



Truro Board of Health

Tuesday February 21, 2023

Remote Meeting- 4:30 PM

Remote Meeting Access Instructions

This will be a remote meeting. Citizens in Truro can view the meeting on Channel 18 and on the web on the "Truro TV Channel 18" button found under "Helpful Links" on the homepage of the Town of Truro website. To view, click on the green "Watch" button in the upper right of the page. **To provide comment during the meeting, please call in toll free at 1-866-899-4679 and enter the following access code when prompted: 972-302-709; or access the meeting from your computer, tablet or smartphone. <https://global.gotomeeting.com/join/972302709>** Please note that there may be a slight delay (15-30 seconds) between the meeting and the live-stream (and television broadcast). If you are watching the meeting and calling in, please lower the volume on your computer or television during public comment so that you may be heard clearly. We ask that you identify yourself when calling in to help us manage multiple callers effectively. Citizens may also provide public comment for this meeting by emailing the Health Agent Emily Beebe at ebeebe@truro-ma.gov with your comments.

I. PUBLIC COMMENT

Please note that the Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda

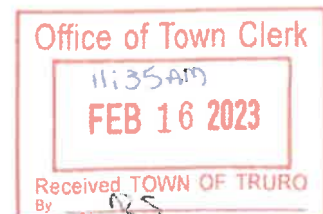
II. AGENDA ITEMS

1. **Variance request/Local Upgrade Approval:** 492 Shore Road (map 8, parcel 22)
2. **Waiver of Time:** 627 Shore Road (map 3, parcel 2)
3. **Water Resources Update**

III. MINUTES:

IV. REPORTS

- o Report of the Chair
- o Health Agent's Report



V2023-02

Fee: \$75.00

PAID
10533



APPLICATION FOR BOARD OF HEALTH VARIANCES

Date: February 1, 2023

Property Owner's Name: Laura Keegan

Mailing Address: 8 Milliken Drive, Kingston MA 02364

Address of Property: 492 Shore Road

Map and Parcel Number: Map # 8 Parcel # 22

Design Engineer/Sanitarian Rob Carlezon

Firm/Company Name: Grady Consulting, LLC Phone #: 781-585-2300

Address: 71 Evergreen Street Suite 1, Kingston, MA 02364

Please check type of variance requested:

Title 5 Variance Request: Section 15.405(1)(a), 15.405(1)(b) and 15.405(1)(k)

Board of Health Variance Request: Section/Article Section VI, Article 9

Signature (Representative)

February 1, 2023

Date

Signature (Property Owner)

G C GRADY CONSULTING, L.L.C.
Civil Engineers ♦ Land Surveyors ♦ Landscape Architects

February 1, 2023

Truro Board of Health
24 Town Hall Road
Truro, MA 02666

HEALTH DEPARTMENT
TOWN OF TRURO

FEB 06 2023

RECEIVED BY

RE: 492 Shore Road – Septic Repair
Applicant: Laura Keegan

Dear Board Members:

On behalf of the owner we hereby submit three (3) sets of revised “Septic System Repair” plans, latest revision dated February 1, 2023. The plan was revised to accommodate the comments provided by the Board of Health via email. Please see comment responses below:

1. Board of Health local regulation variance request note added to plan.

Due to the limited area available on the lot and the proximity of the dwelling, garage and to the property line, we hereby request the Board approve the following Local Upgrade Approval and Local Variance Requests:

Local Upgrade Approval Requests

15.405(1)(a)-Reduction of SAS setback to the property line from the required 10 ft. to 5.1 ft.

15.405(1)(b)-Reduction of SAS setback to the cellar wall from the required 20 ft. to 14.9 ft.

15.405(1)(b)-Reduction of SAS setback to the slab foundation from the required 10 ft. to 5.2 ft.

15.405(1)(b)-Reduction of septic tank setback to the cellar wall from the required 10 ft. to 5.3 ft.

15.405(1)(b)-Reduction of septic tank setback to the slab foundation from the required 10 ft. to 5.1 ft.

