shellfishing agriculture in Wellfleet, Federal funding that Wellfleet has been eligible for, and services that Wellfleet has and is receiving from agencies regarding the treatment of wastewater in relation to the shellfishing industry. Wright offered information on other contacts who will be resources for the Health and Conservation Department going forward. Martinez, Pyles and Elsensohn also met with Talitha Abramsen who is the Accessory Dwelling Unit expert at Community Development Partnership. Abramsen shared a good deal of information regarding alternative treatments of sewage based in ecosanitization. In this meeting, Martinez noted that the Health and Conservation staff and members of the respective Board and Commission would be taking a field trip to the Massachusetts Alternative Septic System Test Center (MASSTC) the next day. Abramsen shared that the Green Center, a cooperative of eight homes dedicated to ecosanitization efforts, is merely five minutes away from MASSTC, and that she was willing to set up an additional stop on the field trip. This was accomplished. Martinez also reported on the research that Elsensohn had been instructed to do regarding the cost of Innovative and Alternative, and Enhanced Innovative and Alternative septic systems installed in Wellfleet over the past year. Elsensohn was able to discover only that the price of components is approximately \$25,000, and that every other cost is unique to the site and the job. Variables of topography, location, installer, availability, and many other potential circumstances affect the price. Elsensohn reached out to the engineers that represented the plans where a price had not been asked by the Board at hearings, but did not receive a response. Drohan would like to speak to the engineers to discover what their formula for determining the cost for the installation of the systems. Drohan expressed an interest in asking whether the engineers can find ways to make the systems fit systems into smaller lots and make it more feasible for families to have them installed. The details of the field trip were discussed.

Granlund made a motion to adjourn the meeting. Drohan seconded the motion. A roll call vote was taken, and the motion was approved 4-0. The meeting adjourned at 6:15 pm.

Minutes respectfully submitted by,



Jennifer Elsensohn, Committee Secretary

**Documents:**

**Meeting meetings:** December 13, 2023

**Linder:** Septic Variance letter and plans

**Septic Cost Research from the past year**

