

Truro Board of Health Minutes
January 19, 2016
4:30 PM-Truro Town Hall

Members Present: Chair-Tracy Rose, Member Tim Rose, Member Ansel Chaplin (arrived late) & Member Mark Peters

Absent: Vice Chair Jason Silva

Others Present: Agent Patricia Pajaron

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

REVIEW/APPROVE MINUTES

January 5, 2016

Page 2, last paragraph, add "5 foot" before "2" and before "cased".

Mr. Peters moved to approve the minutes as amended.

Mr. Rose seconded.

Vote: 3-0-0, motion carries.

REPORTS

Water Resources Oversight Committee

Mr. Peters had no report.

Health Agent's Report

MTBE: Investigation is still ongoing. Conducted 9 samples last week (one came back with low concentration, the rest non-detectable), 4 samples scheduled for this week.

Tick Testing: this year it will cost \$15. Brochures are in her office and information will be posted on website.

PUBLIC HEARINGS

1. **Cynthia Benjamin, 17 Shore Road, Unit 2, Appeal of the Board of Health September 1, 2015 Determination to Require Kitchen Facilities Per State Sanitary Code, 105 CMR 410.000**

Ms. Benjamin approached the Board, she felt that it would not be economical to rip out the existing efficiency and replace with full kitchen facilities. Ms. Pajaron stated that the regulation reads that no variances shall be given under 410.750. She has called the State and is waiting for a return phone call. Ms. Pajaron requested to continue the discussion until she hears back from someone from the State.

Mr. Peters motioned to continue the discussion to February 2, 2016.

Mr. Rose seconded.

Vote: 3-0, motion carries.

2. Slade Associates for Stephen Walsh, John Walsh, Joseph Walsh, Ellen Shiel and Ellen Walsh, Walsh Way, Map 43, Parcels 7, 8, 10, 134 and 135, Approval of Definitive Subdivision Plan

Mr. Lay approached and informed the Board that the plan already has preliminary Planning Board approval (dated July 7, 2015) with 2 conditions that involve the Board of Health. Condition #6 states "...Applicant shall meet all Truro Board of Health requirements for the upgrade of Title 5 system at 3 Walsh Way..." They are bringing the property in to compliance by combining the two lots and making a lot with more than 30,000 sq. ft. for the 3 bedroom cottage. Condition #5 states "...Application will obtain a Certificate of Compliance from the Board of Health for the combination of parcels 43-7 and 43-8." (*Mr. Chaplin arrived*). Mr. Lay stated that Mr. Lajoie (septic designer) cannot bring the plan before the Board until the two lots become one, which can't happen until the Planning Board approves it. He hopes that the Board will approve the combining of the two lots and the widening of the road. Ms. Pajaron stated that the property should have been upgraded two years ago (previous BOH approval) so she suggested to approve the Definitive Subdivision Plan with the condition that the upgrade occurs no later than 60 days from the date of the definitive approval and endorsement by the Planning Board.

Mr. Peters moved to approve the Definitive Subdivision Plan with the condition that 1.) The upgrade of the parcel 43-8 combined, shall occur no later than 60 days from the date of definitive approval and endorsement by the Planning Board, and 2.) The applicant shall obtain a certificate of compliance for the new combined facility within 30 days of the final inspection of the system.

Mr. Rose seconded.

Vote: 3-0-1, motion carries with Mr. Chaplin abstaining.

AGENDA ITEMS

1. Martin Donoghue, P.E. for Maria Kuliopulos, White Sands Beach Club, 706 Shore Rd., Discussion of Proposed Site Development & Septic System Modification

Mr. Donoghue and property owner Mrs. Kuliopulos approached the Board. Mr. Donoghue explained that the new building will have 17 units, with 2 units being combined in the existing remaining part of building which will result in a reduction in sewage flow (418 gallons per day). System A will service existing apartments out front, 2 units in the new building, and a hospitality room. System B will serve 8 units, and System C will serve 8 units. 1,000 gallon septic tank will be installed for overflow purposes. All covers will be H20. Ms. Rose questioned the unit size; the response was that each are a little over 400 square feet. Ms. Rose would like a plan showing the actual square footage of each unit. Ms. Pajaron stated the rooms meet the definition of a "dwelling unit" under the Housing Code and therefore need to meet those requirements (70/50). Ms. Pajaron informed the Board that she had discussed with the Applicants, that they can wait until the electricity is turned back on to get the septic inspected, as they will need power to run the pumps. Mr. Powers, abutter, approached the Board and expressed concerns over the existing septic system and the lack of maintenance. Ms. Pajaron stated that the past issue had been a broken sewer pipe. Mr. Powers insinuated that there might be a 21E on site from the oil tank that was there during the fire. Ms. Pajaron responded by saying that she has not been notified of any such information.

Mr. Peters made a motion that the proposed floor plan with kitchen facilities meets the definition of 105 CMR 410.020.

Mr. Rose seconded.

Vote: 4-0-0, motion carries.

LICENSING RENEWAL APPROVALS

1. Alan Dinsfriend, Mgr., Beach Shore LLC, 124 Shore Rd., Motel License
2. Roberta Schnabel, Mgr., Pilgrim Beach Condominium, 174 Shore Rd., Motel License
3. Jack Peak & Joan Ford, Mgrs., Harbor View Village Condominiums, 168 Shore Rd., Motel License
4. Russell Braun, Mgr., Seahaven Condominium, 510 Shore Rd., Motel License
5. Russell Braun, Mgr., Sunrise Condominium, 497 Shore Rd., Motel License
6. Dana Pazolt, Mgr., Sea Gull Motel, 654 Shore Rd., Motel License
7. David Prelack, Mgr., Kalmar Village, 674 Shore Rd., Motel License
8. David Prelack, Mgr., Trade Winds, 676 Shore Rd., Motel License
9. Don Dizon & Henry Stoll, Mgrs. & Peters Property Management, off site Mgr., Anchorage on the Bay Condominium, 596 Shore Rd., Motel License
10. Peters Property Management, Mgr., Ebb Tide on the Bay Condominiums, 538 Shore Rd., Motel License
11. Charles & Beverly Arnott, Mgrs., & Peters Property Management as off-site Mgr., Salt Air Condominiums, 82 Shore Rd., Motel License

Mr. Peters questioned the manager situation at Anchorage on the Bay (#9). He did not see the on-site managers listed on the renewal application. He deferred action on applications #9, 10, & 11 until the on-site managers are listed. Ms. Rose questioned the annual versus the seasonality part of the Beach Shore LLC application; they are in fact a year round establishment.

Mr. Peters moved to approve licensing renewals 1-8, excluding 9, 10, & 11.

Mr. Rose seconded.

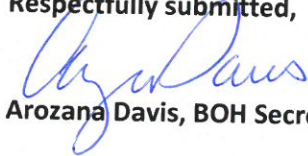
Vote: 4-0-0, motion carries.

Mr. Rose motioned to adjourn.

Mr. Chaplin seconded.

Vote: 4-0-0, motion carries.


Respectfully submitted,



Arozana Davis, BOH Secretary


Chair-Tracey Rose


Vice Chair-Jason Silva


Clerk-Mark Peters


Ansel Chaplin


Tim Rose