15.405(1)(k)-One deep hole per disposal area.

Local Variance Requests

Article VI, Chapter 9- Reduction of SAS setback to wetlands from 150’ to 66.6’ and reduction of septic tank setback to wetlands from 100’ to 56.9’.

71 Evergreen Street, Suite 1 ♦ Kingston, MA 02364 ♦ Tel (781) 585-2300 ♦ Fax (781) 585-2378



If you have any questions please do not hesitate to call.

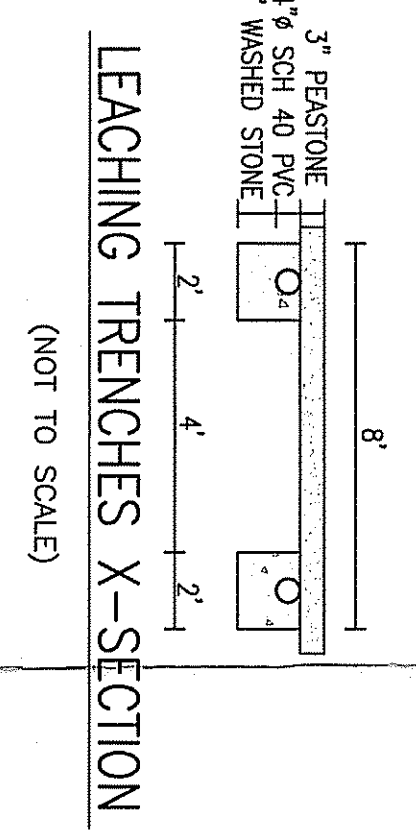
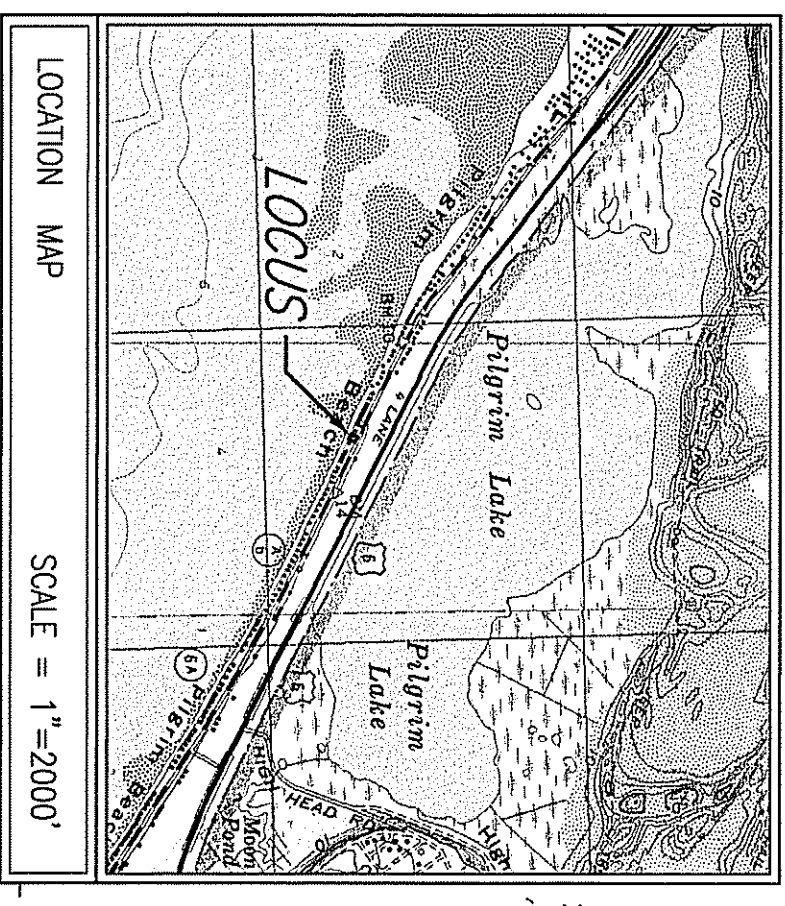
Sincerely,

GRADY CONSULTING, L.L.C.

