



Truro Board of Health

Tuesday December 3, 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 abeebe@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

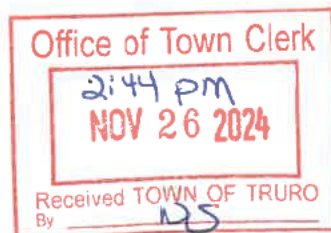
1. **Proposed Change in Solid Waste Fees** – DPW Director Jarrod Cabral
2. **Change of Manager:** Sandbars Inn, 570 Shore Road – Jonah Cutter
3. **Appeal of Health Agents Decision:** 1 Amity Lane

III. MINUTES

IV. REPORTS

Report of the Chair

Health Agent's Report:





TOWN OF TRURO

Health Department

P.O. Box 2030, Truro, MA 02666

PH: 508-349-7004, Ext. 131 Fax: 508-349-5508

Email: ebbeebe@truro-ma.gov ; adavis@truro-ma.gov ; lbudnick@truro-ma.gov

HEALTH DEPARTMENT
TOWN OF TRURO

NOV 25 2024

RECEIVED BY:

APPLICATION TO NAME A MANAGER

This application is used for a Change of Manager, Add Co-Managers or to Name a

Section 1 – Business Information

Date: 11/21/2024

Print Name of Applicant: Brittney Harris (on behalf of Vacasa, Inc.)

Business Name or DBA to be managed: Sandbars Inn Number of Units: 16

Street Address of Business: 570 Shore Road Business Email: [REDACTED]

Mailing Address of Business: (☐ Check if New Address) _____

Section 2 – Manager Information

Name of Previous Manager: Todd Souza On-Site Manager Unit #: 8

Name of New Onsite Manager: Jonah Cutter On-Site Manager Unit #: 8

Name of Property Management (10 Units or less): _____

Mailing Address of New Manager and/or Property Management Company: 570 Shore Road, N. Truro, MA 02652

Phone (24 hours/day) [REDACTED]

Name of Co-Managers: _____ Unit # _____ Phone (24hrs/day): _____

Brittney Harris Unit # NA Phone (24hrs/day): [REDACTED]

_____ Unit # _____ Phone (24hrs/day): _____

I have read & understand the Board of Health Manager Regulation, Section III, Article 4. Signature of New Manager, Co-Managers or Contact Person for Property Management is required.

Brittney Harris
SIGNATURE

Brittney Harris
PRINT NAME

11/21/2024
DATE

SIGNATURE

PRINT NAME

DATE

SIGNATURE

PRINT NAME

DATE

Section 3 - **Office Use Only**

	Scheduled	Date	Fee	Paid
Team Inspection (If over 3yrs since last one)	<input checked="" type="checkbox"/>	10/22/24	\$45.00	<input type="checkbox"/>
Board of Health Hearing	<input checked="" type="checkbox"/>		\$75.00	<input type="checkbox"/>

Team Inspection Report *CW*
October 22, 2024
Sandbars Inn - 570 Shore Rd

Health Department -

All units are set up in a similar fashion, with one large room with two beds and a small kitchenette area with a full oven.

Units have hot water, surfaces appear easily cleanable, and have wall heating/cooling units. Appear to be well maintained.

Units have sliding doors that appear in good condition. Very few other windows (mainly in the bathrooms) and screens appear to be in good condition.

Doors swing shut and lock.

Manager present and lives on-site.

Team Insp. Tues. 10/22 / 12:30 pm

TOWN OF TRURO
INSPECTION REPORT

DATE RECEIVED

10/3/24

OWNER

Sandbars Inn

CONTACT PHONE#

Chris Schultz

774-534-2525

LOCATION

570 Shore Rd.

Address

Map

Parcel

5-28

☐ GAS

☐ PLUMBING

☐ ELECTRICAL

☐ BUILDING*

Chg./mgr.

