



## TOWN OF EASTHAM

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### MINUTES EASTHAM BOARD OF HEALTH MEETING THURSDAY, DECEMBER 10, 2015 AT 3PM

#### I. PUBLIC NOTIFICATION RE VIDEO AND/OR AUDIO TAPE

#### II. OPENING STATEMENTS

Jane Crowley, Health Agent updated the Board that the focus this month was on waste water planning efforts. The consultant and 208 Subcommittee have met to discuss and work on the draft document. An update will be presented to the Board of Selectman in January. It was hoped that the updated would be given in December, however, it was decided that with the scope of work involved it has been necessary to conduct more subcommittee meetings before proceeding with the Board of Selectman update.

#### III. VARIANCE

##### 1. John & Maurice Pelletier 135 Locust Rd M-12 P-44

East Cape Engineering submitted plans for a septic upgrade for an existing four bedroom dwelling located on a 22,691 sq. ft. lot. Variances include: setback reductions of leach area to the foundation, to the edge of wetland and increase in the depth of the leach area. To maintain 100 ft from area wells, the size of the leach is proposed to be reduced by 25%.

*Joanna Buffington made the motion to accept the following variances:*

##### Reduction Requested Under Title V Regulations:

- 1) 13' +/- to the 20' required setback for proposed soil absorption system to foundation wall. (7' +/- setback proposed)
- 2) 2' +/- to the 3' maximum cover allowed over proposed soil absorption system. (5' +/- maximum cover proposed)
- 3) 25% reduction in the required subsurface disposal area design requirement.

##### Reduction Requested Under Town of Eastham Board of Health Regulations:

- 4) 10' +/- to the 100' required setback for proposed soil absorption system to edge of wetland. (90' +/- setback proposed)

*Vicky Anderson seconded the motion.*  
**4-0 APPROVED**

The variance was approved with the following conditions:

- 1) Deed restriction for 4 bedrooms required.
- 2) Any increase in habitable space requires BOH review and abutter notification.
- 3) Vinyl barrier to be placed around edge of soil absorption system.

#### **IV. REVIEWS**

**2. Michael Moniz                      40 Smith Heights Way                      M-18 P-54**

East Cape Engineering submitted proposed floor plans to remodel an existing four bedroom dwelling and increase size of structure with no increase in the number of bedrooms as a result result. The lot is defined as an environmentally sensitive lot and due to the existing variances approved in 1993 the building project is subject to Board of Health review for adequacy of the existing system for the proposed project.

The Board discussed the proposed project. There was concern regarding the proximity of the project to Town Cove. The Board expressed that they would be more comfortable if I/A treatment were proposed.

*Marty Haspel motion to continue to the January 28, 2016 Board of Health meeting. Plans to be submitted with I/A treatment added to the existing system.*  
*Pat Lariviere seconded the motion.*  
**4-0 CONTINUED**

**3. Mr. & Mrs. Taylor                      70 Gingerplum Ln                      M-17 P-741**

J. C. Ellis Design submitted plans for construction of a proposed three bedroom dwelling on a 20,914 sq. ft. lot. New construction would limit this lot to a two bedroom design or 10,000 sq. ft. per bedroom. The applicant is requesting approval for three bedrooms with the addition of alternative treatment under provisional use approval with the use of the Advantex AX 20 System Model 3B.

*Marty Haspel made the motion to approve the plan submitted with the following conditions:*

- 1) No increase in design flow be allowed. Any increase in habitable square footage would require Board of Health review and abutter notification.
- 2) Secondary treatment and monitoring under provisional use approval conditions per DEP regulations including testing quarterly (or 2 times per

year for seasonal use) for total nitrogen, BOD, TSS, Nitrate-nitrogen not to exceed 19 mg/l. After 2 year period of time reduction of testing could be requested to BOH by owner.

- 3) Operation and maintenance agreement to be submitted to EBOH. Operation and maintenance agreement to be required for life of the system. Operator to report results via Carmody Data Base provided through Barnstable County Health or directly to the Eastham Health Department if not available.
- 4) Deed restriction for 3 Bedroom use and use alternative technology requirement to be recorded on deed.
- 5) Designer to verify proper operation of the system prior to issuance of Certificate of Compliance.
- 6) Any change in proposed floor plan will require Board of Health review and abutter notification.

*Joanna Buffington seconded the motion.*

**4-0 APPROVED**

**4. Douglas Robertson                      75 McGuerty Rd                      M-7    P-128**

J. C. Ellis Design submitted plans for construction of a proposed three bedroom dwelling on a 21,786 sq. ft. lot. New construction would limit this lot to two bedrooms design or 10,000 sq. ft. per bedroom. The applicant is requesting approval for three bedrooms with the addition of alternative treatment under provisional use approval with the Advantex AX 20 System Model 3B.

Abutter Stephen Sheptyck of 80 & 90 McGuerty Rd addressed his concerns to the Board regarding the ground water. There was Board discussion regarding the water usage per person within the dwelling. It was addressed that the addition of I/A treatment is used to mitigate the damage to groundwater by reducing the nitrates going into the groundwater from the septic system.

*Vicky Anderson made the motion to approve the plan submitted with the following conditions:*

- 1) No increase in design flow be allowed. Any increase in habitable square footage would require Board of Health review and abutter notification.
- 2) Secondary treatment and monitoring under provisional use approval conditions per DEP regulations including testing quarterly (or 2 times per year for seasonal use) for total nitrogen, BOD, TSS, Nitrate-nitrogen not to exceed 19 mg/l. After 2 year period of time reduction of testing could be requested to BOH by owner.
- 3) Operation and maintenance agreement to be submitted to EBOH. Operation and maintenance agreement to be required for life of the system. Operator to report results via Carmody Data Base provided

through Barnstable County Health or directly to the Eastham Health Department if not available.

- 4) Deed restriction for 3 Bedroom use and use alternative technology requirement to be recorded on deed.
- 5) Designer to verify proper operation of the system prior to issuance of Certificate of Compliance.

*Marty Haspel seconded the motion.*  
*4-0 APPROVED*

## **V. ADJOURNAMENT**

*Vicky Anderson made the motion to adjourn.*  
*Joanna Buffington seconded the motion.*

*Meeting adjourned at 4:17PM*

**THE NEXT BOARD OF HEALTH MEETING – THURSDAY, JANUARY 28,**  
**2016**