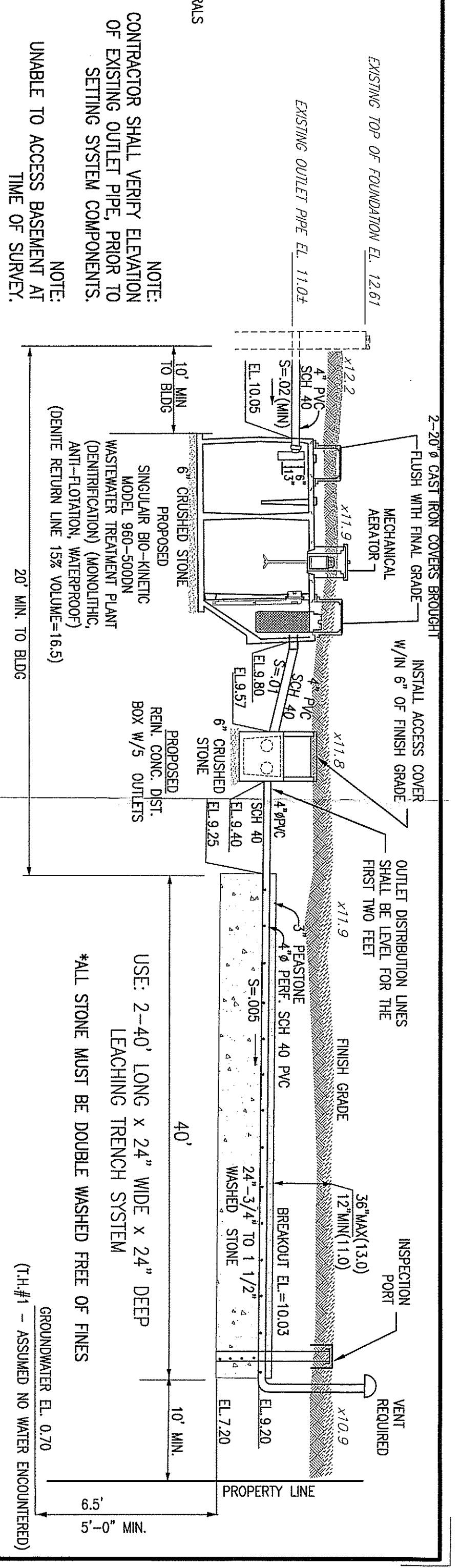
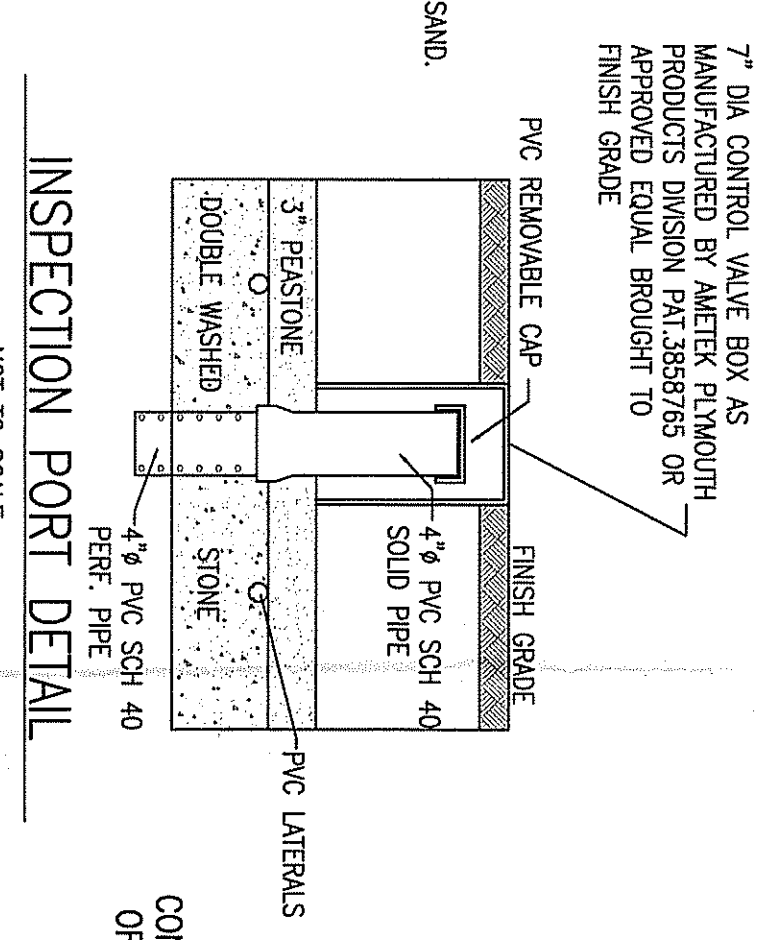
Dillon Brady
Project Designer