PERMIT #

*If this is a final/CO inspection: ☐ Curb Cut Sign Off? ☐ Septic System Certified

PASS

X

FAIL

OK TO CONTINUE

DATE INSPECTED

10.22.24 RSL

COMMENTS

All OK



HEALTH DEPARTMENT
TOWN OF TRURO

NOV 18 2024

RECEIVED BY:

46-8

TOWN OF TRURO

Board of Health

P.O. Box 2030, Truro, MA 02666

REQUEST TO APPEAR BEFORE THE BOARD OF HEALTH

Date Submitted: 11/09/24

Applicant's Name: Marin Buschel, Anna Selver-Kassell (on behalf of Amity LLC)

Mailing Address: 362 West Broadway / apt. 5e / New York, NY 10013

Phone Number: [REDACTED] email address: [REDACTED]

Reason for Request to Appear before the Board of Health:

☐ Request to review a Septic System Inspection Report

☒ Appeal of Health Agent's Decision

☐ Plan Review and Approval* (building, septic etc.)

☐ Other: _____

☐ Presentation: Topic to be discussed: _____

Description of Request: **After replacing the septic system and completing the cesspool upgrade at 1 Amity Lane, we were granted permission to leave the property's existing well in place (more than 4 meters from Amity Lane). The approval of a subsequent permit request, however, has been made contingent upon the well's relocation approximately 8 meters further from Amity Lane. The proposed changes in the aforementioned permit request (improvements to the windows and kitchen of the property's sole existent structure) would not change the structure's footprint, total square footage (under 300 sq. ft.), number of bedrooms, general use, etc. Nor does it seem they would affect where the well should (or should not) be located. Any consideration or explanation regarding this matter would be very much appreciated. Many thanks,**

