

Minutes of the Truro Board of Health, Tuesday January 17, 2023

This was a remote meeting.

Board members in attendance:

Chair Tracey Rose, Vice Chair Jason Silva; Board Members: Brian Koll, Helen Grimm, Tim Rose; Alternate Candida Monteith; Also Present: Health Agent Emily Beebe, Assistant Health Agent Courtney Warren.

The meeting was called to order at 4:33 PM by the Chair, who described the remote meeting procedures and the process for public participation.

PUBLIC COMMENT:

No Public Comment.

Local Variance Request: 108 Slough Pond Road (continued from December 20, 2022):

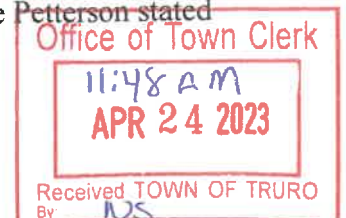
Linda Cronin from CSN engineering represented the owners. The project requires a variance to install standard Title 5 systems instead of an innovative/alternative system due to the unique situation on the property. The property is 1.5 acres and developed with 3 structures: a bunkroom, main cottage and studio. All dwelling units are served by Clivus composting toilets; however, no plumbing or septic permits were obtained for the composting toilets and no building permit was issued for the studio, which was built in 2004. To mitigate this issue, the engineer proposed filing plumbing permits retroactively; the plumbing would then be inspected. The bedroom count on the property totals 7-bedrooms, which triggers the need for an I/A system under local BoH regulations. The proposal included decreasing the bunkroom from 4 to 3 bedrooms, bringing the property bedroom count to six. The septic system will only be utilized for gray water and the applicant is requesting a variance to allow use of a 1000-gallon tank for the studio. A 1500-gallon tank will be utilized for the other system serving the remaining buildings. Board Chair Tracey Rose asked the Health Agent for her opinion on the proposal. The Agent suggested that a deed restriction should be required to state that upon transfer of deed this matter would need to be returned to the Board of Health to discuss composters with the new property owners, and that the system approved was for gray water. Board member Jason Silva asked about potential rentals and the need for a 2-compartment tank. Board member Helen Grimm inquired about the timeline and sequencing of reconfiguring the bedrooms and installing the system. Linda Cronin stated that the owners want to get started on the project right away. The Agent suggested that since the use of the studio and bunkhouse were accessory to the Main house, it should be noted as such, and that if any were separately rented a 2-compartment tank would need to be installed.

Motion: Jason Silva moved to accept the variance to the I/A requirement with conditions including plumbing inspection of the composting toilets, a deed restriction denoting the presence of the composting toilets, and a notice of the need for a two-compartment tank if the cottage is rented separately (non-single-family use).

Second: Tim Rose; **Vote:** 5-0. The motion carried.

Local Variance Request: 18 Bay View Drive (continued from November 1, 2022):

Jane Petterson was on the call to represent the property owner. Chair Tracey Rose gave a brief summary of the variance request from the owner to not upgrade the existing cesspool before December 2023. The Health Agent described how to ensure the property remained at four legal bedrooms. Board Chair Tracy Rose asked whether the property was rented. Jane Petterson stated



that it had never been rented, and that the homeowners have agreed to a deed restriction stating that the space above the garage is not to be used as a bedroom. They are currently investigating the cost of installing proper egress windows for the bedrooms in the basement. Board Chair Tracey Rose inquired why they needed the variance for extending the time limit for the upgrade. Jason Ellis was on the call and added that the cost of the upgrade was the reason for the request for extending the deadline. The Health Agent suggested continuing the matter. Board member Helen Grimm asked whether the homeowner has explored the financing options available. The property will most likely transfer, but Jane Petterson will go over the financing options with them. **Motion: Board Member Jason Silva move to continue the matter until March 7, 2023. Second: Tim Rose; Vote: 5-0-0; the motion passed.**

Local Variance Request: 8 North Union Field Rd (continued from January 3, 2023): Marjorie Corea, Alan Corea and Danny Gonsalves (from Down Cape Engineering) were on the call to represent the variance request. Danny Gonsalves described the property as a three-bedroom dwelling on a 29,695 sq. ft. lot, which is 305 sq ft short of the 30,000 square foot threshold, and therefore not needing to upgrade to an I/A system. Danny Gonsalves requested that the board waive the requirement to install I/A and proposed a standard Title 5 three-bedroom system instead. A deed restriction had been discussed, which would describe the property as a two-bedroom property. At time of transfer, either the septic system could be upgraded to an I/A system to keep the three bedrooms or alternatively a bedroom could be removed. The Health Agent also gave a brief overview of the location, pointing out that the property is in the Zone2 of the North Unionfield public water supply wells. Board Chair Tracy Rose asked if they could eliminate a bedroom now. The owner stated that there are construction limitations that don't easily allow for that. Board member Jason Silva asked how many people currently reside in the house to which Marjorie Corea stated that only she lives there. He added that the deed restriction would be a good route because it would trigger the need for I/A when the use of the property changes.