cc: Laura Keegan
8 Milliken Drive
Kingston, MA 02364

J:\2022\22-287\BOHB0H Revision Letter.docx



- REQUIRED INSPECTIONS**
- AFTER EXAMINATION OF LEACHING AREA PRIOR TO INSTALLING SAND.
 - AFTER SYSTEM CONSTRUCTION PRIOR TO BACKFILLING.



SEPTIC DESIGN (NOT DESIGNED FOR GARBAGE GRINDER)

- DESIGN DAILY FLOW: 3 BR. x 110 GPD = 330 GPD
- SEPTIC TANK: 330 GPD x 2 = 660 GAL. USE: 1500 GAL. MIN.
- LEACHING TRENCHES: P-R <2 MIN./IN. CLASS - USE EL.R-0.74 GPD/S.F. USE: 2'-40" LONG x 24" WIDE x 24" DEEP LEACHING TRENCHES

LEACHING AREA = 6.57/F/FE
EFFECTIVE LEACHING AREA = 6.57/F/FE

SEPTIC NOTES

- PROPERTY LINE DATA FROM "PLAN OF LAND IN (No.) TRURO AT BEACH POINT" RECORDED WITH SAID BARSTABLE COUNTY REGISTRY OF DEEDS AS PLAN BOOK 224 PAGE 3. TOPOGRAPHIC SURVEY BY GRADY CONSULTING SEPTEMBER 19, 2022.
- SOILS TESTING BY ROBERT CARLEZON, GRADY CONSULTING WITNESSED BY ARONZMAN, DAVIS, SEPTEMBER 29, 2022.
- CALL DIG SAFE 1-888-344-7233 AT LEAST 4 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- NOTIFY TOWN AND GRADY CONSULTING PRIOR TO BACKFILLING OF SYSTEM.
- NO KNOWN WELLS EXIST WITHIN 200' OF THE PROPOSED SYSTEM.
- THE SITE IS NOT LOCATED IN AN AQUIFER PROTECTION ZONE II.
- ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED (310 CMR 15.222(1)(2)).
- WETLANDS EXIST WITHIN 100 FT OF THE PROPOSED SYSTEM, AS SHOWN, BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE VE EL. 13FT AS DEPICTED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25001C 0117L1, WHICH BEARS AN EFFECTIVE DATE OF JULY 16, 2014.
- NO KNOWN EASEMENTS ARE IN THE AREA OF THE PROPOSED SYSTEM.
- EXCAVATION AND SAND REPLACEMENT IN ACCORDANCE WITH 310 CMR 15.225 (3) NOT REQUIRED AS THE SYSTEM IS LOCATED ENTIRELY WITHIN THE 4 FT NATURALLY OCCURRING FLOODPLAIN STRATA.