Signature of Applicant

Date

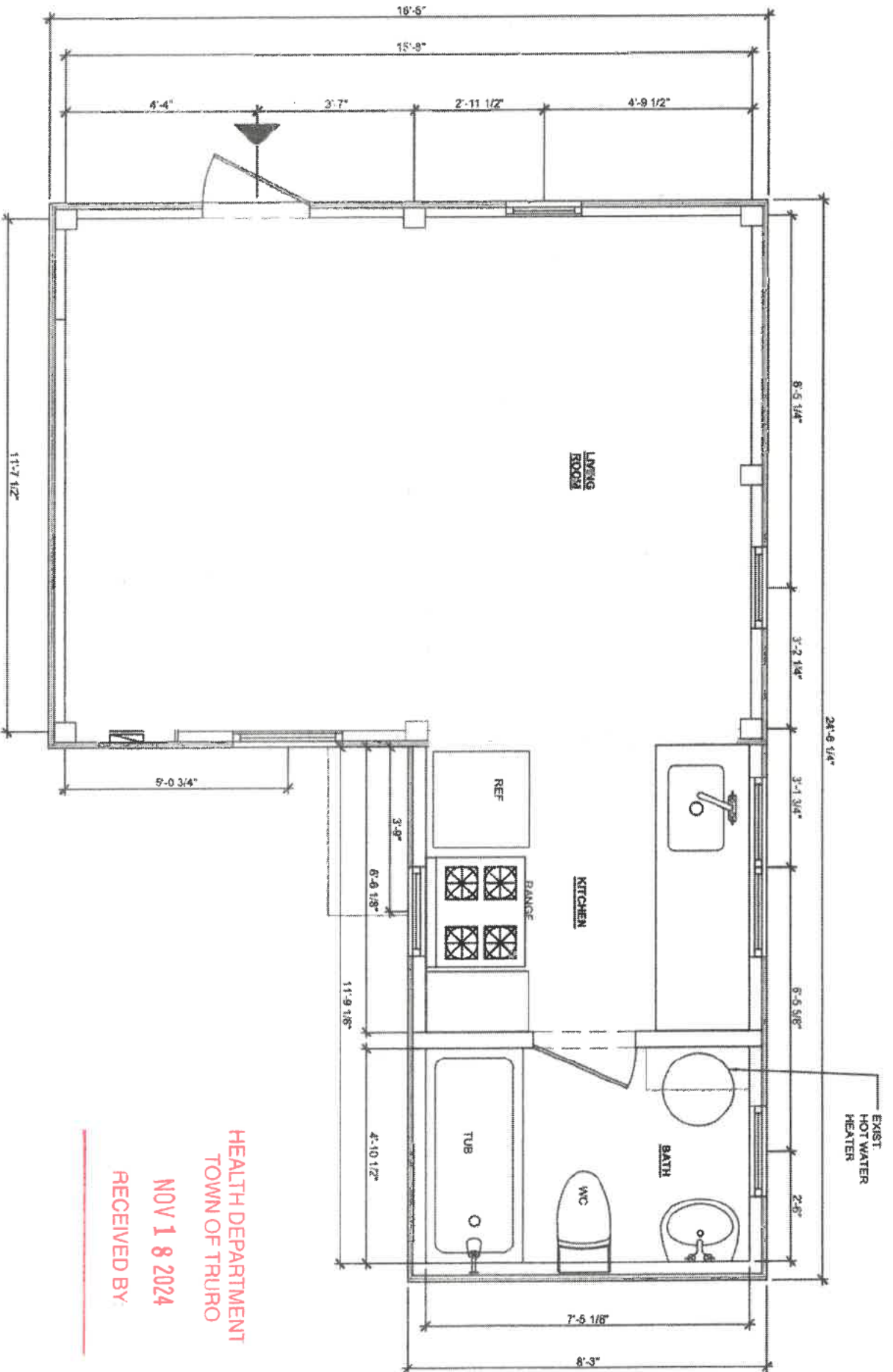
OFFICE USE ONLY

Scheduled Board of Health Meeting Date: 12/3/2024 Time: 4:30 PM

Sydney B. - office Asst.
Signature/Title

11/18/2024
Date

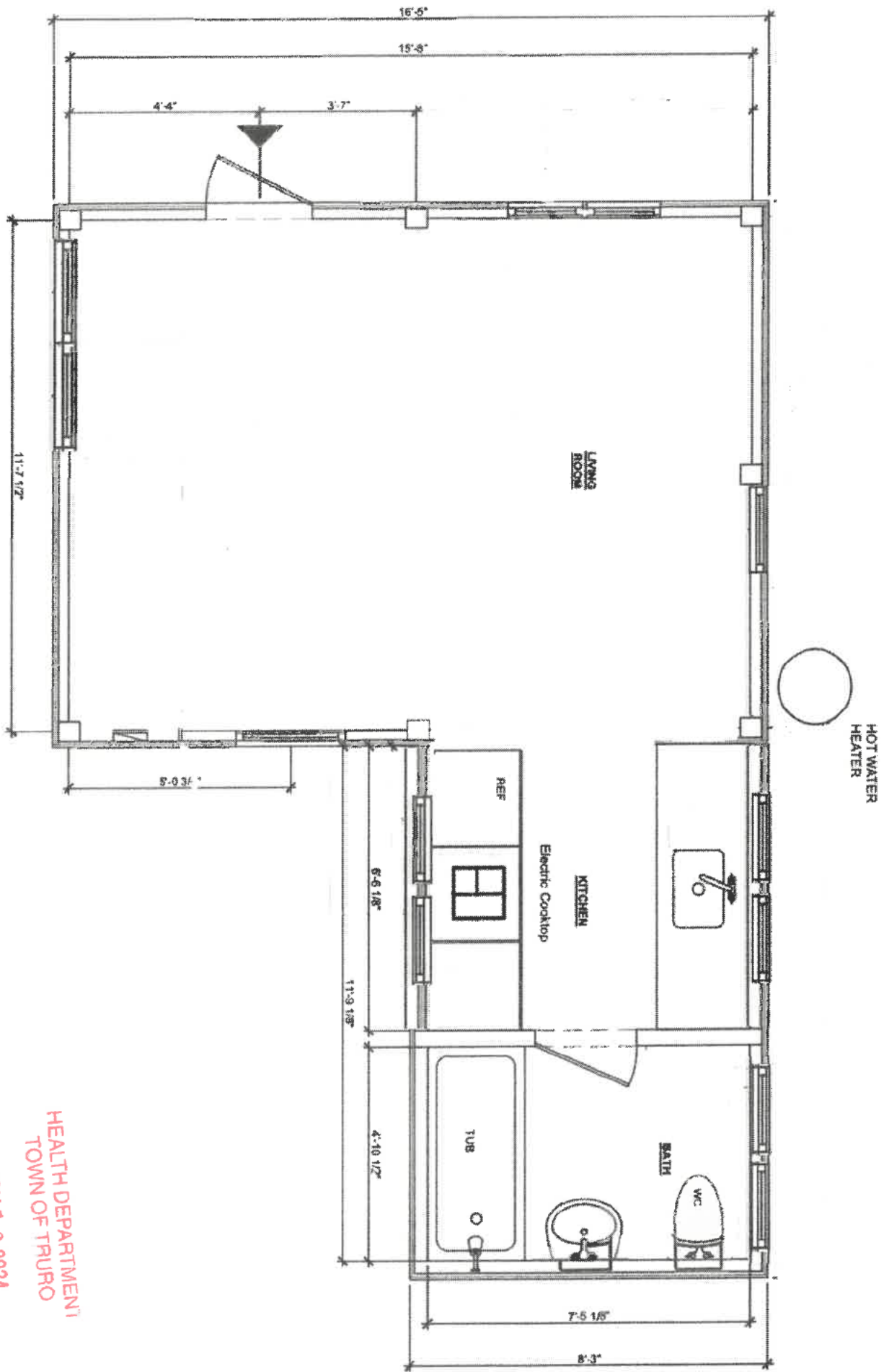
Please return this application to:
Truro Health Agent, 24 Town Hall Road, P.O. Box 2030, Truro, MA 02666



