



## Truro Board of Health

Tuesday June 17, 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 [ebcebe@truro-ma.gov](mailto:ebcebe@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*

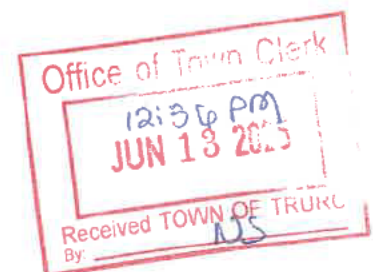
### **II. AGENDA ITEMS**

1. **Change of Manager:** Ebbtide by the Bay, 538 Shore Road, Elaine Brigman/James McCue
2. **Title 5 ACO Variance Request:** 392 Shore Road
3. **Title 5 ACO Variance Request:** 95 Shore Road
4. **Title 5/TBoH Variance Request:** 24 Great Hills Road, Polly Waldman (*continued from 6/3/2025*)
5. **Water Resources Report**

### **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](mailto:ebbeebe@truro-ma.gov) or [adavis@truro-ma.gov](mailto:adavis@truro-ma.gov)

HEALTH DEPARTMENT  
TOWN OF TRURO

MAY 20 2025

RECEIVED BY: \_\_\_\_\_

## APPLICATION TO NAME A MANAGER

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: 5/20/25

Print Name of Applicant: Elaine Brigman

Business Name or DBA to be managed: Ebbtide on the Bay

Number of Units: 6

Street Address of Business: 538 Shore Rd. N. Truro MA Business Email: [REDACTED]

Mailing Address of Business: ( ☒ Check if New Address ) \_\_\_\_\_

### Section 2 – Manager Information

Name of Previous Manager: RKM Property Mgt. On-Site Manager Unit #: -

Name of New Onsite Manager: Elaine Brigman On-Site Manager Unit #: 1

Name of Property Management (10 Units or less): Elaine Brigman

Mailing Address of New Manager and/or Property Management Company: 356 Beach St. Roslindale MA 02131

Phone (24 hours/day): [REDACTED] Email: [REDACTED]

Name of Co-Managers:

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

James McCue (Freddie)  
(Offsite)

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

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

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.

Elaine Brigman  
SIGNATURE

Elaine Brigman  
PRINT NAME

5/20/25  
DATE

James McCue  
SIGNATURE

James McCue  
PRINT NAME

5/20/25  
DATE

Sally M McSweeney  
SIGNATURE

SALLY M McSweeney  
PRINT NAME

6/10/25  
DATE

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

Team Inspection  
(If over 3yrs since last one)

Scheduled ☒

Date 5/27/25

Fee \$45.00

Paid ☒

Board of Health Hearing

☒

4/13/25  
Tentative  
6/17/2025  
CW

**PAID**  
3536045944

538 Shore Rd – Ebbside on the Bay Condominiums – Team inspection report  
May 27, 2025

Freestanding units:

Unit 1: 3 BR – OK, does not rent

Unit 2: 2 BR – OK, does not rent

Units 3-6:

General notes - All but Unit #5 rent; At the time of inspection, the hot water to these four units was not functioning due to lack of propane. Days has been called.

Screens need to be installed on windows that open prior to renting.

Unit 3: 2 BR; Adjust front door so it self-closes and fix front door screen

Unit 4: 1 BR; paint chips from ceiling in multiple rooms; Front door needs to be adjusted so it self-closes; Fix lock on slider (wooden piece being used in track as back up in the meantime)

Unit 5: 2 BR – OK does not rent

Unit 6: 1 BR (studio) – front door needs to be adjusted so it self-closes

**TOWN OF TRURO  
INSPECTION REPORT**

DATE RECEIVED 5/27/25

FLAINE

OWNER EBB TIDE CONDO

CONTACT PHONE [REDACTED]

LOCATION 538 SHORE RD

Address

7

Map

7

Parcel

☐ GAS

☐ PLUMBING

☐ ELECTRICAL

☐ BUILDING

TEAM INSPECTION

PERMIT # \_\_\_\_\_

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

PASS X

FAIL \_\_\_\_\_

OK TO CONTINUE \_\_\_\_\_

DATE INSPECTED 5-27-25

RBs

COMMENTS \_\_\_\_\_

NO ISSUES NOTED

## Courtney Warren

---

**From:** Elaine Brigman <[REDACTED]>  
**Sent:** Wednesday, May 28, 2025 4:38 PM  
**To:** Courtney Warren  
**Subject:** Ebbtide

Thank you for the report. Hot water issue has been addressed. Gas tank is fine. Hot water gauge has been turned up. Water needs to run a bit before it gets hot.