LOCAL UPGRADE APPROVAL REQUEST

- 15.405(1)(a) REDUCTION IN SYSTEM(SOIL ABSORPTION SYSTEM) LOCATION SETBACKS TO THE PROPERTY LINE FROM STATE AND LOCAL REQUIREMENT OF 10-FT TO 5.1-FT.
- 15.405(1)(b) REDUCTION IN SYSTEM(SOIL ABSORPTION SYSTEM) LOCATION SETBACKS TO THE CELLAR WALL FROM STATE AND LOCAL REQUIREMENT OF 20-FT TO 14.9-FT.
- 15.405(1)(b) REDUCTION IN SYSTEM(SOIL ABSORPTION SYSTEM) LOCATION SETBACKS TO THE SLAB FOUNDATION FROM STATE AND LOCAL REQUIREMENT OF 10-FT TO 5.2-FT.
- 15.405(1)(b) REDUCTION IN SYSTEM(SOIL ABSORPTION SYSTEM) LOCATION SETBACKS TO THE CELLAR WALL FROM STATE AND LOCAL REQUIREMENT OF 10-FT TO 5.3-FT.
- 15.405(1)(b) REDUCTION IN SYSTEM(SOIL ABSORPTION SYSTEM) LOCATION SETBACKS TO THE SLAB FOUNDATION FROM STATE AND LOCAL REQUIREMENT OF 10-FT TO 5.1-FT.

LOCAL VARIANCE APPROVAL REQUEST

- SECTION VI, ARTICLE 9 REDUCTION IN SETBACKS FROM WETLANDS TO SEPTIC TANKS FROM 100' TO 56.9' AND REDUCTION IN SETBACKS FROM WETLANDS TO AN S.A.S. FROM 150' TO 66.6'.

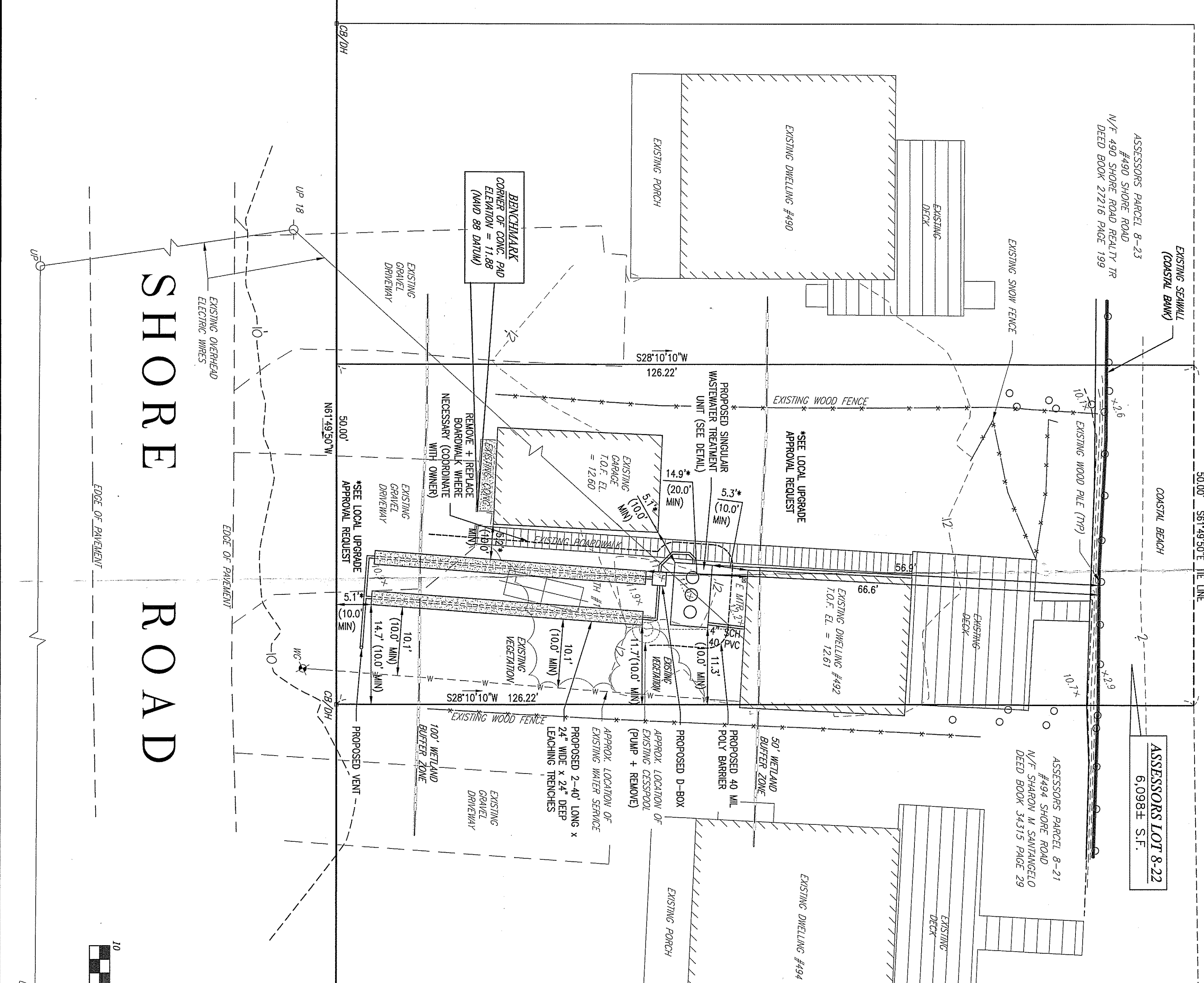
REVISION	DATE
BOH VARIANCE REQUEST ADDED	2/1/23