EXISTING LAYOUT

HEALTH DEPARTMENT
TOWN OF TRURO
NOV 18 2024
RECEIVED BY

PROPOSED LAYOUT



HEALTH DEPARTMENT
TOWN OF TRAVER
NOV 18 2024
RECEIVED BY



TRURO HEALTH &
CONSERVATION DEPARTMENT
24 Town Hall Road, Truro 02666

MEMORANDUM

March 1, 2024

**Schofield Brothers of Cape Cod
161 Cranberry Highway
PO Box 101
Orleans, MA 02653**

RE: 1 Amity Ln, Well Relocation

Laura,

We, the Health Department, have agreed that the property owner at 1 Amity Ln can continue to use his existing well, which is located off the locus property within the road layout depicted on the Schofield Brothers plan dated 8/31/2023. It is important to note that the road is more of a driveway and the well is NOT located within the actual driveway layout.


The following situations will trigger the relocation of the well:

- (1) Improvements are made to the existing driveway
- (2) Improvements are made to the existing lot/structure (i.e. construction of a new home, rehab of the existing building, etc.)
- (3) Transfer of property
- (4) Failure of existing well

We will still need a routine water test from the existing well in order to issue the septic installation permit. I will reach out to Brian Davis, well driller, to inform him of this requirement.

This correspondence will be placed within the parcel file for the record.

Best,


Arozana Davis, RS/REHS
Assistant Health Agent

cc: Board of Health



ES (CONTINUED)

E CROSSES A WATER SERVICE LINE,
 CTED OF CLASS 150 PRESSURE PIPE
) TO ASSURE WATERTIGHTNESS OR
 IN CENTERED ON THE CROSSING.



HEALTH DEPARTMENT
 TOWN OF TRURO
 NOV 02 2023
 RECEIVED BY:

LEGEND

PROPOSED CONTOUR LINE
 EXISTING CONTOUR
 EXISTING CESSPOOL
 WATER LINE
 PROPOSED 1500 GALLON SEPTIC TANK
 PROPOSED DISTRIBUTION BOX
 PROPOSED LEACHING AREA
 PROPOSED LEACHING RESERVE AREA
 EXISTING SPOT ELEVATIONS
 EST HOLE LOCATIONS
 PROPERTY LINE
 PROPOSED SPOT ELEVATION
 VERHEAD UTILITIES
 NDERGROUND UTILITIES
 FINISHED GRADE
 UTILITY POLE
 OP OF FOUNDATION ELEVATION