Get [Outlook for iOS](#)

**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.



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## Ebbtide Inspection

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**From** Elaine Brigman [REDACTED]  
**Date** Thu 6/12/2025 4:37 AM  
**To** Nora Bates <nbates@truro-ma.gov>

All repairs on list have now been addressed.

Get [Outlook for iOS](#)

**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.

HEALTH DEPARTMENT  
TOWN OF TRURO

Fee: \$75.00

MAY 30 2025

RECEIVED BY:



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

V2025-05

APPLICATION FOR BOARD OF HEALTH VARIANCES



Date: 5/30/25

Property Owner's Name: Richard Goldberg # [REDACTED]  
Mailing Address: 95 Mill Hill Rd Wellfleet MA 02667

Address of Property: 392 Shore Rd No. Truro

Map and Parcel Number: Map # 10 Parcel # 26

Design Engineer/Sanitarian William N. Rogers

Firm/Company Name: Same Phone #: [REDACTED]

Address: 41 Off Cemetery Rd Provincetown MA

Please check type of variance requested:

☐ Title 5 Variance Request: Section \_\_\_\_\_

☒ Board of Health Variance Request: Section/Article Section 6

Article 1.4.f and 3.1.J  
"Failed System" "Triggers for Upgrading Systems"

Signature (Representative ) [Signature] Date 5/30/25

Signature (Property Owner)

1/2025



# TOWN OF TRURO

## HEALTH DEPARTMENT

P.O. Box 2030, Truro MA 02666

Tel: 508-349-7004 x119 or x132 Fax: 508-349-5508

March 9, 2023

William N. Rogers II  
41 Off Cemetery Rd, PO Box 631  
Provincetown, MA 02657

**RE: 392 Shore Road (map 10 / parcel 26) Variance Request to 310 CMR 15.000 & Local BOH Regulations Sect. 6 Art. 9; plan titled "Sanitary Subsurface Sewage Disposal System Upgrade" drawn by William N. Rogers, dated November 2022.**

Dear Mr. Rogers:

Please be advised that the Truro Board of Health at their regularly scheduled meeting on March 7, 2023 made a motion regarding the above-referenced variance requests.

### **FOR YOUR INFORMATION THE MOTION STATED:**

**Mr. Koll moved to approve the variances as requested.**

**Seconded by Ms. Grimm.**

**Vote: 5-0-0, motion carries.**

#### **310 CMR 15.211(1)**

1. Septic tank to the property line (10' required, 7' provided)
2. SAS to property line (10' required, 1.5' provided)
3. Septic tank to crawl space (20' required, 7' provided)
4. SAS to crawl space (20' required, 4' provided)

#### **310 CMR 15.405(1)(c)**

5. Reduced SAS area by 25% with use of Innovative Technology (BioMicrobics Micro-Fast 0.5)

#### **Truro BOH Section VI, Article 9**

6. Septic Tank to wetlands (100' required, 25' provided)
7. SAS to wetlands (150' required, 40' provided)

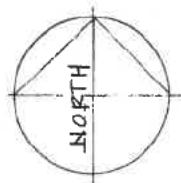
Should you have any questions, please feel free to contact me at 774-383-3393 or at [cwarren@truro-ma.gov](mailto:cwarren@truro-ma.gov).

Sincerely,

Courtney Warren, Assistant Health Agent







## SCHEMATIC FLOW PROFILE

NOT TO SCALE  
DATUM

\* NOTE: IF LOCATED UNDER PAVING OR PARKING OR LOCATED GREATER THAN 30" BELOW GRADE - PROVIDE 4" O.D. 40 PVC VENT - AS SHOWN.

