



Truro Board of Health

Tuesday March 4, 2025 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 ebecbe@truro-ma.gov with your comments.

Items can be taken out of order at the discretion of the chair.

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

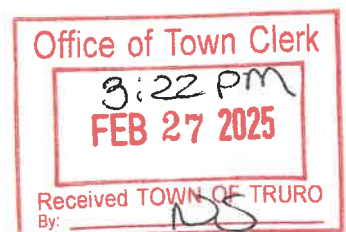
1. **Discussion: Definitive subdivision application**, 38 South Highland Road (map 40, parcel 1)
2. **Variance Request**: 14 Great Hills Road & 3 Great Hills Lane, Dalsheimer Family Trust, Dalsheimer Family Trust – The applicant has requested a continuance to the March 18, 2025 meeting.
3. **Panel Discussion regarding wastewater planning** – video of Wellfleet Select Board work session from February 11, 2025

III. MINUTES

IV. REPORTS

Report of the Chair

Health Agent's Report:



Courtney Warren

From: Benjamin Zehnder <bzehnder@zehnderllc.com>
Sent: Tuesday, January 28, 2025 2:19 PM
To: Emily Beebe
Cc: Courtney Warren; Arozana Davis; John O'Reilly (joreilly@jmoreillyassoc.com); Alyson Konkol; Harriet Bee [REDACTED] Barbara Carboni; Elizabeth Sturdy
Subject: Carmi and Harriet Bee - Definitive Subdivision at 38 South Highland Road
Attachments: Subdivision Regulations - BOH Review Excerpt.pdf; 2024-003_pb_38_south_highland_road_form_b_application.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Emily:

Could you place on the Board of Health's February 18 agenda an informal discussion of the Bee definitive subdivision application.

I have attached a copy of the prior preliminary subdivision filing and the relevant portion of the Subdivision Regulations.

My thanks,

Ben

Benjamin E. Zehnder
Benjamin E. Zehnder, LLC
62 Route 6A, Unit B
Orleans, MA 02653
508.255.7766 – Office
508.246.4064 – Mobile
bzehnder@zehnderllc.com

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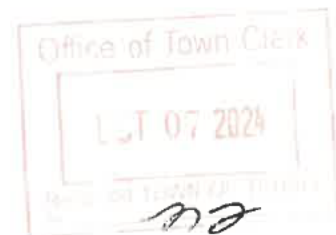
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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.

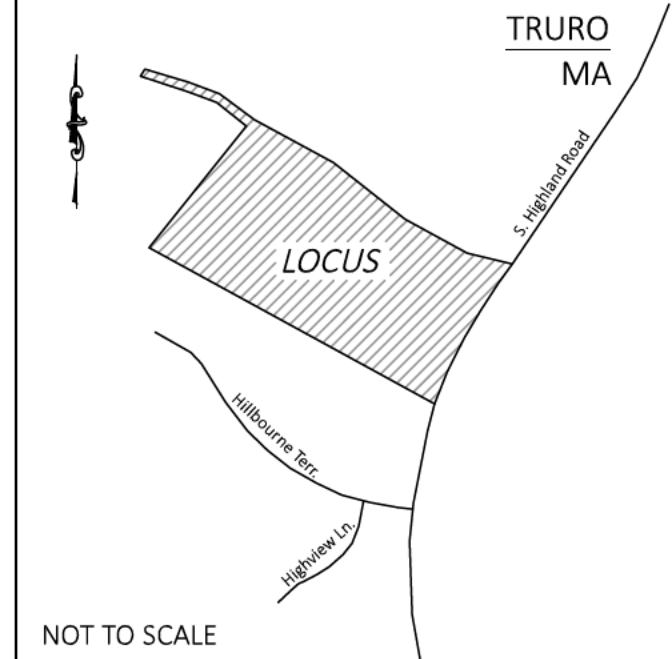
Title 5 and TBOH regulations variance requests: 2 Adams Way, Zachary Luster & Edwidge Yingling, (continued from 8/6/2024) The applicants have requested a continuance until the September 3, 2024 meeting. **Motion:** Chair Tracey Rose moved to continue this agenda item until the September 3, 2024 meeting;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

Water Resources Report



TOPOGRAPHY & SITE FEATURES NOTE:
THE TOPOGRAPHY AND SITE FEATURES AS SHOWN HEREON
WERE TAKEN FROM THE TOWN OF TRURO G.I.S.

Plan Book 587 Page 68



PLAN BOOK 587
DEED BOOK 33628
ASSESSORS' MAP 40

PAGE 68
PAGE 44
PARCEL 1-0

LEGEND

— 32' —	EXISTING CONTOUR
— 32' —	PROPOSED CONTOUR
X12.34	EXISTING SPOT GRADE
24x5	PROPOSED SPOT GRADE
— W —	WATER SERVICE LINE
— OH —	OVERHEAD UTILITY SERVICE
— E —	ELECTRIC / COMM. SERVICE LINE
— G —	GAS SERVICE LINE
⊙	TEST HOLE / BORING LOCATION
ST	SEPTIC TANK
DB	DISTRIBUTION BOX
SAS	SOIL ABSORPTION SYSTEM
Reserve	RESERVED FOR FUTURE
⊙	UTILITY POLE
⊙	CATCH BASIN
⊙	FIRE HYDRANT
⊙	WELL
⊙	DRAINAGE MANHOLE
■	CONCRETE BOUND, FOUND
— — —	LIMIT OF WORK
— — —	FENCE
— — —	EDGE OF CLEARING

ZONING:

ZONE:	RESIDENTIAL
AREA	33,750 SF (MINIMUM)
FRONTAGE	150 FEET (MINIMUM)
FRONT SETBACK	25 FEET (MINIMUM)
SIDE SETBACK	25 FEET (MINIMUM)
REAR SETBACK	25 FEET (MINIMUM)
HEIGHT	2 STORY- 30 FEET (MAX.)

SALTY ROAD SUBDIVISION PRELIMINARY SUBDIVISION PLAN

FOR
38 SOUTH HIGHLAND ROAD
TRURO, MASSACHUSETTS

PREPARED FOR
THE CARMİ BEE REVOCABLE TRUST
AND
THE HARRİET S. BEE REVOCABLE TRUST

0 40 80 120
SCALE 1" = 40' JULY 17, 2024

MADE BY
J.M. O'REILLY & ASSOCIATES, INC.
1573 MAIN STREET, P.O. BOX 1773
BREWSTER, MASSACHUSETTS 02631
508-896-6601 and fax 508-896-6602



Michael & Amy Rogers Trust
PO Box 457
No. Truro, MA 026452
Map 40 Parcel 129

William F. & Mary Ellen Laughlin
3136 Ringwood Meadow
Sarasota, FL 34235
Map 40 Parcel 128

Ann Dercole & Linda Brady
105 W 89th St. Apt 2B
New York, NY 10024
Map 40 Parcel 127

USA-Dept. of Interior Cape Cod
National Seashore
99 Marconi Site Rd
Wellfleet, MA 02667
Map 40 Parcel 999

Widdison Family Trust TRS: John J. Widdison
2277 State Rd.
Plymouth, MA 02360
Map 37 Parcel 17

Town of Provincetown
C/O Water Dept. 260 Commercial St
Provincetown, MA 02657
Map 39 Parcel 181

