

## **Minutes of the Truro Board of Health, Tuesday February 1, 2022**

This was a remote meeting. Board members in attendance:

Chair Tracey Rose, Vice Chair, Jason Silva Board members: Candida Monteith, Brian Koll. Also Present: Health and Conservation Agent Emily Beebe.

The meeting was called to order at 4:32 PM by the Chair, Tracey Rose; she announced the remote meeting procedures and described the process for public participation.

**Public Comments:** Karen Ruymann expressed thanks for Town of Truro Covid-19 test distribution efforts on January 13, 2022 and inquired about the water resources projects being conducted by the Town; she suggested that information about this be available on the website for the public.

Jack Riemer asked if the Board was working on a stormwater by-law.

## **AGENDA ITEMS**

**Change of Manager:** Beach Point Co-Op, 169 Shore Rd:

Kathryn Buck was on call presenting her request to be added as a co-manager for Beach Point Co-Op to help the primary current manager. Chair Tracey Rose requested that the address be amended on the application because the original application did not have a number provided for the P.O. Box. Board Member Jason Silva offered his support for the addition of the co-manager. Chair Tracey Rose inquired about Ms. Buck's knowledge of the process of property ownership and management. Ms. Buck responded by stating that she has owned her unit at Beach Point Co-Op since 1994 and is also president and secretary of the Board of the Co-op.

**Motion:** Board Member Jason Silva moved to approve the Beach Point Co-Op additional co-manager request;

**Second:** Board Member Brian Koll vote: 4-0-0, vote was unanimously in favor, the motion carries.

**Local Approval of I/A system:** 122 Castle Road, JM O'Reilly:

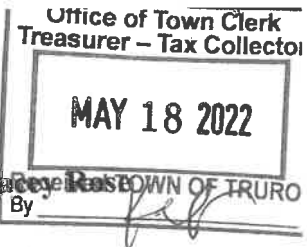
Robert Reedy, an engineer with JM O'Reilly represented the project on behalf of the homeowners. The current project is a required septic upgrade to comply with the Town of Truro's new cesspool regulation. It is a 4-bedroom septic on a 2300 plus square foot lot and therefore does not comply with the 1 bedroom per 10,000 square foot rule. There are no variances being sought; the well will have to be relocated per setback requirements. **Motion:**

**Board Member Brian Koll moved to approve the I/A system at 122 Castle Road;**

**Second:** Board Member Jason Silva seconded; Vote 4-0-0; the vote was unanimous, and the motion passed.

**Local Approval of I/A system:** 6 Alden Circle:

Jason Ellis represented the request and described the cesspool upgrade for a 3-bedroom dwelling on a 26,000 square foot lot which does not meet the nitrogen loading standard. Mr. Ellis explained that the proposal is for a 1500-gallon, 3-bedroom septic sewage system. Board Member Jason Silva inquired about what the timeframe would be estimated to be for installing the system; Mr. Ellis replied that they were still getting estimates. **Motion:** Board Member Jason Silva moved to approve the request



**Second: Board Member Brian Koll; Vote: 3-0-1 in favor, with Board Member Tracey Rose abstaining, the motion carried.**

**Discussion on IA approval process:** The Chair read the proposed amended I/A approval process, as proposed by staff. The new approval process waives the requirements for a public hearing for I/A system requests that are not seeking any variances and allows Health Department staff to grant approval as they do for all other septic system designs. This would save time and cost for all involved.

**Motion: Board Member Candida Monteith moved to approve the process.**

**Second: Board Member Jason Silva; Vote 4-0-0; the vote was unanimous, and the motion passed.**

**Variance Requests/Local Upgrade Approval: 127 & 133 South Pamet Rd:**

The Agent stated that Coastal Engineering requested a continuance of the variance request on behalf of their client until the March 1<sup>st</sup>, 2022, Board of Health, meeting. Board Member Candida Monteith expressed concern about the septic tank that was reported to be on the beach after a recent winter storm. The Agent explained that the winter storm had eroded the coastal bank and the septic tank had ended up on the beach, but the septic tank had been pumped out before the storm to prevent a wastewater spill; further, permits had been filed to allow the house to be rescued to prevent it from ending up on the beach.

**Motion: Board Member Candida Monteith moved to continue the matter to the March 1, 2022, Board of Health meeting.**

**Second: Board Member Jason Silva; Vote 4-0-0; the vote was unanimous, and the motion passed.**

**Variance Requests/Local Upgrade Approval: 6 River View Road:**

David Lajoie from Felco engineering was on call to represent the applicant. He provided a summary of the wetland resources at the property, which is dominated by the coastal bank, and overlapping riverfront area. The applicant proposes a 5-bedroom septic system for new construction with a Micro-fast alternative treatment component and is requesting three variances for the setback distance between components and the local wetland resources and a variance to allow nitrogen credit. The credit request proposes use of I/A treatment in exchange for use of the riverfront area that extends landward from the coastal bank to be counted as upland, and therefore counts as a nitrogen credit. Board member Jason Silva voiced his support for the I/A system as it is helping to reduce nitrogen to a higher degree than a Title V.