## OPTIONS:

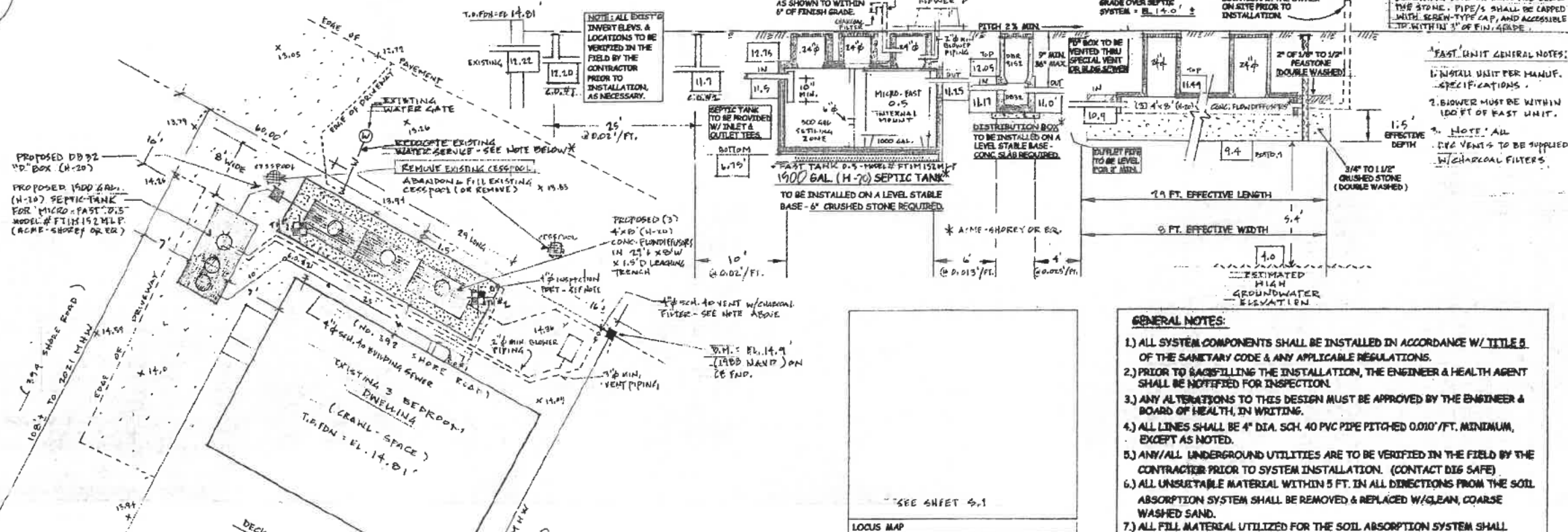
1. EXTEND UP BLDG. - 1 FT. ABOVE ROOF LINE.
2. KEEP W/ GRADE & PROVIDE CHARCOAL FILTER - COORD. LOCATION W/ THE OWNER ON SITE PRIOR TO INSTALLATION.

\* NOTE: COORD. FINAL LOCATION OF 4" DIA. VENT W/ OWNER & EXTRACTOR ON SITE PRIOR TO INSTALLATION.

INSPECTION PORT REQUIRED: MIN. (1) 4" DIA. 40 PVC PERFORATED PIPE SHALL BE PLACED VERTICALLY DOWN INTO STONE TO THE NATURALLY OCCURRING SOIL OR SAND FILL BELOW THE STONE. PIPE/S SHALL BE CAPED WITH SCREEN-TYPE CAP, AND ACCESSIBLE TO WITHIN 3" OF FIN. GRADE.

## FAST UNIT GENERAL NOTES:

1. INSTALL UNIT PER MANUF. SPECIFICATIONS.
2. BLOWER MUST BE WITHIN 100 FT. OF FAST UNIT.
3. NOTE: ALL 4" DIA. VENTS TO BE SUPPLIED W/ CHARCOAL FILTERS.





# TOWN OF TRURO



## BOARD OF HEALTH

In the matter of:

**Property belonging to:**

Richard Goldberg  
95 Mill Hill Road  
Wellfleet, MA 02667

**Regarding:**

392 Shore Road, North Truro  
Assessors Map: 10 Parcel: 26  
Deed Book: 6008 Page: 132

**ADMINISTRATIVE CONSENT  
ORDER**

*Future Septic Upgrade, or future  
connection to the Provincetown Municipal  
Sewer System*

**PARTIES**

1. The Town of Truro (the "Town"), acting by and through its Board of Health ("BOH") and Conservation Commission ("CC"), is a municipal corporation within the Commonwealth of Massachusetts with offices at 24 Town Hall Road, Truro, MA, 02666.
2. The Town of Provincetown (Provincetown) is a municipal corporation within the Commonwealth of Massachusetts with offices at 260 Commercial Street, Provincetown, MA 02657.
3. Richard Goldberg (the "Respondent") is owner of a property located at 392 Shore Road, in Truro, Massachusetts (the "Property"). Respondent's mailing address: 95 Mill Hill Road, MA 02667.

