



## Truro Board of Health

Tuesday October 1, 2024 at 4:30 PM

### Truro Board of Health Notice of Regular (Hybrid) Meeting

Meeting will open at 4:30 PM in the Select Board Chambers at Truro Town Hall on the 2nd floor.  
The Truro Town Hall is located at 24 Town Hall Road

This will be a hybrid meeting (in-person and remote access). Citizens in Truro can view the meeting on Channel 8 and on the homepage of the Town of Truro website on the "Truro TV Channel 8" button found under "Helpful Links". Once the meeting has started, click on the green "Watch" button in the upper right of the page. **To join the meeting by phone or to provide comment during the meeting, please call-in toll free at 1-305-224-1968 and enter the following Meeting ID when prompted: Meeting ID: 884 7580 5887** To join this Zoom meeting from your computer, tablet or smartphone enter <https://us02web.zoom.us/j/88475805887> Please note that there may be a slight delay 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; citizens may also provide public comment for this meeting by emailing the Health Agent at [ebcebc@truro-ma.gov](mailto:ebcebc@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**

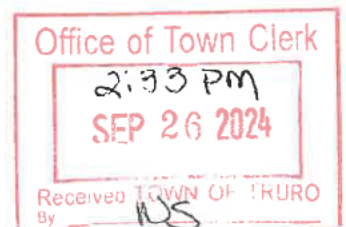
1. **Transfer Station Update:** Jarrod Cabral, DPW Director
2. **Water Service Application:** 43 Shore Road
3. **Title 5 and TBOH regulations variance requests:** 2 Adams Way, Zachary Luster & Edwidge Yingling, (*continued from 9/3/2024*)

### **III. MINUTES**

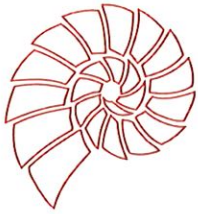
### **IV. REPORTS**

Report of the Chair

Health Agent's Report: follow-up on previous agenda items







# J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

Site Development • Property Line • Subdivision • Sanitary • Land Court • Environmental Permitting

September 16, 2024

JMO # 9661

Truro Board of Health  
24 Town Hall Road  
Truro, MA 02536

RE: **Application for New Water Service**  
43 Shore Road, Truro, MA  
Map: 36 Parcel: 148

Dear Board Members,

On behalf of our client, Judith Dutra, J.M. O'REILLY & ASSOCIATES, INC. is filing an application for a new water service connection to the Provincetown Water System at the above referenced address.

The property is in the process of replacing the existing cesspools that currently serve the property with a Title 5 septic system with Advantex AX-20 secondary treatment unit. In addition, the property owner would like to connect to Town water and convert the existing well to be used only for irrigation purposes. Due to the location of the private well serving the property, there is no feasible location on the site that can meet the required 100' setback distance from the well to the septic system's leaching facility. The well is downgradient from the proposed septic system in regards to groundwater flow direction as well. The existing well currently has slightly elevated nitrate levels (3.2 ppm). The property previously obtained approval for Town water but did not execute the Town water conversation at that time due to financial constraints.

A representative from our office will be present at the October 1, 2024 public hearing so as to further review the proposal and answer any questions the Board may have.

Very truly yours,  
J.M. O'REILLY & ASSOCIATES, INC.

Robert Reedy, P.E.  
Project Engineer

Cc: Client  
John M. O'Reilly, PE, PLS

Encl: Water Service Application Package





# TOWN OF TRURO

## BOARD OF HEALTH

P.O. Box 2030, Truro MA 02666  
Tel: 508-349-7004 Fax: 508-349-5508

### TRURO WATER SERVICE APPLICATION FOR NEW OR EXPANSION OF EXISTING WATER SERVICE

#### APPLICANT INFORMATION

Date: 9/16/2024 Name: Judith Dutra  
Water Service Address: 43 Shore Road Map/Parcel/Lot 36/148  
Mailing Address: P.O. Box 326 City/State/Zipcode North Truro, MA 02652  
Phone Number: [REDACTED] Email Address: N/A

#### EMERGENCY TELEPHONE NUMBERS

Plumber Name: N/A Phone Number: \_\_\_\_\_  
Property Manager: N/A Phone Number: \_\_\_\_\_  
Other Name & Phone Number: Jean Stanley, The Resource Inc., 508-694-6521

#### TYPE OF SERVICE REQUESTED:

- ☒ New Water Service: Proposed Title 5 Design Flow: 330 GPD  
☐ Expansion of Water Service:  
Existing Title 5 Design Flow: \_\_\_\_\_ Proposed Title 5 Design Flow: \_\_\_\_\_  
☐ Water Service for Condominium Conversion (separate meters, tap etc.)

#### Type of Facility:

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Condo           | <input type="checkbox"/> Multifamily Dwelling |
| <input type="checkbox"/> Restaurant               | <input type="checkbox"/> Motel           | <input type="checkbox"/> Other: _____         |
| <input type="checkbox"/> Retail                   | <input type="checkbox"/> Office Building | <input type="checkbox"/> Industrial: _____    |

Meter installations fifty (50) feet or greater from the curb stop must be in a meter pit adjacent to the curb top.  
Concrete meter pits are required in roads or driveways.

I hereby agree to abide by all the rules and regulations of the Provincetown Water Department now in force or to be established by the Water and Sewer Board and declare that there is no other means of supplying potable water on-site (e.g. private well).

Applicant Signature: Judith Dutra 9/19/2024



ONCE TRURO & PROVINCETOWN OFFICIALS HAVE APPROVED THE APPLICATION, PLEASE SUBMIT A COPY TO THE TRURO HEALTH DEPARTMENT

**SIGNATURES OF APPROVAL \*\*\*\*\* OFFICIAL USE ONLY\*\*\*\*\***

\_\_\_\_\_  
**TRURO BOARD OF HEALTH**

\_\_\_\_\_  
**DATE OF APPROVAL**

\_\_\_\_\_  
**TRURO BOARD OF SELECTMEN**

\_\_\_\_\_  
**DATE OF APPROVAL**

\_\_\_\_\_  
**PROVINCETOWN WATER &  
SEWER BOARD**

\_\_\_\_\_  
**DATE OF APPROVAL**





# CERTIFICATE OF ANALYSIS

## Barnstable County Health Laboratory (M-MA009)

**Report Prepared for:**

Judith Dutra  
43 Shore Rd #326  
North Truro, MA, 02652

**Order #:** G24005216**Report Dated:** 9/9/2024**Description:** 42 Shore Rd**Laboratory ID#:**

Sample #: G24005216-001

Collection Address: 43 Shore Rd, North Truro, MA, 02652

Sample Location: 43 Shore Rd #326

**Matrix:**

Sampled: 8/27/2024

07:45:00

By:

Received: 8/27/2024

12:35:00

By: Kscissons

Turn Around: Standard

**Analysis for residential well testing**

ITEM	RESULT	UNITS	RL	MCL	METHOD #	ANALYST	TESTED	TIME
Nitrate	3.2	mg/L	0.10	10	EPA 300.0	CL	8/27/2024	
Copper	ND	mg/L	0.10	1	EPA 200.8	CL	8/29/2024	13:17
Iron	0.18	mg/L	0.10	0.3	EPA 200.8	CL	8/29/2024	13:17
Manganese	0.29	mg/L	0.025	0.05	EPA 200.8	CL	8/29/2024	13:17
Sodium	22	mg/L	2.5	20	EPA 200.8	CL	8/29/2024	13:17
Total Coliform	Absent	Present/Absent	0	0	SM9223B	RL	8/27/2024	15:46
Conductance	260	umhos/cm	2.0		EPA 120.1	RS	8/27/2024	15:41
pH	6.2	pH AT 25C	N/A		SM 4500-H-B	RS	8/27/2024	15:41

**Sample Results Summary :**

Based on the results of the parameters tested, the water is suitable for drinking, but may present aesthetic problems (taste, odor, staining) due to manganese. The sodium concentration exceeds the MassDEP guideline (ORSG) limit and those on a low sodium diet may wish to consult a physician.

