

Truro Board of Health Minutes
November 6, 2018
4:30 PM-Truro Town Hall

Members Present: Chair Tracey Rose, Vice-Chair Jason Silva, Member Tim Rose
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 ITEM: 1. 449 Shore Road: Variance Request from Truro BOH Regulations Section VI, Article 8 Required Setbacks for System Components (continued from 9/18/2018; the applicant has requested a further continuance until December 4, 2018)

Motion by Mr. Rose to continue; seconded by Mr. Silva; Vote: 3-0-0; motion carries.

AGENDA ITEM: 3. 2 Moses Way: Variance Request from 310 CMR 15.211 Setbacks

Keith Fernandes, PE of GFM Enterprises represented the applicant. The existing septic system is in failure. The proposed system has a two-compartment tank with leaching area in driveway and is designed for 7 bedrooms. The plan required local upgrade approval. The Chair inquired about a discrepancy in the number of bedrooms on the plans versus the assessor's card. The Agent had conducted a walk-through at the property and confirmed a total of seven bedrooms. Ms. Rose stated that the discrepancy should be further researched. Mr. Rose theorized that the shift in bedroom count may have happened when the property was sold. The property is located within the Zone II of municipal Public water supply well. The Agent suggested to the Board that this property would be an appropriate candidate for nitrogen removal, as there are more than 2 bedrooms on the one half acre lot. This can be required as a means of satisfying maximum feasible compliance.

Additional treatment of the wastewater was not proposed. Mr. Fernandes spoke to the board regarding system technology.

The Chair stressed the need to protect the public water supply. Mr. Silva also expressed concern regarding the bedroom count discrepancy. Mr. Rose discussed the design of the system and the impact that the upgrade will have on the aquifer. Ms. Rose would like to see the well water sampled. Mr. Silva inquired about the occupants of the property. Mr. Fernandes confirmed that the property is currently occupied. Mr. Silva was concerned about delays in determining the bedroom count due to the circumstances and winter approaching.

Motion by Ms. Rose to continue until the November 20, 2018 meeting with the conditions that the board exercise their right to require that the system be pumped as soon as possible;

that the board will do their due diligence to confirm the number of bedrooms; and that the board requires a routine water quality analysis; seconded by Mr. Silva;
Vote: 3-0-0, motion carries.

AGENDA ITEM: 2. 460 Shore Road: Variance Requests from 310 CMR 15.201, 15.240(4) and Truro BOH Regulations (continued from 10/16/2018)

David Lajoie of FELCO, Inc. approached the board. Mr. Lajoie presented revised plans, dated August 29, 2018, with revision dated October 31, 2018, to the board. The plans reflect a pressure dose design as requested by the board. Mr. Lajoie reviewed the modified plans with the board. The Agent stated that with the exception of the ground water detail adjustment, the plans were acceptable.

Motion by Mr. Rose to approve the plan as presented contingent upon the ground water adjustment from the county; seconded by Mr. Silva; Vote 3-0-0, motion carries.

AGENDA ITEM: 4. 6 Marshall Lane: Discussion with engineer

David Lajoie of FELCO, Inc. approached the board with Randi Brawley, the property owner. Mr. Lajoie presented plans to the board. In 1989 a septic system plan was prepared. The design at the time called for a two-bedroom house and a proposed two-bedroom addition. The system was originally designed for more than what the use was for, with the intent that the property may be expanded in the future. Mr. Lajoie discussed the original building and septic plans with the board. Ms. Brawley would like to remodel the house. The existing house is two bedrooms and has a shed that contains a bedroom. The owner would like permission to have four bedrooms on the lot, which is what the building permit calls for. The shed is now being used as a playroom and contains a bunk bed. The owner would eliminate any use of the shed as a bedroom. The Agent discussed the earlier septic plan, which was clearly referenced on the permit and was sized for four bedrooms. The Agent provided the board with an overview of the previous building permits issued. While evidence of the shed exists within the file, no permit was issued. Mr. Silva asked if the shed contains a bathroom; Mr. Lajoie confirmed it does not. Ms. Brawley spoke to the board regarding her plans to occupy the home year-round instead of seasonally. The discussion concluded with the understanding that the septic system will need to be inspected and the Health Department will conduct a walk-through.

AGENDA ITEM: 5. Amendments to Board of Health Regulations: Proposed changes to Section 5; Proposed Changes to Section 6

The Board discussed the proposed changes to Section 5 and Section 6 of the regulations. They will be discussed again at the next meeting.