**PURPOSE**

4. This Administrative Consent Order ("Consent Order") is entered into under the authority of M.G. L. c.111, §§ 31 and 122, and M.G.L. c.21A, §13, and 310 CMR 15.305(1)(b).

**STATEMENT OF FACTS**

5. The Town requires the upgrade of cesspool systems to meet the minimum standards of 310 CMR 15.000 Title 5, and the Town BOH regulations.
6. The Respondent Property is served by a cesspool and not compliant with Title 5, and the Town BOH has determined that the cesspool requires an upgrade pursuant to 310 CMR 15.303(2), and the Town BOH regulations Section 6, Article 3.1.h.
7. The Property is located at 392 Shore Road, Truro, MA, approximately 1.4 miles from the Provincetown town line. The parcel area is 6,970 +/- square feet and located within the FEMA AE zone. There is one

cottage on the Property which has 3 bedrooms served by a cesspool. The Respondent has already provided a design plan by William N. Rogers, dated November 2022. Said planned design will be installed by a date TBD if the property owner opts not to connect to the sewer, or if the sewer would not become available for this location.

### **CONSENT ORDER**

8. The Property is close enough to the Provincetown municipal sewer main, and connection of the Property to the sewer system during its next phase of expansion is feasible. Additionally, development of the Town's municipal wastewater management plan ("TOWN PLAN") is in progress. This TOWN PLAN may offer the Property a connection to the sewer as an alternative to an upgrade to Title 5. Therefore, the Respondent is not required to undertake construction of a new Title 5 subsurface sewage disposal system at this time provided that any temporary/remedial measures identified to protect public health are undertaken by the Respondent as may be required by the Board. These temporary measures may include an inspection as needed or repairs.
9. At the time of the execution of this Consent Order, the Respondent shall make a deposit of \$33,000\* into an insured and interest-bearing account of the Town, established and maintained by the Town Treasurer pursuant to G.L. c .44, §53G 1/2 for the purposes stated herein. In the alternative to depositing the full amount as set forth in the preceding sentence, the Respondent(s) shall pay into the Town fund in 20 annual installments, with the first installment of \$1,650 being due upon execution of this agreement and subsequent installments of \$1,650 being due on or before October 1st of each subsequent calendar year, ending when the amount set forth herein is paid in full. Respondent(s) may request a statement of account from the Town Treasurer at any time, and there shall be no penalty for early prepayment.
10. The Respondent agree that such funds shall be applied by the Town to defray or satisfy any assessments or charges levied against the Respondent or the Property to connect to the municipal sewer system extension as determined by the Town, in accordance with G.L. c.80 and 83. Should another alternative become available, the escrow may be used to implement that alternative if approved to do so by the Town.
11. If Provincetown has not commenced construction of an extension of the municipal sewer collection system, which will serve the Property, by January 1, 2029, the Town shall notify the Respondent. Unless an extension has been granted to the Respondent, they shall immediately commence within 90 (ninety) days of said notice, with installation of the upgraded subsurface sewage system on the property in accordance with the approved engineered plan. The Respondent shall abandon the existing subsurface sewage disposal system by one hundred twenty (120) days from said notice. Notwithstanding the requirements of this Paragraph, the BOH may, in its sole discretion, elect to extend the time for completion of the upgrade to an on-site title 5 septic system by renewal of this Consent Order for such additional period as it sees fit, with all other requirements of this Consent Order remaining in full force and effect.  
  
*\*this amount has been developed using title 5 design flows at \$100/gallon; this multiplier will be modified at a future date to reflect actual betterment/construction costs.*
12. In the event that the Respondent elect to install an upgraded subsurface sewage disposal system in accordance with an approved engineered plan at any time prior to the expiration of this Consent Order, regardless of whether the system has failed or not failed, and upon proof that Respondent(s) have

entered into a binding contract to construct an upgraded subsurface sewage disposal system conforming to Title 5 or any successor environmental code, all funds in the account shall be provided to the Respondent who shall use said funds to defray all or a portion of the costs of the installation on the Property in accordance with the engineered plan approved by the BOH. Such approval shall be obtained at a duly noticed BOH meeting.