**Approved By:** Dan White**On:** 9/5/2024

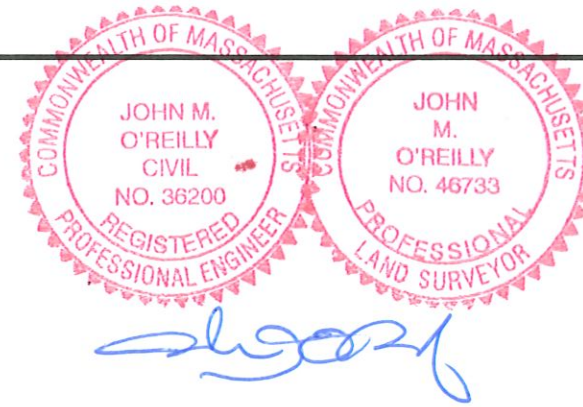
ND = None Detected

RL= Reporting Limit

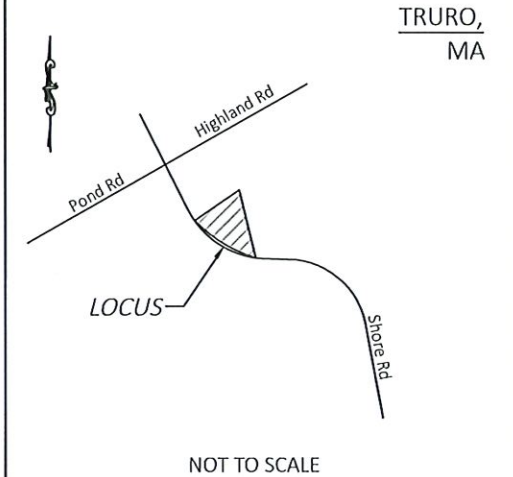
MCL= Maximum Contaminant Level

MDL = Minimum Detection Limit





MASS COORD. SYSTEM



PLAN BOOK 252  
DEED BOOK 12310  
ASSESSORS' MAP 36

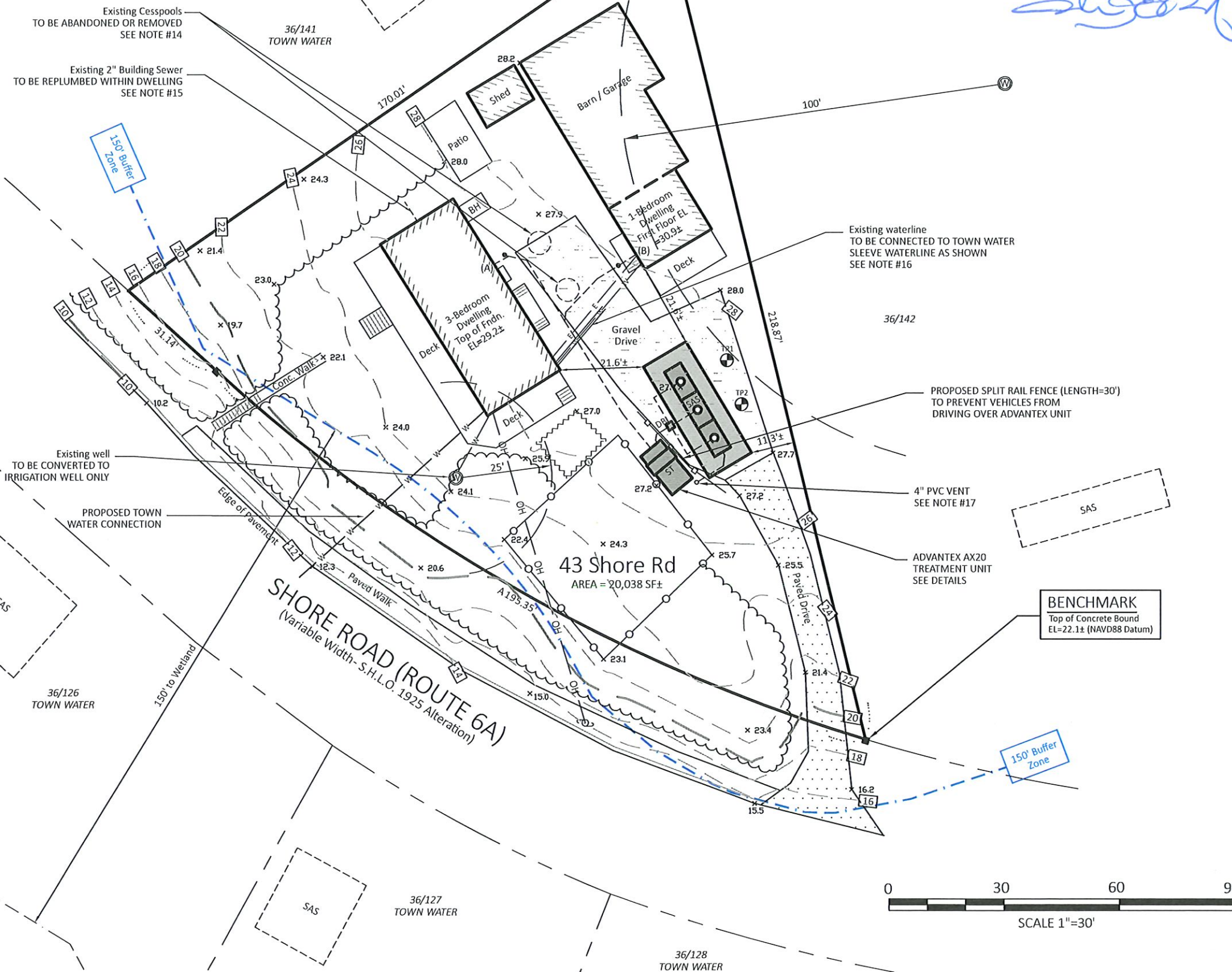
PAGE 2  
PAGE 82  
PARCEL 148

## LEGEND

---	32	EXISTING CONTOUR
---	32	PROPOSED CONTOUR
x 12.34		EXISTING SPOT GRADE
24x5		PROPOSED SPOT GRADE
W		WATER SERVICE LINE
OH		OVERHEAD UTILITY SERVICE
E		UNDERGROUND UTILITY SERVICE
TP		TEST HOLE / BORING LOCATION
ST		ADVANTEK AX-20 SEPTIC TANK
DB		DISTRIBUTION BOX
⊙		CLEANOUT
SAS		SOIL ABSORPTION SYSTEM
RES		RESERVED FOR FUTURE
⊙		UTILITY POLE
W		WELL
■		CONCRETE BOUND, FOUND
—○—		CHAIN LINK FENCE
—○—		SPLIT RAIL FENCE
~~~~~		EDGE OF GARDEN
~~~~~		EDGE OF CLEARING

## SHEET 1 OF 3

Judith Dutra c/o Jean Stanley, Director of Housing Rehab Programs, The Resource Inc. 23 White's Path Suite G2, South Yarmouth, MA 02664				
SITE PLAN 43 SHORE ROAD, TRURO, MA				
 <b>J.M. O'REILLY &amp; ASSOCIATES, INC.</b> Professional Engineering & Land Surveying Services				
1573 Main Street - Route 6A P.O. Box 1773 Brewster, MA 02831 (508)898-6801 Office (508)898-6802 Fax				
DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
9/16/2024	As Noted	RFR	JMO	JMO-9661



G:\A\Jobs\The Resource\9661 - 43 Shore Rd Truro\dwg\9661.SDS Plans.dwg



GENERAL NOTES:

- A.) NEITHER DRIVEWAYS NOR PARKING AREAS ARE ALLOWED OVER SEPTIC SYSTEM UNLESS H-20 COMPONENTS ARE USED.
- B.) THE DESIGNER WILL NOT BE RESPONSIBLE FOR THE SYSTEM AS DESIGNED UNLESS CONSTRUCTED AS SHOWN. ANY CHANGES SHALL BE APPROVED IN WRITING.
- C.) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.