- SUITABLE MATERIAL IS ENCOUNTERED. BACKFILL WITH CLEAN SAND MATERIAL MEETING TITLE 5 SPECIFICATIONS TO APPROX. ELEVATION 28.0. CONTACT SCHOFIELD BROTHERS IF ANY DOUBT OR QUESTIONS ARISE REGARDING SOIL QUALITY.
- INSTALLATION CONTRACTOR SHALL CONTACT SCHOFIELD BROTHERS PRIOR TO BACKFILLING FOR SYSTEM CERTIFICATION.
 - EXISTING CESSPOOL IS TO BE PUMPED, ABANDONED AND COLLAPSED OR FILLED WITH CLEAN SAND.
 - EXISTING BUILDING SEWER INVERTS SHALL BE VERIFIED IN FIELD PRIOR TO COMPONENT INSTALLATION. CONTACT SCHOFIELD BROTHERS IF SIGNIFICANT DISCREPANCIES EXIST.
 - SITE RESTORATION REQUIRES ALL STRIPPED TOPSOIL AND SUBSOIL TO BE STOCKPILED AND REUSED AT OWNERS OPTION. RE-SPREAD OVER DISTURBED AREAS TO PROMOTE OPTIMAL GROWTH.
 - NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER THE RESERVE LEACHING AREA.
 - ALL SEPTIC SYSTEM COMPONENTS ARE DESIGNED FOR A MINIMUM H-10 LOADING. ANY COMPONENT THAT WILL BE SUBJECT TO VEHICLE OR OTHER HEAVY EQUIPMENT TRAFFIC SHALL BE INSTALLED WITH H-20 LOADING CAPACITY.
 - UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
 - NO KNOWN WELLS EXIST WITHIN 200' OF THE PROPOSED LEACHING AREA EXCEPT THOSE THAT ARE SHOWN.

DESIGN CALCULATIONS

- ESTIMATED HYDRAULIC LOADING:

$$\frac{3}{\text{BEDROOMS AT 110 GPD PER BEDROOM}} = \frac{330}{\text{GPD}}$$
 GARBAGE GRINDER IS NOT ALLOWED WITH THIS DESIGN
- SEPTIC TANK SIZE:
 SEPTIC TANK PROVIDED = 1500 GALLON, 2 COMPARTMENTS
 FIRST COMPARTMENT = $330 \text{ GPD} \times 200\% = 660 \text{ GAL. MIN. REQUIRED}$
 1000 GAL. PROVIDED
 SECOND COMPARTMENT = $330 \text{ GPD} \times 100\% = 330 \text{ GAL. MIN. REQUIRED}$
 500 GAL. PROVIDED
- DESIGN PERCOLATION RATE = <2 MINUTES PER INCH
 SOIL TEXTURE SANDS, CLASS 1
 310 CMR 15.242 EFFLUENT LOADING RATE = 0.74 GPD/SF
- LEACHING AREA:
 TOTAL SIDEWALL AREA PROVIDED = $151.2 \text{ SF} \times 0.74 \text{ GPD/SF} = 111.9 \text{ GPD}$
 TOTAL BOTTOM AREA PROVIDED = $320 \text{ SF} \times 0.74 \text{ GPD/SF} = 236.8 \text{ GPD}$
 MAXIMUM ALLOWABLE LOADING UNDER TITLE 5 = 348 GPD
 ACTUAL HYDRAULIC LOADING = 330 GPD (SEE 1.)
 DESIGNED LEACHING AREA EXCEEDS LEACHING AREA REQUIRED UNDER BOTH TITLE 5 AND THE TOWN OF TRURO BOARD OF HEALTH REGULATIONS
- NITROGEN SENSITIVE AREA LOADING CALCULATION:
 LOT SIZE REQUIRED = $330 \text{ GPD} \times 10000 \text{ SF}/110 \text{ GPD} = 33,000 \text{ SF}$
 LOT SIZE PROVIDED = 73,201 SF

PROPOSED SEWAGE DISPOSAL SYSTEM

FOR: A FUTURE PROPOSED 2 BEDROOM DWELLING
 AND EXISTING 1 BEDROOM COTTAGE
 AT: 1 AMITY LANE
 TRURO, MA
 ASSESSOR'S MAP: 46 PARCEL: 8
 APPLICANT: AMITY LLC
 300 WEST 108TH STREET, APT. 15A
 NEW YORK, NY 10025