13. In the event the Respondent transfer title to or an interest in the Property to another person or entity at any time during the life of this Consent Order, the new owner(s) shall become subject to the terms and conditions of this Consent Order. Foreclosing mortgagees shall be entitled to all rights and benefits set forth in this Consent Order. The Consent Order shall be recorded in the chain of title to the Property upon execution thereof and shall remain on the title and run with the title to the Property until such time as the Town acting by and through its BOH, certifies compliance with the terms and conditions herein.
14. Within five (5) days of the execution of this Consent Order, the Respondent shall provide to the BOH, proof of recording of the Consent Order at the Barnstable Registry of Deeds or Registry District of the Land Court, as appropriate. The Town may record the Consent Order at the Respondent's expense in the event the Respondent(s) fail to do so.

#### **STIPULATED PENALTIES**

15. If any action required by this Consent Order is not completed by the prescribed deadline, including but not limited to any deadlines associated with required septic system installation, the Respondent(s) shall pay to the Town without demand a stipulated penalty of \$500 per day unless said deadline is delayed on account of matters beyond the reasonable control of the Respondent(s) or on account of the Respondent(s)'s contractor's inability to meet said deadline. Each day of non-compliance shall constitute a separate violation. Payment of the penalty shall be made by certified check, cashier's check or money Consent Order payable to the Town and such payment shall be mailed to the BOH, 24 Town Hall Road, Truro, MA 02666. Nothing herein shall limit the authority of the BOH or Town to pursue additional enforcement measures, whether legal or equitable, including fines and injunctive relief, to enforce this Consent Order or G.L. c.111, §§31 and 122, G.L. c.21A, §13 and 310 CMR 15.00.

#### **TERMINATION**

16. Nothing in this Consent Order is intended to limit or restrict the authority of BOH, or any other board, commission or officer of the Town to act in accordance with federal, state and local laws within their jurisdiction, including but not limited to G.L. c.111, §§31 and 122, G.L. c.21A, §13 and 310 CMR 15.00, and nothing contained herein shall be construed as limiting in any way the authority of the BOH to issue such other Consent Orders or require such remedial measures as may be necessary, including but not limited to terminating this Consent Order and requiring immediate repair, or replacement of the system or connection to the sewer, to abate a threat to public health, safety or the environment caused by the sewage disposal system located on the Property.

#### **OTHER PROVISIONS**

17. This Consent Order shall apply to and bind the parties, their officers, employees, agents, successors, heirs, assigns, and all other persons and entities acting under them.
18. The Respondent(s) voluntarily agree to the terms of this Consent Order.
19. This Consent Order may be modified only upon the written agreement of the BOH and Respondent(s).

20. If any term or provisions of this Consent Order or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of the Consent Order or the application thereof shall be valid and enforceable to the fullest extent permitted by law.
21. Each undersigned representative hereby certifies that they are fully authorized to enter into the terms by signing.

Entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Respondent(s)

\_\_\_\_\_  
Richard Goldberg

On Behalf of Town of Truro,  
Board of Health

\_\_\_\_\_  
Emily Beebe, Truro Health Agent

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_, SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned notary public personally appeared **Emily Beebe, Health Agent**, proved to me through satisfactory evidence of identification, which were \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he)(she) signed it voluntarily for its stated purpose.

Notary Public \_\_\_\_\_

My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_, SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned notary public personally appeared **Richard Goldberg, Respondent**, proved to me through satisfactory evidence of identification, which were

\_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he)(she) signed it voluntarily for its stated purpose.

Notary Public \_\_\_\_\_  
My Commission Expires:



Fee: \$75.00

**PAID**  
1232

V 2025-04



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

**APPLICATION FOR BOARD OF HEALTH VARIANCES**

HEALTH DEPARTMENT  
TOWN OF TRURO

Date: 5-12-25

MAY 15 2025

RECEIVED BY:

Property Owner's Name: EVELISE LEOPOLDO & RALPH WILKINS

Mailing Address: P.O. BOX 96 Roseloom NY 13450

Address of Property: 95 SHORE ROAD N. TRURO MA 02652

Map and Parcel Number: Map # 36 Parcel # 8

Design Engineer/Sanitarian Jason C. Ellis

Firm/Company Name: J.C. ELLIS DESIGN Phone #: [REDACTED]

Address: P.O. BOX 81 N. Eastham MA 02651

Please check type of variance requested:

☐ Title 5 Variance Request: Section \_\_\_\_\_

☒ Board of Health Variance Request: Section/Article Article VI, Section 1.4 Definitions  
and Article 3.1.h Triggers for Upgrading Septic Systems and ACOs

Signature (Representative )

*Evelise Leopoldo*

Signature (Property Owner)

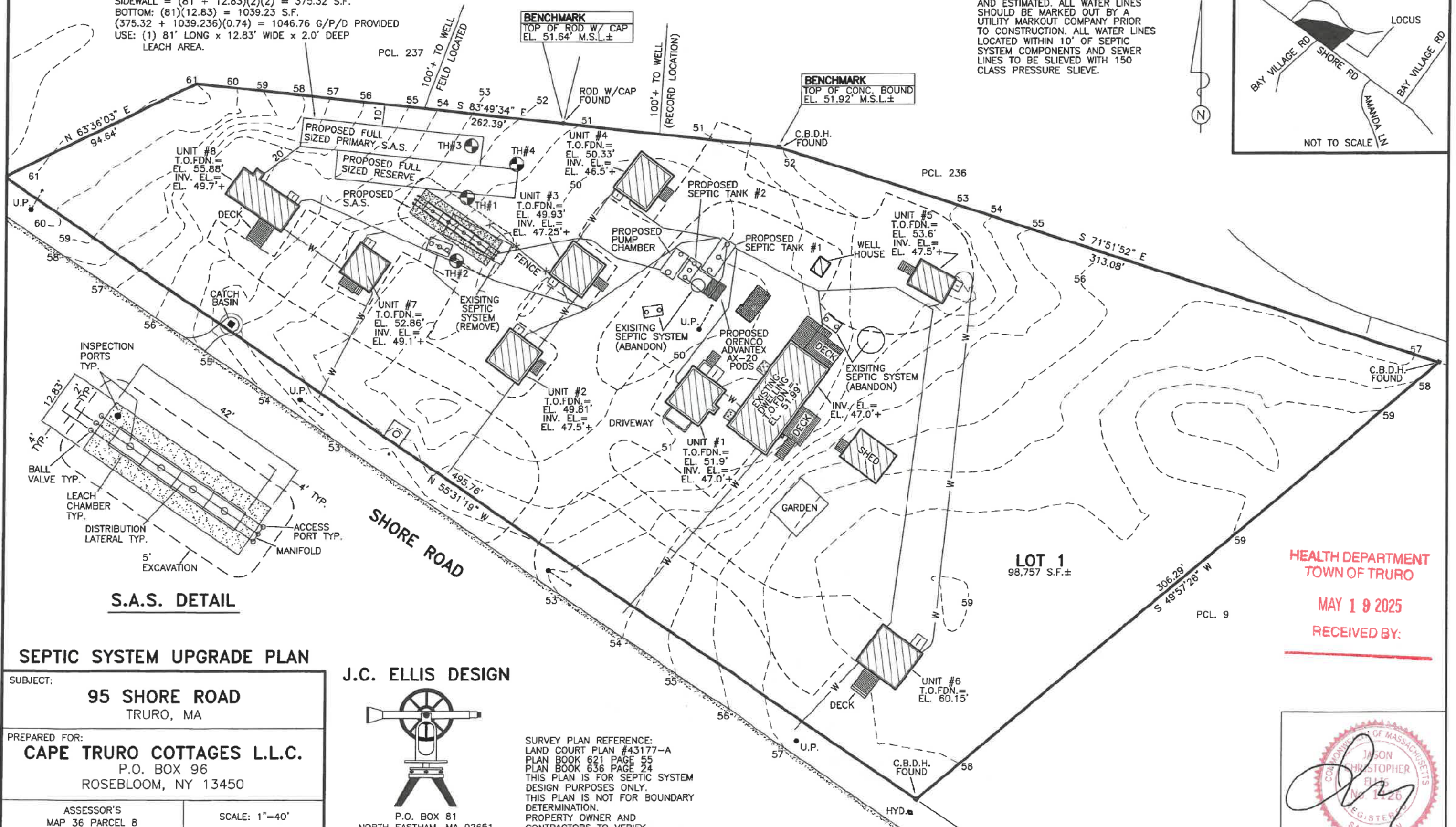
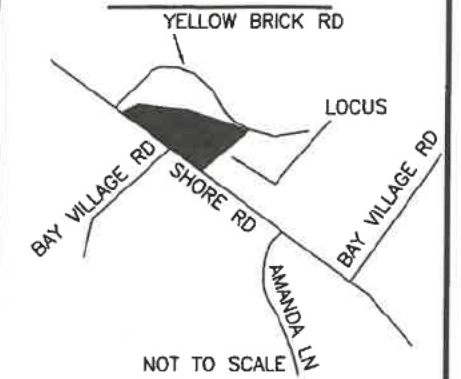
Date

5-12-25

**PROPOSED POTENTIAL FULL SIZED SOIL ABSORPTION SYSTEM:**  
 SIDEWALL =  $(81 + 12.83)(2) = 375.32$  S.F.  
 BOTTOM:  $(81)(12.83) = 1039.23$  S.F.  
 $(375.32 + 1039.23)(0.74) = 1046.76$  G/P/D PROVIDED  
 USE: (1) 81' LONG x 12.83' WIDE x 2.0' DEEP  
 LEACH AREA.

ALL WATER LINE LOCATIONS SHOWN  
 ON THIS PLAN ARE APPROXIMATE  
 AND ESTIMATED. ALL WATER LINES  
 SHOULD BE MARKED OUT BY A  
 UTILITY MARKOUT COMPANY PRIOR  
 TO CONSTRUCTION. ALL WATER LINES  
 LOCATED WITHIN 10' OF SEPTIC  
 SYSTEM COMPONENTS AND SEWER  
 LINES TO BE SLIEVED WITH 150  
 CLASS PRESSURE SLIEVE.

# LOCUS MAP

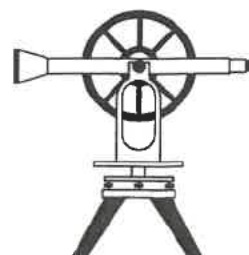


HEALTH DEPARTMENT  
 TOWN OF TRURO

MAY 19 2025

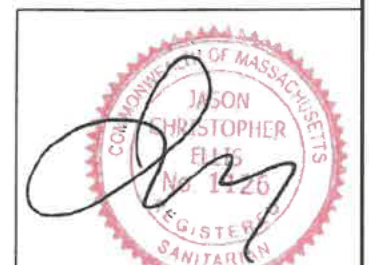
RECEIVED BY:

J.C. ELLIS DESIGN



P.O. BOX 81  
 NORTH EASTHAM, MA 02651  
 (508)240-2220  
 Email: jason@jcellisdesign.com

SURVEY PLAN REFERENCE:  
 LAND COURT PLAN #43177-A  
 PLAN BOOK 621 PAGE 55  
 PLAN BOOK 636 PAGE 24  
 THIS PLAN IS FOR SEPTIC SYSTEM  
 DESIGN PURPOSES ONLY.  
 THIS PLAN IS NOT FOR BOUNDARY  
 DETERMINATION.  
 PROPERTY OWNER AND  
 CONTRACTORS TO VERIFY  
 ALL WATER LINES AND GAS  
 UTILITIES ON PROPERTY.



JASON C. ELLIS, R.S.

## SEPTIC SYSTEM UPGRADE PLAN

SUBJECT:

95 SHORE ROAD  
 TRURO, MA

PREPARED FOR:

CAPE TRURO COTTAGES L.L.C.  
 P.O. BOX 96  
 ROSEBLOOM, NY 13450

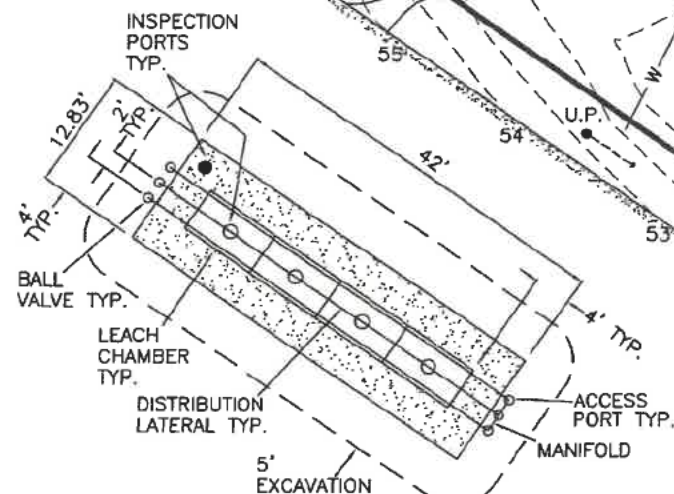
ASSESSOR'S  
 MAP 36 PARCEL B

SCALE: 1"=40'