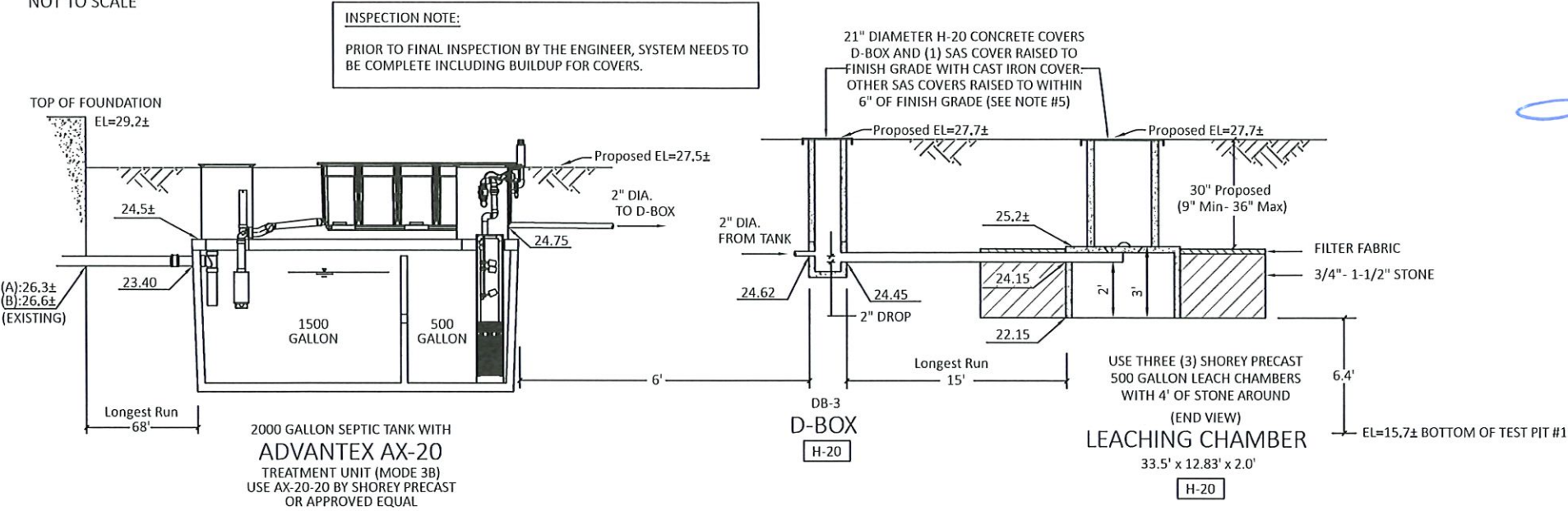
CONSTRUCTION NOTES:

- 1.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE ENVIRONMENTAL CODE, TITLE 5, AND THE REQUIREMENTS OF THE LOCAL BOARD OF HEALTH.
- 2.) SEPTIC TANK(S), GREASE TRAP(S), DOSING CHAMBER(S) AND DISTRIBUTION BOX(ES) SHALL BE SET ON A LEVEL STABLE BASE WHICH HAS BEEN MECHANICALLY COMPACTED, OR ON A 6 INCH CRUSHED STONE BASE.
- 3.) SEPTIC TANK(S) SHALL MEET ASTM STANDARD C1127-93 AND SHALL HAVE AT LEAST THREE 20" DIAMETER MANHOLES. THE MINIMUM DEPTH FROM THE BOTTOM OF THE SEPTIC TANK TO THE FLOW LINE SHALL BE 48".
- 4.) SCHEDULE 40 PVC INLET AND OUTLET TEES SHALL EXTEND A MINIMUM OF 6" ABOVE THE FLOW LINE OF THE SEPTIC TANK AND SHALL BE INSTALLED ON THE CENTERLINE OF THE TANK DIRECTLY UNDER THE CLEANOUT MANHOLE.
- 5.) RAISE COVERS OF THE SEPTIC TANK AND DISTRIBUTION BOX WITH PRECAST CONCRETE WATER TIGHT RISERS OVER INLET AND OUTLET TEES TO WITHIN 6" OF FINISH GRADE, OR AS APPROVED BY THE LOCAL BOARD OF HEALTH AGENT.
- 6.) PIPING SHALL CONSIST OF 4" SCHEDULE 40 PVC OR EQUIVALENT. PIPE SHALL BE LAID ON A MINIMUM CONTINUOUS GRADE OF NOT LESS THAN 1%.
- 7.) DISTRIBUTION LINES FOR SOIL ABSORPTION SYSTEM (AS REQUIRED) SHALL BE 4" DIAMETER SCHEDULE 40 PVC LAID AT 0.005 FT/FT. LINE SHALL BE CAPPED AT END OR AS NOTED.
- 8.) OUTLET PIPES FROM DISTRIBUTION BOX SHALL REMAIN LEVEL FOR AT LEAST 2' BEFORE PITCHING TO SOIL ABSORPTION SYSTEM. WATER TEST DISTRIBUTION BOX TO ENSURE EVEN DISTRIBUTION.
- 9.) DISTRIBUTION BOX SHALL HAVE A MINIMUM SUMP OF 6" MEASURED BELOW THE OUTLET INVERT.
- 10.) BASE AGGREGATE FOR THE LEACHING FACILITY SHALL CONSIST OF 3/4" TO 1-1/2" DOUBLE WASHED NATIVE STONE FREE OF IRON, FINES AND DUST AND SHALL BE INSTALLED BELOW THE CROWN OF THE DISTRIBUTION LINE TO THE BOTTOM OF THE SOIL ABSORPTION SYSTEM. BASE AGGREGATE SHALL BE COVERED WITH A LAYER OF FILTER FABRIC OR APPROVED EQUIVALENT.
- 11.) SOIL ABSORPTION SYSTEM SHALL BE COVERED WITH A MINIMUM OF 9" OF CLEAN MEDIUM SAND (EXCLUDING TOPSOIL).
- 12.) FINISH GRADE SHALL BE A MAXIMUM OF 36" OVER THE TOP OF ALL SYSTEM COMPONENTS, INCLUDING THE SEPTIC TANK, DISTRIBUTION BOX, DOSING CHAMBER AND SOIL ABSORPTION SYSTEM. SEPTIC TANKS SHALL HAVE A MINIMUM COVER OF 9".
- 13.) FROM THE DATE OF INSTALLATION OF THE SOIL ABSORPTION SYSTEM UNTIL RECEIPT OF A CERTIFICATE OF COMPLIANCE, THE PERIMETER OF THE SOIL ABSORPTION SYSTEM SHALL BE STAKED AND FLAGGED TO PREVENT THE USE OF SUCH AREA FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE SYSTEM.
- 14.) EXISTING CESSPOOLS TO BE REMOVED OR ABANDONED-IN-PLACE IN ACCORDANCE WITH 310 CMR 15.354. ANY CONTAMINATED SOIL WITHIN 5' OF THE PROPOSED SOIL ABSORPTION SYSTEM SHALL BE REMOVED AND REPLACED WITH CLEAN SAND. AREA TO BE COMPACTED TO MINIMIZE SETTLING.
- 15.) THE EXISTING 2" PVC BUILDING SEWER NOTED ON THE PLAN SHALL BE REPLUMBED TO CONNECT TO THE MAIN EXISTING 4" PVC BUILDING SEWER, AS SHOWN ON THE PLAN. ALL PLUMBING WORK SHALL BE COMPLETED BY A LICENSED PLUMBER AND SHALL MEET STATE PLUMBING CODE 248 CMR 2.0 STANDARDS AND REQUIREMENTS.
- 16.) EXISTING WATERLINE BETWEEN THE TWO BUILDINGS SHALL BE CONNECTED TO TOWN WATER AND SHALL BE SLEEVED WITHIN 10' OF SEWER PIPE CROSSING, USING A CONTINUOUS SOLID 4" PVC SLEEVE, SEALED WITH HYDRAULIC CEMENT AT EACH END.
- 17.) PASSIVE PVC VENTILATION SYSTEM SHALL BE PIPED TO A 4" PVC VENT WITH 'SWEET-AIR' MUSHROOM CAP. VENT TO BE LOCATED OUTSIDE DRIVEWAY AREA, AS SHOWN ON PLAN.