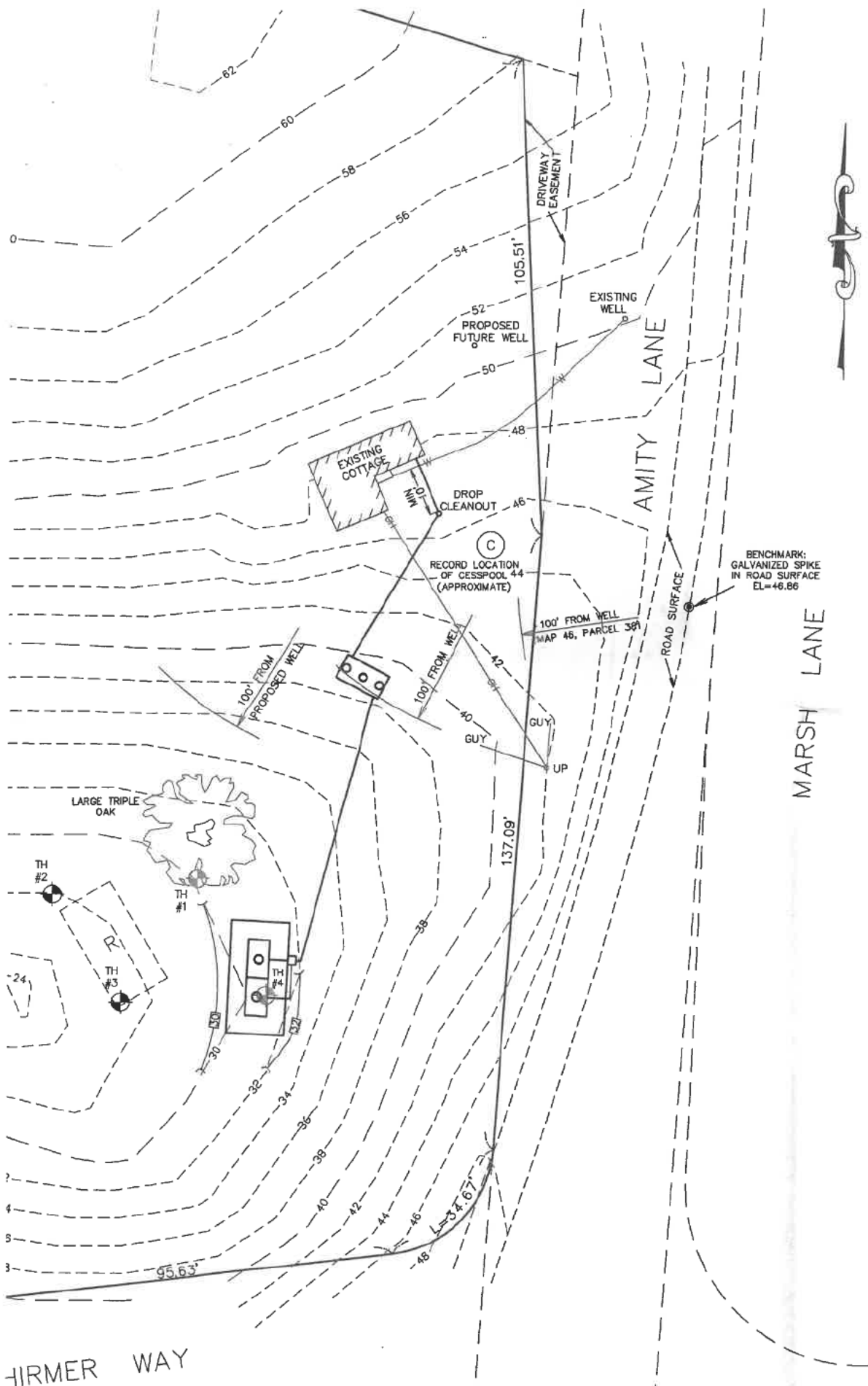
JOB #: 0-12521



DATE: AUGUST 31, 2023

DESIGNED BY:
 LAS
 DRAWN BY:
 LAS
 CHECKED BY:
 LAS

SCHOFIELD BROTHERS OF CAPE COD



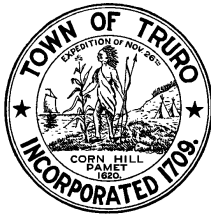
TYPICAL LEACHING TRENCH CROSS SECTION - NO SCALE

