

Truro Board of Health Minutes
December 6, 2017
4:30 PM-Truro Town Hall

Members Present: Chair Tracey Rose, Member Peter Van Stratum, Member Tim Rose, Vice-Chair Jason Silva

Absent: Member Mark Peters

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.

PUBLIC COMMENTS

None.

REPORTS

Motion to defer Section II Reports, so that Section III Public Hearings could be heard first.

Mr. Silva moved to reconfigure the Agenda.

Mr. Van Stratum seconded.

Vote: 4-0-0, motion carries.

PUBLIC HEARINGS

1. Cousins Family Revocable Trust, 449 Shore Rd, Variance request from Title V, 310 CMR 15.00 (cont'd from 11/7/17)

Mr. Lajoie, of FELCO, Inc., approached the board and explained the proposal. Ms. Rose requested Ms. Beebe's opinion. Ms. Beebe stated that the Truro BOH regulations do not allow the use of IA systems, unless it's a remedial situation which would entail an upgrade of failed or non-conforming septic system with the condition that there shall be no increase in design flow or habitable space. She did point out that Mr. Lajoie did not have to use an IA system, but that he is offering the use of the FAST system to benefit the site as far as wastewater without asking for nitrogen credits. Mr. Rose felt that it would benefit the fragility of the area. Ms. Rose asked if the homeowner would be willing to still use the FAST system if they only did two bedrooms. Mr. Lajoie replied "yes". Ms. Rose asked if the home would be used seasonally. Mr. Lajoie replied that he did not know and that it would depend on how the potential buyer chooses to use it. Ms. Rose then stated that IA systems have been shown to function best when used year-round. Mr. Lajoie said that his clients understood the Operation and Maintenance requirements for the IA system. Mr. Lajoie requested a continuance so that he could go back to the Conservation Commission for their approval.

Mr. Silva moved to continue the hearing to the January 16, 2018 meeting.

Mr. Rose seconded.

Vote: 4-0-0, motion carries.

2. Definitive Subdivision plan for 402 & 408 Shore Road, North Truro

Ms. Beebe explained that the plan before them showed the acquisition of land from 402 Shore Rd to 408 Shore Rd. The Planning Board had requested the Applicant to show the acquisition on the Subdivision Plan and not an ANR. She stated that the change does not affect anything with regards to the prior approvals the Board has given for the property.

Mr. Rose moved to approve the Definitive Subdivision Plan for 402 & 408 Shore Rd, noting that the change does not affect the prior approved plan by the Board of Health.

Mr. Silva seconded.

Vote: 4-0-0, motion carries.

3. Fred Sateriale; South Wind Court Condominiums, discussion on change of manager

Mr. Sateriale and Mr. Roderick, owners of remaining South Wind Court Condominiums, approached the Board and requested to stay on as managers of the property, even though the manager's unit has been sold. He stated that they are still majority owners of the property and still take care of everything for the complex. Ms. Rose felt they could be listed as co-managers. The addition of the new managers would require the Change of Manager process. The Board discussed the transition from a cottage colony to a condominium.

Mr. Silva motioned to close the discussion.

Mr. Rose seconded.

Vote: 4-0-0, motion carries.

Ms. Rose noted that the Applicants will work with the Health Agent on filling out their 2018 License Application.

4. Gordon and Diane Snyder; 6 Ocean Bluff Lane; Variance from Truro BOH regulations requiring upgrade prior to transfer

Mr. and Mrs. Snyder, owners of 6 Ocean Bluff Ln, came before the Board to request a waiver of time so that the buyers could put in the septic system. Ms. Rose asked if it was a financial hardship. Mrs. Snyder replied "yes". She then went on to explain that they bought the property in the 90's, rehabilitated the buildings, moved a cottage, and upgraded the septic. Ms. Rose questioned the failing of the existing Title 5. Ms. Beebe replied that there was a perched water table. She also informed the Board that they do have a contract already with East Cape Engineering for the upgrade. Mr. Silva asked if the new owners are aware of the Board's policy to restrict occupancy until the new septic has been installed. Mrs. Snyder said they were.

Mr. Silva moved to approve waiver of time, giving the buyer until April 1, 2018 to upgrade the system with the condition that there shall be no occupancy until the system has been installed and inspected.

Mr. Rose seconded.

Vote: 3-0-1, motion carries with Ms. Rose abstaining.

5. Revisions to Board of Health regulations: Section I: Administration, Variances and Enforcement; Section IV: Solid Waste; Section V: Transfer Station Rules and Regulations

Ms. Rose asked if there as anyone in the audience to speak on the proposed regulations. Mr. Cabral, DPW Director, approached the board and suggested some amendments. The Board and the DPW Director discussed said amendments.

Mr. Van Stratum moved to approve the Board of Health Regulations as amended.

Mr. Rose seconded.

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

REPORTS

DPW Director

- Through the new license plate recognition program, it has come to light that the most abuse seems to happen with the Swap Shop and Landscapers. Warnings will start to go out at the end of the week.
- The retaining wall and drainage project is now complete.
- Installation of the scale is scheduled for the second week in January, 2018.

Health Agent

- This report was deferred to the December 20, 2017 meeting.

AGENDA ITEMS

1. Chris Lucy : discussion on I/A system regulation

Mr. Lucy came to the table to start a discussion regarding the approval of I/A systems **specifically** for the Accessory Dwelling Units. The Board wanted to continue the discussion to a later date so that they could discuss it further.

Mr. Silva motioned to continue the discussion to the December 20, 2017.

Mr. Rose seconded.

Vote: 4-0-0, motion carries.

LICENSING RENEWALS

- 1. South Wind Court Cottages, 121 Shore Road**
- 2. Bengal Tiger Inn - 2 Amanda Lane**
- 3. White Tiger Inn -1 Amanda Lane**
- 4. Prince of Whales Motel & Cottages - 104 Shore Road**
- 5. North Truro Camping Area - 46 Highland Road**
- 6. Adventure bound Camping resort – 67 South Highland Road**
- 7. Cape View Motel, 364 Route 6**
- 8. Kalmar Village, 674 Shore Road**
- 9. Trade Winds, 676 Shore Road**

Ms. Beebe confirmed that the applications were in good standing. Item #1, South Wind Court was postponed until the proper paperwork for Change of Manager has been submitted. Ms. Rose stated that she would like an update on the septic for Items 5 & 6, Adventure Bound.

Mr. Silva moved to approve Items #2-9.
Mr. Rose seconded.
Vote: 4-0-0, motion carries.

REVIEW/APPROVE MINUTES

November 21, 2017

Mr. Silva moved to continue the approval of the minutes to the December 20, 2017 meeting.
Mr. Van Stratum seconded.
Vote: 4-0-0 motion carries.

Mr. Rose motioned to adjourn.
Mr. Silva seconded.
Vote: 4-0-0, motion carries.

Respectfully submitted,

Arozana Davis

Chair-Tracey Rose

Vice Chair-Jason Silva

Clerk-Mark Peters

Peter Van Stratum, Member

Tim Rose, Member