ADVANTECH DISTRIBUTOR CONTACT INFO:  
ATLANTIC SOLUTIONS, LTD.  
436 FISH ROAD, TIVERTON, RI 02878  
OFFICE: 401-293-0176  
WWW.ATLANTICSOLUTIONSLTD.COM

FLOW PROFILE:

NOT TO SCALE



SOIL TEST LOGS:

TEST HOLE 1: EL=27.7±					
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-8	Cf	---	---	---	
8-144	C1	Medium - Coarse Sand	10YR7/6	NONE	PERC @ 26"; <2 MIN/IN

TEST HOLE 2: EL=27.7±					
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-9	Cf	---	---	---	
8-126	C1	Medium - Coarse Sand	10YR7/6	NONE	

DATE OF TESTING: 8/13/2024  
PERCOLATION RATE: LESS THAN 2 MIN/INCH IN 'C1' LAYER.  
WITNESSED BY: ROBERT REEDY, P.E., J.M. O'REILLY & ASSOCIATES, INC.  
ARIZONA DAVIS, TRURO HEALTH DEPARTMENT  
NO GROUNDWATER ENCOUNTERED  
USE A LOADING RATE OF 0.74 GPD/SF FOR SIZING OF SOIL ABSORPTION SYSTEM.

SYSTEM DESIGN CALCULATIONS:

SEWAGE DESIGN FLOW:  
4 BEDROOM DWELLING @ 110 GPD = 440 GPD

LEACHING CAPACITY REQUIRED:  
4 BEDROOMS (MAX.) @ 110 GPD = 440 GPD REQUIRED

SEPTIC TANK CAPACITY REQUIRED:  
DAILY FLOW = 440 GPD @ 200% = 880 GAL. REQUIRED

SEPTIC TANK CAPACITY PROVIDED:  
1500 GALLON SEPTIC TANK (MIN. ALLOWED)

LEACHING CAPACITY PROVIDED:  
ONE (1) 33.5' X 12.83' X 2.0' LEACHING CHAMBER CAN LEACH:  
 $V_L = [(33.5 \times 12.83) + (33.5 \times 2.0)^2 + (12.83 \times 2.0)^2] \times 0.74 \text{ GPD/SF} = 455.10 \text{ GPD}$   
455 GPD > 440 GPD REQUIRED

NOTE: A GARBAGE DISPOSAL IS NOT PERMITTED WITH THIS DESIGN.

INSTALL:  
ONE (1) - 2,000 GALLON CONCRETE SEPTIC TANK WITH ADVANTECH AX-20 MODE 3B TREATMENT UNIT (USE AX-20-20 ADVANTECH PROCESS TANK FROM SHOREY PRECAST OR APPROVED EQUAL)

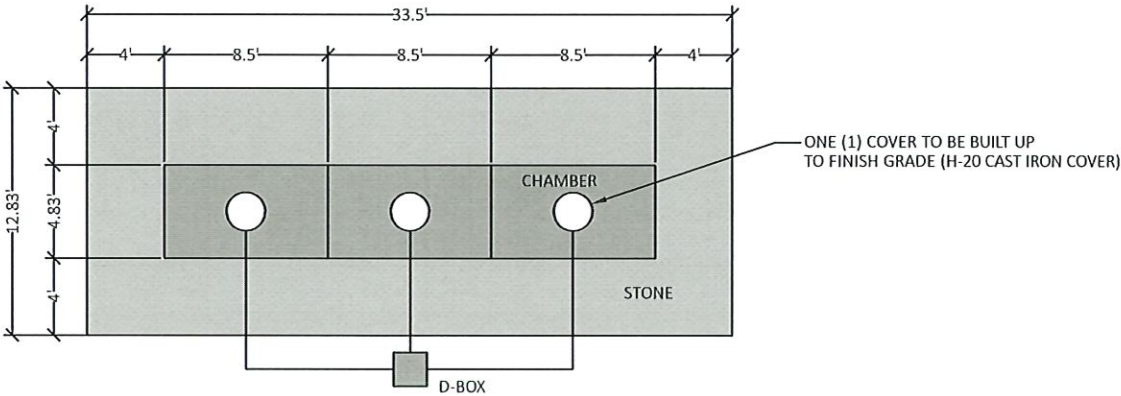
ONE (1) - 3 OUTLET DISTRIBUTION BOX (H-20 RATED)

THREE (3) - 500 GALLON LEACH CHAMBERS (H-20 RATED) WITH 4' OF STONE ALL AROUND

ONE (1) - PASSIVE 4" PVC VENT SYSTEM WITH 'SWEET-AIR' MUSHROOM CAP

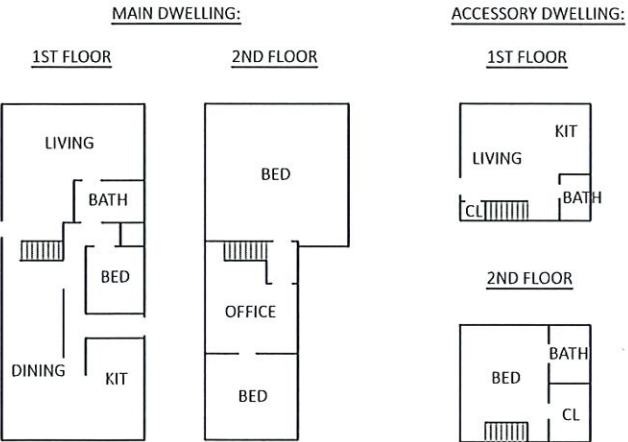
SAS DETAIL:

SCALE: 1"=10'



FLOOR PLANS

NOT TO SCALE



SHEET 2 OF 3

Judith Dutra  
c/o Jean Stanley, Director of Housing Rehab Programs, The Resource Inc.  
23 White's Path Suite G2, South Yarmouth, MA 02664

SEWAGE SYSTEM DETAILS & NOTES  
43 SHORE ROAD, TRURO, MA

J.M. O'REILLY & ASSOCIATES, INC.  
Professional Engineering & Land Surveying Services

1573 Main Street - Route 0A  
P.O. Box 1773  
(508)898-6801 Office Brewster, MA 02631 (508)898-6802 Fax

DATE: 9/16/2024 SCALE: As Noted BY: RFR CHECK: JMO JOB NUMBER: JMO-9661



# AdvanTex AX20 Mode 3B

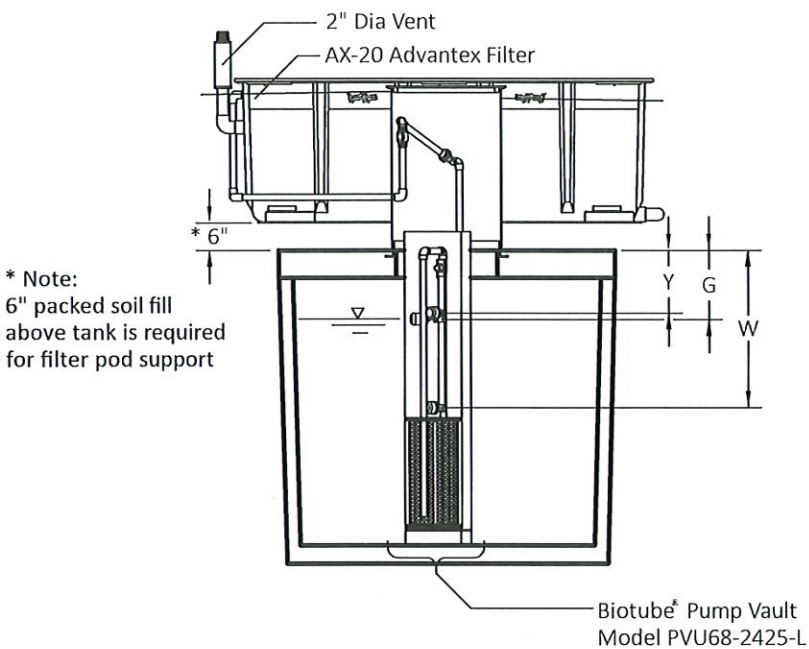
Processing Tank Sizing		
Bedrooms	Occupants (maximum)	2-Compartment Processing Tank (min. gallons)
3 or less	6	1,500
4	8	2,000

## Design Notes

For residential strength waste up to 4 bedrooms. Applications greater than 4 bedrooms requires a design review by Orenco.

