



TOWN OF TRURO
P.O. Box 2030, Truro, MA 02666
Tel: 508-349-7004 Fax: 508-349-5505

ZONING BOARD OF APPEALS

Agenda

DATE OF MEETING: Monday, September 21, 2020
TIME OF MEETING: 5:30 pm
LOCATION OF MEETING: Remote Meeting
www.truro-ma.gov

Open Meeting

This will be a remote meeting. Citizens can view the meeting on Channel 18 in Truro and on the web on the "Truro TV Channel 18" button under "Helpful Links" on the homepage of the Town of Truro website (www.truro-ma.gov). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/live stream.

Citizens can join the meeting to listen and provide public comment via the link below, which can also be found on the calendar of the Board's webpage along with the meeting Agenda and Packet, or by calling in toll free at [1-877-309-2073](tel:1-877-309-2073) and entering the following access code when prompted: [644-785-845](tel:644-785-845). Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing the Town Planner at planner1@truro-ma.gov.

Meeting link: global.gotomeeting.com/join/644785845

Public Hearing – Continued

2020-003/ZBA – Michele Jolin and Kevin Downey for property located at 92 South Pamet Road (Atlas Map 51, Parcel 58, Registry of Deeds Certificate of Title Number 192759 and Plan Number 16182H). Applicants seek a Special Permit under G.L. c. 40A, Section 6 and Truro Zoning Bylaw Section 30.7 for extension or alteration of nonconforming structure, where lot area, frontage, and setbacks are nonconforming.

Board Action/Review

Review of proposed 2021 Zoning Board of Appeals Meeting Schedule.

Discussion of future meeting dates.

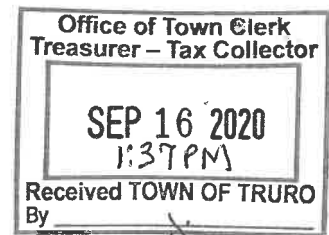
Approval of Minutes

July 9, 2020 – Cloverleaf

Next Meeting

Monday, October 26, 2020, at 5:30 p.m.

Adjourn





Town of Truro Zoning Board of Appeals

P.O. Box 2030, Truro, MA 02666

PROCEDURE FOR SUBMITTING APPLICATION FOR HEARING

The following information and requirements must be filed with all Applications for Hearings consistent with the Rules, Regulations and Fee Schedule of the Truro Board of Appeals. **Note: Submittals must be collated into ten (10) packets.**

Section 1 – Application Form – Original and Nine (9) Copies

Every application for action by the Board shall be made on an official form. These forms shall be furnished by the Town Clerk and/or Building Department upon request. Any communications purporting to be an application shall be treated as mere notice of intention to such relief until such time as it is made on an official application form accompanied by all requisite supporting data.

Section 2 – Denial from Building Commissioner – Filing Period – Ten (10) Copies

Any appeal under M.G.L. Ch. 40A, §8, shall be taken within thirty (30) days from the date of the order or decision being appealed. A copy of said order of decision shall be filed with the required application form in Section 1 above. Note: this is not required for an application for a special permit.

Section 3 – Required Plan(s) – Ten (10) Copies

Every application and petition to the Board shall be accompanied by a Certified Plot Plan(s) drawn at a scale of no smaller than 1" = 20' and of a size at least 8½" x 11", providing the following information:

North arrow; locus map; names of streets; zoning district in which the property lies; names of owners of abutters, including owners of land directly opposite on any adjacent public or private way; boundaries of the property lines, including lengths and distances; the location of all existing and proposed buildings, and additions, including dimensions and setbacks to all property lines; use(s) of each building, structure, and the property; entrances, exits, driveways, and walkways shall be shown, including existing or proposed required parking and existing and proposed distances to property lines.

In addition, floor plans and elevation plans drawn to scale shall be provided if applicable to the request before the Board of Appeals.

Section 4 – Filing Fee

All applications shall be accompanied by a check payable to the Town of Truro. For Special Permit Applications pursuant to §40.3 (Conversion of Cottage or Cabin Colony, Motor Court, Motel or Hotel), the fee is **\$50.00 per unit**. For all other applications, the fee is **\$50.00**. All fees are non-refundable.

Section 5 – Certified Abutters List – Original and Nine (9) Copies

A Certified Abutters List shall be obtained by the Applicant from the Truro Assessors Office and filed along with the items outline in Sections 1 – 4 above. A copy of the "Request for Certified Abutters List" is included in this packet.

Section 6 – §40.3 Conversion of Cottage or Cabin Colony, Motor Court, Motel or Hotel – Original and Nine (9) Copies and a copy of your deed for the property (required)

The completed application **shall also** be submitted **electronically** to the Town Planner at planner1@truro-ma.gov in its entirety (including all plans and attachments).

Upon receipt of a complete application, with this information before it, the Board of Appeals will then proceed to post notice of a public hearing in accordance with Chapter 40A, §11, of the General Laws of Massachusetts.

Either you or your agent/representative shall appear before the Board at the scheduled hearing. If you need to reschedule, you must submit a request for a continuance.

Additional information for an application/petition shall be submitted by the applicant/representative to the Truro Town Clerk no less than seven (7) calendar days prior to the scheduled public hearing or the continuation of the public hearing. *(Voted by the Board of Appeals August 27, 2007)*

Please do not include a copy of these instructions with the application



Town of Truro Zoning Board of Appeals

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR HEARING

August 27, 2020

for continued hearing

To the Town Clerk of the Town of Truro, MA

Date June 18, 2020

The undersigned hereby files with specific grounds for this application: *(check all that apply)*

1. GENERAL INFORMATION

NOTICE OF APPEAL

Applicant is aggrieved by his/her inability to obtain a permit or enforcement action from the Building Commissioner on *(date)* _____.

Applicant is aggrieved by order or decision of the Building Commissioner on *(date)* _____ which he/she believes to be a violation of the Truro Zoning Bylaw or the *Massachusetts Zoning Act*.

PETITION FOR VARIANCE – Applicant requests a variance from the terms Section _____ of the Truro Zoning Bylaw concerning *(describe)* _____

APPLICATION FOR SPECIAL PERMIT

Applicant seeks approval and authorization of uses under Section 50.1 of the Truro Zoning Bylaw concerning *(describe)* Minimum Lot size is less than 3 acres, Minimum frontage is less than 150 feet and side yard setback on East side is less than 25 feet

Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section _____ of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning *(describe)* _____

Property Address 92 South Pamet Road Map(s) and Parcel(s) 51 and parcel 58

Registry of Deeds title reference: Book _____, Page _____, or Certificate of Title Number 192759 and Land Ct. Lot # _____ and Plan # 16182H

Applicant's Name Michele Jolin and Kevin Downey

Applicant's Legal Mailing Address 3440 34th Pl, NW, Washington DC 20016

Applicant's Phone(s), Fax and Email (202) 251-2277, michelejolin@gmail.com and KDowney@wc.com

Applicant is one of the following: *(please check appropriate box)*

*Written Permission of the owner is required for submittal of this application.

Owner Prospective Buyer* Other*

Owner's Name and Address Michele Jolin & Kevin Downey Washington, DC 20016

Representative's Name and Address Hammer Architects

Representative's Phone(s), Fax and Email 508-349-7525, Info @hammerarchitects.com

2. The completed application **shall also** be submitted **electronically** to the Town Planner at planner1@truro-ma.gov in its entirety (including all plans and attachments).

- The applicant is **advised** to consult with the Building Commissioner, Planning Department, Conservation Department, Health Department, and/or Historic Commission, as applicable, prior to submitting this application.

Signature(s)

Mark D Hammer

(see separate attachment)

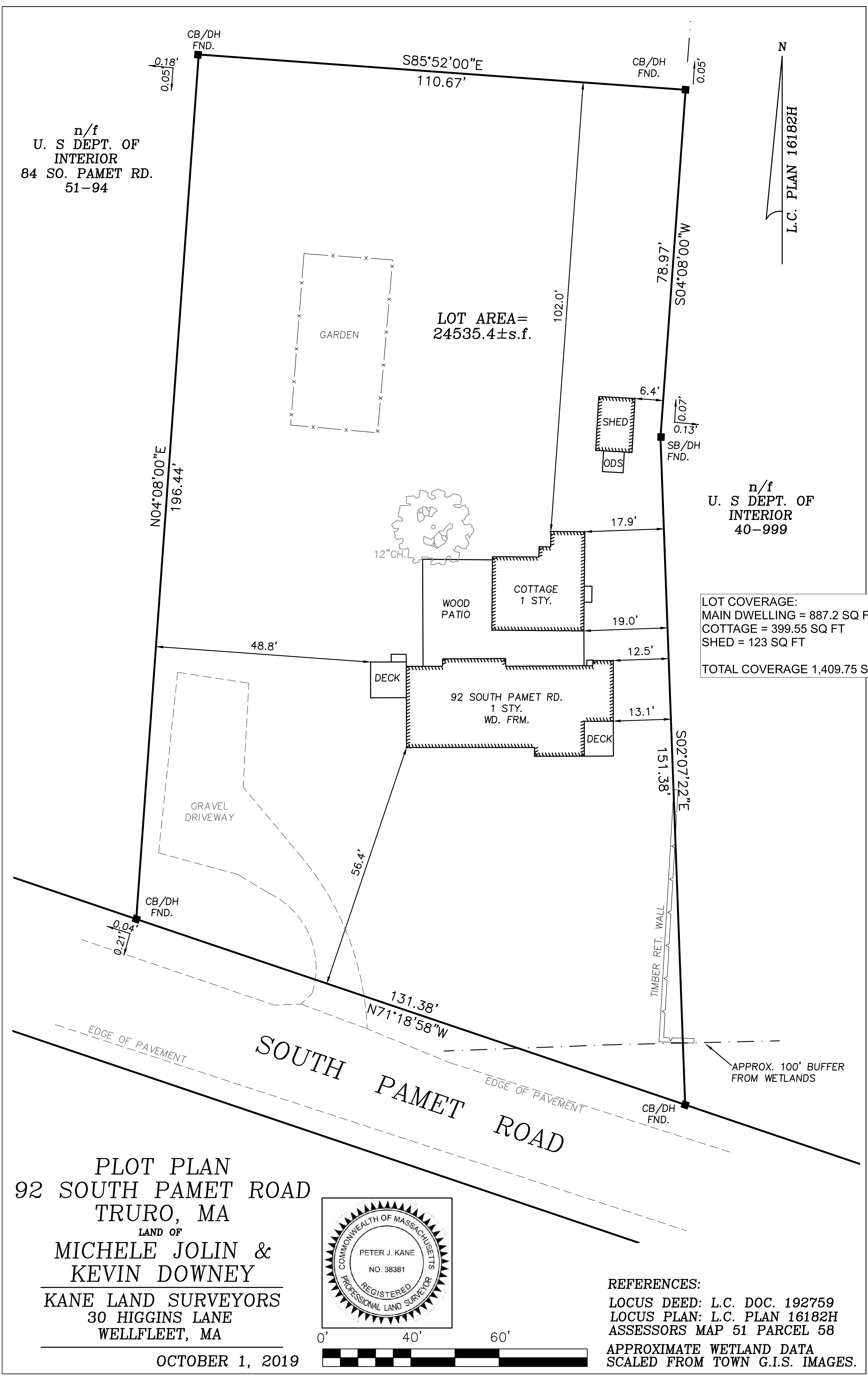
Applicant^{(e)/Representative} Printed Name(s)

Owner(s) Printed Name(s) or written permission

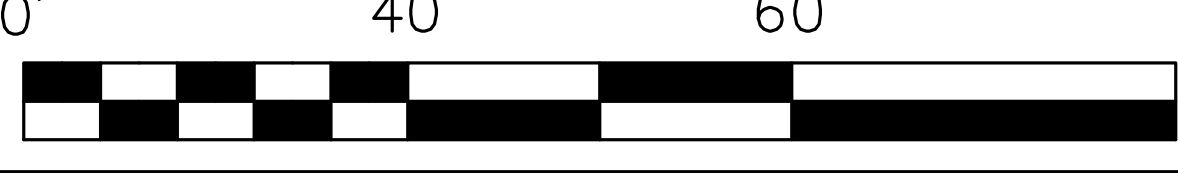
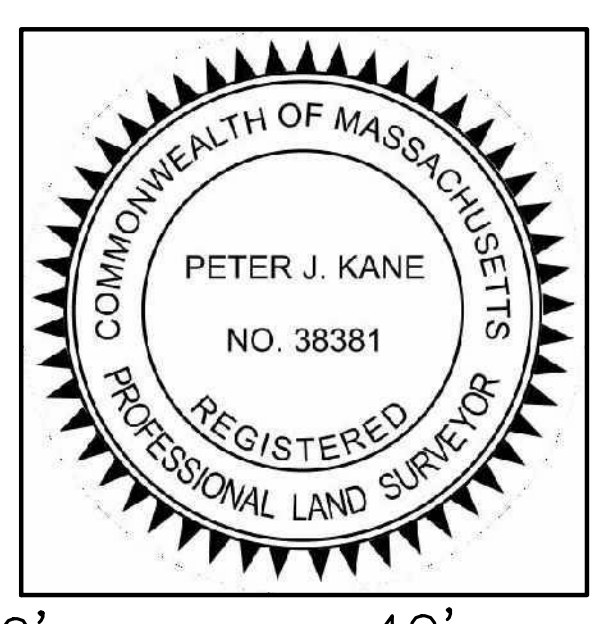
Applicant(s)/Representative Signature

Owner(s) Signature or written permission

Your signature on this application authorizes the Members of the Zoning Board of Appeals and town staff to visit and enter upon the subject property