2" LAYER OF
1/8" - 3/8"
DOUBLE WASHED
STONE

MAX=31x0
FG = MIN=30x5

PROVIDE 18" MIN. DIA. WATERTIGHT
ACCESS MANHOLE AND COVER
CONSTRUCTED OF DURABLE MATERIAL
BROUGHT TO WITHIN 6" OF FINISHED
GRADE TYP. ALL CHAMBERS

2% MIN. GRADE OVER SYSTEM



TOWN OF TRURO BOARD OF HEALTH

P.O. Box 2030
Truro MA 02666-0630

Board of Health Meeting Minutes: October 1, 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 Members Brian Koll, Helen Grimm, and Tim Rose (arrived 4:55); Remote: Vice Chair Jason Silva and Alternate Board member John Dundas; Also Present in person: Health Agent Emily Beebe, Assistant Health Agent Courtney Warren; Also Present remotely: DPW Director Jarrod Cabral and Select Board Member Nancy Medoff

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.

Transfer Station Update: Jarrod Cabral, DPW Director

Jarrod Cabral stated that for this fiscal year solid waste tonnage has dropped to 1365 ton, its lowest level since tracking began in 2006 and recycling tonnage is down to 54 ton, its lowest level since 2017. Commercial tonnage for June through August was 589 tons. He will use this tonnage information for future staffing level recommendations. As for staffing, a new employee is in the process of being trained. A second new employee has been hired and will start soon. The contract with SEMASS ends at the end of the year and negotiations are underway for a new contract. SEMASS is intending to use the CPI index to set rates meaning that the price can vary so the Town has requested a “not to exceed” cap for budgeting purposes. Staff have been working to implement a pilot program for the senior citizen transfer station pass program as adopted at Annual Town Meeting. The Board of Health will need to add a new fee to the regulations for this program. Board member Helen Grimm asked if the ratio of solid waste to recycling was any different than past years. Jarrod Cabral replied that the ratio is consistent. Board member Jason Silva asked if the new employees are local. Jarrod Cabral said yes, one is from Truro and the other from Provincetown.

Water Service Application: 43 Shore Road, Judith Dutra

Bob Reedy from J.M. O'Reilly & Associates represented the request. He has designed a cesspool upgrade to an I/A system for a four-bedroom dwelling on a small lot. The request at this meeting is to connect to town water and the required variance requests will be presented at a later date. Due to the small lot size, there is no way to site the leaching area outside of the 100' well setback. Additionally, a water test from this property showed a slightly elevated nitrate level. The property owner had been approved for a connection in the past but that connection was never made and there is no existing stub. The well could be moved to the southeastern corner of the lot, but a septic system designed to accommodate that would require many variances and that area is lower in elevation and closer to the wetland. A third option would be a variance for the existing

well to remain in place. Chair Tracey Rose noted that the water service application has the wrong number of bedrooms listed. The Agent thanked the engineer for providing an alternatives analysis. She then reminded the board that the standard for granting a connection to the water system is when no other option exists, and the water is non-potable. In this case, there are alternatives and although the nitrate level is slightly elevated, it is potable. The Agent noted that this property was multi-family and asked the engineer if the I/A system proposed satisfies the requirement of a two-compartment tank or two tanks in series. Bob Reedy replied that it does with 1500 gal in the first chamber and 500 gal in the 2nd chamber of the proposed Advantex system. Chair Tracey Rose stressed the need for the board to be consistent in their approvals. The board then discussed the heavily developed area and the likelihood that a new well would have the same issues. The engineer stated that if they moved the well, the resulting septic design would be moving closer, but still just outside of 100', to abutting wells.

Motion: Board member Jason Silva moved to approve the municipal water service connection request with the condition that the application be corrected to reflect 4 bedrooms. The motion also included a finding that: Although the current private well water is technically potable, location was the basis for the decision due to the impacts of the small lot size, proximity to abutting septic systems, and the apparent direction of groundwater flow. **Second:** Board member Tim Rose; **Vote:** 5-0-0, motion carries.

