

Truro Board of Health Minutes
January 7, 2020
4:30 PM-Truro Town Hall

Members Present: Chair Tracey Rose, Vice-Chair Jason Silva, Member Mark Peters, Clerk Peter Van Stratum

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. PUBLIC HEARING

Variance Request: 15 Perry Road, Perry Family Limited Partnership; Truro BOH Regulations, Section VI Article 2 Variances & Article 8 – Required

David Lajoie of FELCO, Inc. came to the table on behalf of the applicant. Mr. Lajoie discussed the location of the septic system components relative to the resource areas and the requested variances. The project has received approval from the Conservation Commission with the condition that the storage container be removed from the property prior to the issuance of a Certificate of Compliance. The Agent noted that the assessor's card shows four-bedrooms in the existing dwelling; there is no floor plan on file, so the Agent will need to do a walk-through. The existing garage does not currently have any living space in it. The property owner intends to apply for a permit to utilize the garage as an Accessory Dwelling Unit. The Agent asked Mr. Lajoie if the property owner is aware of the rental requirements for the Accessory Dwelling Unit; Mr. Lajoie replied in the affirmative. Mr. Lajoie will revise the plan to reflect the area of the lot and upland area.

Motion by Mr. Peters to approve the variances as requested; seconded by Mr. Silva; Vote: 4-0-0, motion carries. Ms. Rose noted for the record that Mr. Lajoie will provide an updated plan as discussed.

III. AGENDA ITEMS

296 Route 6, Truro Motor Inn: update on compliance with Orders to Correct

A second court date is scheduled for January 15th. An update was received from the HPC regarding the occupancy of the Truro Motor Inn. The occupancy seems to have decreased; HPC has been assisting residents to find alternative accommodations. Mr. Silva asked about the vacant units, and if they can be re-occupied. The Agent confirmed that once the rooms are vacated, they must remain so. Mr. Peters asked about the piles of debris on the back side of the building. The Agent responded that during her last conversation with Mrs. DelGizzi the debris was discussed, and Mrs. DelGizzi was to contact the Agent once the debris was removed. Ms. Rose noted that the temporary license that was issued has now expired. Mr. Van Stratum discussed the reduction in tenants and cash flow to the owners and expediency of condemnation. Ms. Rose urged the Board to hear from the court prior to making any further

decisions. Mr. Silva discussed the receivership process. Ms. Rose stated that the primary goal of the Board is maintain health and safety; the Board can't control what a receiver may ultimately decide to do with the property. Discussion occurred regarding the living conditions at the property. The Agent asked to re-frame the view presented by Mr. Van Stratum that the Town is allowing the tenants to live in unsanitary and unsafe conditions; and suggested the Board is enforcing the law to the extent of the law, using the legal system, and the property owners are allowing the occupants to live in the unsafe conditions; the occupants have all been served with the same notice as the property owners regarding issues of compliance. The DelGizzi's, upon receipt of the Order to Correct served last year, could have rectified the issues, but have actively made choices to not comply.

Truro Board of Health Regulations: proposed amendments

Section VII, article 3: Water Resource Protection Regulations *(Cont'd from 12/17/19)*

Section V, article 7: fee schedule update

The Board discussed the proposed regulations and made some edits. More performance standards are needed.

The discussion of the fee schedule update included Ms. Rose suggested allowing for the free disposal of 1-pound tanks and charging \$15.00 for the larger tanks. Mr. Van Stratum agreed and felt that no fee for the 1-pound tanks would dissuade people from putting them in the trash hopper. During the discussion the Agent contacted DPW Director Jarrod Cabral to pose some questions from the Board. The Director agreed that the increase in revenue from the new fee for the larger tanks will cover the cost of the 1 pound tanks.

Motion by Mr. Peters to approve the modified the fee schedule and to allow for free disposal of 1-pound propane tanks and a \$15.00 fee to dispose of the 20, 40 and 100-pound tanks; seconded by Ms. Rose; Vote: 3-0-1, motion carries.

IV. REPORTS

Health Agent's Report:

- The Health department is engaged in the normal workings of permitting and licensing;
- The assistant Health Agent is working on an inventory of the septic systems by parcel; once completed, the information will be mappable.

Report of the Chair

- Ms. Rose discussed Water Works 2020, a water-based career showcase for the region's high school students.
- Site work begins on a Ch. 40B affordable housing development in Sandwich. Ms. Rose contacted the Sandwich Health Agent to discuss the project and to inquire if the property would have an IA septic system. The Health Agent did not have the file available but was fairly certain an IA system was not in the proposal. The property is not in a Zone 2, nor is it near any wetlands. Further, the property will be served by a municipal sewer in the near future.

Reorganization of Officers

Motion by Mr. Peters to retain the present officers: Ms. Rose, Chair; Mr. Silva, Vice-Chair and Peter Van Stratum, Clerk; seconded by Mr. Van Stratum; Discussion occurred on the motion: Mr. Silva asked if a full Board should be present to vote; Ms. Rose confirmed that it was not required. Mr. Peters noted that the Board has both the Cloverleaf and Truro Motor Inn matters pending and the officers should remain in place. Vote: 4-0-0, motion carries.

V. MINUTES

Minutes of October 3, 2019

Mr. Peters noted that Mary Ann Bragg of the Cape Cod Times was present at the October 3rd meeting and left half-way through the meeting; the minutes will be modified accordingly.

Motion by Mr. Peters to approve the minutes as amended; seconded by Mr. Silva; Vote: 4-0-0, motion carries.

Minutes of December 17, 2019

Motion by Mr. Peters to approve the minutes as presented; seconded by Mr. Silva; Vote: 4-0-0, motion carries.

Motion by Mr. Van Stratum to adjourn the meeting; seconded by Mr. Silva; Vote: 4-0-0. The meeting was adjourned at 5:50pm.

Respectfully Submitted,

Michelle Fogarty



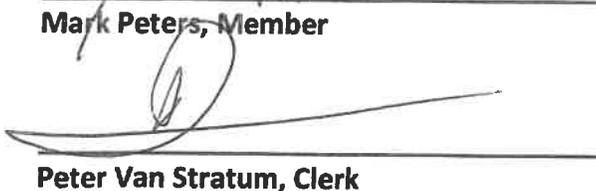
Chair, Tracey Rose



Vice-Chair, Jason Silva



Mark Peters, Member



Peter Van Stratum, Clerk