APPLICANT: LARA KEEGAN, 8 MILLIKEN DRIVE, KINSTON, MA 02364

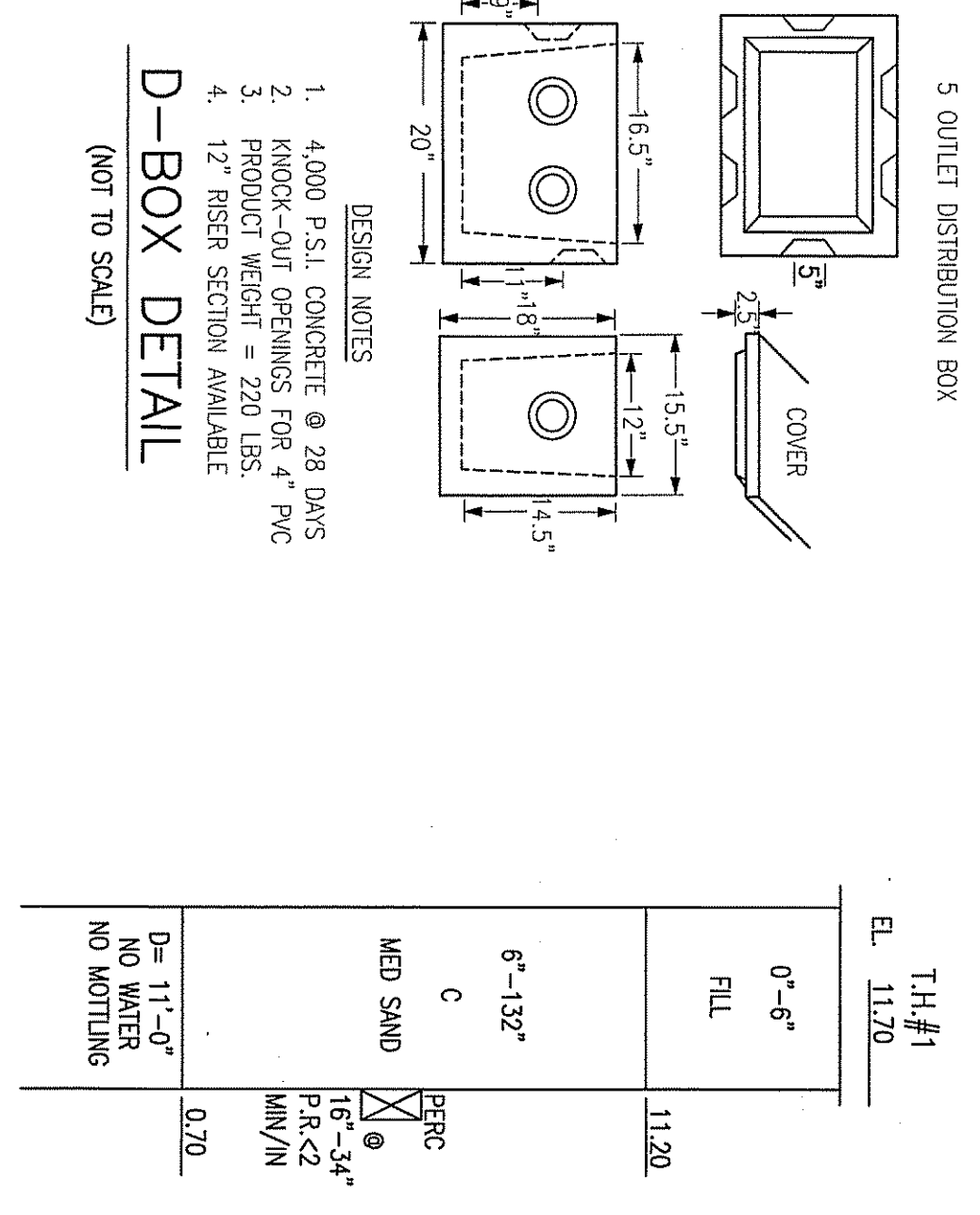
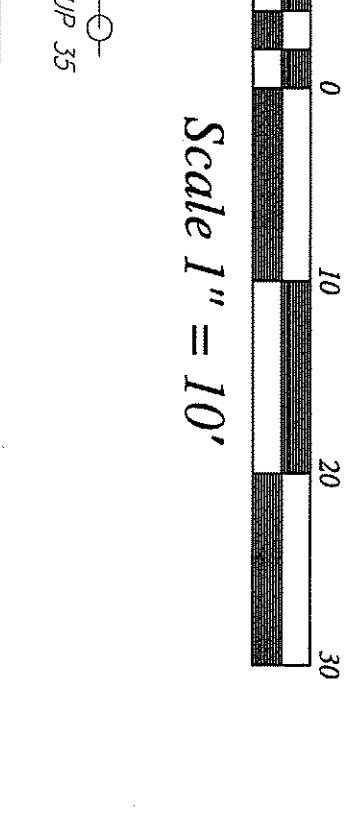
GRADY CONSULTING, L.L.C., 71 Edgemoor Street, Kingston, MA 02364