Town of Provincetown
C/O Water Dept. 260 Commercial St.
Map 39 Parcel 180

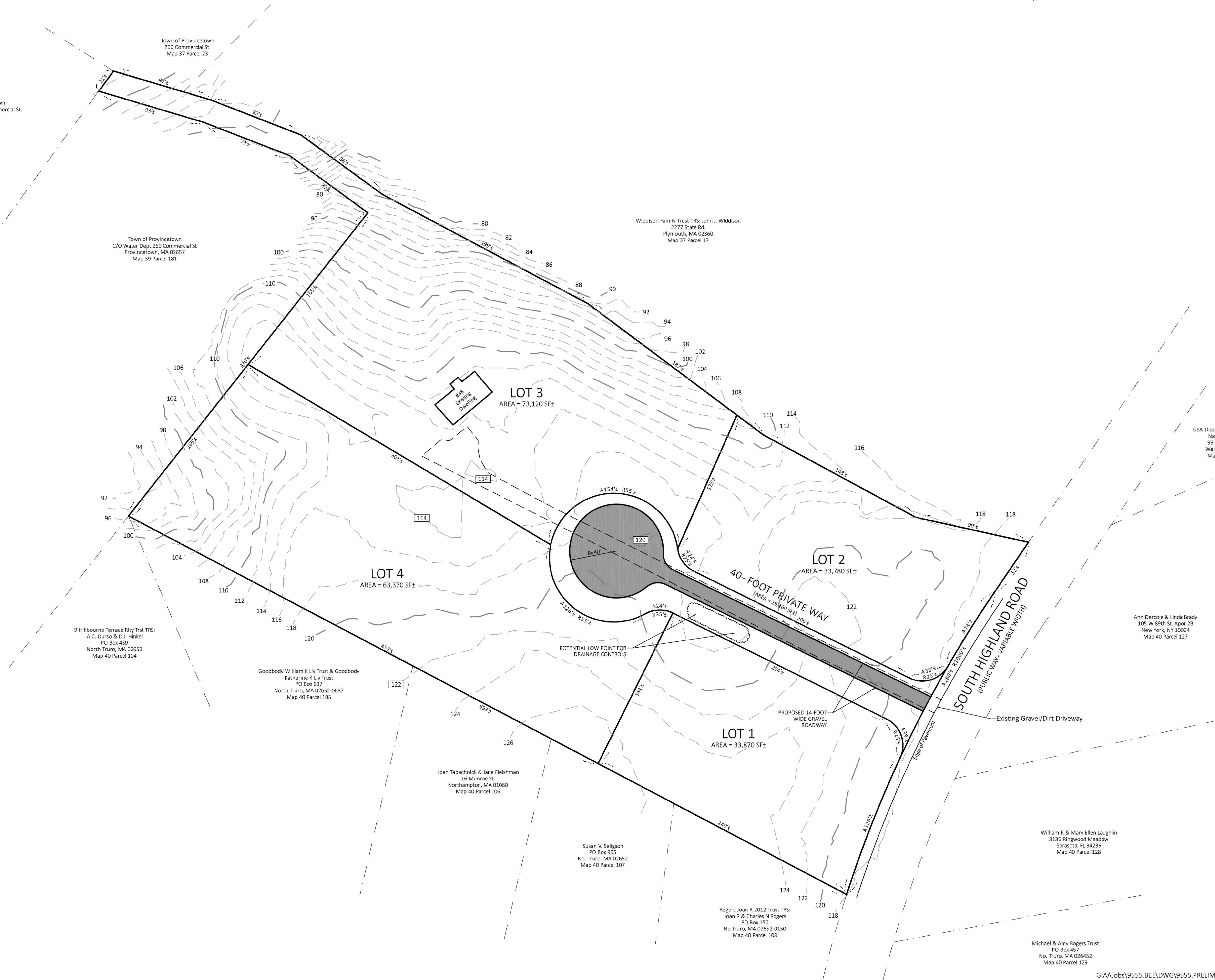
9 Hillbourne Terrace Rlty Trst TRS:
A.C. Durso & D.J. Hinkel
PO Box 439
North Truro, MA 02652
Map 40 Parcel 104

Goodbody William K Liv Trust & Goodbody
Katherine K Liv Trust
PO Box 637
North Truro, MA 02652-0637
Map 40 Parcel 105

Joan Tabachnick & Jane Fleishman
16 Munroe St.
Northampton, MA 01060
Map 40 Parcel 106

Susan V. Seligson
PO Box 955
No. Truro, MA 02652
Map 40 Parcel 107

Rogers Joan R 2012 Trust TRS:
Joan R & Charles N Rogers
PO Box 150
No Truro, MA 02652-0150
Map 40 Parcel 108





TOWN OF TRURO BOARD OF HEALTH

P.O. Box 2030
Truro MA 02666-0630

Board of Health Meeting Minutes: December 17, 2024

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

The meeting was called to order at 4:33 pm by the Chair, who described the remote meeting procedures and the process for public participation.

Public Comment: Brian Dunne reported on extensive water testing at his home on Longnook Road and that the water quality was excellent. He suggested that the town require random water testing rather than just requiring testing for properties which rent.

Transfer Station Update & Proposed Change in Solid Waste Fees: DPW Director Jarrod Cabral: Jarrod Cabral reported that the Transfer Station seasonal schedule will resume a seven day a week schedule this year. (June 10th - September 10th). Two new staff members have joined the department, one at the Transfer Station and one as a truck driver. He also noted that an agreement has been reached on an amended contract with SEMASS (now REWORLD) that caps any increase in cost per ton at 4.5% per year. This percentage follows the CPI index and if that amount is less than 4.5%, the Town would get the smaller percentage increase. The Transfer Station budget for fiscal year 2026 will decrease by \$36,813 due to a decrease in solid waste tonnage. Jarrod Cabral is recommending Transfer Station fee increases for white goods, commercial tonnage, and commercial permitting and noted that these fees have not changed since 2019. At this time, there is no recommended increase in residential permit fees. Board member Tim Rose expressed concern about the commercial hauler fees and permitting process. **Motion:** Vice Chair Jason Silva moved to accept the rate increase; **Second:** Alternate member John Dundas; **Vote:** 4-0-1 with Board member Tim Rose abstaining.

Water Resources Report:

Health Agent Emily Beebe stated that eight properties still need to complete their ACOs and asked the Board to extend the deadline for completion by two months. The discussion with Provincetown about the feasibility of a sewer extension is continuing and that process will result in a better cost figure to use in the ACO document. She noted that the cesspool upgrades are continuing and that documents are being prepared for town counsel about homeowners who have made no progress. She also said that Wellfleet is looking to revise its regulations soon. The Agent informed the Board that homeowners within 500' of the transfer station are being notified about additional PFAS testing that

will occur in mid-January. Testing will also occur near Town Hall. **Motion:** Tracey Rose moved to approve the request to extend the ACOs deadline to March 1, 2025; **Second:** Board member Brian Koll; **Vote:** 5-0, the motion carried.

Minutes: October 15, 2024; **Motion:** Board member Brian Koll moved to approve the minutes from the October 15, 2024 meeting as presented.; **Second:** Board member Tim Rose; **Vote:** 4-0-1 with Chair Tracey Rose abstaining; the motion carried.

Report of the Chair:

The Chair reminded the Board that reorganization of the Board will happen in January and encouraged members to think about taking on a leadership role.

Report of the Agent: The agent had nothing further to report.

Motion: Board member Tim Rose moved to adjourn the meeting; **Second:** Vice Chair Jason Silva; **Vote:** 5-0-0, the motion carried.

The meeting was adjourned at 5:19

Respectfully submitted by Nora Bates



TOWN OF TRURO BOARD OF HEALTH

P.O. Box 2030
Truro MA 02666-0630

Board of Health Meeting Minutes: January 7, 2025

This was a remote meeting held via Zoom. **Board members present virtually:** Chair Tracey Rose, Vice Chair Jason Silva, Board Members Tim Rose, Brian Koll, and Helen Grimm; Alternate Board Member John Dundas; **Absent:** No One; **Also Present virtually:** Health Agent Emily Beebe, Assistant Health Agent Courtney Warren, and Select Board member Susan Girard-Irwin;

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.

OC Wellness:

Review of ARPA funded program-Town Nurse and Mental Health clinician, presented by Brienne Smith, Director of Behavioral Health at Outer Cape Health Services

Bri Smith shared a presentation to give an update of the work that OC Wellness has been doing in Truro. The Community Resource Navigator is funded by the Town of Truro and fielded 82 referrals in Truro in 2024. These referrals come from a variety of sources and help residents with wide ranging issues including: food, financial, and housing insecurity, mental health, substance abuse, transportation, etc. A resident does not need to be a patient of OCHS to access the Navigator Program. She introduced Town therapist Cassie Baker and Town nurse Kerry Cox. Both were recently hired using ARPA grant funding to cover the four Outer Cape towns. Therapist Cassie Baker has had 19 referrals in Truro and provides short term assistance of around 10 sessions over about six months. Nurse Kerry Cox has had 11 referrals in Truro, often centering around dementia or chronic disease management. Bri Smith also described other programs offered by OC Wellness including Health/Wellness Fairs, a produce prescription program that delivers fresh produce, and support for public safety among others. She also highlighted the work of Truro Community Kitchen that delivers free meals every Tuesday totaling about 30,000 meals since 2020.

Review of Opioid programming - presented by Alex Nelson, Network Coordinator of Outer Cape Community Solutions:

Alex Nelson presented an update on OC Wellness and a discussion on the Outer Cape Opioid Remediation Funds. OC Wellness is a coalition of the four Outer Cape Health Departments with the goal of helping residents to avoid health crises by addressing issues before they reach a critical point. The Opioid Remediation Funds are distributed to each town as settlement monies dedicated to address the opioid crisis. Stakeholders meet monthly with the Outer Cape Health Agent Team and have four focus areas: harm reduction, treatment, recovery, and prevention. An anonymous survey of the Outer Cape communities is being conducted to collect community feedback on the programming provided by this funding and to identify any gaps. The results will help inform plans for continuing use of

this funding. The survey can be found here

https://docs.google.com/forms/d/e/1FAIpQLSe0LwcUsnsTtezXB75UAF11nL9U_2jp0_0UPuaiRHHR3wqOEA/viewform and hard copies are available in the Health Department. Vice Chair

Jason Silva stated that he was "impressed by how much hard work goes on behind the scenes in a small town. Everyday."

Request approval from Nitrogen Credit: 19 South Highland Road

Tim Wuestneck of Robial Engineering represented the request. An ADU is proposed to be built over the garage bringing the total bedroom count to three on a 22,500 sq ft lot. A FAST system is proposed to decrease the nitrogen loading on the lot. The Agent noted that the application was complete, and she recommended approval. The ADU will require a deed restriction with the standard language. **Motion:** Board member Brian Koll moved to approve the request for nitrogen credit as presented; **Second:** Board member Helen Grimm; **Vote:** 5-0; the motion carried.

Request to Provincetown: extension of water main on Route 6 to the Walsh property

The Agent informed the Board that a formal request has been submitted to Provincetown to extend the existing water main service line from its terminus at the school to the Walsh property for a proposed Phase 1 development. This submission enters the request into Provincetown's Growth Management By-law process. Board member Tim Rose asked if the service would be available to other properties nearby. The Agent stated that any other extension is not under consideration at this time.

Water Testing in Truro:

Chair Tracey Rose reminded residents that water testing is required for all real estate transfers, rental certificates, new construction, septic system inspection report submission, and upgrade of septic systems. These test results are valid for one year. The Agent stated that after PFAS contamination was discovered at the current DPW site, DEP has required PFAS testing in private wells that are downgradient from the site. Additionally, testing for PFAS and 1, 4 dioxane are being done in a 500' radius around the Transfer Station. This testing will be done in mid-January. The Assistant Agent explained the routine and real estate testing kits for the Barnstable County Water Quality Lab that are available for pick-up at the Health Department. PFAS analysis is more complicated and can be contracted out through either Envirotech or the county lab. Envirotech offers to do the sampling for a small extra cost. Further detail can be found on the Health Department webpage <https://www.truro-ma.gov/health-department/pages/water> Resident Jack Riemer asked about the status of the Comprehensive Wastewater Management plan. The Agent stated that it will be released soon and will be presented to the Board of Health, the Select Board, DEP, and the public.

Report of the Chair: There was no report.

Report of the Agent:

The Agent deferred to Board Member Dr. Brian Koll to give an update on respiratory viruses including pertussis, influenza, and Covid. Dr. Koll noted that Human Metapneumovirus (HMPV), a cousin of RSV, is also circulating. Its most prominent symptom is a hacking cough and there is no vaccine. It is currently peak flu season and Dr. Koll encourages all residents to get the flu vaccine if they haven't already done so. He also noted that they now have home test

kits that test for both covid and flu. He spoke briefly about avian influenza and stated that there have been 66 cases nationwide of bird flu, mostly involving poultry workers. Two strains exist H5N1 and H7N1. Dr. Koll noted that there is also an increase in the amount of Norovirus circulating. He reminded people to wash their hands with soap and water and to wash fruits and vegetables. He also noted that alcohol-based hand sanitizers are NOT effective against Norovirus.

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

The meeting was adjourned at 6:45.

Respectfully submitted by Nora Bates.