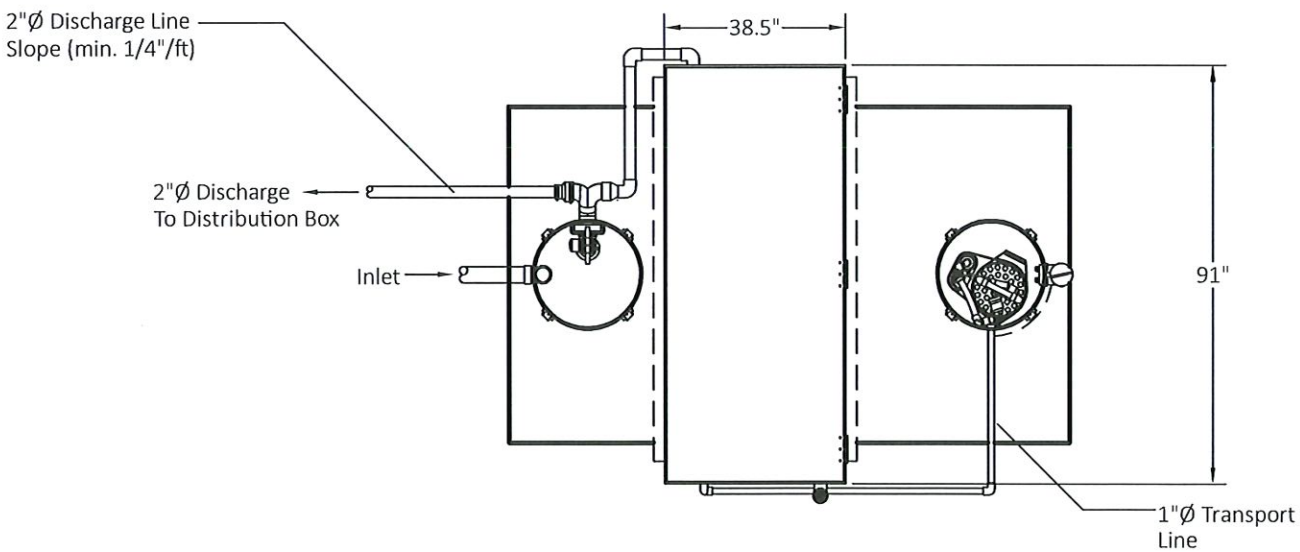
Installation to be performed by an AdvanTex Authorized Installer only.

Start-up and service to be performed by an AdvanTex Authorized Service Provider only.

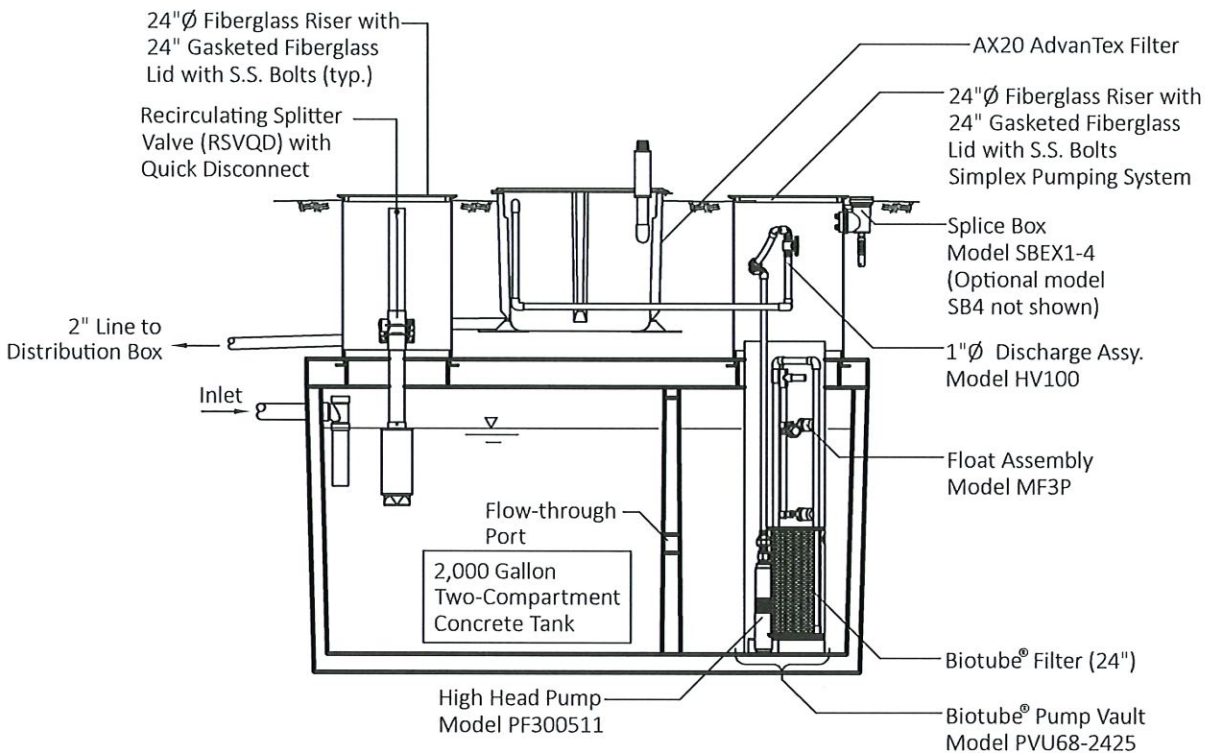


End View  
NOT TO SCALE

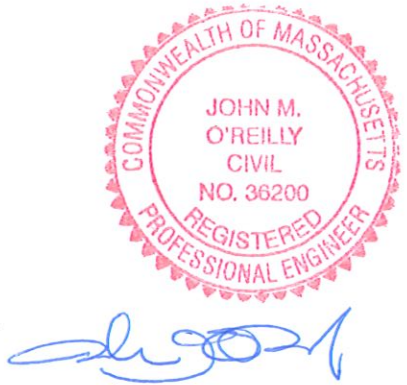
Float Functions	
Y	High Level Alarm
G	Override Timer ON/OFF
W	LLA/RO
B	Pump On
R	Pump Off



Top View  
NOT TO SCALE



Side View  
NOT TO SCALE



## SHEET 3 OF 3

Judith Dutra  
c/o Jean Stanley, Director of Housing Rehab Programs, The Resource Inc.  
23 White's Path Suite G2, South Yarmouth, MA 02664

ADVANTEX NOTES & DETAILS  
43 SHORE ROAD, TRURO, MA



**J.M. O'REILLY & ASSOCIATES, INC.**  
Professional Engineering & Land Surveying Services

1573 Main Street - Route 6A  
P.O. Box 1773  
(508)898-6801 Office Brewster, MA 02631 (508)898-6802 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
9/16/2024	As Noted	RFR	JMO	JMO-9661





## TOWN OF TRURO BOARD OF HEALTH

P.O. Box 2030  
Truro MA 02666-0630

### **Board of Health Meeting Minutes: July 16, 2024**

This was a hybrid meeting held in person at Truro Town Hall in the Select Board chambers and via Zoom. **Board members in attendance:** In person: Chair Tracey Rose, Vice Chair Jason Silva, Board Member Helen Grimm and Alternate John Dundas; Remote: Board members Brian Koll and Tim Rose; Also Present in person: Health Agent Emily Beebe; Assistant Health Agent Courtney Warren

The meeting was called to order at 4:30 pm by the Chair, who described the remote meeting procedures and the process for public participation. The chair also welcomed new alternate Board member John Dundas.