DECEMBER 13, 2022
 SCALE: 1" = 10'
 JOB NO.: 22-287

SHEET 1 OF 1



- NOTE**
- THE PROPOSED PROJECT IS LOCATED IN:
 - LAND SUBJECT TO COASTAL STORM FLOWAGE
 - FEMA FLOOD ZONE AE (EL. 13 - EASTERN HALF)
 - FEMA FLOOD ZONE VE (EL. 13 - WESTERN HALF)
 - COASTAL DUNE



SEPTIC REPAIR PLAN
 #492 SHORE ROAD
 TRURO, MASSACHUSETTS

APPLICANT: LARA KEEGAN, 8 MILLIKEN DRIVE, KINSTON, MA 02364

GRADY CONSULTING, L.L.C., 71 Edgemoor Street, Kingston, MA 02364

DECEMBER 13, 2022
 SCALE: 1" = 10'
 JOB NO.: 22-287

SHEET 1 OF 1

William N. Rogers, II, P.E., P.L.S.
Off Cemetery Road
Provincetown, Massachusetts 02657
508-487-1565

February 8, 2023

Emily Beebe, Health/Conservation Agent
Town of Truro
Truro Town Hall
24 Town Hall Road
Truro, Massachusetts 02666

Re: 627 Shore Road – Request for Post-Closing Septic System Installation

Dear Ms. Beebe:

Please be advised that I am the design engineer for the septic installation on the above referenced property and shepherded the plans through all permitting to enable the now fully permitted installation to be installed on the premises consistent with my plans.

I am writing this in support of the applicant's request to waive installation for a short period subsequent to the property transfer.

