

Truro Board of Health Minutes
April 7, 2015
4:30 PM-Truro Town Hall

Members Present: Chair-Tracey Rose, Vice Chair-Jason Silva, Clerk-Mark Peters, Dianne Eib, Tim Rose
Members Absent: Alternate-Ansel Chaplin
Present: Health Agent-Pat Pajaron

Chair Rose called the meeting to order at 4:30PM. She stated that the meeting was being recorded, and asked if anyone in the audience was recording as well. No one replied in the affirmative.

REVIEW/APPROVE MINUTES

March 17, 2015

Mr. Peters made a motion to approve the minutes as printed.

Mr. Rose seconded this motion.

Vote: 5-0, motion carries.

REPORTS

Water Resources Oversight Committee

Mr. Peters discussed members concerns on the Condominium Conversion bylaw and the lack of research by the Board of Selectmen. Ms. Rose mentioned that WROC has a statement that they will be reading at Annual Town Meeting. Ms. Eib questioned Mr. Peters about the original purpose behind imposing the current regulations. Mr. Peters responded by saying that there was concern about a social effect on the services within the Town. History has shown that larger Towns were not adversely affected but Truro being "unique" and having only about 150 students, adding 15 more would make a difference. Another concern was the Title V/nitrate aspect.

Health Agent's Report

Ms. Pajaron updated the board on some septic system upgrades: 12 Bayberry Ln - has been installed and Certificate of Compliance issued; 586 Shore Rd. - starting this week but there are many components to project so more than likely it won't be until the end of April/beginning of May before engineer will be out to certify the system; 25 Meetinghouse Rd – septic failed (overflowing pit noted on pumping slip– confirmed by septic inspector Chris Lucy), order has been issued. Roseville Condominiums – proper paperwork has been filled out, TEAM Inspection needs to be scheduled, but managers were waiting for warmer weather so the pipes wouldn't freeze.

PUBLIC HEARINGS

- 1. Michael Cohen, 6 Yellow Brick Road, Plan Review Approval for Additional Room/Finish Attic Space (continued from 3/17/15)**

Mr. Cohen approached the Board and explained how the privacy issued had been eliminated by playing with wall openings. Ms. Pajaron gave her approval of the modifications which created an office space that did not meet the definition of a bedroom.

Mr. Peters made a motion to approve the application stating that the office space did not meet the definition of a bedroom.

Mr. Rose seconded this motion.

Vote: 5-0, motion carries.

2. Jon & Denise Seager, Sea Song Condominium, 525 Shore Rd, Request to add Peters Property Management as Co-Managers, License Amendment (continued from 3/17/2015)

Mr. Seager and Laurie Ferrari (Peters Property Management PPM) approached the Board. Mr. Seager said he could like to amend the License to make PPM co-managers as long as it did not affect the year-round residency of the manager's unit. The Board requested a copy of the management contract between the two parties, Ms. Ferrari said she would send it to Pat. Ms. Seager asked the Board to clarify responsibilities between the two different managers. Mr. Peters referred them to the Zoning Bylaws. Ms. Rose said that all their existing duties are the same, PPM just adds another layer of protection. Mr. Silva asked the Seagers to make sure that PPM contact information is available in every unit just in case the Seagers are not around.

Ms. Eib made a motion to add Peters Property Management as co-managers to Sea Song Condominiums.

Mr. Silva seconded this motion.

Vote: 5-0, motion carries.

3. Elizabeth & Rafael Bianco, Roughhouse Food Truck, 8 Highland Rd, Approval of a New Business License/Food Service Permit/Mobile Food Vending

Mr. Bianco approached the Board and explained their plan for the summer which would entail being stationed at Chequesett Chocolate's parking lot. They will be open 7 days a week and will operate with the same hours as Chequesett Chocolate. Ms. Reed of Chequesett Chocolate explained how operations would work and also that they have received Planning Board approval. Ms. Rose questioned as to whether or not the truck would be mobile or stationary; Ms. Reed answered stationary.

Mr. Peters made a motion to approve the new business license for Roughhouse Food Truck.

Mr. Silva seconded this motion.

Vote: 5-0, motion carries.

4. Fiona Petri, Shoreline Beach Condominiums, 556 Shore Rd, Change of Manager and Renewal of Motel License

Ms. Petri approached the Board and explained her past experiences in management. Mr. Peters explained to Ms. Petri that she will need to be the first buffer to the public. RKM will be the offsite manager. The Board questioned the current management status; RKM explained that they are existing managers and that the Board is adding Ms. Petri as the co-manager/on-site.

Mr. Rose made a motion to add Ms. Petri as a co-manager for Shoreline Condominiums.

Mr. Silva seconded this motion.