Motion by Mr. Rose to continue to the November 20, 2018 meeting; seconded by Mr. Silva; Vote: 3-0-0, motion carries.

III. LICENSING RENEWALS

1. Crow's Nest Condominiums, 496 Shore Rd, Motel License

Motion by Ms. Rose to withhold the 2019 license until proof of payment of the outstanding taxes is received from the tax collector; seconded by Mr. Silva; Vote: 3-0-0, motion carries.

2. Crow's Nest Cottages, 608 Shore Rd, Motel License

Motion by Ms. Rose to withhold the 2019 license until proof of payment of the outstanding taxes is received from the tax collector; seconded by Mr. Silva, Vote: 3-0-0, motion carries.

3. Kalmar Village, 674 Shore Rd, Motel License

Motion by Mr. Rose to approve the 2019 license; seconded by Mr. Silva; Vote: 3-0-0, motion carries.

4. Tradewinds, 676 Shore Rd, Motel License

Motion by Mr. Rose to approve the 2019 license; seconded by Mr. Silva; Vote: 3-0-0, motion carries.

5. Roseland, 33 South Highland Rd, Motel License

Motion by Mr. Rose to approve the 2019 license; seconded by Mr. Silva; Vote: 3-0-0, motion carries.

6. Harbor View Village Condominiums, 168 Shore Rd, Motel License

Motion by Ms. Rose to withhold the 2019 license until proof of payment of the outstanding taxes is received from the tax collector; seconded by Mr. Silva; Vote: 3-0-0, motion carries.

7. EZ Rest Cottages, 22 Shore Rd, Motel License

Motion by Mr. Rose to approve the 2019 license; seconded by Mr. Silva; Vote: 3-0-0, motion carries.

8. Sea Gull Motel, 654 Shore Rd

Motion by Mr. Silva to approve the 2019 license; seconded by Mr. Rose; Vote: 3-0-0, motion carries.

9. Hayman's Hillside Cottages, 17 Great Hollow Rd

Motion by Mr. Rose to approve the 2019 license; seconded by Mr. Silva; Vote: 3-0-0, motion carries.

10. Big Fisherman, 148 Shore Rd – 2018 RENEWAL

The Agent provided the board with an overview regarding the delay in the licensing process for 2018. The Health Department made diligent efforts to finalize the 2018 licensing with the manager of the condominium.

Motion by Mr. Silva to approve the 2018 license renewal; seconded by Mr. Rose; Vote: 3-0-0, motion carries.

IV. REPORTS

Health Agent's Report

- The Agent discussed the increased frequency of the use of deed restrictions. The restrictions ensure that there is a paper trail that is very clear for future record that the use of the property is used as the applicant states it will be.
- The Agent updated the board regarding the receipt of the first application for the year-round condominium conversion process.
- At the November Water and Sewer Board meeting in Provincetown the modeling of the North Union Field well was discussed, specifically ground water quality. In one well in particular, there are increasing sodium levels; this was not anticipated in the original modeling of the wells. New modeling has been done, and the results are under discussion between the Town of Provincetown's engineer EPG and Weston and Sampson about how much water is being withdrawn from the 2 newest wells.
- The Agent discussed a deed restriction placed on 9 Highland Road.
- The Board is in receipt of The Agent's letter dated October 25, 2018 to the Truro Motor Inn. An inspection is scheduled for the first week in December.

Report of the Chair

The Chair did not have a report.

V. MINUTES

October 2, 2018:

Motion by Mr. Rose to approve the October 2nd minutes as amended; seconded by Mr. Silva; Vote: 3-0-0, motion carries.

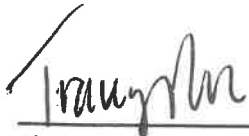
October 16, 2018:

Motion by Mr. Rose to approve the October 16th minutes; seconded by Mr. Silva; Vote: 3-0-0, motion carries.

Motion by Mr. Silva to adjourn the meeting; seconded by Mr. Silva; Vote: 3-0-0, motion carries.

Respectfully Submitted,

Michelle Fogarty



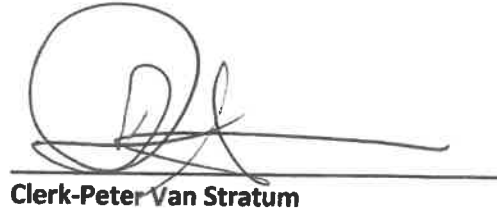
Chair-Tracey Rose



Vice Chair-Jason Silva



Mark Peters, Member



Clerk-Peter Van Stratum



Tim Rose, Member