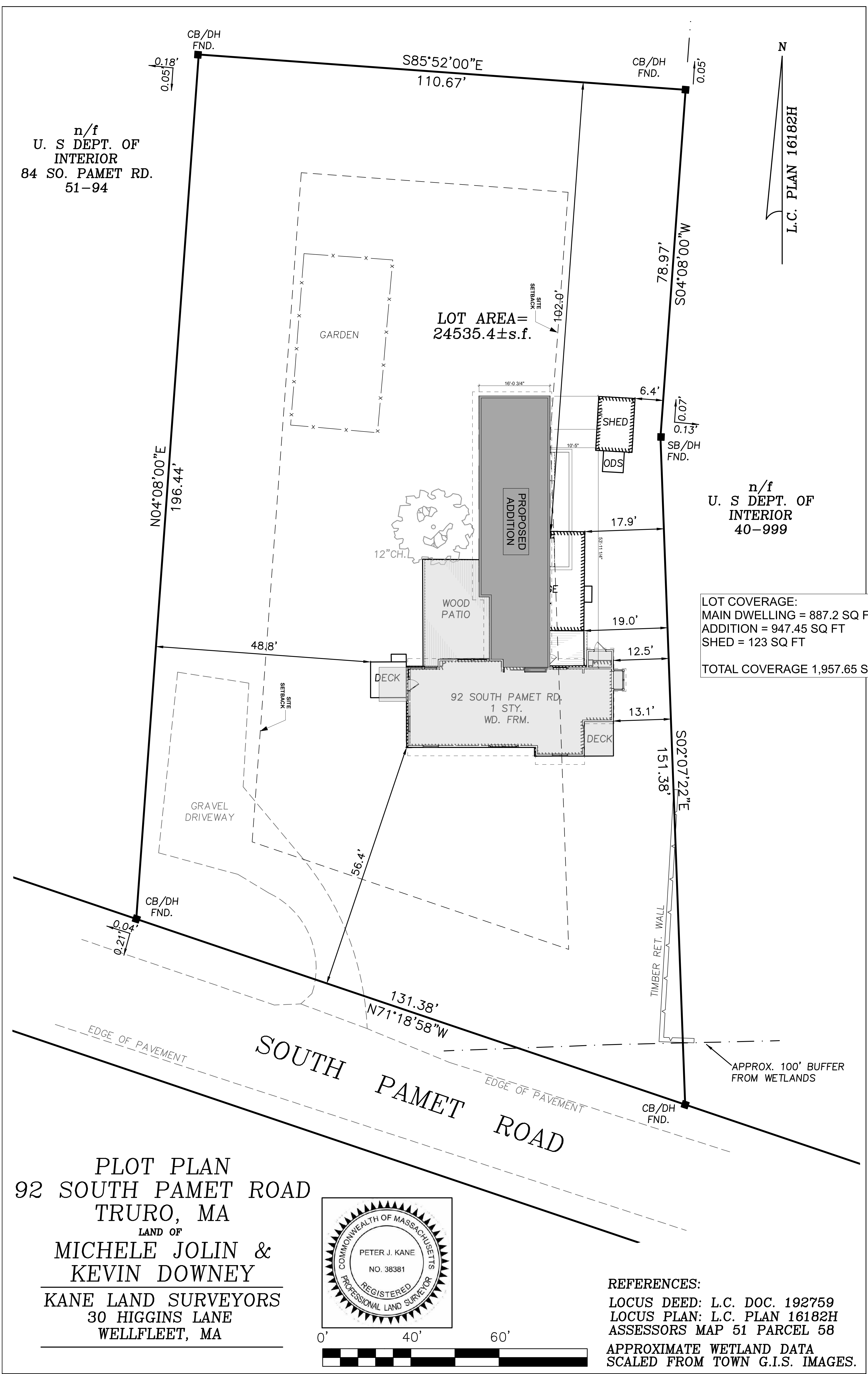


PLOT PLAN
92 SOUTH PAMET ROAD
TRURO, MA
LAND OF
MICHELE JOLIN &
KEVIN DOWNEY
KANE LAND SURVEYORS
30 HIGGINS LANE
WELLFLEET, MA

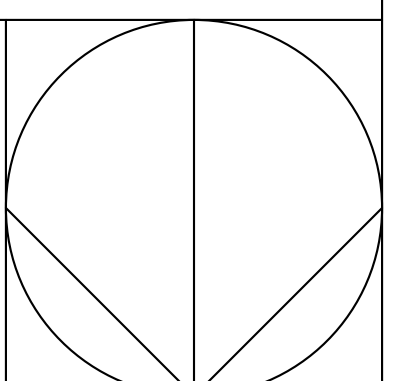
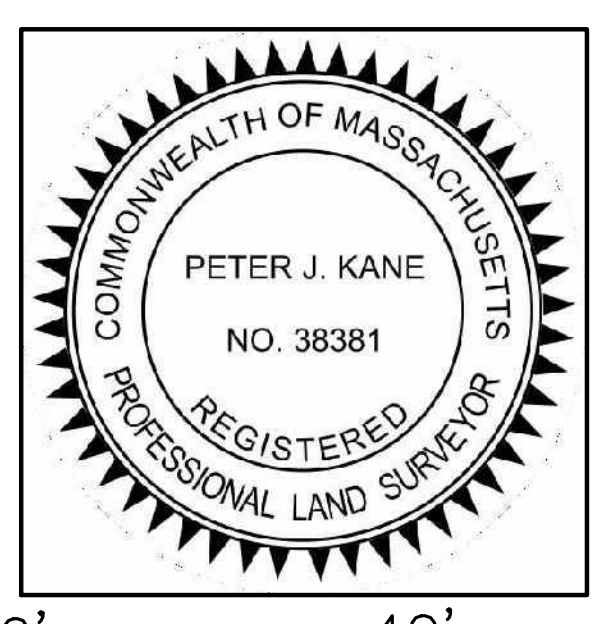


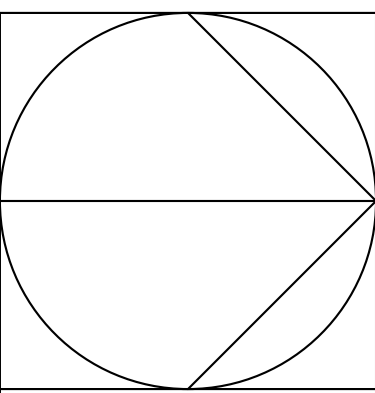
OCTOBER 1, 2019

<p>I-1</p>	<p>Jolin-Downey Residence 92 S. Pamet Road Truro, MA</p>	<p>Title: SITE PLAN EXISTING Scale: As Noted Date: 08.27.20 NOT FOR CONSTRUCTION</p>	<p>Hammer Architects 21 Bishop Allen Drive Cambridge, MA 02139 617.876.5121</p>	
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PLOT PLAN
92 SOUTH PAMET ROAD
TRURO, MA
LAND OF
MICHELE JOLIN &
KEVIN DOWNEY
KANE LAND SURVEYORS
30 HIGGINS LANE
WELLFLEET, MA



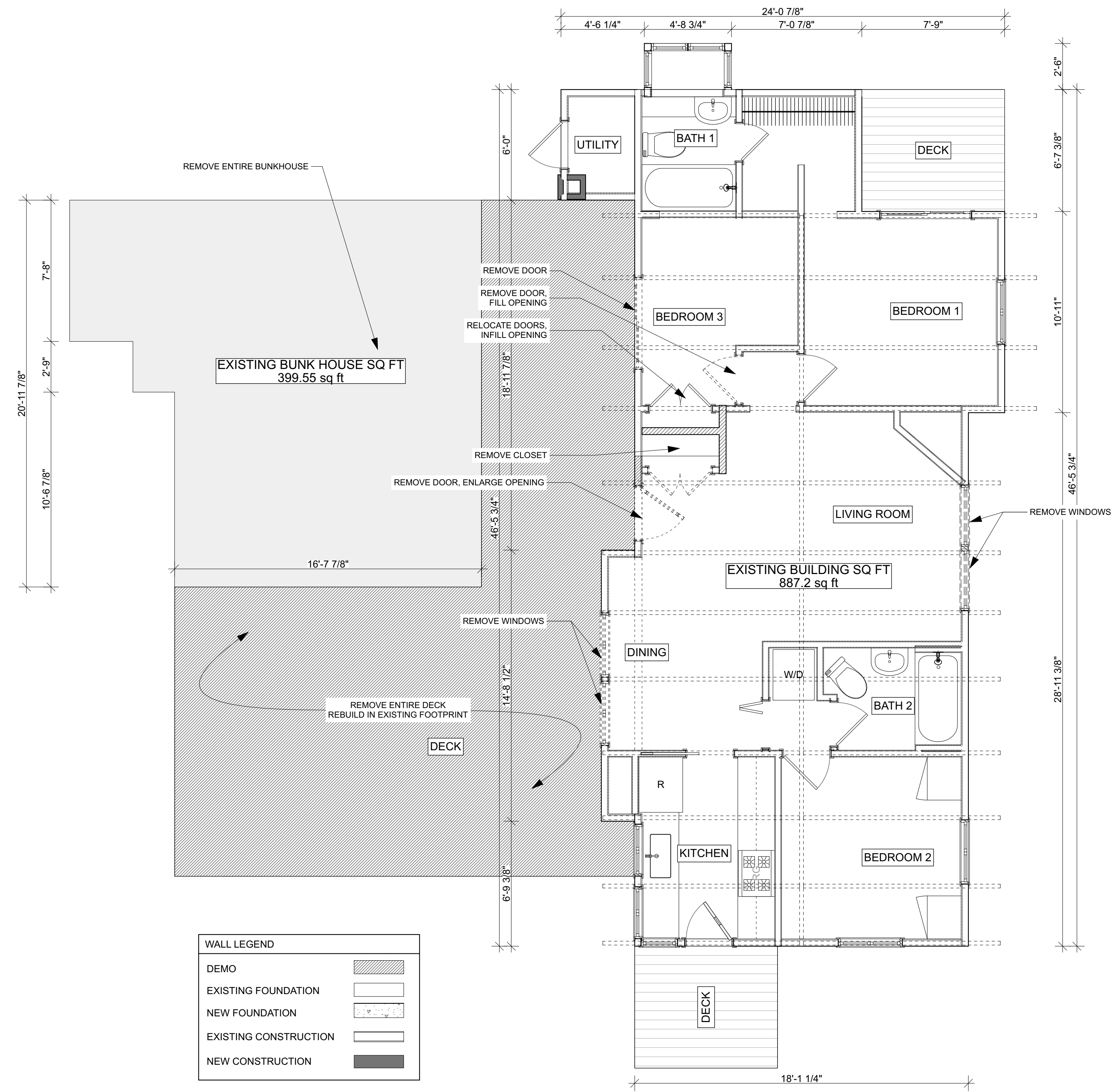


Hammer Architects
 21 Bishop Allen Drive
 Cambridge, MA 02139
 617.876.5121

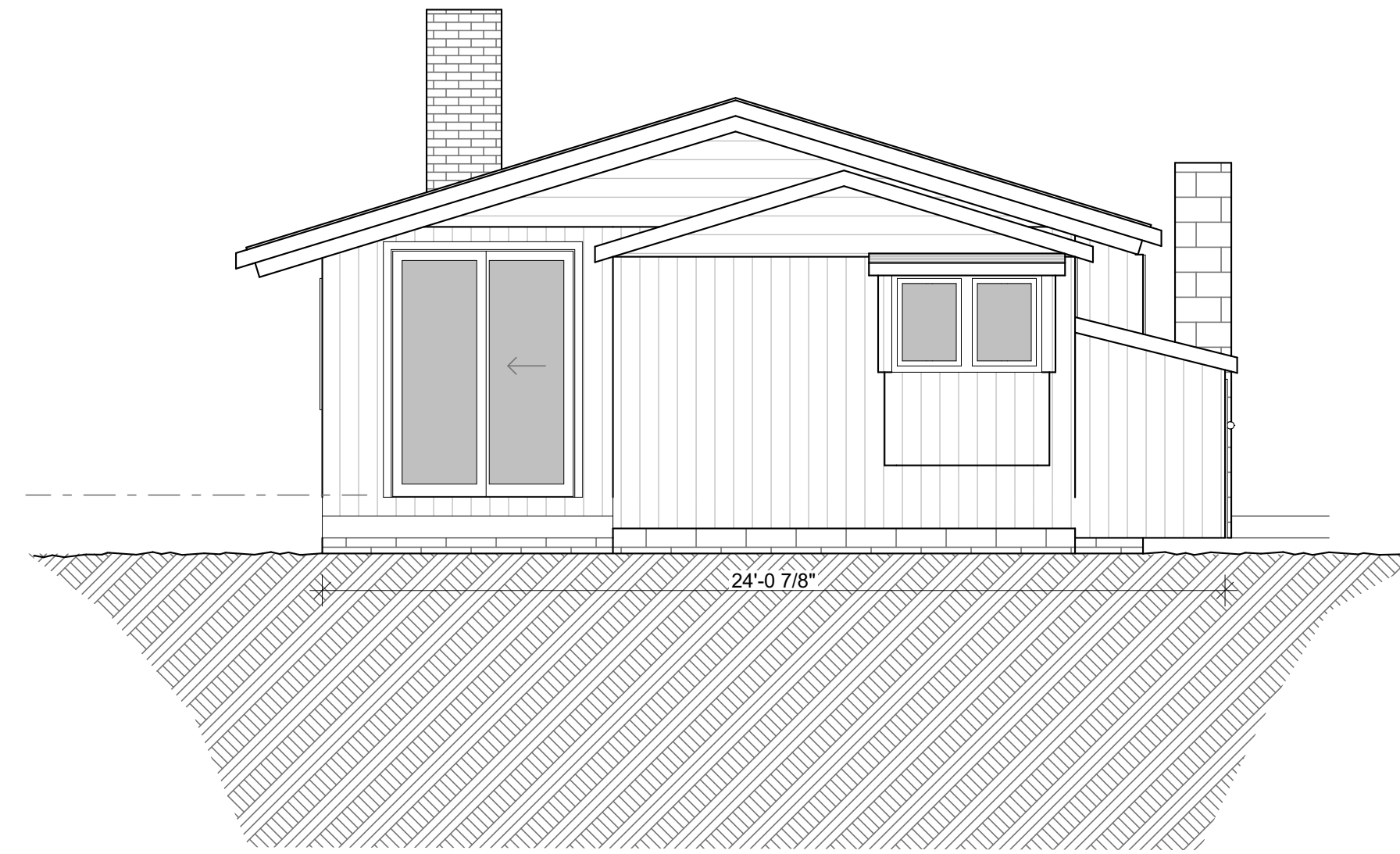
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 Scale: As Noted
 Date: 08.27.20 NOT FOR CONSTRUCTION