**Public Comment:** There was no public comment.

**Public Hearing regarding tobacco sales violation** – 435 Route 6 Head of the Meadow Citgo Station; During a compliance check on June 11, 2024, an 18-year-old purchaser was not asked for identification. The business was notified of the violation and there is a \$1000 fine for the first offense. Owner Keith Morris can't explain how this happened as all employees are trained to ask for ID. He will be adding software that requires entering a date of birth for all tobacco purchases. Board member Brian Koll asked if there could be documentation or a log sheet of when employees were trained. Chair Tracey Rose asked how many employees there are to which Keith Morris replied that there are six. The Agent noted that a suspension of tobacco sales is required in this situation and that the Board decides the duration. **Motion:** Board member Helen Grimm moved to uphold the \$1000 fine and impose a one-day suspension of tobacco sales. **Second:** Board member Tim Rose; **Vote:** 5-0-0; the motion carried. **Motion:** Board member Helen Grimm moved to set the date of the suspension as July 23, 2024; **Second:** Board member Tim Rose; **Vote:** 5-0-0; the motion carried.

**Discussion: Request for a waiver of Time/ACO:** 599 Shore Road, Brice and Michelle McKane; Chair Tracey Rose recused herself and handed the meeting over to Vice Chair Jason Silva. Brice and Michelle McKane are in the process of purchasing 599 Shore Road. The septic system has failed, and they would like the opportunity to enter into an Administrative Consent Order (ACO). Vice Chair Jason Silva stated that there are currently two extra bedrooms beyond the capacity of the current 3-bedroom system. The Agent noted that the leach pit could be replaced under a simple repair while an ACO is drafted, and that the new homeowners would need to hire an engineer. The applicants have no time constraint and are intending to do renovations, so the condition of no occupancy is not an issue and are requesting a 6-month waiver of time. The closing will be on or about June 24, 2024. Board member Helen Grimm asked if the property is currently vacant. Brice McKane reported that it is empty. Board member Helen Grimm clarified that the ACO and simple repair to the system must both happen. **Motion:** Vice



Chair Jason Silva moved to approve the waiver of time for 599 Shore Road until February 1, 2025 with the following conditions: submission of engineered plans, no occupancy of the dwelling, confirmation of 3 bedrooms, and a variance request to enter into an ACO.; **Second:** Board member Helen Grimm; **Vote:** 4-0-1 with Chair Tracey Rose recused.

**Appeal of Health Agents Decision:** 2 Pine Ridge End, Marcia Medeiros Life Estate- re: upgrade of non-conforming system (*continued from 6/18/2024*) Due to technical issues the Board moved to hear this agenda item out of order. **Motion:** Board member Helen Grimm moved to proceed to the next agenda item and then return to this item; **Second:** Chair Tracey Rose; **Vote:** 5-0-0; the motion carried.

**Title 5 local upgrade requests and Local BoH regulations variance requests:** 2 Adams Way, Zach Luster & Edwidge Yingling; Abutter Thomas Edwards from 19 Snows Rd expressed concerns about the narrow road and small cul-de-sac being blocked during construction and requested that the property line be staked. Stephanie Sequin from Ryder & Wilcox represented the property owners. The existing two-story house has five bedrooms on a 50,000 sq ft steeply sloped lot. The existing septic tank is a poly tank that has deformed and is proposed to be replaced with a precast concrete tank. Due to the location of the existing plumbing, they are also requesting a variance to depth of cover. Additionally, the new tank will be larger so, a 3' variance for setbacks to the garage is requested. The owners would like to add an ADU to increase the bedroom count to six, so an I/A system is proposed. Stephanie Sequin provided the nitrogen loading calculations. Access is planned via Old Bridge Rd. The Agent requested a grading plan relative to the existing leaching area and a plan for maintaining the required amount of fill over that area. She asked if the leaching area had been inspected and Stephanie Sequin replied no. The Agent also requested a walk through to confirm bedroom count and usage. Board member Tim Rose recused himself and then commented as a member of the Stoney Hill Association. He stated that access from Old Bridge Rd would have to be from the highway and not through Helen's Way. The Agent noted that there would be an additional layer of process to gain access for the installation. Chair Tracey Rose asked some clarifying questions about the nitrogen loading calculations. Although the values are approximate, they illustrate the relative nitrogen loading reduction achieved with an I/A system. **Motion:** Board member Helen Grimm moved to require the property owners to inspect the leaching area. **Second:** Board member Jason Silva; **Vote:** 4-0-1 with Board member Tim Rose abstaining; the motion carried; **Motion:** Board member Brian Koll moved to continue this agenda item until the August 6, 2024 meeting; **Second:** Board member Helen Grimm; **Vote:** 4-0-1 with Board member Tim Rose abstaining; the motion carried.

**Appeal of Health Agents Decision:** 2 Pine Ridge End, Marcia Medeiros Life Estate- re: upgrade of non-conforming system (*continued from 6/18/2024*) Jason Ellis has completed the reverse engineered plan. The system conforms to the 1978 code in terms of sizing and setbacks. He did two test holes with a perc test and added a new d-box. He also noted that the leach pit is only about half full. The Agent stated that the design helps ensure that the system meets design requirements and noted that there had been some concerns about standing water in the pit when it was inspected in May.



The use of the system will change with new owners. Board member Helen Grimm asked if it is conforming. The Agent stated that this plan informs the buyer that it is compliant with code that was in place at the time it was installed, not the 1995 code. Jason Silva stated that this was similar “to buying a used car.” **Motion:** Tim Rose made a motion to accept the reverse engineered plan; **Second:** Board member Brian Koll; **Vote:** 4-0-1 with Chair Tracey Rose abstaining; the motion carried.

### **Water Resources report**

Cesspool upgrades are making good progress, but the ACO process is moving more slowly. The feasibility study being conducted by GHD is progressing and information will be available soon. Information about the town’s Notice of Intent to participate in the Wellfleet Harbor’s Watershed Management is available on the Health Department website under the Wastewater Management tab. The planning for a process to develop a TMDL for the Pamet is underway and a meeting was held recently with the USGS. The USGS is interested in working with the town and possibly forming a partnership with the four Outer Cape towns as well as the NPS. A joint meeting with the Select Boards from both Truro and Provincetown as well as the Provincetown Water & Sewer Board is planned for the end of September. Water quality information for Village Pond was discussed and information about the ponds in Truro is available on both the Health and Conservation Department websites.

**Minutes:** June 4, 2024; **Motion:** Board member Helen Grimm moved to approve the June 4, 2024 meeting minutes as presented.; **Second:** Board member Brian Koll; **Vote:** 4-0-1 with Jason Silva abstaining; the motion carried.

### **Report of the Chair**

The chair again welcomed new alternate member John Dundas. She noted that the last meeting of the Provincetown Water & Sewer Board was July 11, 2024. She will request an item be added to the agenda of the next meeting for the board to discuss and understand the charges and role of that board. She then recognized Karen Ruymann to give an update on the recent activities of the Friends of the Village Pond Watershed. Karen Ruymann reported that the group recently held their annual Fishing Derby & Blueberry Brunch. It was well attended and more than twice as many fish were caught during this year’s derby as compared to last year including two species not previously observed in the pond. She also noted that current cyanobacteria testing results can be found on the APCC website.