Motion: Board Member Tim Rose moved to approve the variance to require I/A with the condition that a deed restriction be recorded. Additionally, if the property is rented, the septic system must be upgraded to an I/A system. Second: Brian Koll; Vote: 3-0-2; Board members Helen Grimm and Jason Silva abstained; the motion carried.

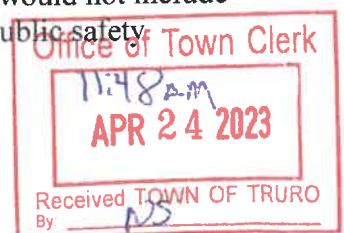
Update from DPW Director:

a. **Transfer station**

Jarrold Cabral gave an update on the Transfer Station operations. He described that both solid waste and recycling tonnage has decreased since last year, and that they no longer were taking commercial food waste. There has been a complete turnover in staff this year. A new supervisor is on board and hiring is continuing. Although no fee increases are recommended, they are proposing to eliminate the 6-month permit.

b. **Mill Pond Culvert restoration alternatives**

Jarrold Cabral gave a brief overview of the culvert and breach options for Mill Pond Road including issues with raising the road, the environmental benefits and the impacts from sea-level rise. This project would be primarily grant funded, and grant funding would not include any future maintenance or raising the road elevation. He reported that the public safety



aspects of the alternatives had been discussed with Chief Calise and impacts on police response time would be minimal. Chief Collins was concerned about access to certain areas of Mill Pond Road and that a turn-around would be needed for the emergency vehicles. This will be presented to the Climate Action Committee, the Energy Committee, and the Select Board. The larger breach option would reduce overall project costs, future maintenance costs and environmental impacts, and was therefore preferred. The elimination of vehicle traffic from implementation of the full breach option would lead to improvements in water quality with the removal of stormwater from the paved road. The resulting restoration of the salt marsh is beneficial in combatting climate change. Board member Jason Silva mentioned the importance of acting in a way that benefits the environment and mitigates the effects climate change and sea level rise.

There were several abutters on the call, including Carole Reichhelm, a direct abutter to the southwest of the culvert. She expressed surprise about the project proposal and asked the town to do more study because of the need for accommodating emergency access., Mill Pond data and project proposal is available on the Town of Truro Webpage under the Department of Public Works environmental projects. A public hearing will be held in March.

Water resources update:

The Health Agent presented her report: Cesspool upgrades are progressing; Administrative Consent Order meetings are beginning to happen with certain properties; A rough draft of general by-laws addressing stormwater management is currently being reviewed by the town's water resources consultant and will likely be brought to a future town meeting.

Citizen Jack Riemer asked about the need to locate a new public water supply as mentioned in a draft of the open space & recreation plan. He asked that the Board discuss this at a future meeting. He also asked about the PFAS that has been detected in the Stones' Throw Condominiums public water supply well. Chair Tracey Rose answered that this is a new situation and that DEP is working closely with the condominium association.

Re-organization of the Board:

Because Brian Koll had to leave the meeting before this agenda item came up, the Board decided to wait until the whole Board could be present for the reorganization.

Motion: Board Member Jason Silva moved to continue the reorganization of the Board until the next Board of Health meeting.

Second: Tim Rose; Vote: 4-0-0; The motion passed.

Minutes:

November 15, 2022

Motion: Board Member Tim Rose moved to approve the minutes for November 15, 2022;

Second: Jason Silva; Vote: 5-0-0; the motion passed.

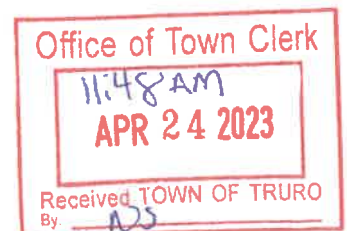
December 6, 2022

Motion: Board Member Jason Silva moved to approve the minutes for December 6, 2022;

Second: Helen Grimm; Vote: 3-0-2; Tim Rose and Candida Monteith abstain from the vote because they were absent at the meeting; the motion passed.

Report of the Chair:

Board of Health minutes from January 17, 2023



Chair Tracy Rose stated that she had nothing to report.

Report of the Health Agent:

The Pond Road stormwater improvement plans have progressed to a 30% design level. This work was recently reviewed by staff, with the consultant HWG. Next steps will be to have discussions with adjacent property owners.

Board member Tim Rose moved to adjourn the meeting: Second: Board member Jason Silva; Vote: 4-0-0, the motion passed.

The meeting was adjourned at 6:59 P.M.

Respectfully submitted by Nina Richey