**Motion: Board Member Brian Koll moved to approve the variance request**

**Second: Board Member Jason Silva; Vote: 3-0-1 in favor, with Board Member Tracey Rose abstaining, the motion carried.**

**Variance Requests/Local Upgrade Approval: 5 Prince Valley Way:**

Robert Reedy, an engineer for JM O'Reilly, explained that the lot is 165,000 square feet, (3.8 ac) there are no wells within 100 feet of the property, and there are 6 bedrooms across the property in dwelling units currently being served by cesspools. The cesspool upgrade is required to bring the property into compliance with the Truro Board of Health Regulations. The design flow of 6 bedrooms requires installation of an I/A system under Board of Health regulations Section VI, Article 8. Mr. Reedy stated that they requested a variance to this regulation because this property would be a prime candidate for exception due to the surrounding environment, seasonal flow and

nitrogen loading calculations. The Chair Tracey Rose indicated that the field card only referenced 3 bedrooms for the property. Mr. Reedy explained that, although some of the rooms didn't meet the Truro requirements for a bedroom, they were being utilized as bedrooms and therefore were being added to the septic flow considerations. A walk-through by Town staff had been conducted. Board Member Jason Silva was in support for granting the variance due to the environmental and groundwater conditions. The Agent suggested adding a deed restriction as a condition of granting the variance, to state that if the property changed its use and/or added living space, the variance would have to be reviewed again.

**Motion:** Board Member Jason Silva moved to approve the variance request with the condition that a deed restriction be made outlining that the variance was approved if the property didn't change its use and/or add living space

**Second:** Board Member Candida Monteith **Vote:** 4-0-0; the vote was unanimous, and the motion passed.

**Discussion: Upgrade process for business establishments for the 2022 licensing year**

The Agent explained the process for business licensing is to have the systems inspected and allow them to remain operating if an issue is found, provided that it does not create an imminent health hazard. The timeframe for corrections was discussed, and within 6 months was suggested by the Agent. Board Member Candida Monteith felt that 6 months was too random and should be connected to the business cycle. The Chair was in support of the 6-month time frame and felt it was important to be vigilant with regulations to protect groundwater resources and that extensions could be granted in certain circumstances. **Chair Tracey Rose suggested they continue the matter for the next meeting.**

**Groundwater Resources Discussion**

The Agent summarized the recommendations from the Cape Cod Commission's study on the Village Pond watershed. Some of the recommendations included implementing a 300-foot setback for septic system leach fields; monetary incentives to aid homeowners in upgrading their septic systems; and stormwater management. They made recommendations for management of the Pond and the watershed; local education and outreach programs discussing groundwater resources. They also recommend development of a management plan for the pond. The Chair said that she feels these are important issues that need to be addressed and is excited that work in this area has commenced. The Agent suggested that they develop a village pond work plan to address the recommendations.

**Local Board of Health Regulation Review**

Section IIX- Well Water Testing (proposed amendment to Rental Registration water test validity schedule)

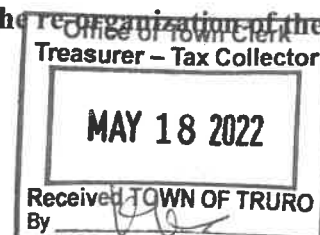
Section VI- local title 5

**Motion:** Board Member Brian Koll moved to continue the discussion until the February 18, 2022, Board of Health meeting.

**Second:** Board Member Jason Silva seconded: **Vote:** 4-0-0; the vote was unanimous, and the motion passed.

**Re-Organization of the Board**

**Motion:** Board Member Tracey Rose made a motion to continue the re-organization of the board till June 2022.



**Second:** Board Member Jason Silva; **Vote:** 4-0-0; the vote was unanimous, and the motion passed.

**Minutes:**

**September 7, 2021:**

**Motion:** Board Member Jason Silva moved to approve the minutes;

**Second:** Board Member Candida Monteith; **Vote:** 3-0-1, Board Member Brian Koll abstained, the motion passed.

**September 14, 2021:**

**Motion:** Board Member Jason Silva moved to approve the minutes

**Second:** Board Member Candida Monteith; **Vote:** 4-0-0; the vote was unanimous, and the motion passed.

**September 21, 2021:**

**Motion:** Board Member Jason Silva moved to approve the minutes

**Second:** Board Member Candida Monteith; **Vote:** 4-0-0; the vote was unanimous, and the motion passed.

**September 19, 2021:**

**Motion:** Board Member Jason Silva moved to approve the minutes

**Second:** Board Member Candida Monteith; **Vote:** 4-0-0; the vote was unanimous, and the motion passed.

**Report of the Chair- Staffing**

The office assistant position has been filled.

**Motion** to adjourn was made by Chair Tracey Rose

**Second** by Candida Monteith; **Vote** was 4-0-0; the vote was unanimous, and the motion passed.

Meeting adjourned at 6:30 PM

Minutes compiled by Nina Richey