Jolin-Downey Residence
 92 S. Pamet Road
 Truro, MA

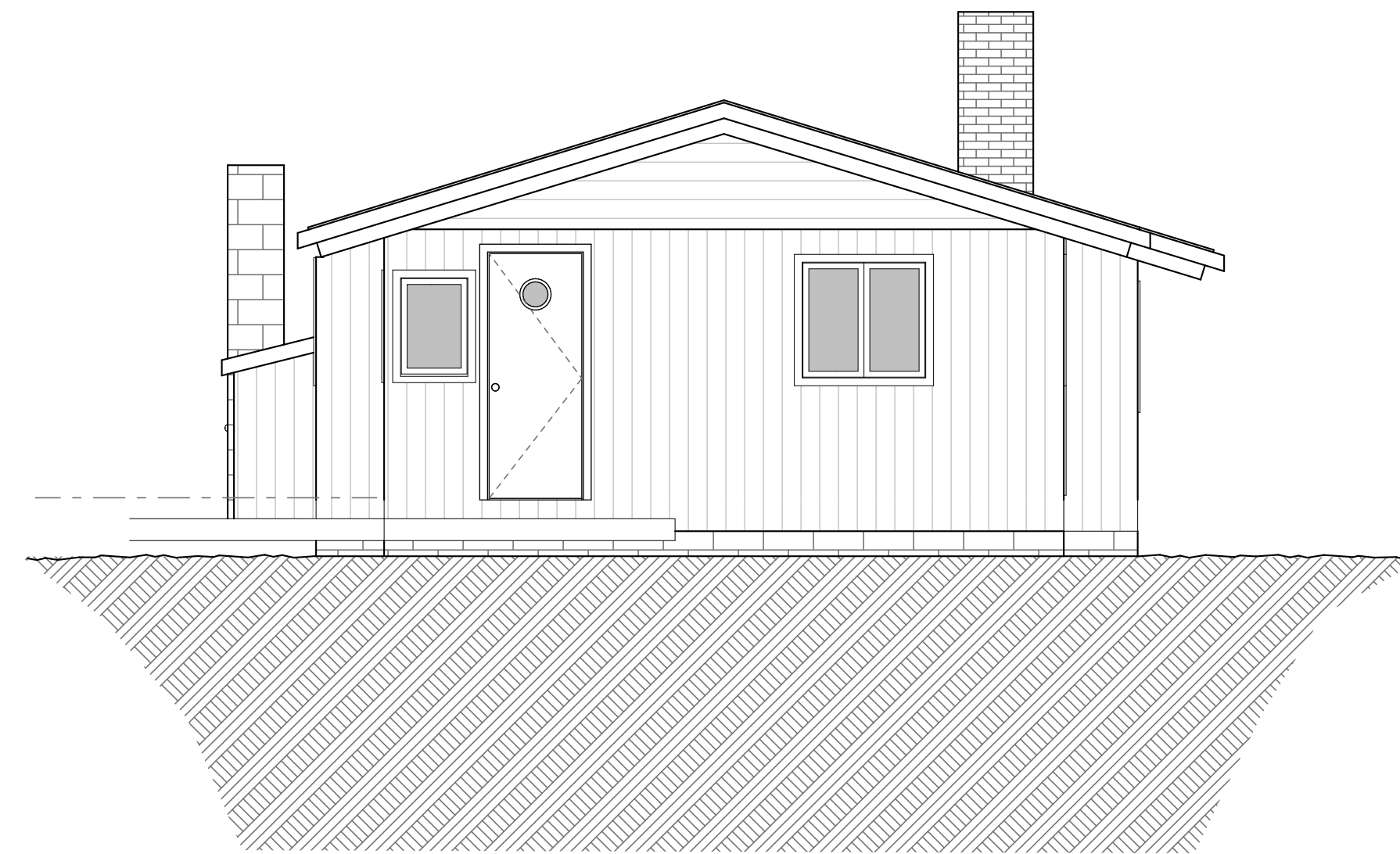
A-1



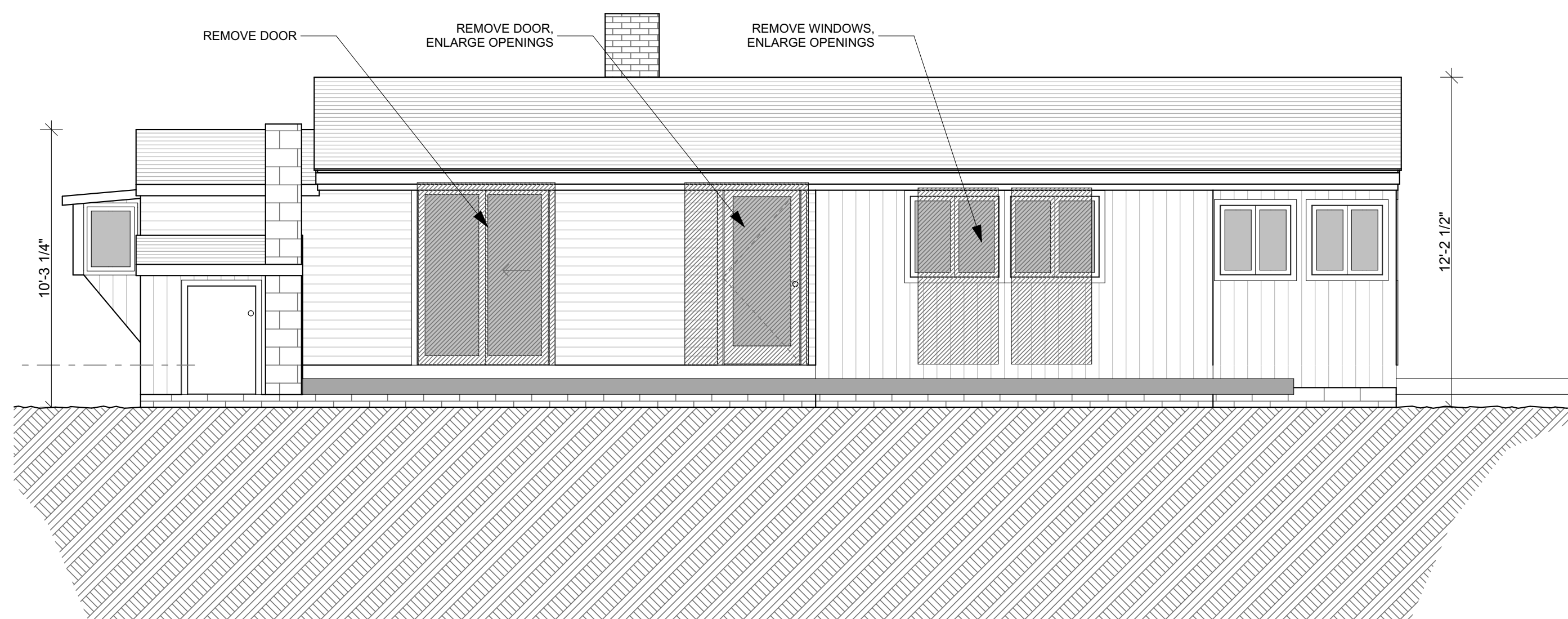
1 FIRST FLOOR DEMO PLAN
 SCALE: 1/4" = 1'-0"



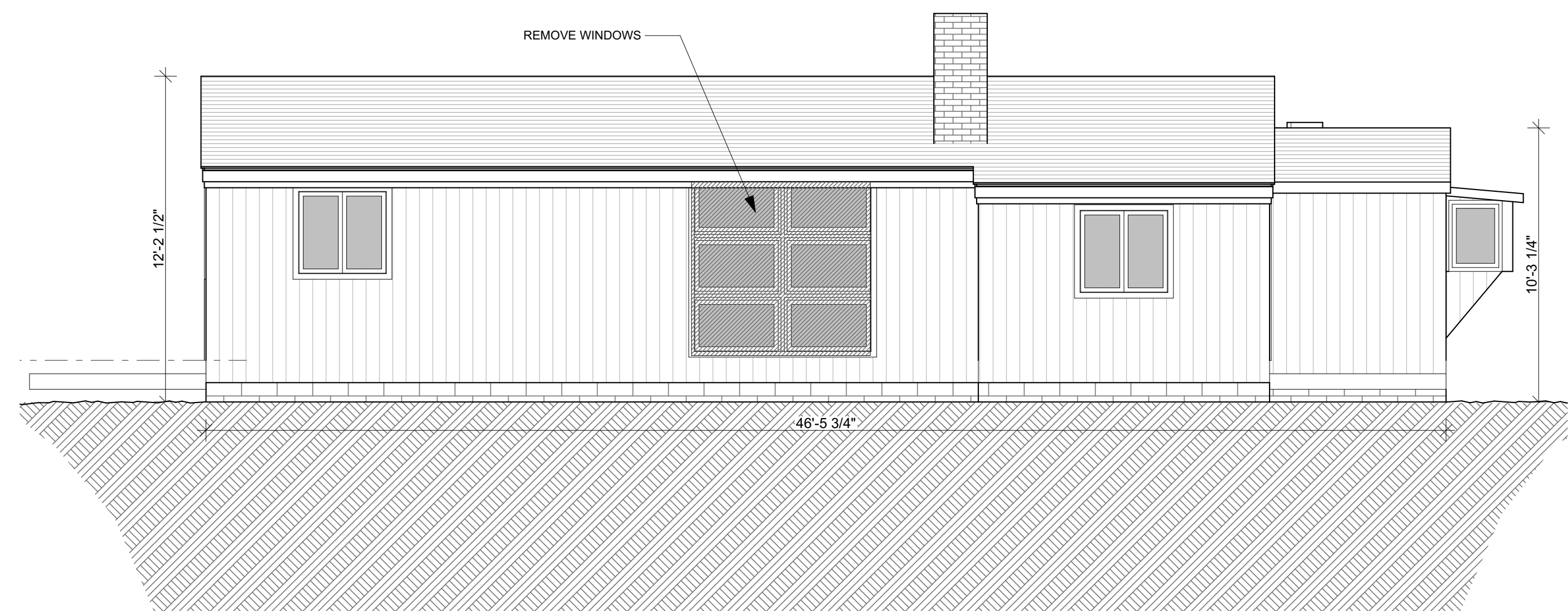
1 EAST ELEVATION DEMO
SCALE: 1/4" = 1'-0"



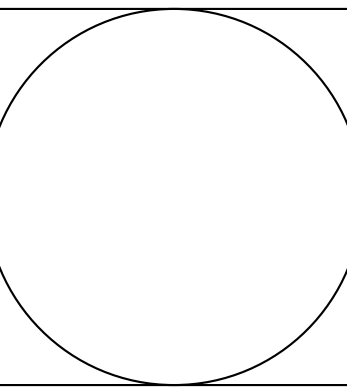
2 WEST ELEVATION DEMO
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION DEMO
SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION DEMO
SCALE: 1/4" = 1'-0"

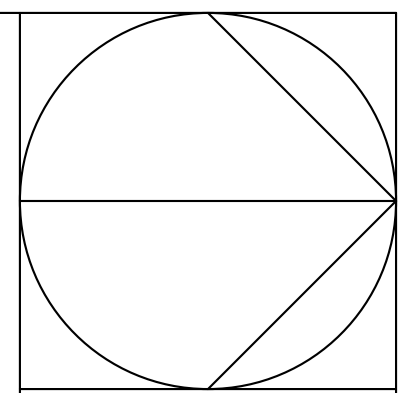
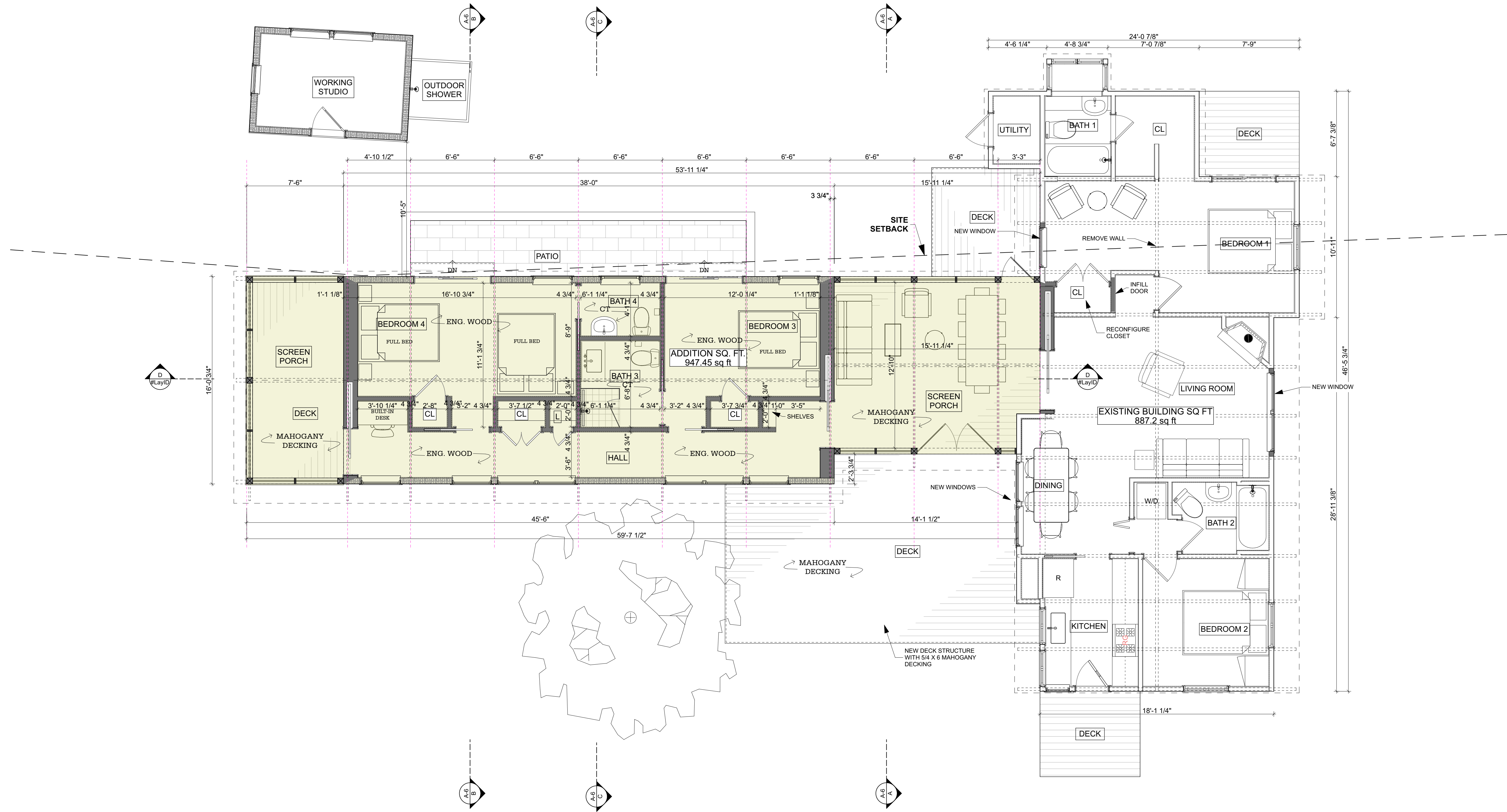


Hammer Architects
21 Bishop Allen Drive
Cambridge, MA 02139
617.876.5121

Title: EXISTING DEMO ELEVATIONS
Scale: As Noted
Date: 08.27.20 NOT FOR CONSTRUCTION

Jolin-Downey Residence
92 S. Pamet Road
Truro, MA

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

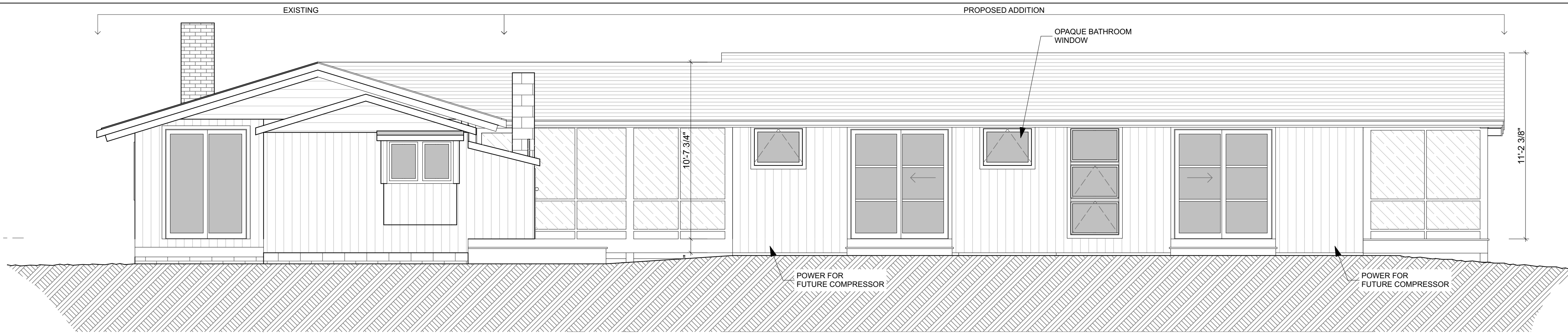


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21 Bishop Allen Drive
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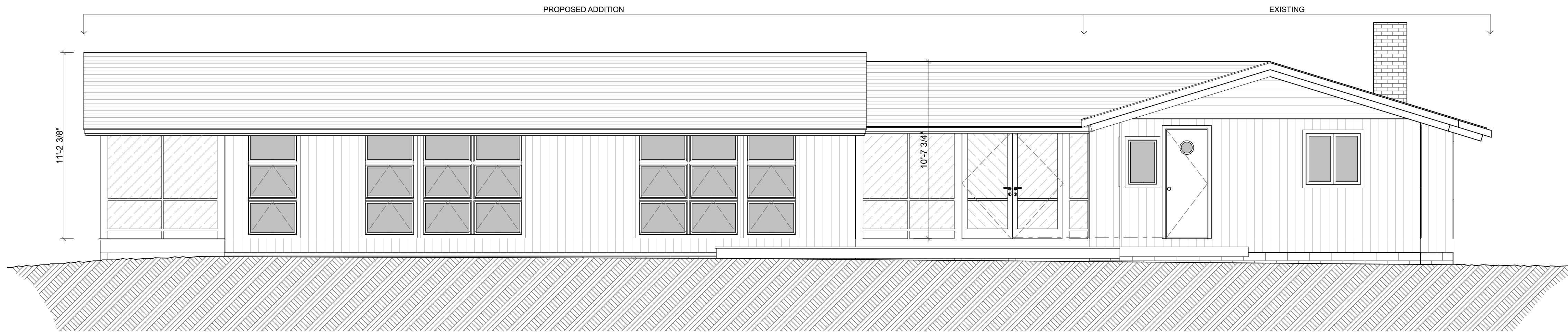
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Scale: As Noted
Date: 08.27.20 NOT FOR CONSTRUCTION

Jolin-Downey Residence
92 S. Pamet Road
Truro, MA

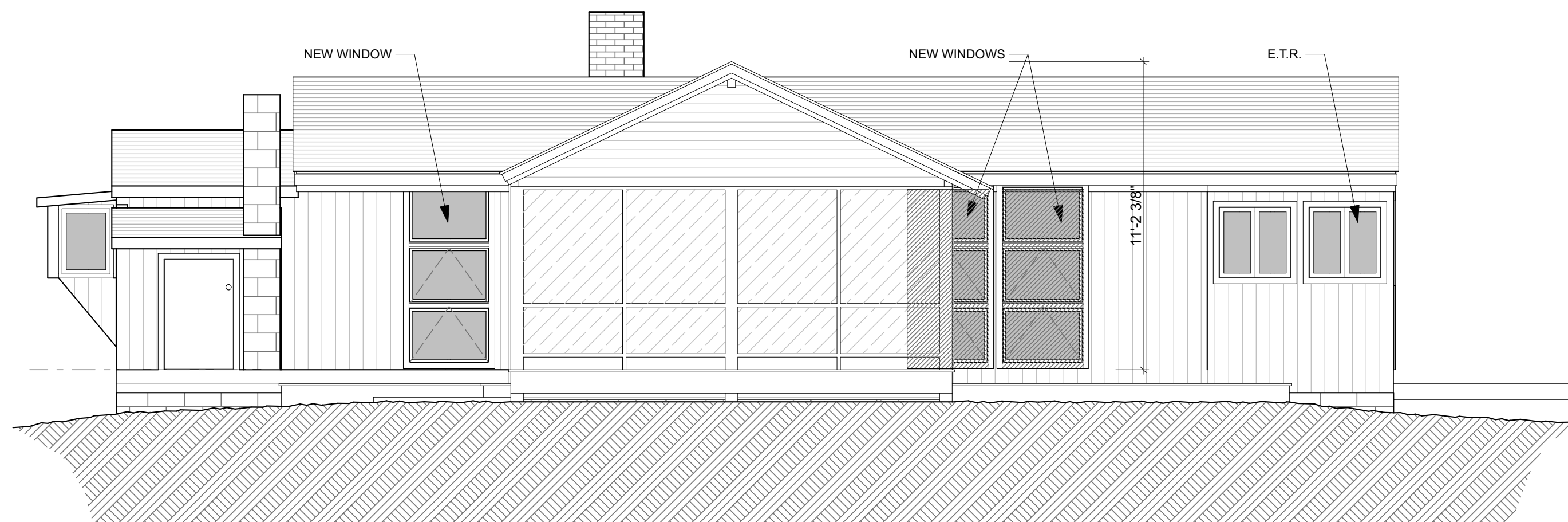
A-3



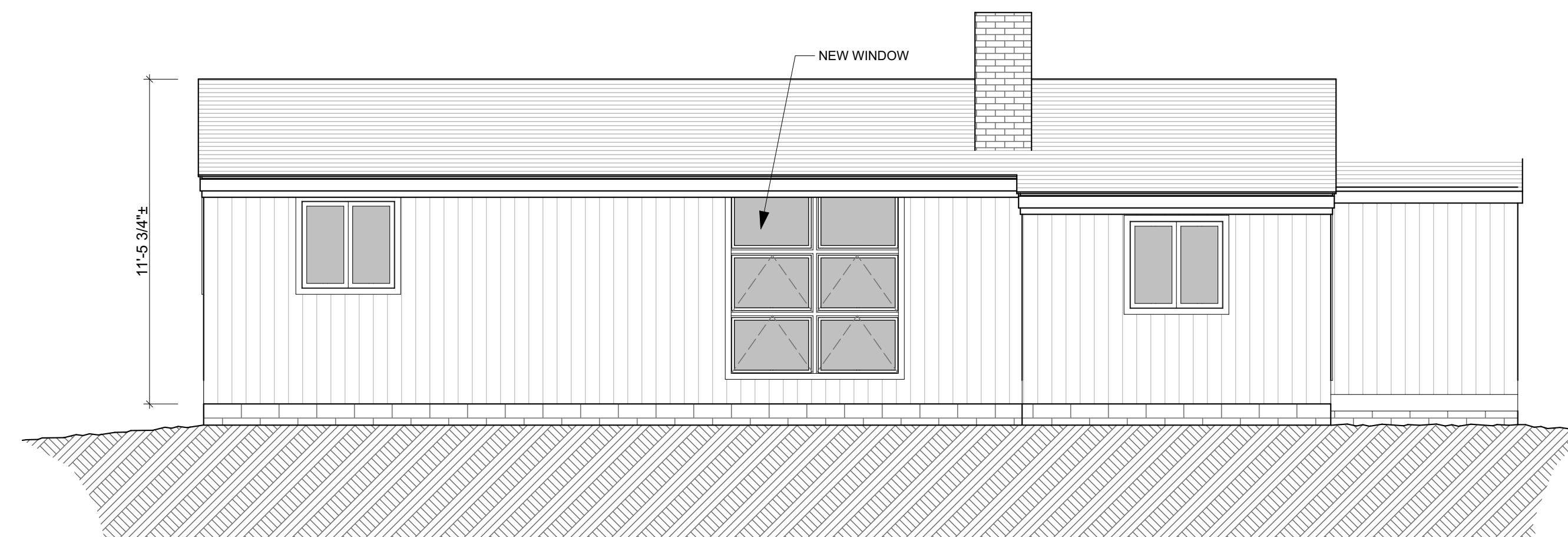
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



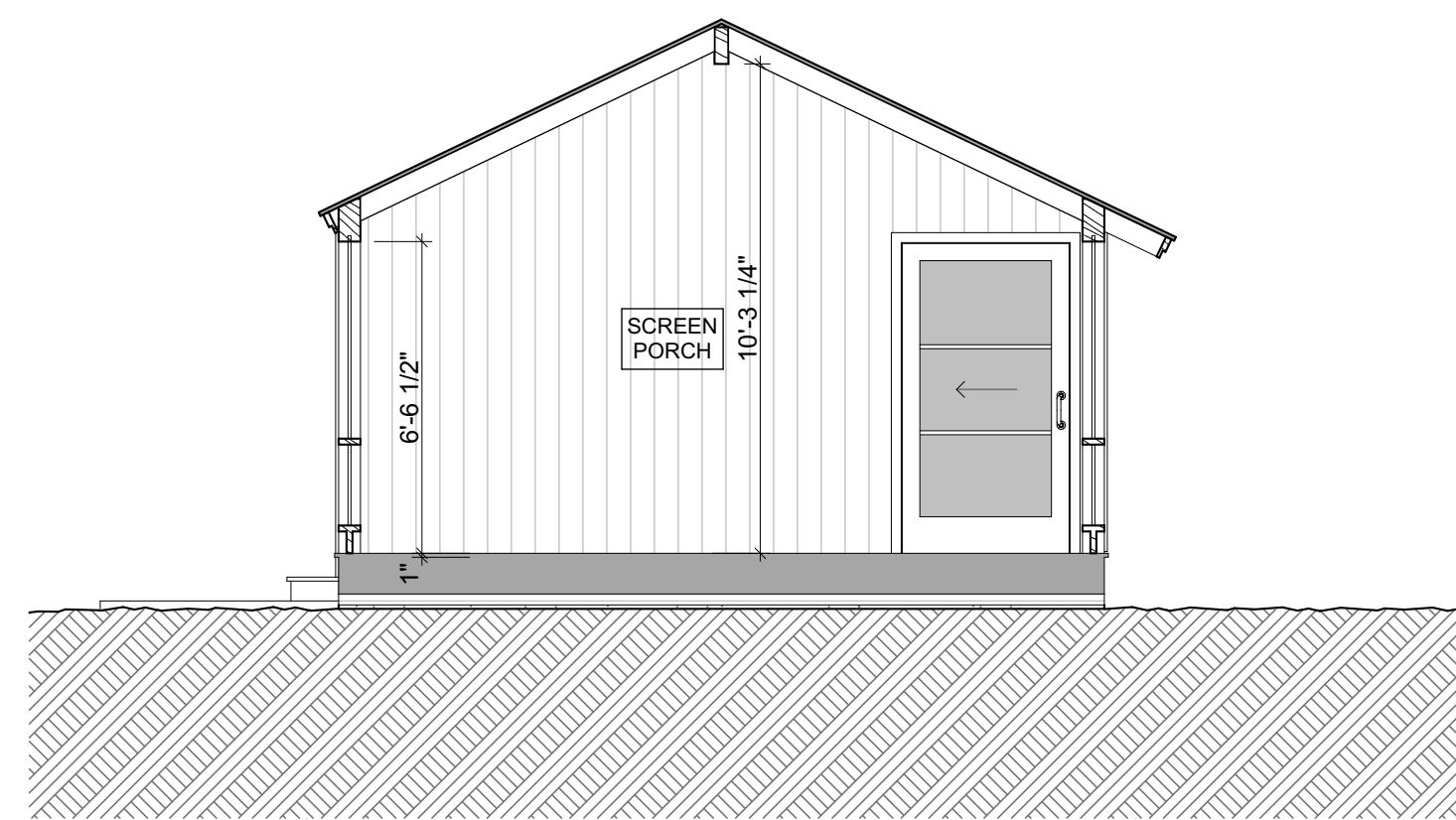
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



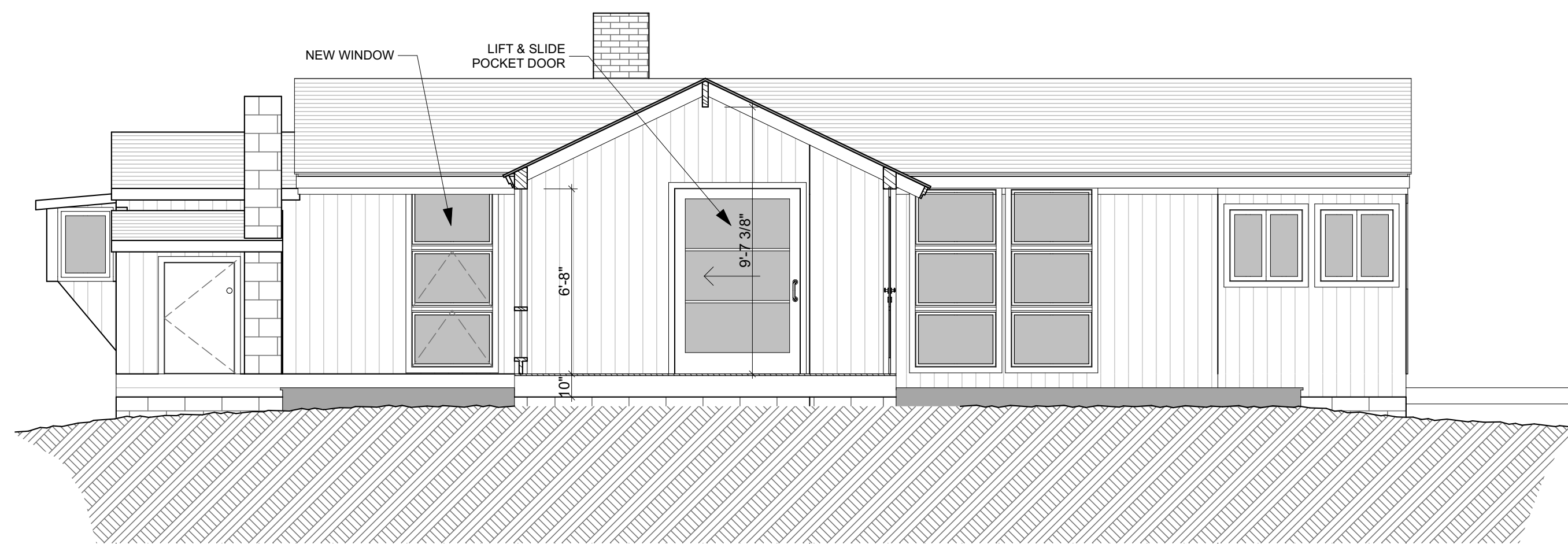
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



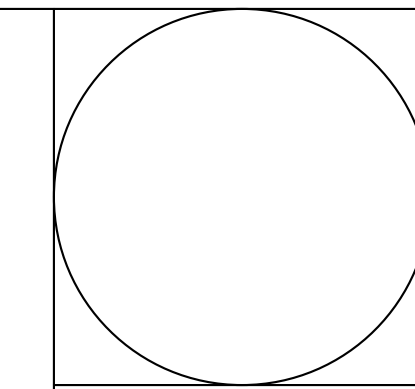
4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 HIDDEN NORTH ELEVATION
SCALE: 1/4" = 1'-0"



6 HIDDEN NORTH ELEVATION 2
SCALE: 1/4" = 1'-0"

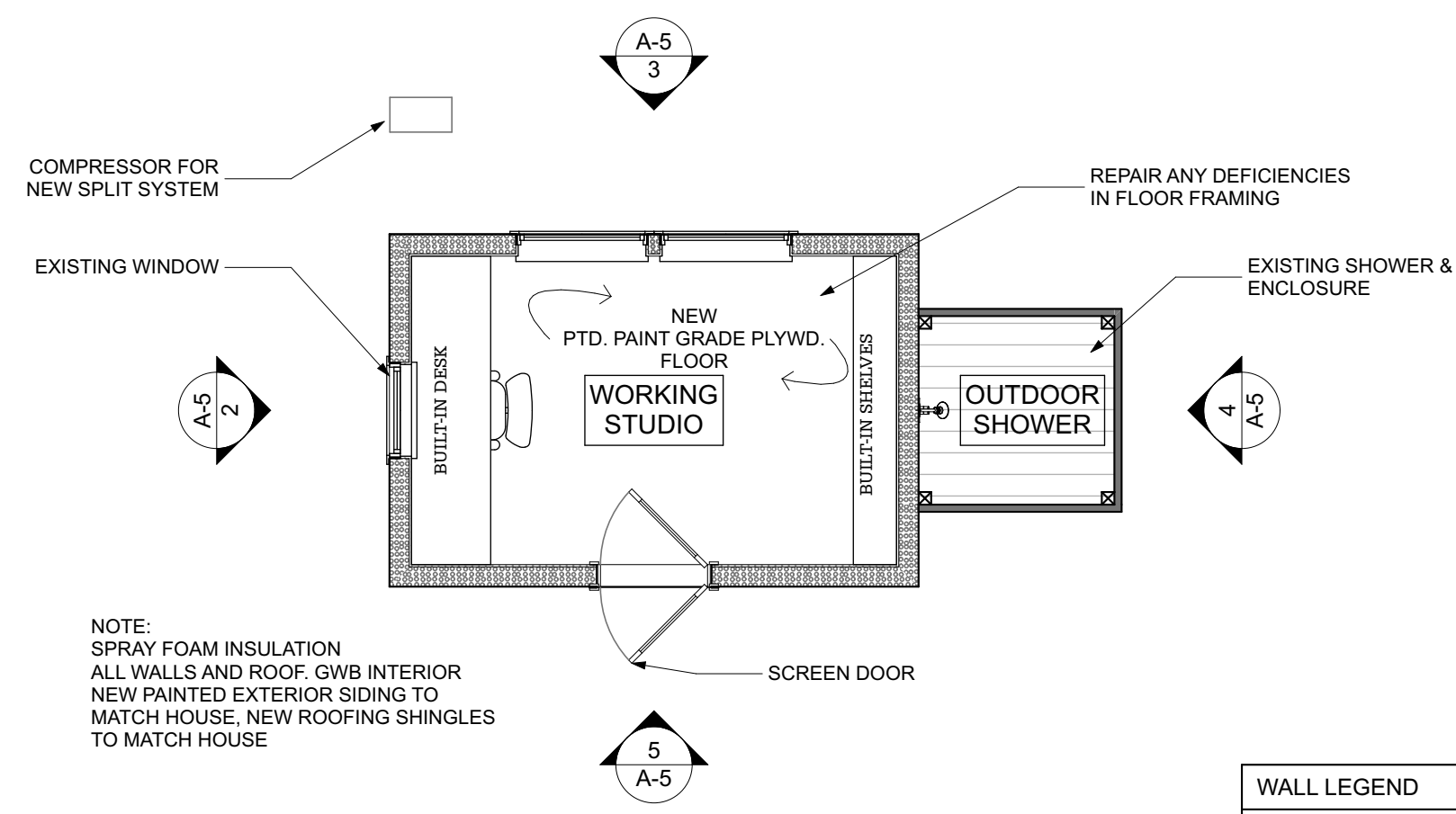


Hammer Architects
21 Bishop Allen Drive
Cambridge, MA 02139
617.876.5121

Title: ELEVATIONS
Scale: As Noted
Date: 08.27.20 NOT FOR CONSTRUCTION

Jolin-Downey Residence
92 S. Pamet Road
Truro, MA

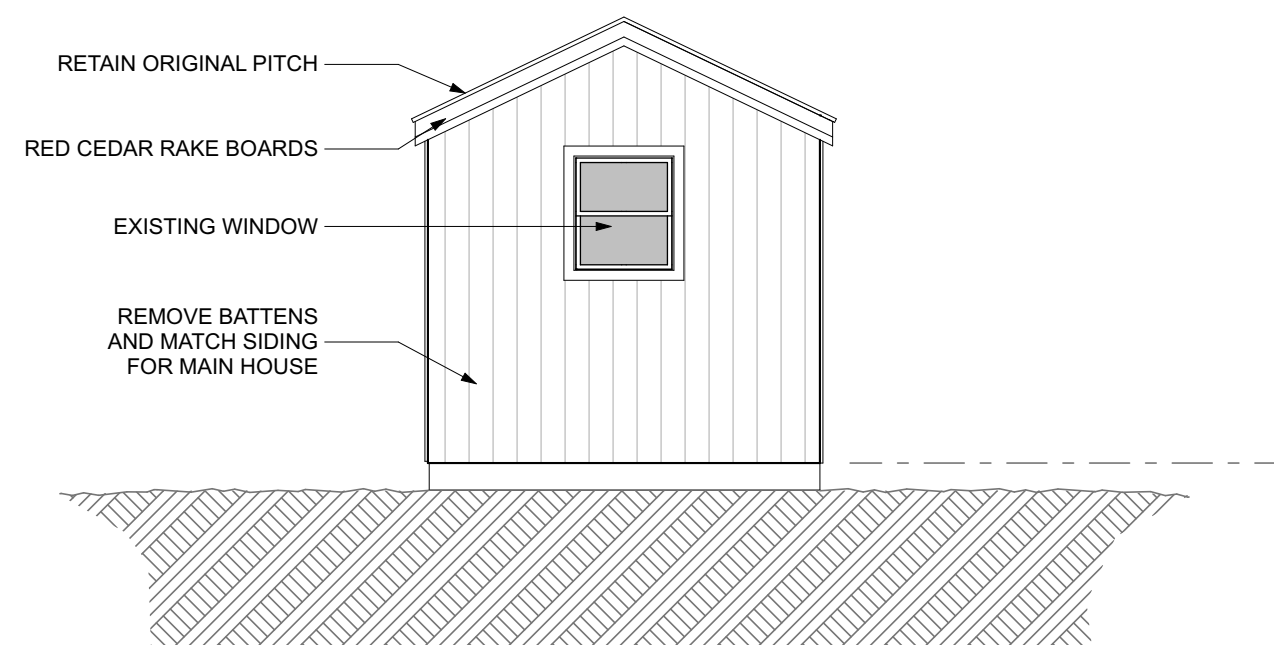
A-4



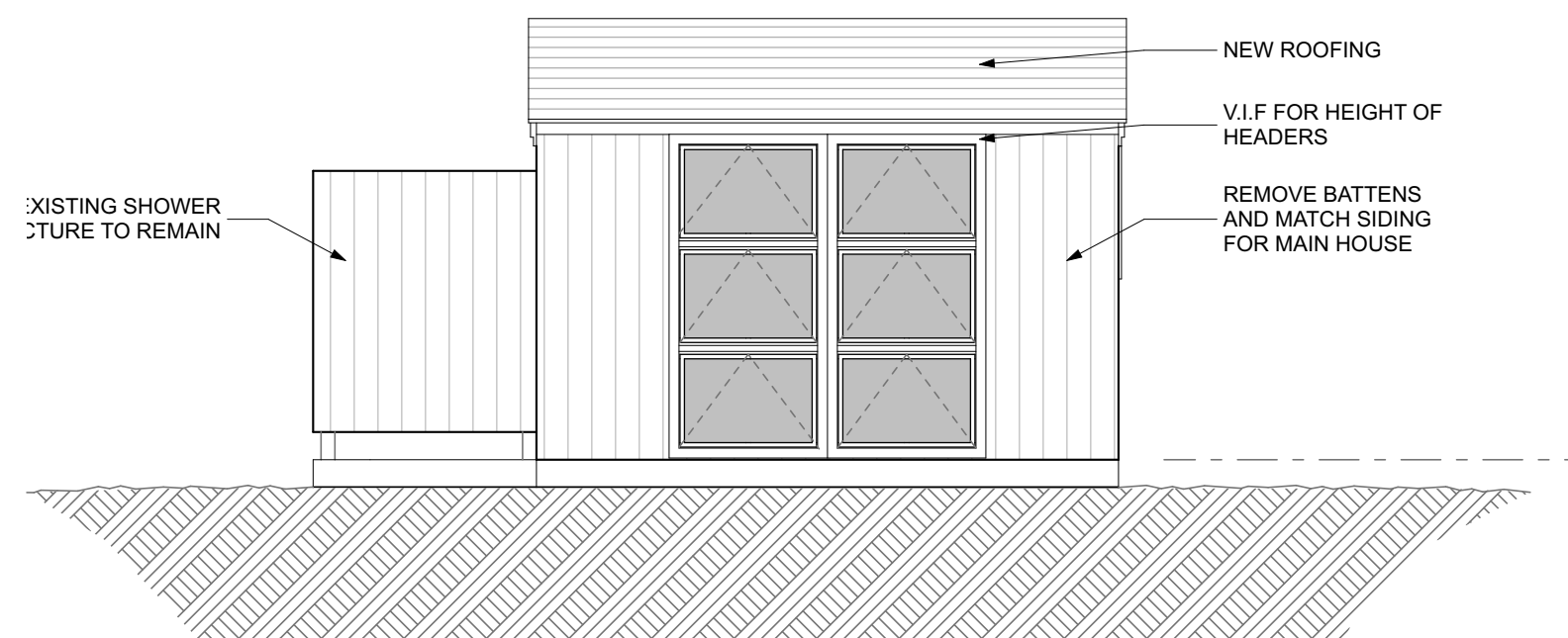
NOTE:
 SPRAY FOAM INSULATION
 ALL WALLS AND ROOF. GWB INTERIOR
 NEW PAINTED EXTERIOR SIDING TO
 MATCH HOUSE. NEW ROOFING SHINGLES
 TO MATCH HOUSE

WALL LEGEND	
DEMO	
EXISTING FOUNDATION	
NEW FOUNDATION	
EXISTING CONSTRUCTION	
NEW CONSTRUCTION	

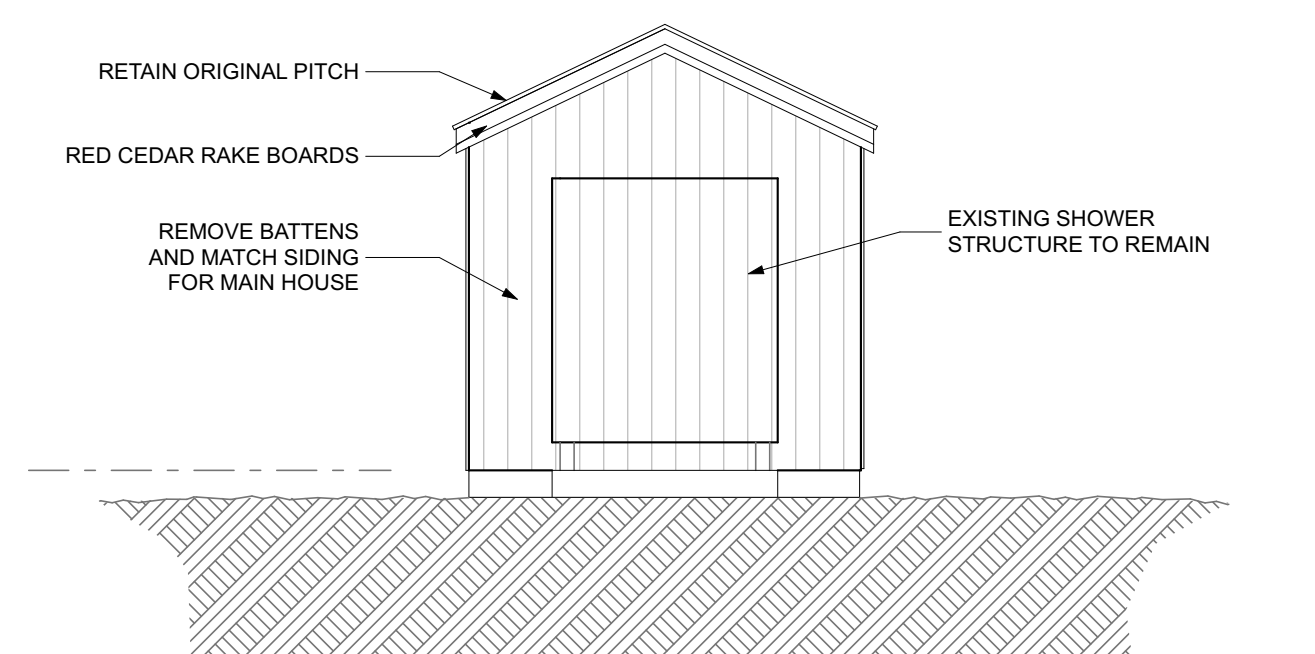
1 FIRST FLOOR
 SCALE: 1/4" = 1'-0"



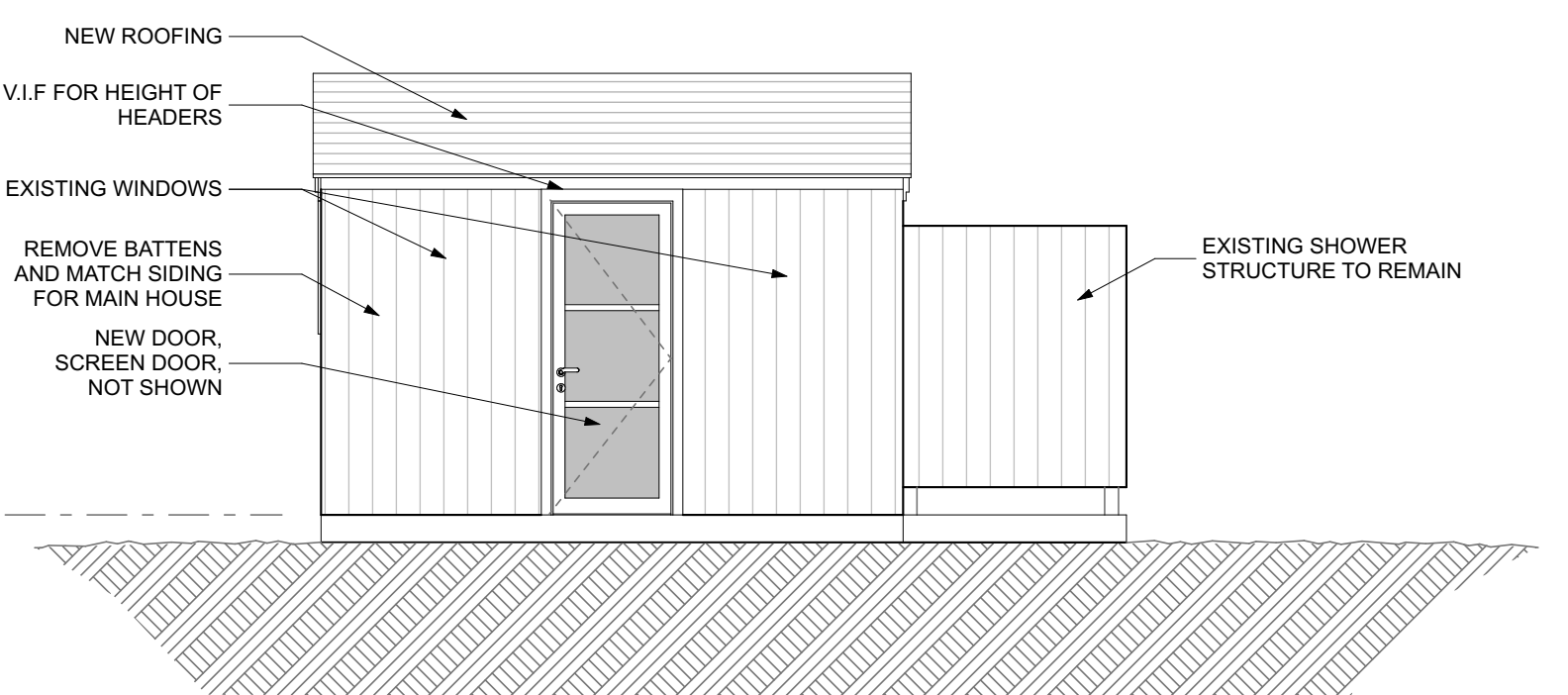
2 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



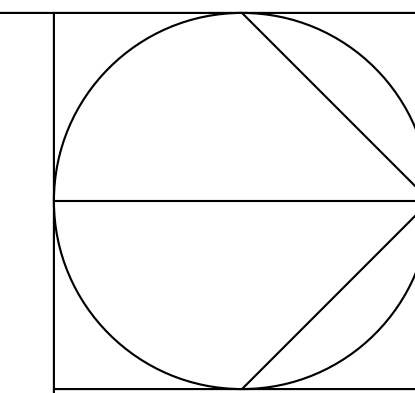
3 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



5 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

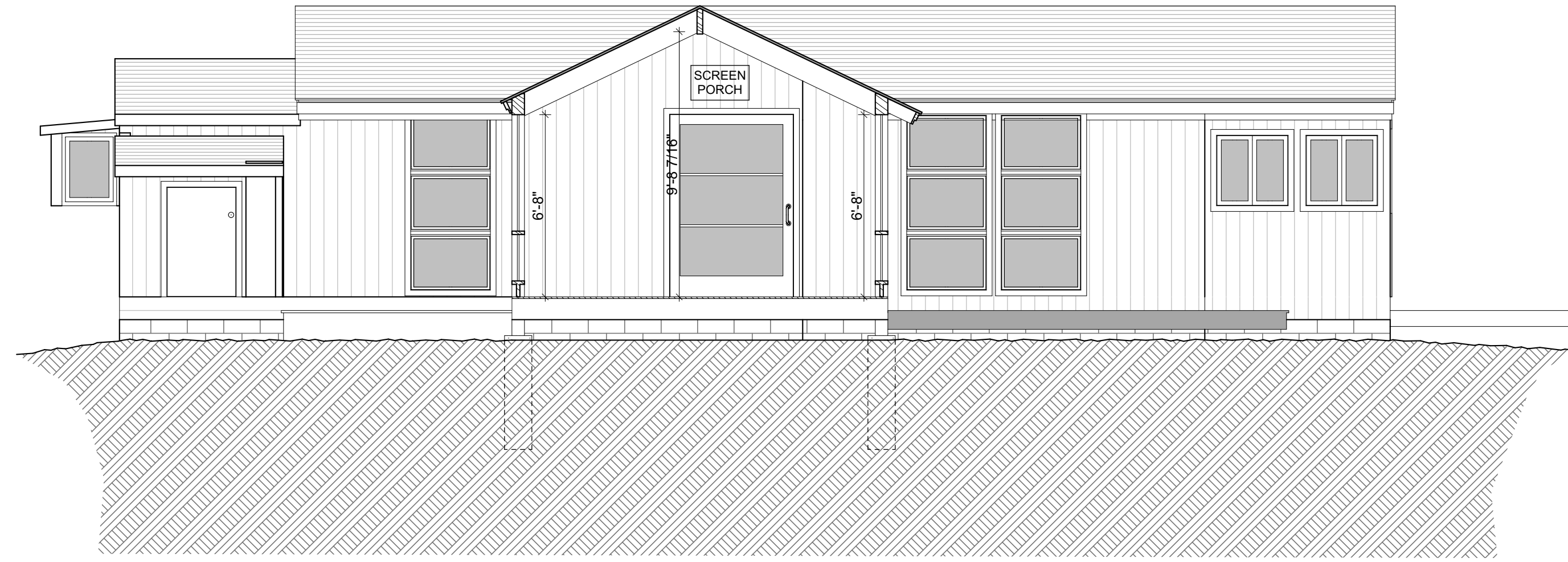


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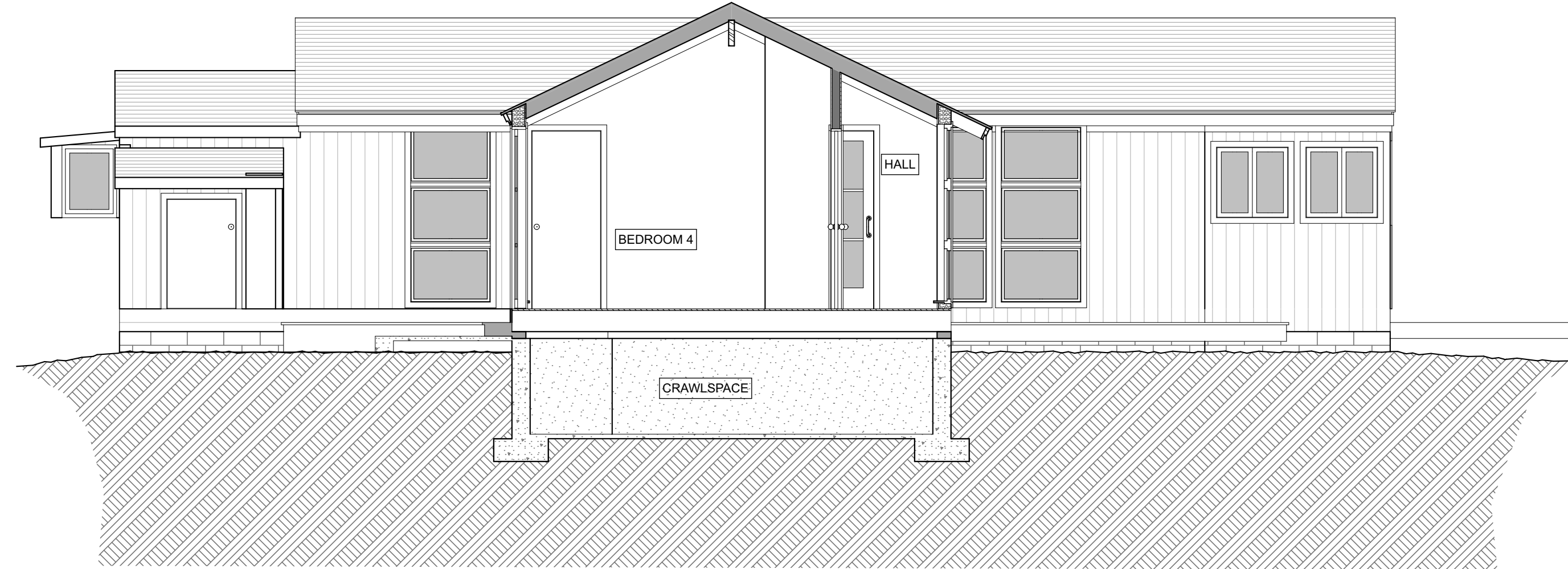
Title: STUDIO FLOOR PLAN AND ELEVATIONS
 Scale: As Noted
 Date: 08.27.20 NOT FOR CONSTRUCTION

Jolin-Downey Residence
 92 S. Pamet Road
 Truro, MA

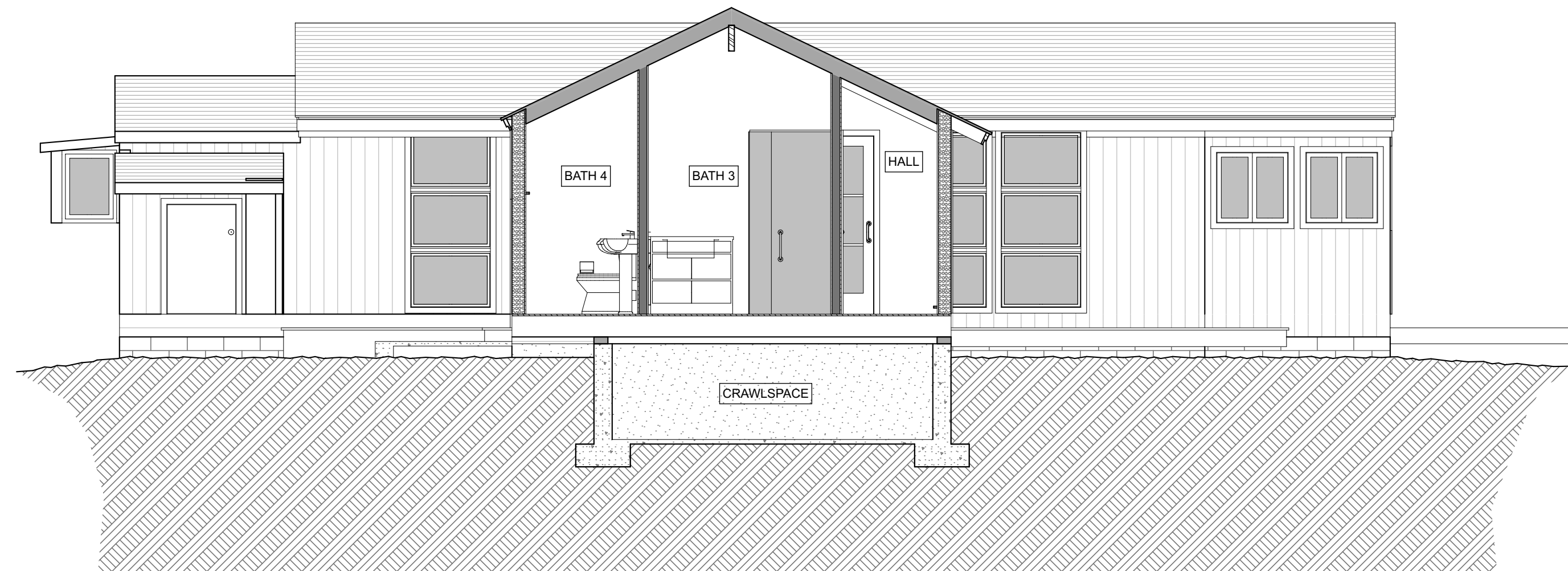
A-5



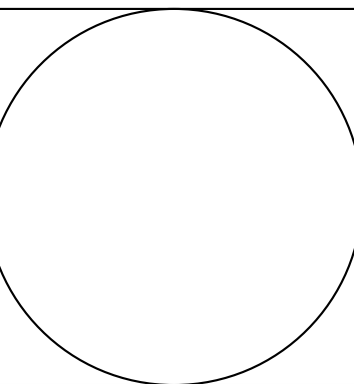
1 SECTION AA
SCALE: 1/4" = 1'-0"



2 SECTION BB
SCALE: 1/4" = 1'-0"



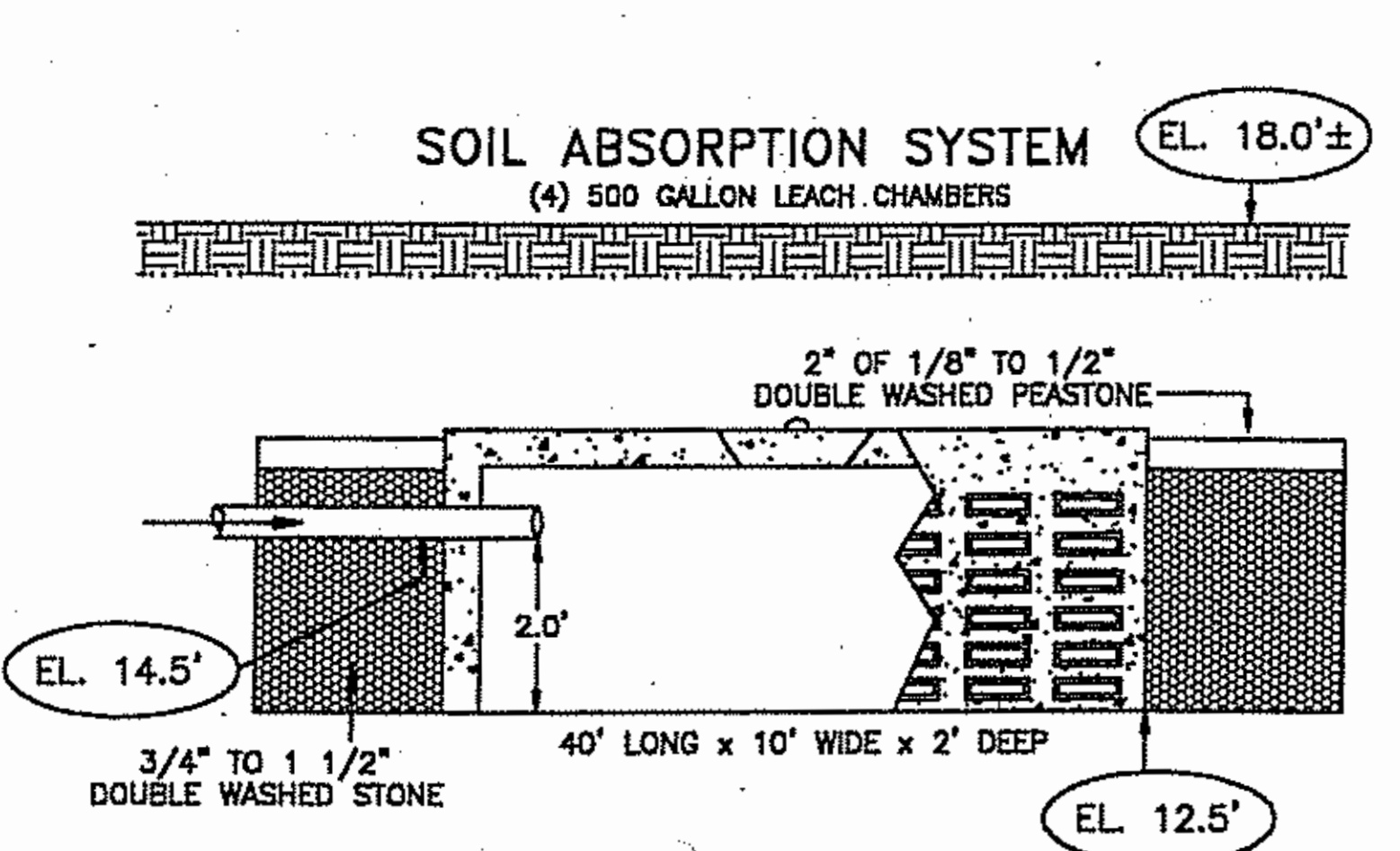
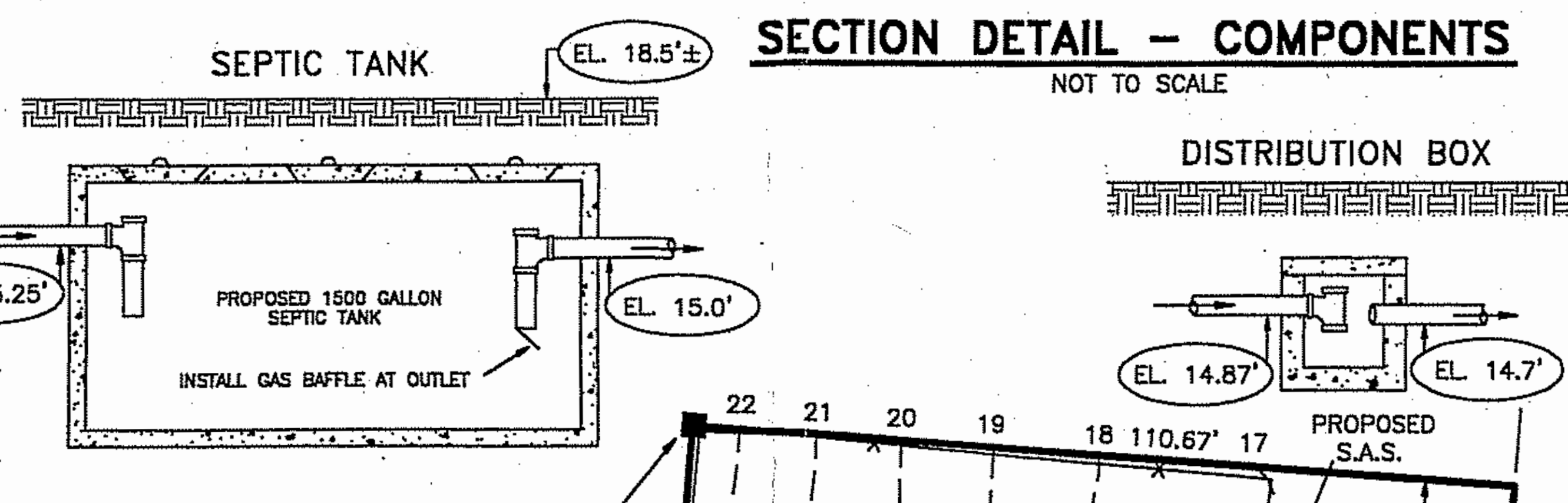
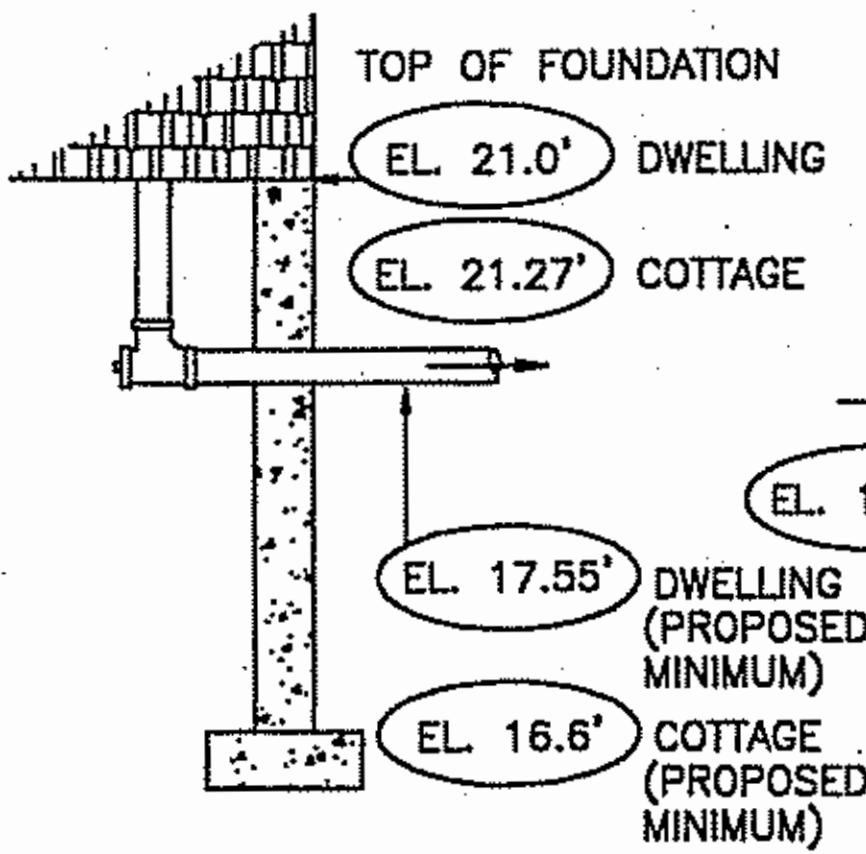
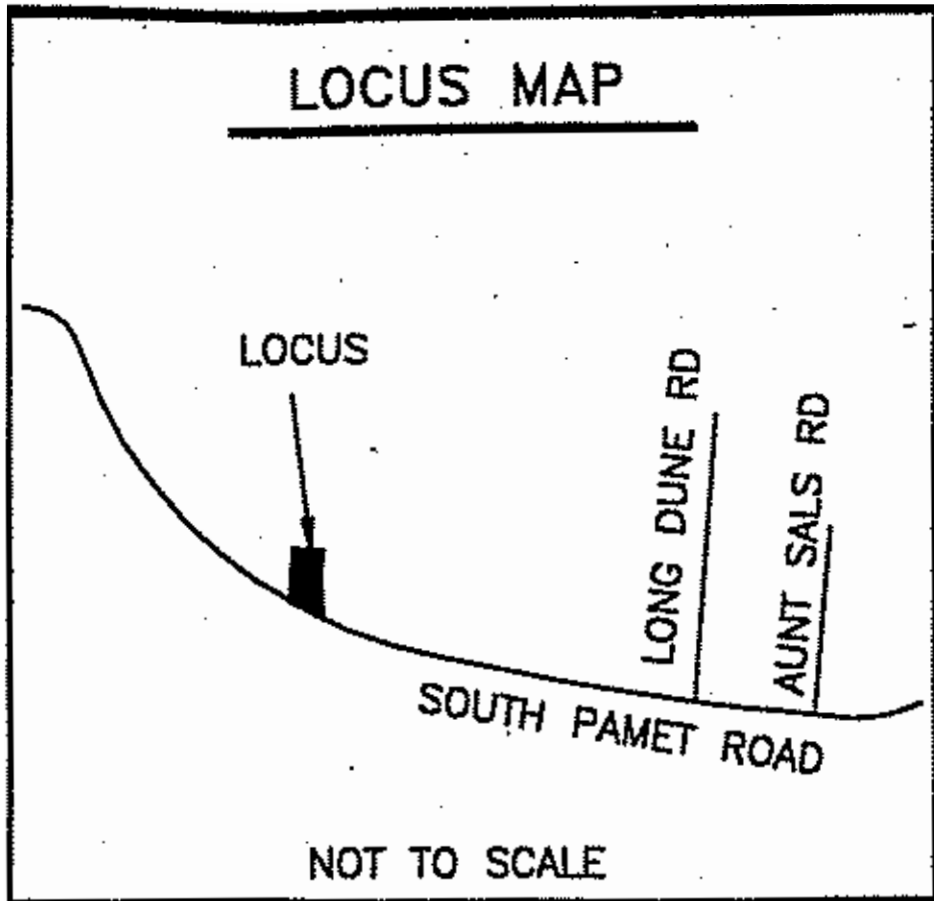
3 SECTION CC
SCALE: 1/4" = 1'-0"



Hammer Architects
21 Bishop Allen Drive
Cambridge, MA 02139
617.876.5121

Title: BUILDING SECTIONS
Scale: As Noted
Date: 08.27.20 NOT FOR CONSTRUCTION

Jolin-Downey Residence
92 S. Pamet Road
Truro, MA



DESIGN CALCULATIONS

FLOW RATE:
 3 BEDROOM DWELLING = 330 G/P/D REQUIRED
 1 BEDROOM COTTAGE = 110 G/P/D REQUIRED
 TOTAL FLOW = 440 G/P/D REQUIRED
 (110 G/P/D PER BEDROOM x 4 BEDROOMS)
 NO GARBAGE GRINDER ALLOWED

SEPTIC TANK:
 440 G/P/D x 2 = 880 G/P/D REQUIRED
 USE 1500 GALLON SEPTIC TANK

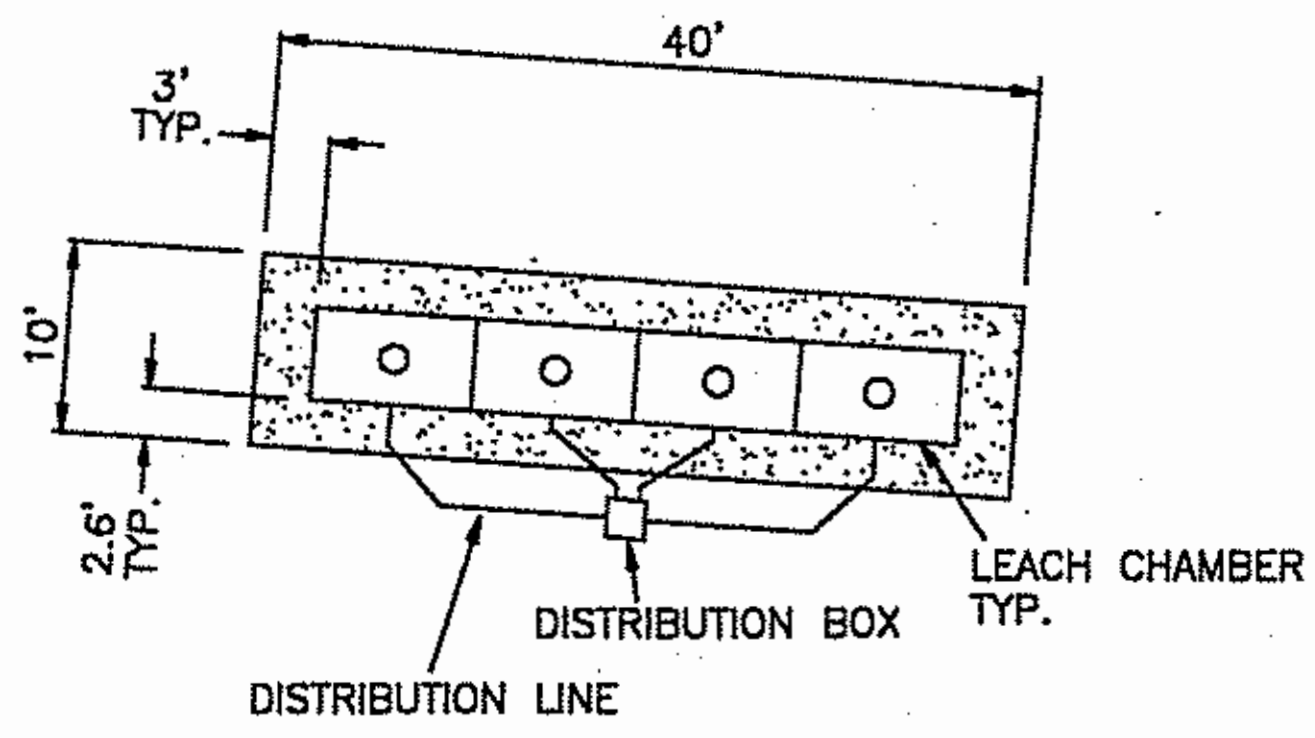
SOIL ABSORPTION SYSTEM:
 PERC RATE = <2 MIN/IN - CLASS I SOIL
 SIDEWALL = (40 + 10)(2)(2) = 200 S.F.
 BOTTOM: (40)(10) = 400 S.F.
 (200 + 400)(0.74) = 444 G/P/D PROVIDED

USE: (4) 500 GALLON LEACH CHAMBERS W/ STONE AS SHOWN IN DETAIL.

DEEP HOLE DATA

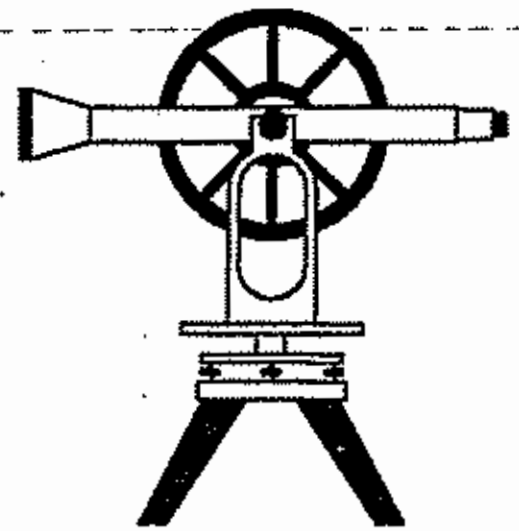
PERFORMED BY: JASON C. ELLIS, R.S., S.E.
 WITNESSED BY: PAT PAJERON, TRURO BOH
 TEST DATE: JUNE 28, 2007

DEPTH	#1	ELEV.	DEPTH	#2	ELEV.
0.00'	A	20.3'	0.00'	A	18.8'
0.75'	LOAMY SAND 10YR5/4	19.55'	0.75'	LOAMY SAND 10YR5/4	18.05'
2.0'	B	18.3'	2.33'	B	16.47'
	LOAMY SAND 10YR6/8			LOAMY SAND 10YR6/8	
10.0'	C	10.3'	10.0'	C	8.8'
	MEDIUM-FINE SAND 2.5Y6/6 PERC @ 38" <2 MIN/IN			MEDIUM-FINE SAND 2.5Y6/6 PERC @ 38" <2 MIN/IN	
	NO WATER ENCOUNTERED			NO WATER ENCOUNTERED	

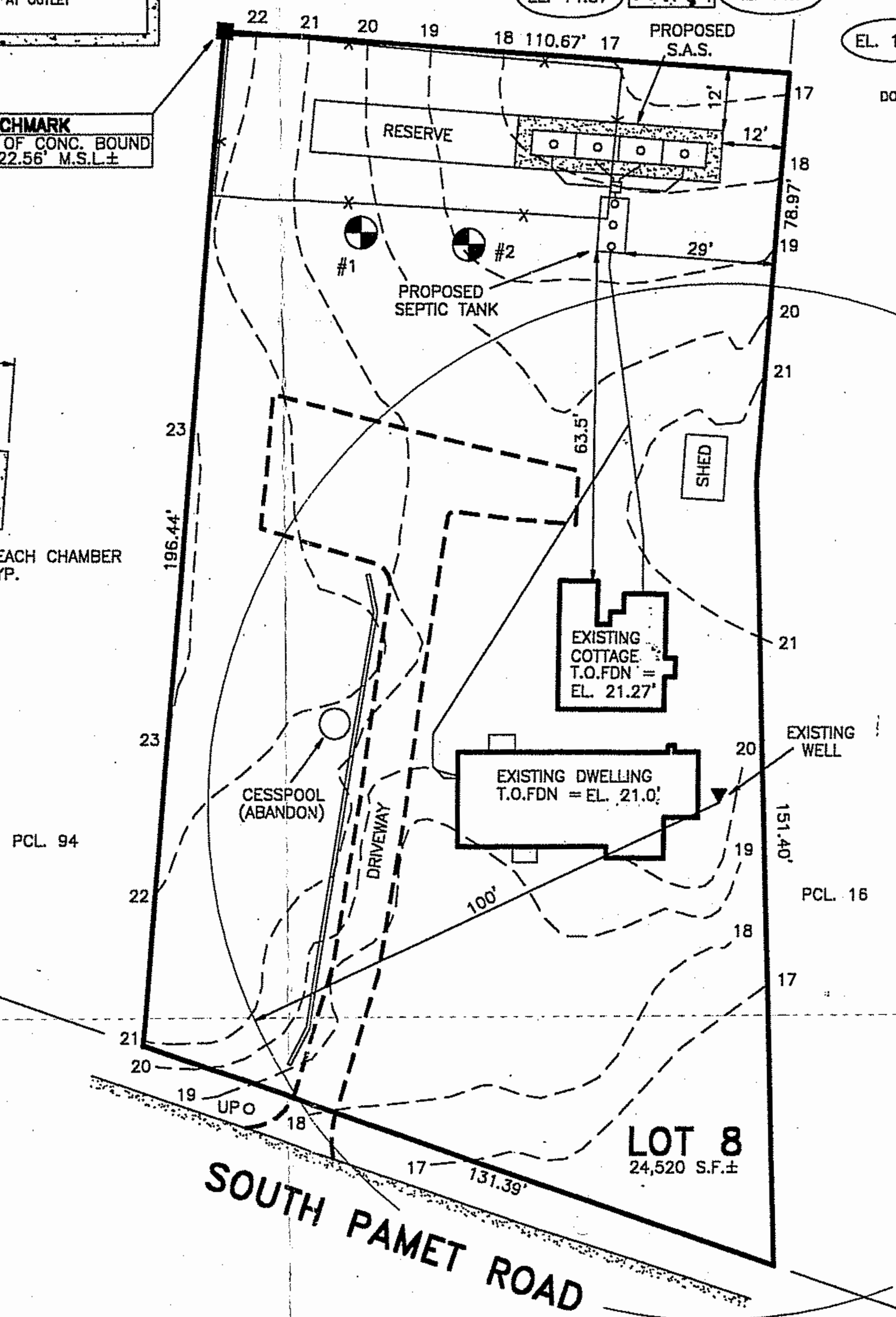


S.A.S. DETAIL

J.C. ELLIS DESIGN



P.O. BOX 2152
 BREWSTER, MA 02631
 (508)385-2228
 Email: jcellisdesign@verizon.net



NOTES

1. ALL PRECAST COMPONENTS TO BE H-10 RATED. ALL COMPONENTS WITH ANY ANTICIPATED VEHICULAR TRAFFIC TO BE H-20 RATED.
2. ELEVATION DATUM IS FROM USGS QUAD MAP.
3. MUNICIPAL WATER IS NOT AVAILABLE.
4. ALL CONSTRUCTION TO CONFORM WITH 310 CMR 15.000 AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
5. INSTALLER/CONTRACTOR TO REVIEW & VERIFY ALL ELEVATIONS AND DETAILS AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION OR ASSUME ALL RESPONSIBILITY.
6. INSTALLER/CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAFE WORK AREA, VERIFYING ALL UTILITIES AND NOTIFYING DIG SAFE PRIOR TO CONSTRUCTION.
7. ANY CHANGES TO OR DEVIATIONS FROM THIS PLAN MUST BE APPROVED IN WRITING BY J.C. ELLIS DESIGN CO. AND BOARD OF HEALTH.
8. FINISH COVER OVER COMPONENTS IS NOT TO EXCEED 3' PER 310 CMR 15.000.
9. ALL ABANDONED SEPTIC SYSTEM COMPONENTS TO BE PUMPED DRY AND FILLED WITH CLEAN SAND OR REMOVED AND REPLACED WITH CLEAN SAND.
10. ALL COMPONENTS TO BE PROVIDED WITH WATERTIGHT ACCESS PORTS WITHIN 6" OF FINISH GRADE.
11. ALL SEPTIC TANKS, DISTRIBUTION BOXES AND PIPING TO BE INSTALLED WATERTIGHT.
12. NO KNOWN WELLS EXIST WITHIN 100' OF PROPOSED LEACH AREA.
13. ALL BUILDING SEWERS TO BE CHANGED TO LOCATIONS AND ELEVATIONS SPECIFIED.
14. EXISTING PARKING AREA TO BE DISCONTINUED OVER TOP OF PROPOSED S.A.S.
15. SUITABLE SOIL CONDITIONS TO BE VERIFIED IN AREA OF PROPOSED S.A.S. ABSENCE OF GROUNDWATER TO BE VERIFIED TO AN ELEVATION OF 5.5'.
16. BUILDING SEWERS TO BE PROVIDED WITH DEPARTMENT MANHOLES EVERY 50' AND WHERE LINES JOIN OR BEND.

SEPTIC SYSTEM UPGRADE PLAN

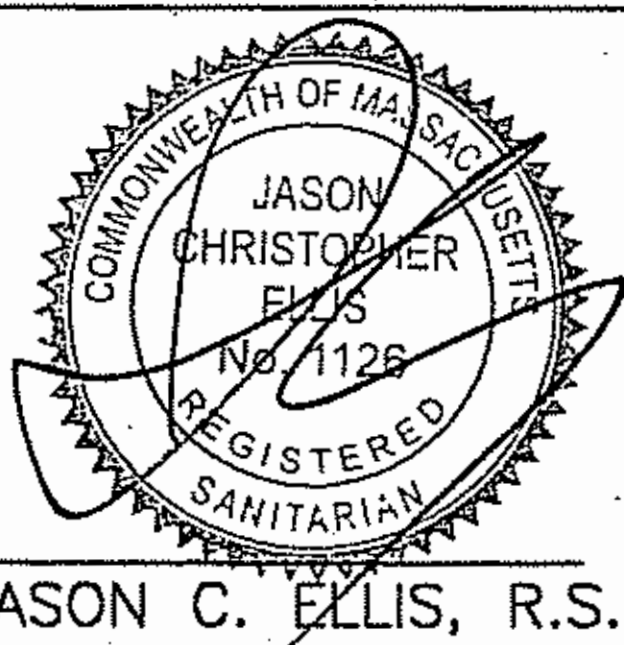
RECEIVED BY: JUN 12 2008

SUBJECT: 92 SOUTH PAMET ROAD TRURO, MA

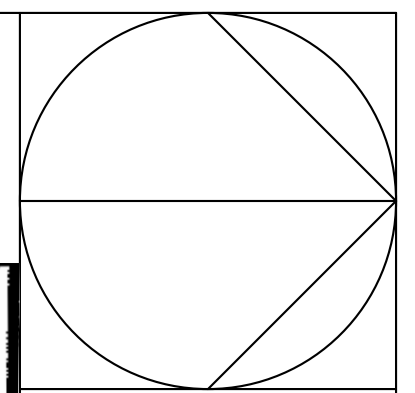
PREPARED FOR: LEE SILVA
 39 PAYSON'S PATH
 WEST YARMOUTH, MA 02673

ASSESSOR'S MAP 51 PARCEL 58 SCALE: 1" = 15'

DATE: JUNE 28, 2007 SHEET 1 OF 1
 REVISED: JUNE 4, 2008



PROPERTY OWNER AND CONTRACTORS TO VERIFY ALL WATER LINES AND GAS UTILITIES ON PROPERTY.



Hammer Architects
 21 Bishop Allen Drive
 Cambridge, MA 02139
 617.876.5121

Title: SEPTIC PLAN
 Scale: As Noted
 Date: 08.27.20 NOT FOR CONSTRUCTION

Jolin-Downey Residence
 92 S. Pamet Road
 Truro, MA

2021

January						
S	M	T	W	T	F	S
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31						

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Notes:	
Jan 01	New Year's Day
Jan 18	M L King Day
Feb 14	Valentine's Day
Feb 15	Presidents' Day
Apr 02	Good Friday
Apr 04	Easter Sunday
Apr 19	Patriot's Day
May 09	Mother's Day
May 31	Memorial Day
Jun 04	National Donut Day
Jun 20	Father's Day
Jul 04	Independence Day
Jul 05	Independence Day
Sep 06	Labor Day
Oct 11	Columbus Day
Oct 31	Halloween
Nov 11	Veterans Day
Nov 25	Thanksgiving Day
Dec 25	Christmas

Truro Zoning Board of Appeals

2021 Hearing/Meeting Schedule

HEARING/MEETING (Monday at 5:30 pm)	FILING DEADLINE (FRIDAY at Noon) (Unless otherwise noted*)
January 25	December 21*
February 22	January 22
March 22	February 19
April 26	March 26
May 24	April 23
June 21	May 21
July 26	June 25
August 23	July 23
September 20	August 20
October 25	September 24
November 22	October 22
December 20	November 19

MEETING DATES AND TIMES ARE SUBJECT TO CHANGE

Please check the Town Website www.truro-ma.gov for any changes in the schedule

**TOWN OF TRURO
ZONING BOARD OF APPEALS
MEETING MINUTES
July 9, 2020
Remote Meeting**

Members Present: Chair-Art Hultin, John Dundas, Fred Todd, John Thornley, Chris Lucy, Alternate-Darrell Shedd, Alternate-Heidi Townsend

Members Absent:

Others Present: Town Planner-Jeffrey Ribeiro, Atty. Barbara Huggins-Carboni, Principal, Horsley Witten-Mark Nelson, Ted Malone

Chair Hultin called the meeting to order at 5:30pm.

Town Planner Ribeiro stated the Board had just convened in Executive Session, and hence that was why they were restarting the meeting for the public section of the agenda. Town Planner Ribeiro read off instructions for citizens interested in how to join the meeting.

Public Hearing – Continued

2019-008 ZBA – Community Housing Resource, Inc. seeks approval for a Comprehensive Permit pursuant to G.L. c. 40B, §§20-23 to create 40 residential rental units, of which not less than 25% or 10 units shall be restricted as affordable for low or moderate income persons or families, to be constructed on property located at 22 Highland Road, as shown on Assessor’s Map 36 and Parcel 238-0 containing 3.91 acres of land area.

Town Planner Ribeiro stated they had received the response from the applicant and the engineers regarding the peer review report that led the Board to require additional treatment of wastewater and further improvements to the proposed storm water system, along with further explanation of the erosion control measures proposed. The Board has hired Horsley Witten Group (in attendance at meeting) and they have reviewed the documents. Comments have been received by Horsley Witten and were presented to the Board at their last meeting. Town Planner Ribeiro would like Mr. Nelson to go over his findings, and recommendations, which were included in the report. The Board members can then ask questions. After that, he proposed that the applicant present responses to the Horsley Witten report, along with any other issues he wishes to address. Public comment period will follow.

Mr. Nelson wished to share an overview of the peer review letter which Horsley Witten submitted earlier in the week. The components;

- Wastewater questions that were raised during the hearing he attended in March.
- Updates on review of storm water management and erosion/sedimentation control plans which the applicant has provided.

The Board of Health has a nitrogen loading limitation regulation that limits the amount of wastewater that can be discharged on this property of 440 gallons per day per acre. Under Title V an acre is considered 40,000 square feet instead of a full acre. 1900 gallons could be discharged on this property under the regulation. The applicant requested a waiver because with the size of the community that’s proposed, the wastewater flow will be 7480. That figure raised some questions. The applicant

proposed a FAST system for treatment, and then later proposed a bio-microbic system which looks like it will meet thresholds Horsley Witten has talked about. Horsley Witten approached this by looking at it two ways;

- What is the overall amount of nitrogen that will be discharged on the property from the wastewater system, compared to what could be discharged under the Board of Health regulation?
- Does the wastewater plume that is leaving the site fit into compliance with Title V, which allows advanced treatment, and with that advanced treatment you can have a higher rate of flow from the system?

Mr. Nelson explained both. At the 1900 gallons per day that could be discharged under the regulation the overall nitrogen load that you could have is roughly 199 pounds of nitrogen that would be entering groundwater on a yearly basis. If this system is installed, and meets 10 milligrams per liter, the overall nitrogen load will be around 228 pounds per year. The data supplied by the applicant suggests that the proposed treatment system will be able to do better. If it meets a standard of 8.5 milligrams per liter that will be equivalent to what the Board of Health regulation would allow in terms of overall nitrogen load. If it goes below that, then it will be less. If the system proposed is installed, and is similar to one installed in Westport, it might be roughly 40 percent below the overall nitrogen load.

The other question Mr. Nelson said has been brought up is what is happening in groundwater when this discharge takes place, and what are the potential impacts to down-gradient private wells. The mapping of groundwater flow directions, which Horsley Witten did, shows the flow going in the southwest direction from this area, across Route 6 and towards Pond Road and the neighborhood in that area. If you have a septic system under Title V in a nitrogen sensitive area that is greater than 2,000 gallons per day you have to show that the wastewater concentration leaving the site will be no higher than 10 milligrams per liter at the property boundary. Horsley Witten has applied that regulation as a separate way of looking at the Board of Health regulation that Truro has. Under Title V you have to meet 440 gallons per day per acre in a nitrogen sensitive area, but if you add treatment, and it's a larger system, the way you show compliance is by proving that you'll meet 10 milligrams per liter at the property boundary or the nearest downgradient receptor. Horsley Witten did those calculations, they presented those to the ZBA in March, and the concentration at the property boundary, at the downgradient side of the wastewater leaching facility will be 9.1 milligrams per liter. It meets that Title V requirement. When crossing Route 6 and get to the far side of the off-ramp on the Cloverleaf (West side of Route 6) the nitrogen concentration before hitting any downgradient receptor will be 7.1 milligrams per liter (assuming discharge is at 10 milligrams).

Another question that came up at the hearing in March was how does this affect private wells that are located downgradient from the property? Mr. Nelson stated that each individual private well is capturing water from either its own parcel or an upgradient parcel. Part of that is dependent on how deep the well is, and where the groundwater is coming from that enters that well. They know that the water is most likely coming from the north northeast, some people have mentioned elevated levels of nitrogen within their drinking water wells and that's likely due to existing septic systems in their neighborhood.

At 6:01pm Chair Hultin announced that the Board would take a five-minute recess to allow Town Planner Ribeiro to troubleshoot the audio portion of the meeting which was causing trouble.

At 6:06pm Town Planner Ribeiro came back and stated that they could not rectify the issue.

Chair Hultin suggested they continue the meeting to next Thursday.

Member Dundas made a motion to continue the Zoning Board of Appeals meeting on 2019-008 ZBA to Thursday, July 16, 2020 at 5:30pm. Said meeting will be held remotely.

**Member Thornley seconded.
So voted; 5-0-0, motion carries.**

**Chair Hultin made a motion to adjourn the meeting at 6:09pm.
Member Todd seconded.
So voted; 5-0-0, motion carries.**

**Respectfully Submitted,
Noelle L. Scoullar**