HEALTH DEPARTMENT
TOWN OF TRURO

FEB 08 2023

RECEIVED BY:

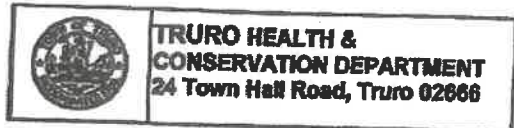
Most Sincerely,

William N. Rogers II, P.E., P.L.S.

William N. Rogers II, P.E., P.L.S.

V2023-03

Fee: \$75.00



TRURO HEALTH & CONSERVATION DEPARTMENT
24 Town Hall Road, Truro 02866

APPLICATION FOR BOARD OF HEALTH WAIVER OF TIME

BOH Reg. Section VI, Article 3(1)a. Required Upgrade Upon Property Transfer

HEALTH DEPARTMENT
TOWN OF TRURO

Date: 2/3/2023 Board of Health Hearing Date: 2/21/2023

Address of Property: 627 Shore Road, North Truro, MA

FEB 08 2023

Map & Parcel: Map 3 Parcel 2-0

RECEIVED BY: _____

Anticipated Date of Property Transfer: 3/7/2023

Length of Time Requested to Complete Upgrade: 90 days after transfer of real estate

Design Engineer/Sanitarian: William N. Rogers II, P.E., RLS Phone #: 508-487-1565

SELLER'S INFORMATION:

Seller/Property Owner's Name: Christopher J. Snow Trustee of Nearen & Cubberley Nominee Trust

Mailing Address: 90 Harry Kemp Way, PO Box 291, Provincetown, MA 02657

Phone #: 508-487-1160 Fax: 508-487-2694 Email: office@snowandsnowlaw.com

Seller's R.E. Broker: N/A Phone #: _____

Email: _____

BUYER'S INFORMATION:

Buyer's Name: The Lexvest Group, LLC

Mailing Address: c/o Dalton & Finegold, LLP Atte: Thomas W. Tavenner, Jr.

Phone #: 978-296-7700 Fax: 978-824-8785 Email: ttavenner@dfllp.com ^{34 Essex St. Andover, MA}

Buyer's R.E. Broker: N/A Phone #: _____

Email: _____

Please attach the following to this form: (1) a narrative explaining why you can't comply with Section VI, Article 3(1)a, Required Upgrade Upon Property Transfer, and (2) a statement from your engineer/designer, stating that they have been retained by the seller/buyer to complete the Title 5 upgrade.

Christopher J. Snow, Trustee
Signature (Property Owner)

The Lexvest Group, LLC
Matthew Blackman
Signature (Buyer)

2/7/2023
Date

2/7/23
Date

PAID
1127

**NARRATIVE SUPPORTING WAIVER OF TIME OF SEPTIC INSTALLATION
627 SHORE ROAD, NORTH TRURO, MASSACHUSETTS**

The applicant herein respectfully requests a waiver of time to install an approved septic system on the above referenced, described real estate for a period of 90 days after closing of a real estate transaction presently scheduled to close on March 7, 2023. Applicant states the following in support thereof:

1. The applicant has expended nearly \$40,000.00 to date in design and permitting costs to allow installation of a sophisticated IA system and has obtained all requisite Conservation Commission and Board of Health approvals;
2. The Buyer and Seller will be sharing installation and permitting costs of approximately \$80,000.00 in addition to design costs for installation expected to commence shortly after closing;
3. As the installation and shared costs are closing dependent, a short 3 month extension is herein requested given due diligence already exhibited relative to the proposed installation.

For the above stated reasons , the applicant respectfully requests a waiver of Town of Truro Board of Health Regulation Section VI, Article 3(1)a. Required Upgrade Upon Property Transfer for a period of 90 days post-closing or transfer of the subject property.

Respectfully,



Christopher J. Snow, Trustee of the Nearen & Cubberly Nominee Trust

HEALTH DEPARTMENT
TOWN OF TRURO

FEB 08 2023

RECEIVED BY: