



## Truro Board of Health

Tuesday May 20, 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 [ebeebe@truro-ma.gov](mailto:ebeebe@truro-ma.gov) with your comments.

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

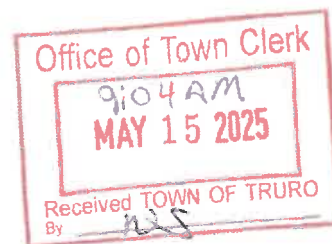
### II. AGENDA ITEMS

1. **Public Hearing: Rate Change to include Transfer Station Senior Perks Program Pilot** – Jarrod Cabral, DPW Director
2. **Change of Manager:** East Harbour, 618 Shore Road, Peters Property Management (*continued from 5/6/2025*)
3. **Change of Manager:** Salt Air, 82 Shore Road, Mike Ciulla (*continued from 5/6/2025*)
4. **Variance Request:** 24 Great Hills Road, Polly Waldman (*continued from 5/6/2025*)
5. **New Farmer's Market Applicant:** Truro Community Kitchen
6. **Water Resources Report**

### III. MINUTES

### IV. REPORTS

Report of the Chair  
Health Agent's Report



**Refuse Hauler** – Individuals or companies who collect and/or transport refuse from private or commercial sources.

**Reusable Goods** – items, such as, but not limited to textiles, furniture, books, household items, electronics from an individual that no longer needs or uses it and is redistributed to those who can still find use in the item. The term “Reusable goods” does not apply to refuse, garbage, hazardous materials composted material.

**Solid Waste** – Waste Materials including garbage and rubbish, exclusive of building, demolition and body wastes. (See refuse)

**Unacceptable Waste** – Any waste currently not accepted at the transfer station as listed in Article 4.

**Yard Waste** – Grass clippings, weeds, garden materials, shrub clippings, leaves, pine needles, bark mulch, wood chips and brush less than one inch in diameter.

## **Article 2 Transfer Station Permits**

### **1) Use of Transfer Station**

No person shall enter or dispose of any materials at the Transfer Station unless they are the holder of a valid permit issued in accordance with this Regulation.

License Plate Recognition Software is now being used to monitor use of use of the Transfer Station. Physical stickers will no longer be distributed. Instead, cameras have been installed to read each license plate as vehicles enter the facility. The cameras will take a picture of each license plate and software will compare the plate numbers in the pictures to a listing of authorized users.

### **2) Eligibility**

The following individuals shall be eligible for a Transfer Station Permit:

1. Owners of residential property located in the Town of Truro, as that term is defined herein;
2. Occupants of residential properties located in the Town of Truro, as that term is defined herein;
3. Provided however, that transfer station permits shall only be available for residential addresses with habitable dwelling units that are occupied for at least a portion of the year.

### **3) Definitions**

**Owner** – for purposes of this Regulation, the term Owner shall refer to the individual listed on the deed or other instrument of ownership on record with the Barnstable County Registry of Deeds for residential properties located in the Town of Truro. If the property is held in trust, only the trustee may be considered an Owner for purposes of this Regulation. Beneficiaries shall not be considered Owners for purposes of this Regulation.

Occupant – for purposes of this Regulation, the term Occupant shall refer to any individual residing at a residential address in the Town of Truro for any period consisting of two or more consecutive nights, with a lease or the written permission of the Owner or by virtue of being the Owner’s spouse, domestic partner or dependent over the age of eighteen years old.

#### 4) Types of Permits and Eligibility

Annual Permits – shall be valid for a period of one year from date of purchase and shall be available to (1) Owners and/or (2) Occupants, provided that the Occupant is authorized to occupy the premises for a period of at least twelve months out of the year.

Monthly Permits – shall be valid for a period of thirty days from the date of issue and shall be available to (1) Owners and/or (2) Occupants, provided that the Occupant is authorized to occupy the premises for a period of least thirty consecutive days.

Weekly Permits - shall be valid for a period of seven days from the date of issue and shall be available to (1) Owners and/or (2) Occupants, provided that the Occupant is authorized to occupy the premises for a period of up to twenty-nine consecutive days.

Senior Perks Annual Permit – shall be valid for a period of one year from date of purchase and shall be available to (1) Owners and/or (2) Occupants, provided that the Occupant is authorized to occupy the premises for a period of at least twelve months out of the year. Eligible applicants must be age 65 or older and have the vehicle registered in their name in Truro at the time of purchase. The permit cannot be transferred or designated. The Senior Perks Program is a one-year pilot program offered from May 15, 2025 through May 14, 2026 and provides (1) annual permit per household, purchased during the program period, at a reduced price.

#### 5) Limitations

1. The number of permits that may be issued and active for a particular household or household held in a trust at any time shall be limited to three annual (including the one Senior Perks Annual Permit per eligible household) and one weekly or monthly at a time.
2. Permits shall only be issued upon presentation of proof of eligibility and payment of the applicable fee.
3. Annual permits shall only be issued to Owners and to Occupants whose vehicle registration shows the address for which the permit is issued; or the name on the vehicle registration corresponds with the Truro address as noted on the deed or lease.
4. Only the vehicles associated with the permit shall be allowed to enter the Transfer Station. If a permit holder will be using an alternative vehicle for any portion of a permit period, the permit may be transferred to the alternative vehicle, provided appropriate documentation (such as a copy of a lease) is provided.
5. Permits may not be transferred to any other person or entity. If the permit holder ceases to qualify, the permit will be revoked.

6. Any permit may be revoked. The Owner or Occupant may appeal to the BOH for any violation of the Transfer Station Rules and Regulations or any other provision of law relative to the use of the Transfer Station.
7. All waste brought to the Transfer Station shall originate within the Town of Truro and shall be related solely to the use of the property for which the permit is issued. Evidence of dumping any waste from other municipalities shall be a violation of these regulations, and is a ticketing offense under the non-criminal violation provisions stated in Section 1, article 3.2.

## 6) Required Documentation

1. If a property owner, ownership will be confirmed through the records of the Board of Assessors.
2. If an Occupant, an original written lease or other form of written authorization with Owner's signature shall be presented with the application (designation form will be provided).
3. Vehicle Registration for each vehicle that will be used with the permit. If the vehicle is not registered to the applicant, sufficient proof of the applicant's authorization to use the vehicle shall be presented.
4. Driver's License.

### For Senior Perks Annual Permit:

In addition to the above, applicants for the Senior Perks Program must present the following documentation:

1. Government-issued proof of age (such as driver's license, passport, birth certificate, or other similar public record).
2. Valid vehicle registration registered in the applicant's name and registered to an address in Truro.
3. Completion of a verbal, written, or electronic attestation of the annual household income, in the manner designated.

## 7) Fees

1.	Annual Permit	\$100.00
1-2.	Senior Perks Annual Permit	\$50
2-3.	Monthly Permit	\$50.00
3-4.	Weekly Permit	\$25.00

## Article 3 Operation of the Transfer Station

- 1) Operating days and hours will be established by the Department of Public Works (DPW Director) and approved by the Board of Health and shall be posted at Town Hall, Truro Library and Transfer Station.
- 2) The DPW Director will take all necessary steps to ensure an effective level of facility operation

and service.

- 3) The DPW Director or their designee may, at their discretion, close the Transfer Station when there is an equipment problem, or any other problem that makes the transfer of refuse not feasible, or that may result in a health and safety hazard.
- 4) All materials accepted at the Transfer Station shall only be placed in those areas designated by the DPW Director or their designee.
- 5) All vehicles discharging refuse must stop at the gatehouse prior to unloading materials. Materials brought into the Transfer Station for disposal are subject to inspection by the DPW Director and/or their designee.
- 6) If the scale is out of service, refuse hauler trucks with a FULL LOAD are accepted at the Transfer Station. A fee shall be charged per Article 7 Fee Schedule for Refuse Haulers.
- 7) Trash compactor trucks shall be spot checked for compliance with the requirements of their haulers permits.
- 8) The permit holder is entitled to unlimited entry or disposal of reasonable quantities of ordinary household waste during normal business hours of operation.
- 9) All permits allow for a maximum of four bags (32 gallon capacity or less) per entry.

#### **Article 4 Items Not Accepted at the Transfer Station**

The following items are prohibited from disposal at the Transfer Station or Swap Shop:

- No automobiles or parts thereof unless listed.
- No asbestos of any kind, including shingles.
- No brush\* or stumps at any time. (\* Brush less than 1" diameter is accepted)
- No wooden furniture (dining room, particle board furniture, etc.)
- No wooden demolition debris (bathroom vanities, windows, cabinets, etc.)
- No demolition materials, which are those materials left after purposeful reduction or destruction of any structure or building or part thereof, including:
  - New construction or remodeling waste.
  - All Construction Debris.
  - Demolition materials from homeowners.
- No Hazardous Materials, except during the scheduled Household Hazardous Waste Collection. Automobile oil, anti-freeze or gasoline from residents may be accepted at the Transfer Station outside of the HHW Collection dates at the discretion of the DPW Director and/or his/her designee.

#### **Article 5 Accident Prevention and Safety**

1. Only the transfer station operators and permitted users unloading refuse shall be permitted within the transfer station and all users shall leave the solid waste facility immediately after unloading refuse.
2. Picking (unauthorized removal of materials and products) is prohibited.

3. All users of the transfer station must wear shoes that cover the entire foot. All workers entering the transfer station are required to wear closed-toe shoes. Sandals, flip-flops, Croc-type clogs or other strappy/open shoes are not acceptable. The Truro Transfer Station accepts a wide range of materials that are recycled or reused, such as scrap metal, electronics, batteries, used oil and other materials that may pose a hazards to workers and users.
4. Conduct by any/all persons utilizing the Transfer Station shall not be disruptive to the operation of the facility, its staff or other users of the facility.

### **Article 6 Refuse Haulers Permit**

*Amended: 10-19-21*

In accordance with MGL Chapter 111, sections 31 and 31-A, the Truro Board of Health hereby adopts the following regulations pertaining to the permitting for the removal or the transportation of refuse through the streets of Truro, which shall be referred to as a "Truro Refuse Haulers Permit."

All Commercial annual refuse permit holders with a valid trash haulers business licensed in the Town of Truro, offering "subscription service" trash collection to households, and Commercial businesses otherwise eligible for the Town's solid waste and recycling program shall provide trash and recycling services in one bundled price. Residents subscribing to private waste collections shall not have the option of paying for trash collection service only.

1. Refuse haulers as defined herein must obtain a refuse haulers permit from the Truro Board of Health AND an Annual Commercial Refuse permit from the Department of Public Works.
2. Truro businesses or other commercial entities that do not use a commercial hauler to dispose of all refuse/recyclables at the Truro Transfer Station and that do not transport refuse/recyclables as a primary component of their business must obtain an Annual Commercial Refuse permit from the Department of Public Works.
3. Refuse Hauler permit applicants shall obtain an application from the Board of Health. The completed application shall include the following:
  - (a) Name (corporation and individual) address and phone number(s)
  - (b) Listing of owner(s) and vehicle operators.
  - (c) Date of application with owner/operator's signature.
  - (d) Vehicle description, load capacity and license plate number.
  - (e) Copy of the certificate of liability insurance must accompany the application.
  - (f) Current Tax Identification number for the business
  - (g) Front and back of the hauler application must be signed by the applicant prior to issuance
4. Collection vehicles shall carry a Refuse Hauler Permit (or copy) issued by the Truro Board of Health at all times.
5. Refuse haulers permitted by the Truro Board of Health and Commercial entities (as described in 5.2.2 above) permitted by the Department of Public Works are subject to disposal rates as outlined in the Fee Schedule of Article 3 below.

