

Truro Board of Health Minutes

February 18, 2020

4:30 PM-Truro Town Hall

Members Present: Chair Tracey Rose, Vice-Chair Jason Silva, Member Tim Rose, Alternate Member Meredith Goff

Others Present: Health Agent Emily Beebe

Chair Tracey Rose called the meeting to order at 4:30PM. Ms. Rose requested that everyone speak clearly for the video recorder. She asked if anyone in the audience was recording. No one replied in the affirmative.

I. PUBLIC COMMENTS

There were no public comments.

II. AGENDA ITEMS

Request for Waiver: 68 Highland Road, (map 37, parcel 3) Margaret C. Toner Revocable Trust:
Truro BOH Regulations, Section VI Article 3(1)a; required upgrade before transfer

Kathleen Agonito, representative of the estate of Margaret Toner presented the application. The property owner is deceased, and the financial burden of installing the system cannot be met by the family. The property has been unoccupied for five years and is currently uninhabitable. The buyers will place funds in escrow for the installation of the new system; the applicant is requesting 90 days from the date of closing to have the system installed. A septic design plan has been prepared by Jason Ellis of JC Ellis Design. The Board discussed the mechanism for receiving proof of funds being held in escrow. Ms. Agonito provided the Board with a copy of the Purchase and Sale Agreement, dated February 14, 2020, which details the terms of the escrow. The Chair suggested that an email be sent from the lender who will be holding the escrow funds, and she asked Ms. Agonito about the number of bedrooms at the property. The main dwelling has two bedrooms; the converted garage does not have bedrooms but does have a bathroom. The Agent discussed the possibility of the converted garage being used as an ADU and that there are requirements that would affect the septic design.

Motion by Mr. Rose to approve the waiver with the conditions that the system shall be installed by June 6, 2020; that the property shall remain unoccupied until the installation of the septic system is completed; and that an email will be sent to the Agent by the lending institution holding the escrow funds; **seconded** by Mr. Silva; **Vote:** 3-0-1 with the chair abstaining; motion carries.

Definitive Subdivision Plan: #4-H Bay View Road (map 39, parcel 77) and 3 Laura's Way (map 39, parcel 325)

The Agent reviewed the proposed subdivision plan of property situated to the south of Pilgrims Pond. The applicant is proposing a 3-lot subdivision; said lots being 1.54 acres (Lot 3); 2.8 acres (Lot 1) and 0.98 acres (Lot 2A). The Agent suggested that the Board will want to provide the Planning Board with their review comments. Comments could include the requirement of IA systems for development over 600 GPD and that the lots are outside of MESA jurisdiction. The

chair asked if the lots might be further subdivided; the agent responded that frontage may be a factor that could restrict further subdivision. Mr. Silva noted that two out of the three lots will require IA system if developed to capacity. The Agent will reference this in the memo to the Planning Board. Mr. Silva also asked that the applicant clarify how the green spaces shown on the plan would be enforced. The Agent will prepare a letter to the Planning Board defining the Board's recommendations.

Motion by Mr. Silva to direct the Agent to prepare a memo of recommendation to the Planning Board regarding the proposed subdivision plan; **seconded** by Mr. Rose; **4-0-0, motion carries.**

Truro Board of Health Regulations: proposed amendments, Section VII, article 3: Water Resource Protection Regulations (Cont'd from 2/4/2020)

The Board discussed the performance standards for land uses, specifically the storage of liquid, hazardous materials and/or petroleum products. The Board also discussed possible changes to requirements for oil storage tanks.

Motion by Mr. Silva to continue the matter to next meeting; **seconded** by Mr. Rose, **4-0-0, motion carries.**

III. REPORTS

Health Agent's Report:

- The Agent discussed property transfers in 2019. The Health Department has been reviewing the property transfers for compliance with Title 5 regulations.

Report of the Chair:

- Ms. Rose discussed an article about open meeting law violations by members of the Sandwich Select Board.
- Ms. Rose asked the Provincetown Water Department for a copy of their annual water report. The 2019 annual report should be completed soon, and once available Ms. Rose will share it with the Board.

IV. MINUTES

February 4, 2020

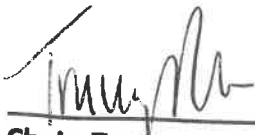
Motion by Mr. Silva to approve the minutes as presented; **seconded** by Mr. Rose; **Vote: 3-0-1, motion carries.**

Motion by Mr. Rose to adjourn; **seconded** by Mr. Silva; **4-0-0, motion carries.**

The meeting adjourned at 5:25pm.

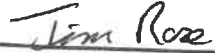
Respectfully Submitted,

Michelle Fogarty



Chair, Tracey Rose

Vice-Chair, Jason Silva



Member, Tim Rose

Alternate Member, Meredith Goff