Jason Silva left the meeting at 5:13 pm.

Title 5 and TBOH regulations variance requests: 2 Adams Way, Zachary Luster & Edwidge Yingling, *(continued from 9/3/2024)*

Stephanie Sequin from Ryder & Wilcox and homeowner Zach Luster were present at the meeting. They had initially proposing an upgrade to an I/A system to allow for six bedrooms on the property, but access issues meant that the installation costs would be very high. Instead, they are now asking to replace the defective poly septic tank with a pre-cast concrete tank that will still require variances for setback to the building and depth of cover over the tank. A second issue is the number of bedrooms that exist on the property. The Agent did a walk through at the end of August to determine the bedroom count and concluded that there were seven bedrooms total with a five bedroom leaching area. She stated that this issue is close to being solved and suggested that they pursue adding a two-compartment septic tank to allow for a legitimate ADU on the property. Stephanie Sequin referred to floor plans dated 5/14/2004 and described two bedrooms on first floor, two bedrooms on 2nd floor, a room over the garage with a full bath, and a lower-level walk out basement unit. The stove has been removed from this basement unit. She noted that much of this work was done before the current homeowners purchased the property at auction and noted that Zach Luster has been working with the building inspector to address issues with the building permits. Stephanie Sequin then described a plan to eliminate a bedroom on the first floor. The Agent asked for a plan in writing of how to come into compliance. Board member Helen Grimm clarified that the total bedroom count would end up at five including the ADU. The Board requested a revised septic plan eliminating the I/A and adding a two-compartment tank, a plan in writing for how to come into compliance, and updated floor plans. The Agent also noted that a deed restriction would be required to describe the property and the number of bedrooms.

Motion: Board member Brian Koll moved to continue the matter until the October 15, 2024 meeting.; **Second:** Board member Helen Grimm; **Vote:** 4-0-0; the motion carried.

Minutes: July 16, 2024, August 6, 2024, August 20, 2024 **Motion:** Board member Helen Grimm moved to approve the minutes from the July 2, 2024, August 6, 2024, and August 2024 meetings as presented.; **Second:** Board member Tim Rose; **Vote:** 4-0-0; the motion carried.

Report of the Chair: The chair deferred to the Health Agent for her report since they had very similar items to report.

Health Agent's Report: A joint meeting between Truro and Provincetown's Select Boards and the Provincetown Water & Sewer Board was held last night to discuss the Provincetown Water System. This facilitated meeting began with a presentation on the background and functioning of the Provincetown Municipal Water System. The Water System will need a redundant supply and to have room for expansion which will take time and organization. Further discussions of the Inter-Municipal Agreement are also being planned. The Agent noted that Truro makes up only 12% of system users. She reported that the meeting was a good conversation and that one of the main purposes was to collect questions about the process. This will be the first of many meetings with at least two meetings per year being scheduled. There was also discussion of how the Walsh property non-binding referendum fits in with expansion of water system. Staff from both towns have formed a joint working group and a webpage has been developed. This page is housed on the Provincetown DPW Water Department page and a link can be found on the Truro Health Department page. Various reports, studies, and historical documents can be found on this site as well as links to the IMA and other supporting documents. The next joint meeting will be on February 24, 2025 in Provincetown. Chair Tracey Rose added her praise for both the facilitator and Cody Salisbury, Water Superintendent. She noted that the meeting was recorded and will be posted (See Channel 8 under Select Board). The Agent stated that updates from the staff meetings will be coordinated through herself and Provincetown DPW director Jim Vincent and will be provided to the Water & Sewer Board as well as to the Boards of Health from both towns. They will also be compiling an FAQ document. Chair Tracey Rose noted that the underlying concern was how to create housing while still protecting our water source.

Motion: Board member Tim Rose moved to adjourn the meeting; **Second:** Board member Helen Grimm; **Vote:** 4-0-0, the motion carried.

The meeting was adjourned at 6:04 PM.

Respectfully submitted by Courtney Warren