6. All vehicles transporting refuse and/or recyclables shall have an impervious liner on the floor and sides so that no dripping or leaking of draining water or liquid or any debris can occur.
7. Every vehicle used for hauling refuse shall be cleaned as often as may be necessary to prevent persistent odors.
8. All loads shall be properly secured and covered.
9. All waste brought to the Truro Transfer Station shall originate within the Town of Truro.
10. Improper disposal of waste is prohibited. "Improper disposal" shall include disposal of recyclable materials mixed with trash. It is the responsibility of the hauler to separate recyclables from mixed trash before disposal at the Transfer Station.
11. Failure to comply with Section V of these regulations shall constitute a violation and may result in a show cause hearing before the Board of Health to determine whether the permit should be suspended or revoked and/or the issuance of fines in accordance with Section I of the Board of Health Regulations.

**Article 7 Fee Schedule**

*Last Amended: 8-7-18, 12-4-18; 1-7-19; 12-17-19, 2-4-2025*

1. REAL ESTATE OWNERS/YEAR ROUND RESIDENTS

a.	Transfer Station Annual Permit.....	\$100.00
	Senior Perks Annual Permit	\$50
	Second Annual Permit.....	\$25.00
	Third Annual Permit.....	\$25.00
  
2. REFUSE HAULER USERS

a.	Commercial Refuse Annual Permit (DPW).....	\$140.00 per vehicle
b.	Truro Refuse Haulers Permit (BoH).....	\$60.00
c.	Commercial Refuse Disposal Fee.....	\$178/ton for household trash
d.	Commercial Refuse Disposal Fee.....	\$135/ton for recyclables
  
3. SEASONAL PERMITS

a.	Monthly.....	\$55.00
b.	Weekly.....	\$30.00
  
4. PRICES FOR ITEMS

a.	Fuel oil tanks (see Fire Chief; Must be purged and cleaned).....	\$30.000 per item
b.	"White Goods" and other large metal objects.....	\$30.00 per item
c.	Gasoline tanks (see Fire Chief-Must be purged and cleaned) .....	\$15.00 per item
d.	Automobile batteries.....	\$10.00 per item
e.	55 gallon drums (cleaned).....	\$20.00 per item
f.	Television and computer monitors.....	\$25.00 per item
g.	Water Tanks.....	\$10.00 per item
h.	Propane Tanks:	
	1.) 1 lb – FREE	
	2.) Any other size: \$20.00	

*\* New  
ADD of MGR.  
off-site*



# TOWN OF TRURO

Health Department

P.O. Box 2030, Truro, MA 02666

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

Email: [ebeebe@truro-ma.gov](mailto:ebeebe@truro-ma.gov) or [adavis@truro-ma.gov](mailto:adavis@truro-ma.gov)

HEALTH DEPARTMENT  
TOWN OF TRURO

NOV 22 2024

## APPLICATION TO NAME A MANAGER

RECEIVED BY:

This application is used for a Change of Manager, Add Co-Managers or to Name a Property Management Company as Manager with the Board of Health

### Section 1 - Business Information

Date: 11/18/2024

Print Name of Applicant: Peter's Property Management

Business Name or DBA to be managed: The East Harbour Number of Units: 14

Street Address of Business: 1018 Shore Rd Business Email: \_\_\_\_\_

Mailing Address of Business: (  Check if New Address ) P.O. Box 898, N. Truro, MA 02642

### Section 2 - Manager Information

Name of Previous Manager: RKM On-Site Manager Unit #: \_\_\_\_\_

Name of New Onsite Manager: \_\_\_\_\_ On-Site Manager Unit #: \_\_\_\_\_

Name of Property Management (10 Units or less): Peter's Property Management Co *off-site*

Mailing Address of New Manager and/or Property Management Company: P.O. Box 542

Provincetown MA 02657 Phone (24 hours/day): 508-487-0399 Email: \_\_\_\_\_

Name of Co-Managers: Rick Smith (NOT New) Unit # 9 Phone (24hrs/day): \_\_\_\_\_  
*on-site*

Unit # \_\_\_\_\_ Phone (24hrs/day): \_\_\_\_\_

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.

Laurie Ferrari  
SIGNATURE

LAURIE FERRARI  
PRINT NAME

11/18/24  
DATE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
DATE

### Section 3 - \*\*Office Use Only\*\*

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

SPRING

**PAID**  
*106*



## Courtney Warren

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**From:** Laurie Ferrari <laurie@peterspropertymgt.com>  
**Sent:** Wednesday, May 7, 2025 12:43 PM  
**To:** Courtney Warren  
**Cc:** Lynne Budnick; kathy@peterspropertymgt.com  
**Subject:** Re: FW: The East Harbour 618 Shore Rd.

*Smokes confirmed as requested by BOH*

Hi Courtney,

I attended the BOH meeting yesterday not knowing there were outstanding issues that needed to be addressed. I wasn't able to confirm whether they were completed or not. I confirmed today that the smoke detectors in units 1 & 12 were completed. The screen to unit 5 was completed. We are posting a sign with our contact information today.

Do I need to attend the next meeting or is this sufficient?