### **Health Agent's Report**

The Agent also recently met with Karen Ruymann and noted that having a group focused on that pond is positive development and expressed her appreciation for the work of that group.

The DPW Facility Phase 2 site investigation began on July 11, 2024. During this investigation, debris including an oil tank and 55-gallon drums containing oil and fuel were located and removed. The finding was immediately reported to the state and today the state issued a Notice of Responsibility to the town. Bryan Massa is the Licensed Site Professional working with the town who will oversee the remediation work. All impacted soil has been removed and tested. Soil borings will be conducted to determine the extent



of the impacts. Additionally, the investigation will continue including a boring inside the garage bay. Results of the tests on the removed soil are not yet available. Alternate John Dundas asked if there was an estimate of the age of the materials found and the Agent did not have specific information to share about that. Chair Tracey Rose asked how close this contamination was to the well. The Agent has not seen a site plan, but it is likely in the Zone 1. The Chair then asked about the aboveground fuel tanks. Those tanks are properly permitted and regularly inspected and are not in the Zone 1 of the well.

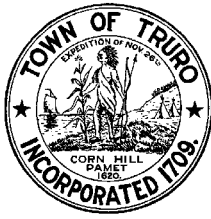
The Agent also shared the Provincetown Water Consumer Confidence Report and commended Water Superintendent Cody Salisbury for the work that he does.

**Motion:** Board member Tim Rose moved to adjourn the meeting; **Second:** Board member Brian Koll; **Vote:** 5-0-0, the motion carried.

The meeting was adjourned at 6:47 PM.

*Respectfully submitted by Courtney Warren*





## TOWN OF TRURO BOARD OF HEALTH

P.O. Box 2030  
Truro MA 02666-0630

### **Board of Health Meeting Minutes: August 6, 2024**

This was a hybrid meeting held in person at Truro Town Hall in the Select Board chambers and via Zoom. **Board members in attendance:** In person: Chair Tracey Rose, Vice Chair Jason Silva, Board Member Helen Grimm, Brian Koll, and Tim Rose; Remote: Alternate Board member John Dundas; Also Present in person: Health Agent Emily Beebe; Assistant Health Agent Courtney Warren

The meeting was called to order at 4:31 pm by the Chair, who described the remote meeting procedures and the process for public participation.

**Public Comment:** There was no public comment.

### **Renewal of expired, previously approved variances to Title 5 and TBoH regulations:**

7 Hughes Road, Linnet Hultin; Cassie Hultin was on the call to represent her mother, the homeowner. They had a plan done by FELCO Engineering for an upgrade to a failed septic system, but issues came up and the upgrade was not done before the variances expired. They are now working to obtain funding for the upgrade through the Aquifund and the last step in that process is the renewal of the variances. The Agent noted that it is a small lot adjacent to a freshwater wetland and although the variances have expired nothing on the lot has changed. The plan was tweaked slightly after approval to remove a retaining wall, and those plans are suitable for construction. There is some question about the bedroom count and there seems to be no record of approval for the bedroom in the barn. Chair Tracey Rose asked if there is a bedroom in the barn. Cassie Hultin replied yes and that the barn was built in the late '80s. The Agent referred to that room as a "bunkroom" and noted that it is not a separate apartment. She also stated that leach pit failed in 2021, and a simple repair was allowed at that time with the understanding that an upgrade was needed. Chair Tracey Rose asked how many bedrooms were in the main house. Cassie Hultin replied three plus an office. Board member Brian Koll asked if the home was currently occupied. It is not. The board and the Agent agreed that a walk through for bedroom count should be done. **Motion:** Board member Brian Koll moved to continue this agenda item until the August 20, 2024 meeting; **Second:** Board member Tim Rose; **Vote:** 5-0-0; the motion carried.

**Title 5 and TBOH regulations variance requests:** 32 Shore Road, Christian Union Church Bob Reedy from J.M. O'Reilly & Associates represented the request. This is a cesspool upgrade to a Title 5 system utilizing an Orenco Advantex system with a raised leaching area. Due to proximity to groundwater, the highest point on the lot was chosen. Several variances are requested due to the small lot and the nearby wetlands. The plumbing will be redone so that it exits the front of the building. The dwelling is on town water, but a water line will be relocated to maintain separation. There is currently just one person living in this six-bedroom house and the engineer confirmed the bedroom count



via a walk through. The Agent noted that the existing cesspool is probably mostly underwater and explained that I/A is required both because of the bedroom count and for reduction in the leach area. Bob Reedy stated that he has worked closely with Orenco to design this system to function properly in high groundwater. The tank and pump chamber need to be below grade and hydraulic cement and poly-loc boots will be utilized. Buoyancy calculations are shown on the plan and the tank will have an extended base to prevent it being lifted by groundwater. An abutter from 30 Shore Rd spoke in support of the project. **Motion:** Board member Tim Rose moved to approve the variances as requested; **Second:** Board member Brian Koll; **Vote:** 5-0-0; the motion carried. Chair Tracey Rose asked if this plan had been approved by the Conservation Commission. Bob Reedy answered that they had filed, and it would be on the agenda for the next meeting.

**Title 5 and TBOH regulations variance requests:** 2 Adams Way, Adam Luster & Edwidge Yingling, (*continued from 7/16/2024*) The applicants have requested a continuance until the August 20, 2024 meeting. **Motion:** Board member Helen Grimm moved to continue this agenda item until the August 20, 2024 meeting; **Second:** Board member Tim Rose; **Vote:** 5-0-0; the motion carried.

**Change of Manager:** Pilgrim Beach Village, 174 Shore Road – Roberta Schnabel/Todd Souza; Roberta Schnabel is a past manager who is stepping in to fill a vacancy. Todd Souza will be a new assistant manager but will become the on-site manager in October. A team inspection of the facility will happen in the fall. **Motion:** Board member Jason Silva moved to approve the change of manager with the condition that a team inspection be completed by year end; **Second:** Board member Helen Grimm; **Vote:** 5-0-0; the motion carried.

**Minutes:** June 18, 2024; **Motion:** Board member Helen Grimm moved to approve the June 4, 2024 meeting minutes as presented.; **Second:** Board member Tim Rose; **Vote:** 4-0-1 with Brian Koll abstaining; the motion carried.

### **Report of the Chair**

The Chair noted that recently Holtec's permit to release nuclear wastewater into Cape Cod Bay has been denied by the state. The Provincetown Water & Sewer Board is not meeting in August but will meet in September. So far this summer, there have been no significant issues with any of Truro's bathing beaches.

### **Health Agent's Report**

The Agent and DPW Director Jarrod Cabral did a Facebook Live presentation on July 18<sup>th</sup> on the Longnook Beach closure. The following week coastal geologist Mark Borelli gave a very informative presentation at the library. He used drone footage to show the significant changes at the top of the coastal bank. He will continue to map this area and provide data to the Woods Hole Group who develop a plan for access. Longnook Beach will remain closed for the season.

The Agent attended a recent planning board meeting to discuss coastal erosion, flooding, climate change and how these topics impact planning especially around low-lying roads and emergency response.



Last week she participated in a tour of the Provincetown Water Treatment facility with two select board members.

Soil borings inside and around the DPW buildings have found nothing reportable other than PFAS in one location behind the office building. Additional screenings and removal of this material are underway. Water quality analysis is being done and groundwater monitoring will be done to determine the direction of groundwater flow. A test for VOCs in an abutter's water was also conducted.

The Agent has also attended recent Ad Hoc Building Committee meetings and recommended that the Board visit that committee's webpage to view various documents as well as a conceptual campus plan. The next step is to review applications for the Owner's Project Manager (OPM), an engineer who serves as a technical advisor for the town. Chair Tracey Rose asked if that committee could consider safety improvements to the neighborhoods near Town Hall that the big trucks traverse to get to Town Hall.