Vote: 5-0, motion carries.

5. Cape Breeze Condominium Trust, 307-314 Shore Rd, Request to Add RKM Management as Co-Manager, Amend Motel License and Approve Renewal of Motel License

Rich from RKM Management had exited after the last hearing. Ms. Rose made a motion to place this hearing to the end of the meeting in case Rich realized he needed to come back.

Mr. Peters moved to table the discussion to the end of the meeting.

Mr. Silva seconded.

Vote: 5-0, motion carries

AGENDA ITEMS:

1. Discussion: Town Meeting Warrant Articles, Article W: Zoning Amendment-Conversion of a Cottage of Cabin Colony, Motor Court, Motel or Hotel Year Round Use

Mr. Peters explained that he heard there would be over 2,000 units affected by this change; Ms. Rose and Ms. Pajaron corrected him and said it would be about 500. He explained that WROC has been studying the effect of water quality on Beach Point from leaching septic systems and that this study is not yet complete. He stated that he disagrees with this article and wonders about the quality of the existing buildings and is concerned with environmental aspects. Ms. Rose questioned how they will uphold MA codes. Ms. Pajaron stated that the applicants would have to comply with all Building & Health codes, in addition to water regulations through the Provincetown Water Department. Mr. Peters argued that no one has any idea of what operating 365 days of the year will do to these septic systems. Mr. Silva explained that he believes that it's worse to have the system be turned off and on. Ms. Pajaron brought up the fact that there is no nitrogen loading limitations which means that there a large amount of bedrooms on these small lots. Mr. Peters stated that he would like to wait until the Water Quality study has been completed. Ms. Eib said she thinks that they should have come before the BOH before they placed it on Town Meeting and that the statement for Town Meeting should say that they should wait for the Water Quality study to be complete.

Mr. Peters moved that Ms. Rose & Ms. Eib draft a statement to that affect.

Mr. Rose seconded.

Vote: 5-0, motion carries

2. Discussion: Article 14: Proposed Part-Time Assistant to the Health/Conservation Agent

Ms. Pajaron said that the Board of Selectmen have approved it along with the Finance Committee.

Mr. Peters motioned to support this article.

Ms. Eib seconded.

Vote: 5-0, motion carries

LICENSING RENEWAL APPROVALS:

1. Thomas Alexander, Manager, Horizon Beach Condominium, 190 Shore Rd., Motel License

2. Thomas Alexander, Manager, Terrance Dunes, 179 Shore Rd., Motel License
3. David Prelack, Manager, Trade Winds, 690 Shore Rd., Motel License
4. David Prelack, Manager, Kalmar Village, 674 Shore Rd., Motel License
5. Barry Tendler, Manager, Cape View Motel, 364 RT6, Motel License
6. Pattee Durkin, Manager, Sandbars Inn, 570 Shore Rd., Motel License
7. Michael Tribuna Jr., Manager, Westview Cottages, 7 Parker Dr., Motel License
8. Audre Cerra, Manager, Sunset Village, 372 Shore Rd., Motel License
9. Carol Pesiri, Manager, Castle Pines Cottages, 124 Castle Rd., Motel License
10. Richard Pesiri, Manager, Castle Seascent Pines Cottages, 126 Castle Rd., Motel License

Ms. Pajaron mentioned that Cape View (#5) has sold, but Barry Tendler has stayed on as manager for this year.

Mr. Peters motioned to approved all applications.

Mr. Silva seconded.

Vote: 5-0, motion passes.

PUBLIC HEARINGS CONTINUED:

6. Cape Breeze Condominium Trust, 307-314 Shore Rd, Request to Add RKM Management as Co-Manager, Amend Motel License and Approve Renewal of Motel License (Item #5 continued from earlier in the meeting)

Ms. Rose stated that Mr. Mills has left and the Board felt he was not coming back. Mr. Peters moved to continue to their next meeting and that Mr. Mills be reminded to come before them again.

Mr. Peters motioned to continue the hearing to the April 22nd meeting.

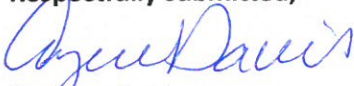
Ms. Eib seconded.

Vote: 5-0, motion carries.

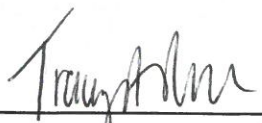
Ms. Eib motioned to adjourn the meeting.

Mr. Silva seconded.


Respectfully submitted,




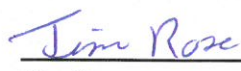
**Arozana Davis
BOH Clerk**


Chair-Tracey Rose


Vice Chair-Jason Silva


Clerk-Mark Peters


Dianne Eib


Tim Rose

Alternate-Ansel Chaplin