Regards,  
Laurie

On Tue, May 6, 2025 at 8:30 AM Courtney Warren <cwarren@truro-ma.gov> wrote:

Hi Laurie,

I suspect this will be pretty easy as you've done this before. The link is below and the agenda is attached. You are first on the agenda.

Let me know if you have questions.

Thanks.

Courtney

**Board of Health meeting link:**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/88475805887>

# Fire Alarm Test Report



DEC 05 2024

Site Name	EAST HARBOUR MOTEL
Site Address	WLY SHORE RD NORTH TRURO MA
Telephone	
Contact	

Panel and Location FIRELITE MS-50D

<input type="checkbox"/> Heat Detectors	<input checked="" type="checkbox"/> Manual Pull Station	<input checked="" type="checkbox"/> Notification Appliances
<input checked="" type="checkbox"/> Smoke Detectors	<input checked="" type="checkbox"/> CO Detectors	<input type="checkbox"/> System Battery

Notifications	Who	Start	End

Signals

<input type="checkbox"/> Alarm	<input checked="" type="checkbox"/> Trouble	<input type="checkbox"/> Supervisory	<input checked="" type="checkbox"/> Restoral
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Notes/Comments

TESTED FIRE ALARM SYSTEM

ALL TESTS PASSED INSPECTION

Technician	Sign
1-800-322-3500	Date <u>12/3/2024</u>

Site Rep	Sign
	Date

# SYSTEM RECORD OF INSPECTION AND TESTING

This form is to be completed by the system inspection and testing contractor at the time of a system test. It shall be permitted to modify this form as needed to provide a more complete and/or clear record. Insert N/A in all unused lines.

Attach additional sheets, data, or calculations as necessary to provide a complete record.

Inspection/Test Start Date/Time: 12/3/2024 Inspection/Test Completion Date/Time: 12/3/2024  
Supplemental Form(s) Attached: Yes (yes/no)

## 1. PROPERTY INFORMATION

Name of property: EAST HARBOUR MOTEL  
Address: 616 SHORE RD NORTH TRURO MA  
Description of property: \_\_\_\_\_  
Name of property representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

## 2. TESTING AND MONITORING INFORMATION

Testing organization: ALARM NEW ENGLAND  
Address: 1270 SERRANO RD CATAMUNT MA  
Phone: 1 800 333 3300 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Monitoring organization: ALARM NEW ENGLAND  
Address: 65 TOWNSEND RD ROCKY HILL CT  
Phone: 1 800 333 3300 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Account number: 1501150 Phone line 1: \_\_\_\_\_ Phone line 2: \_\_\_\_\_  
Means of transmission: CARRIER FILE RADIO  
Bully to which alarms are retransmitted: \_\_\_\_\_ Phone: \_\_\_\_\_

## 3. DOCUMENTATION

On-site location of the required record documents and site-specific software: \_\_\_\_\_

## 4. DESCRIPTION OF SYSTEM OR SERVICE

### 4.1 Control Unit

Manufacturer: FIRETE Model number: MS-500

### 4.2 Software and Firmware

Firmware revision number: \_\_\_\_\_

### 4.3 System Power

#### 4.3.1 Primary (Main) Power

Nominal voltage: 120 Amps: 30 Location: ELECTRICAL PANEL  
Overcurrent protection type: BREAKER Amps: 30 Disconnecting means location: ELECTRICAL PANEL

**SYSTEM RECORD OF INSPECTION AND TESTING (continued)**

**4. DESCRIPTION OF SYSTEM OR SERVICE (continued)**

**4.3.2 Secondary Power**

Type: INDICATOR Location: FACP

Battery type (if applicable): SEALED LEAD ACID 12V 7A

Calculated capacity of batteries to drive the system: \_\_\_\_\_

In standby mode (hours): 24 In alarm mode (minutes): 5

**5. NOTIFICATIONS MADE PRIOR TO TESTING**

Monitoring organization	Contact: _____	Time: _____
Building management	Contact: _____	Time: _____
Building occupants	Contact: _____	Time: _____
Authority having jurisdiction	Contact: _____	Time: _____
Other, if required	Contact: _____	Time: _____

**6. TESTING RESULTS**

**6.1 Control Unit and Related Equipment**

Description	Visual Inspection	Functional Test	Comments
Control unit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PASS
Lamps/L.E.D.s/L.C.D.s	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PASS
Fuses	<input type="checkbox"/>	<input type="checkbox"/>	
Trouble signals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PASS
Disconnect switches	<input type="checkbox"/>	<input type="checkbox"/>	
Ground-fault monitoring	<input type="checkbox"/>	<input type="checkbox"/>	
Supervision	<input type="checkbox"/>	<input type="checkbox"/>	
Local annunciator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PASS
Remote annunciators	<input type="checkbox"/>	<input type="checkbox"/>	
Remote power panels	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

**6.2 Secondary Power**

Description	Visual Inspection	Functional Test	Comments
Battery condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PASS
Load voltage	<input type="checkbox"/>	<input type="checkbox"/>	
Discharge test	<input type="checkbox"/>	<input type="checkbox"/>	
Charger test	<input type="checkbox"/>	<input type="checkbox"/>	
Remote panel batteries	<input type="checkbox"/>	<input type="checkbox"/>	

**SYSTEM RECORD OF INSPECTION AND TESTING (continued)**

**6. TESTING RESULTS (continued)**

**6.3 Alarm and Supervisory Alarm Initiating Device**

Attach supplementary device test sheets for all initiating devices.

**6.4 Notification Appliances**

Attach supplementary appliance test sheets for all notification appliances.

**6.5 Interface Equipment**

Attach supplementary interface component test sheets for all interface components.