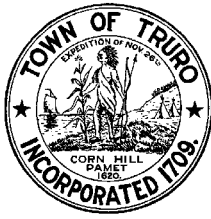
The Chair also asked if the presentation about Longnook Beach is available on-line. It can be found on the Channel 8 button under "Other Meetings." Additionally, a link to the video from the March presentation on the Provincetown Water System given by Cody Salisbury and Emily Beebe can be found on the Health Department webpage under Water Resources Management and then #5 under "Other Reports" at the bottom of the page. The Board of Health meeting scheduled for November 5, 2024 conflicts with Election Day and will likely be cancelled.

**Motion:** Board member Tim Rose moved to adjourn the meeting; **Second:** Board member Helen Grimm; **Vote:** 5-0-0, the motion carried.

The meeting was adjourned at 5:43 PM.

*Respectfully submitted by Courtney Warren*





## TOWN OF TRURO BOARD OF HEALTH

P.O. Box 2030  
Truro MA 02666-0630

### **Board of Health Meeting Minutes: August 20, 2024**

This was a hybrid meeting held in person at Truro Town Hall in the Select Board chambers and via Zoom. **Board members in attendance:** In person: Chair Tracey Rose, Board Member Brian Koll and Tim Rose; Remote: Vice Chair Jason Silva, Board member Helen Grimm, and Alternate Board member John Dundas; Also Present in person: Health Agent Emily Beebe, Select Board Member Nancy Medoff Also Present virtually: Select Board Member Susan Girard-Irwin

The meeting was called to order at 4:30 pm by the Chair, who described the remote meeting procedures and the process for public participation.

**Public Comment:** There was no public comment.

**Proposed Disposal Works Construction Permit:** 22 Highland Road, Cloverleaf  
The Agent stated that the packet includes a narrative describing past Board of Health review of this project that was initially prepared for the town manager to help bring him up to speed when he first started. The comprehensive permit with conditions is also included with pages #13, 17, and 18 being relative to the Board of Health. The building permit application has been submitted and the plans have been reviewed by the Health Department for compliance with Title 5 and the comprehensive permit. The Agent confirmed that the layout matched the bedroom count and that there is consistency between the building plans and the septic plan. The water line has been installed. The Chair confirmed with the Agent that the design flow of 7501 gpd matches the building plans. Board member Tim Rose asked about the timing of construction, but the Agent did not have any information about the schedule. The Horsley Witten Group will be working for the developer to ensure compliance with the conditions. Board member Brian Koll asked if the Agent could update the memo that was in the packet to the current date.

### **Renewal of expired, previously approved variances to Title 5 and TBoH regulations:**

7 Hughes Road, Linnet Hultin (*continued from 8/6/2024*)

The Agent stated that at the last meeting the board reviewed the requested variances but had a question about the bedroom count. A walk through was done and determined that there were three bedrooms with some other spaces that met the definition of a bedroom but have not been used as such. Cassie Hultin described the first floor of the barn as unheated storage space but stated that the upstairs is heated. The Agent explained that with an existing situation like this on a small lot, a deed restriction could be drafted to be consistent with the record. The board then discussed various options for the bedroom count. Cassie Hultin asked if it was an issue that the system was designed for more bedrooms than is necessary. Chair Tracey Rose responded that they were just ensuring consistency and the Agent recommended a deed restriction. Homeowner Linnet Hultin noted that they had purchased the home as a five-bedroom home, but then removed a wall



and closet to bring the bedroom count to four. The Agent stated that the 1987 plan for the house shows only three bedrooms. Linnet Hultin asked if they dropped to three bedrooms, could they install a standard system instead of I/A. The Agent said no because with only a 10,000 sq ft lot, they would still be upside down with anything other than one bedroom. Board member Helen Grimm stated that she sees it as a four-bedroom home. Chair Tracey Rose asked the board if they would like to ask the assessor to change the card from three bedrooms to four to which the board agreed. Board member Tim Rose made a motion as described below. Board member Brian Koll proposed removing the bathroom in the garage to lessen the temptation to use it as a bedroom. Linnet Hultin stated that the expense of removing the bathroom would be difficult to afford on top of the septic upgrade. **Motion:** Board member Tim Rose moved to approve the variances as requested with the condition that a deed restriction be filed, limiting the property to four bedrooms and that the space above the garage is not approved for use as a bedroom or as a second unit. **Second:** Board member Helen Grimm. **Vote:** 4-0-1 with Board member Brian Koll abstaining.; the motion carried.

**Preliminary subdivision**, 38 South Highland Road (map 40, parcel 1)

John O'Reilly was representing the property owners who propose to create four lots from an existing ~5-acre lot. The lot is all upland and has varied topography. Currently, there is a single-family residence served by a 1978 code septic system. The lot directly abuts the South Hollow wellfield to the NW, a residential development to the SW, and a private residence to the NE. They are proposing two smaller lots (~33,000 sq ft each) and two larger lots, one of which will include the existing dwelling. Chair Tracey Rose read a letter from the chair of the Provincetown Water & Sewer Board as an abutter recommending caution and at a minimum to locate septic systems as far as possible from Zone 1 area and to consider advanced treatment. The Agent then presented the recommendations from her memo which include: a septic inspection of the existing system, walk through to establish existing bedroom count, consider using enhanced I/A and a shared or cluster system, a groundwater study, and water testing for all wells to include VOCs and PFAS. John O'Reilly then addressed some of the Agent's points. He agreed that the septic inspection and a walk through to determine bedroom count were necessary. He also noted that well testing for VOCs and PFAS was a good tool. As for stormwater, the health agent's recommendations mirror those of the DPW director. Before deciding on a cluster system, he asked that they be allowed to collect ground water data first before deciding whether a cluster system is warranted. The Chair asked if the Board or the Agent had any conditions they would like to see on the hydrogeological testing. The Agent suggested that what is already described in the regulations would be sufficient. No vote was for this initial conversation.

**Title 5 and TBOH regulations variance requests:** 2 Adams Way, Zachary Luster & Edwidge Yingling, (*continued from 8/6/2024*) The applicants have requested a continuance until the September 3, 2024 meeting. **Motion:** Chair Tracey Rose moved to continue this agenda item until the September 3, 2024 meeting; **Second:** Board member Brian Koll; **Vote:** 5-0-0; the motion carried.

**Water Resources Report**



Progress continues to be made with the cesspool upgrades. The Agent asked the Board if they could extend the deadline for ACOs from 9/1/2024 to 12/31/2024. **Motion:** Board member Brian Koll moved to extend the deadline for ACO variance applications from 9/1/2024 to 12/31/2024; **Second:** Board member Tim Rose; **Vote:** 5-0-0; the motion carried.

The Water Resources Meeting, a joint meeting of the Town of Truro and Town of Provincetown Select Boards along with the Provincetown Water & Sewer Board will be held September 30, 2024 at the Truro Community Center.

The Agent also reported that testing for cyanobacteria and harmful algal blooms have not turned up anything of concern so far this summer.

**Minutes:** July 2, 2024 Motion: Board member Brian Koll moved to approve the July 2, 2024 meeting minutes as presented.; **Second:** Board member Helen Grimm; **Vote:** 4-0-1 with Board member Tim Rose abstaining; the motion carried.

### **Report of the Chair**

The Chair is looking forward to the Water Resources Meeting. She also reported that she will be attending a round table discussion for the board and committee chairs. Sue Girard-Irwin gave a little of background stating that this was part of the Select Board's Goals and Objectives and they are looking to have this group meet at least twice a year. This first meeting will be virtual and will be an open discussion about what the group would like to accomplish at these meetings.

**Motion:** Board member Tim Rose moved to adjourn the meeting; **Second:** Board member Brian Koll; **Vote:** 5-0-0, the motion carried.

The meeting was adjourned at 6:10 PM.

*Respectfully submitted by Courtney Warren*