*Circuit Interface / Signaling Line Circuit Interface / Fire Alarm Control Interface*

**6.6 Supervising Station Monitoring**

Description	Yes	No	Time	Comments
Alarm signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Pass
Alarm restoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Pass
Trouble signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Pass
Trouble restoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Pass
Supervisory signal	<input type="checkbox"/>	<input type="checkbox"/>		
Supervisory restoration	<input type="checkbox"/>	<input type="checkbox"/>		

**6.7 Public Emergency Alarm Reporting System**

Description	Yes	No	Time	Comments
Alarm signal	<input type="checkbox"/>	<input type="checkbox"/>		N/A
Alarm restoration	<input type="checkbox"/>	<input type="checkbox"/>		
Trouble signal	<input type="checkbox"/>	<input type="checkbox"/>		
Trouble restoration	<input type="checkbox"/>	<input type="checkbox"/>		
Supervisory signal	<input type="checkbox"/>	<input type="checkbox"/>		
Supervisory restoration	<input type="checkbox"/>	<input type="checkbox"/>		

**SYSTEM RECORD OF INSPECTION AND TESTING (continued)**

**7. NOTIFICATIONS THAT TESTING IS COMPLETE**

Monitoring organization	Contact: _____	Time: _____
Building management	Contact: _____	Time: _____
Building occupants	Contact: _____	Time: _____
Authority having jurisdiction	Contact: _____	Time: _____
Other, if required	Contact: _____	Time: _____

**8. SYSTEM RESTORED TO NORMAL OPERATION**

Date: 12/3/2024 Time: \_\_\_\_\_

**9. CERTIFICATION**

This system as specified herein has been inspected and tested according to NFPA 72, 2013 edition, Chapter 14.

Signed: Jeff Lema Printed name: JEFF LEMA Date: 12/3/2024  
Organization: AVE Title: TECHNICIAN Phone: 1-800-322-3500  
Qualifications (refer to 10.5.3): 110980

**10. DEFECTS OR MALFUNCTIONS NOT CORRECTED AT CONCLUSION OF SYSTEM INSPECTION, TESTING, OR MAINTENANCE**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**10.1 Acceptance by Owner or Owner's Representative:**

The undersigned accepted the test report for the system as specified herein:

Signed: \_\_\_\_\_ Printed name: \_\_\_\_\_ Date: \_\_\_\_\_  
Organization: \_\_\_\_\_ Title: \_\_\_\_\_ Phone: \_\_\_\_\_





# TOWN OF TRURO

## Health Department

P.O. Box 2030, Truro, MA 02666

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

Email: [ebeebe@truro-ma.gov](mailto:ebeebe@truro-ma.gov) or [adavis@truro-ma.gov](mailto:adavis@truro-ma.gov)

RECEIVED BY  
JAN 09 2025  
TOWN OF TRURO  
HEALTH DEPARTMENT

### APPLICATION TO NAME A MANAGER

**PAID**  
#1084

This application is used for a Change of Manager, Add Co-Managers or to Name a Property Management Company as Manager with the Board of Health

#### Section 1 - Business Information

Date: \_\_\_\_\_

Print Name of Applicant: Salt Air Cottages Condominium

Business Name or DBA to be managed: \_\_\_\_\_ Number of Units: 12

Street Address of Business: 82 Shore Rd, Truro, MA Business Email: Priscilla@RKMpropertymanagem

Mailing Address of Business: (  Check if New Address ) 74 Shank Painter Rd, Provincetown, MA 02657  
(508) 487-1081

#### Section 2 - Manager Information

Name of Previous Manager: Arnie Greenfield On-Site Manager Unit #: 8

Name of New Onsite Manager: Michael Ciulla On-Site Manager Unit #: 5

Name of Property Management (10 Units or less): \_\_\_\_\_

Mailing Address of New Manager and/or Property Management Company: RKM Property Management

74 Shank Painter Rd, Provincetown, MA 02657 Phone (24 hours/day): 508-487-1621 Email: \_\_\_\_\_

Name of Co-Managers: \_\_\_\_\_ info@rkmpropertymanagement.com

Unit # \_\_\_\_\_ Phone (24hrs/day): \_\_\_\_\_

Unit # \_\_\_\_\_ Phone (24hrs/day): \_\_\_\_\_

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.

*Michael Ciulla*  
SIGNATURE

MICHAEL A CIULLA  
PRINT NAME

1/8/25  
DATE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
DATE

#### Section 3 - "Office Use Only"

Team Inspection (if over 3yrs since last one) Scheduled  N/A Date \_\_\_\_\_ Fee \$45.00 Paid

Board of Health Hearing Scheduled  \_\_\_\_\_ Date \_\_\_\_\_ Fee \$75.00 Paid



## Courtney Warren

---

**From:** John O'Reilly <joreilly@jmoreillyassoc.com>  
**Sent:** Thursday, May 15, 2025 10:03 AM  
**To:** Courtney Warren  
**Cc:** Alyson Wright; Nicholas Waldman  
**Subject:** RE: Waldman - 24 Great Hills

We do not have the test results back yet, June 3<sup>rd</sup> is fine

John

---

**From:** Courtney Warren <cwarren@truro-ma.gov>  
**Sent:** Thursday, May 15, 2025 10:01 AM  
**To:** John O'Reilly <joreilly@jmoreillyassoc.com>  
**Cc:** Alyson Wright <awright@jmoreillyassoc.com>  
**Subject:** RE: Waldman - 24 Great Hills

Hi John,

We continued this one until May 20<sup>th</sup>. I looked back at your email and wondered if you meant for that to be June 3<sup>rd</sup>.

I don't think we've seen the ammonia results yet...

Would you like to continue to June 3<sup>rd</sup>? If you'd like to stick with May 20<sup>th</sup>, I'll need updated info for the packets.

Thanks.  
Courtney

---

**From:** John O'Reilly <[joreilly@jmoreillyassoc.com](mailto:joreilly@jmoreillyassoc.com)>  
**Sent:** Tuesday, May 6, 2025 11:01 AM  
**To:** Courtney Warren <[cwarren@truro-ma.gov](mailto:cwarren@truro-ma.gov)>  
**Subject:** RE: Waldman - 24 Great Hills

Thank you, no worries I would have thought he would have asked...

Enjoy the day  
John

---

**From:** Courtney Warren <[cwarren@truro-ma.gov](mailto:cwarren@truro-ma.gov)>  
**Sent:** Tuesday, May 6, 2025 10:42 AM  
**To:** John O'Reilly <[joreilly@jmoreillyassoc.com](mailto:joreilly@jmoreillyassoc.com)>  
**Subject:** RE: Waldman - 24 Great Hills

Well enjoy your night off!

Your last email will suffice for a continuation request.

Sorry about the ammonia bottle thing...



HEALTH DEPARTMENT  
TOWN OF TRURO

MAY 06 2025

FM #2025-007

RECEIVED BY:  
SUBMIT COMPLETED FORM TO THE HEALTH DEPARTMENT

PAID  
0282

Town of Truro

### Farmers Market Truro Temporary Food Service Permit

Applicant (check one)  private individual, organization or business  non-profit organization  
[must attach copy of Form 501(3)(c)]

Name of Business/Organization: Truro Community Kitchen

Address: PO Box 1053, North Truro 02652

Authorized Representative or Contact:

Name: Wendy Lurie Email: [REDACTED]

Address: [REDACTED]

Telephone Days: [REDACTED] Evenings: [REDACTED] Fax: [REDACTED]

Requested Location/Facility Truro Farmers Market

Requested Dates Mondays June - September

Requested Times 8am-12pm Rain Dates/Times (Must be completed) same

**FARMERS MARKET FOODS TO BE SOLD/SERVED**

**Foods to be Sold/Served**

- Packaged Baked Goods (breads, pies, cookies, cakes and confectionaries). Cream filled pastries, cheese cake or custard type pastries prohibited.
- Seed sprouts
- Jams or Jellies
- Shellfish: Lobster, Crab, Oysters, Clams
- Finfish
- Vinegar with or without herbs
- Dairy: Milk or milk products such as cheese.
- Meat or Poultry(processed in a federal/state licensed inspected facility)

Other: Stuffed Quahogs

Food Sampling: Y or  N If yes, attach sampling protocol.

**Base of Operations**

Foods prepared/processed at a Truro licensed facility. Name of licensed facility: Christian Union Church

Foods prepared/processed outside Truro. Please attach a copy of your state or local food processing facility license, food establishment permit, food manufacturing license or residential kitchen permit and copy of your most recent inspection report.



SUBMIT COMPLETED FORM TO THE HEALTH DEPARTMENT

### Town of Truro

*I agree to any conditions specified by the Board of Health, Board of Health Farmer's Market Policy, 105 CMR 590.000 Minimum Sanitation Standards for Food Establishments - Chapter X, and the Federal 1999 Food Code.*

PLEASE ATTACH COPY OF YOUR FOOD MANAGER CERTIFICATION AND ALLERGY AWARENESS TRAINING CERTIFICATE WITH THIS APPLICATION

*Wendy Lurie*

APPLICANT'S SIGNATURE

4/30/2025  
DATE

**Market Manager Approval**

As the Market Manager for the Truro Farmer's Market, I have authorized the applicant to participate as a vendor. .

*Jacelynn [Signature]*

Market Manager Signature

5/6/25  
Date

**HEALTH DEPARTMENT APPROVAL**

**Board of Health Comments or Conditions:**

\_\_\_\_\_  
\_\_\_\_\_

Approved \_\_\_\_\_ Not Approved \_\_\_\_\_

BOH or Health Agent

Date

# MADE WITH LOVE

## TCK STUFFIES

**Ingredients :**

Clams, Linguica, Bread, Ritz Cracker,  
Onion, Celery, Red Bell Pepper,  
Garlic, Butter, Parsley, Oregano,  
Tabasco

**Allergens:**

Wheat, Milk, Shellfish

**Production Date:****Net Weight: 5oz**

Fully cooked. Keep frozen or thaw in fridge  
overnight. Bake unwrapped clam in oven at  
375°F for 20 minutes or microwave  
unwrapped clam on high for 3 min until  
internal temp reaches 165°F

---

Produced by Truro Community Kitchen at  
27 Shore Rd North Truro, MA 02652. Visit  
[www.TruroCommunityKitchen.org](http://www.TruroCommunityKitchen.org) to learn  
more about our work, donate, sign up to  
volunteer, or receive meals



**ServSafe**  
National Restaurant Association

# ServSafe® CERTIFICATION

## Stephen Higgins

for successfully completing the standards set forth for the ServSafe® Food Protection Manager Certification Examination, which is accredited by the American National Standards Institute (ANSI)–Conference for Food Protection (CFP).

24254691

CERTIFICATE NUMBER

5608

EXAM FORM NUMBER

7/10/2023

DATE OF EXAMINATION

7/10/2028

DATE OF EXPIRATION

Local laws apply. Check with your local regulatory agency for recertification requirements.



#0655

A handwritten signature in black ink that reads "Sherman Brown".

Sherman Brown  
Executive Vice President, National Restaurant Association Solutions



In accordance with Maritime Labour Convention, 2006, Resolution ADMN 066-2013 (Regulation 3.2, Standard A3.2).

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v. 1711

Contact us with questions at 233 S. Wacker Drive, Suite 3600, Chicago, IL 60606-6383 or ServSafe@restaurant.org.

# CERTIFICATE OF ALLERGEN AWARENESS TRAINING

Name of Recipient: STEPHEN HIGGINS

Certificate Number: 6756962

Date of Completion: 12/7/2023

Date of Expiration: 12/7/2028



*The above-named person is hereby issued this certificate  
for completing an allergen awareness training program  
recognized by the Massachusetts Department of Public Health  
in accordance with 105 CMR 590.009(G)(3)(a).*

*This certificate will be valid for five (5) years from date of completion.*

Issued By:



Massachusetts Restaurant Association  
333 Turnpike Road, Suite 102  
Southborough, MA 01772  
508-303-9905  
[www.marestaurantassoc.org](http://www.marestaurantassoc.org)

NATIONAL  
RESTAURANT  
ASSOCIATION<sup>®</sup>  
800.765.2122  
[www.restaurant.org](http://www.restaurant.org)



## TOWN OF TRURO BOARD OF HEALTH

P.O. Box 2030  
Truro MA 02666-0630

### **Board of Health Meeting Minutes: March 4, 2025**

This was a hybrid meeting held in person at Truro Town Hall in the Select Board chambers and via Zoom. **Board members present:** Chair Tracey Rose, Vice Chair Brian Koll, Board Member Helen Grimm; **Also Present Virtually:** Board Member Jason Silva; **Absent:** Board Member Tim Rose, Alternate Member John Dundas; **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:** Karen Ruymann reported that Cape Cod Ponds Network recently held their quarterly meeting where she reported that the Friends of Village Pond group works closely with the Town to improve water quality for Village Pond. Also, the Cape Cod Commission has released a 76-page report entitled “Freshwater Strategies” and she encouraged people to read it.

**Discussion: Definitive subdivision application, 38 South Highland Road (map 40, parcel 1)**  
The applicant has requested a continuance to the March 18, 2025 meeting.

### **Variance Request: 14 Great Hills Rd & 3 Great Hills Lane, Dalsheimer Family Trust**

The applicant has requested a continuance to the March 18, 2025 meeting.

**Motion:** Board Member Helen Grimm moved to continue both the Definitive Subdivision application discussion for 38 South Highland Road and the Variance request for 14 Great Hills Rd/3 Great Hills Lane to the March 18, 2025 meeting; **Second:** Vice Chair Brian Koll; **Vote:** 4-0-0; the motion carried.

**Panel Discussion regarding wastewater planning – video of Wellfleet Select Board work session from February 11, 2025** The Chair had requested that the Board view a portion of a recent Wellfleet Select Board work session featuring a panel discussion about how other towns have approached the wastewater management process. The Agent summarized the video as three panelists in conversation with the Wellfleet Select Board discussing how other towns have approached the wastewater management process and some potential funding sources. The three panelists included: Jared Meader, Town of Mashpee; Kevin Galligan, Town of Orleans Select Board Vice Chair; and Andrew Gottlieb, APCC. One important concept discussed was the idea of a Remote Management Entity (RME) that would provide management of I/A systems to verify that they were functioning properly and meeting their numbers. RMEs remain a conceptual idea, and a good working model but does not yet exist.

After viewing the video segment, the Agent summarized key takeaways from the video as:

1. Pick a lane and get started. All towns are unique, and an adaptive management strategy will be important.
2. Water Quality Monitoring will be important in guiding our efforts as Truro does not yet have a TMDL for nitrogen.
  - a. Funding exists this fiscal year to do more monitoring for the Pamet to get a current baseline and will be included in the Capital Improvement Plan for ongoing work.
3. Andrew Gottlieb is an advocate for small towns.
4. It is difficult to compare septic and I/A. GHD is working to help Truro do that and the Comprehensive Wastewater Management Plan will provide structure.
5. The Barnstable County loan program, the Aquifund, is available to homeowners.

The entire video of the work session can be viewed here: <https://reflect-townofwellfleet.cablecast.tv/CablecastPublicSite/show/6670?site=1>

**Minutes:** December 17, 2024 and January 7, 2025 minutes; **Motion:** Vice Chair Brian Koll moved to approve the minutes from both meetings as presented; **Second:** Board Member Helen Grimm; **Vote:** 4-0, the motion carried.

#### **Report of the Chair:**

Chair Tracey Rose noted that the Association to Preserve Cape Cod (APCC) has recently published their 2023 Impact Report. She also stated that a joint meeting between the Truro and Provincetown Select Boards and the Provincetown Water and Sewer Board was held on February 24<sup>th</sup>. The meeting link can be found here:

<https://play.champds.com/provincetownma/event/150> (starting at ~38:36 on the recording)

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

The Agent reported that at the joint meeting the Provincetown Water Superintendent Cody Salisbury gave a presentation on the initial work to identify a new well location. The data were not conclusive so more modeling will be needed. The current Intermunicipal Agreement (IMA) is valid until 2034, but work is beginning to refine the document. The Agent noted that the meeting was successful in highlighting major issues and increasing familiarity among the towns' various boards. The date for the next joint meeting has not yet been set but will likely be in the fall. Chair Tracey Rose referred the Board to the Provincetown Water System's Quarter 4 Water Production Report to provide more information about the Provincetown water system and its operations. Vice Chair Brian Koll asked about the leaks mentioned in the report. Chair Tracey Rose said that such leaks are not unusual and can often be attributed to the age of the pipes. The Agent noted that having leak protection program is required. The porous soil makes leak detection more difficult because water does not pool on the surface of the ground. The Agent wondered if there could be a better system for leak detection and inspection, similar to the septic system inspection program.

The Agent presented a draft letter to Governor Healy opposing the potential closure of the Pocasset Mental Health Center. The Board discussed the language and suggested changes for the Agent to make before sending the letter.

A draft Home Rule Petition on pesticide reduction will be on the warrant for the upcoming Annual Town Meeting and noted that there will need to be a public hearing. The Agent



emphasized the importance of including an exception for the larvicide used by the Cape Cod Mosquito Control Project in the bylaw.

Board Member Jason Silva asked about the status of the Truro Motor Inn. Chair Tracey Rose noted that the deed was conveyed to the Town in October of 2024. The Agent noted that the DPW has been working to make the property safe but didn't have any other details.

**Motion:** Board member Jason Silva moved to adjourn the meeting; **Second:** Vice Chair Brian Koll; **Vote:** 4-0-0, the motion carried.

The meeting was adjourned at 6:24 PM.

*Respectfully submitted by Nora Bates*



## TOWN OF TRURO

### BOARD OF HEALTH

P.O. Box 2030  
Truro MA 02666-0630

#### **Board of Health Meeting Minutes: March 18, 2025**

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

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.

**Transfer Station Senior Permit Discount Discussion:** Jarrod Cabral, DPW Director, Kelly Clark, Assistant Town Manager, and Jon Nahas, Principal Assessor, presented the Senior Perks program, a pilot project aimed at offering discounted beach and transfer station permits to seniors aged 65 and above. Kelly Clark explained the program with a slideshow and noted that various articles about this were approved at last year's Annual and Special Town Meetings. Anne Greenbaum's Article 41 became the basis for this program. She described the eligibility criteria, which include having a car registered in the senior's name and registered to a Truro address, only one permit per household, and the permit cannot be transferred to a different person. Funding for the program will come from a free cash transfer. Jarrod Cabral discussed the potential revenue loss if a 50% discount was applied to the annual permit fee, which is the largest discount considered. If approved, the pilot program is set to run from May 15, 2025, to May 14, 2026. Assessor Jon Nahas presented a table of potential lost revenue by age eligibility. Alternate member John Dundas noted that he had been part of the Select Board discussion and wanted to remind folks of the value versus the cost of the program. Jon Nahas stated that people can choose to pay the full fee and are not required to take the discount. Board member Helen Grimm said that she wanted to uphold what the voters wanted and liked that this a pilot program. The Agent suggested polling the Board as to what percentage discount they would support. The Chair asked the team how they arrived at a 50% discount and Kelly Clark replied that it was based on the needs of the transfer station versus those of the Beach Office. **Motion:** Vice Chair Brian Koll moved to support the pilot program with a 50% discount as presented; **Second:** Board Member John Dundas; **Vote:** 5-0, the motion carried.

**Discussion: Definitive Subdivision Application,** 38 South Highland Road (map 40, parcel 1)

about the changing climate, and she pointed out that this was important particularly in low-lying areas in the floodplain. She referenced projects that the Town was working on, in Pamet Harbor, little Pamet, and Mill Pond Road that would address some of the problems associated with sea-level rise. The Chair mentioned the Duck Harbor area in Wellfleet that has experienced significant overwash and also emphasized the importance of protecting public health, safety, and the environment, particularly our groundwater. She highlighted the need for fairness and parity in their deliberations and encouraged the Board to consider the broad implications of their decisions. She referenced a memo from the Health Agent that was in the packet for the meeting. She indicated that she wanted to hear from Mr. Zehnder and then would entertain questions from the Board.

Attorney Ben Zehnder made his opening argument in support of granting the variance requests based on the family's history of conservation, the minimal environmental impact, and the unique circumstances of the proposed project. He asked that the Board balance protection of groundwater with property owners' rights and needs. Engineer Tarja McGrail described the benefit of upgrading the existing 5-bedroom septic system at 3 Great Hills Lane (also owned by the Dalsheimers) to an enhanced I/A system that would accommodate the proposed new flow from 14 Great Hills Road. Board Member Helen Grimm asked if the nitrogen loading calculations prepared by Tighe and Bond and submitted with the application account for what could be expected from a seasonal property. The Board expressed concerns about both the seasonal performance of the proposed septic system and the interpretation of Article 7 in the regulations.

The Agent presented the memo which outlined the specific questions in each of the variance requests, and their context. The variances are required to build a new house in the proposed location. In particular she referred to Section 1 of the Truro Board of Health Regulations, that states: the Board may consider granting a variance from any regulation in any situation wherein *"the denial would substantially deny the property of its economic value to the extent that an unconstitutional taking would result,"* and described the proposal was a context that was unusual for the Board as they rarely viewed variance requests for new construction. She said that Section 1 -administration, circles with the standard of review found in Section 6 - the local Title 5 regulations. That standard states that the Board needed to determine if granting the variance would pose a risk to public health, safety and the environment, and vote on that determination. She suggested that section 7 had some interpretive challenge that could be constructively reviewed by Town Counsel, to deepen their review of the application.

Dr. Koll asked a question of the Tighe and Bond representative, Tarja McGrail, about the way their narrative described the proposals and the variance requests. His question was why there was only discussion about the Coastal Dune, and there was no mention of the FEMA Flood zone.

Engineer Tarja McGrail responded that the proposed septic system for 3 Great Hills Lane was designed to comply with flood zone regulations and mitigate future flood risks. The proposed house at 14 Great Hills Road would be sited largely outside of the flood zone, at the highest elevation on the lot and in the X zone; and a pile foundation was proposed. When asked by Dr. Koll, Ms. McGrail addressed the question of erosion and overwash noting that the existing soil