DATE: APRIL 5, 2022

SHEET 1 OF 3

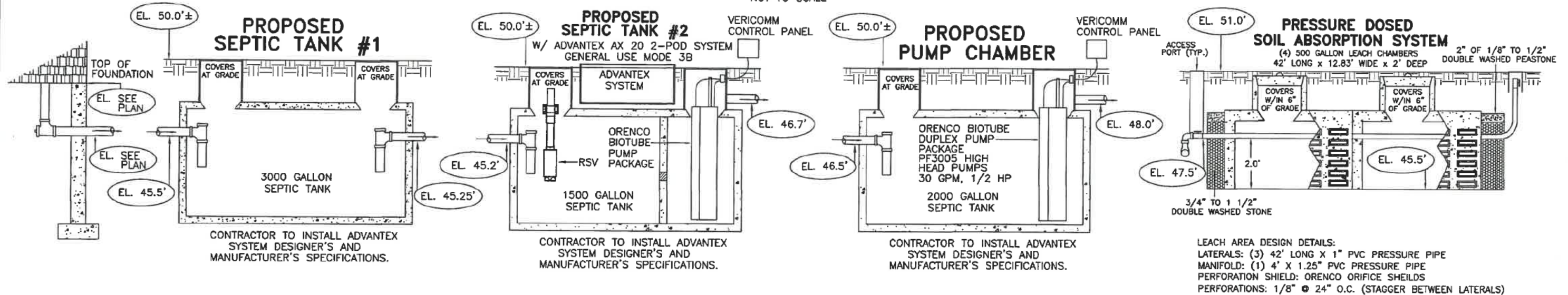
## S.A.S. DETAIL





## SECTION DETAIL – COMPONENTS

NOT TO SCALE



## DESIGN CALCULATIONS

### FLOW RATE:

(9) 1 BEDROOM DWELLING UNITS = 990 G/P/D REQUIRED  
 (110 G/P/D PER BEDROOM x 9 BEDROOMS)  
 700 S.F.± OFFICE SPACE = 52.5 G/P/D REQUIRED  
 (75 G/P/D PER 1000 S.F. x 700 S.F.)  
 TOTAL FLOW = 1042.5 G/P/D REQUIRED  
 NO GARBAGE GRINDER ALLOWED

### SEPTIC TANK #1:

1042.5 G/P/D x 2 = 2085 G/P/D REQUIRED  
 USE 3000 GALLON SEPTIC TANK

### SEPTIC TANK #2:

1042.5 G/P/D x 1 = 1042.5 G/P/D REQUIRED  
 USE 1500 GALLON SEPTIC TANK

### SOIL ABSORPTION SYSTEM:

PERC RATE = <2 MIN./IN. – CLASS I SOIL  
 SIDEWALL = (42 + 12.83)(2)(2) = 219.32 S.F.  
 BOTTOM: (42)(12.83) = 538.86 S.F.  
 (219.32 + 538.86)(0.74) = 561.05 G/P/D PROVIDED  
 USE: (4) 500 GALLON LEACH CHAMBERS W/ STONE  
 AS SHOWN IN DETAIL.

\*47% REDUCTION IN REQUIRED SIZE OF S.A.S. PROVIDED.

## NOTES

- ALL PRECAST COMPONENTS TO BE H-10 RATED. ALL COMPONENTS WITH ANY ANTICIPATED VEHICULAR TRAFFIC TO BE H-20 RATED.
- ELEVATION DATUM IS FROM USGS QUAD MAP.
- MUNICIPAL WATER IS AVAILABLE.
- ALL CONSTRUCTION TO CONFORM WITH 310 CMR 15.000 AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
- INSTALLER/CONTRACTOR TO REVIEW & VERIFY ALL ELEVATIONS AND DETAILS AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION OR ASSUME ALL RESPONSIBILITY.
- INSTALLER/CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAFE WORK AREA, VERIFYING ALL UTILITIES AND NOTIFYING DIG SAFE PRIOR TO CONSTRUCTION.
- ANY CHANGES TO OR DEVIATIONS FROM THIS PLAN MUST BE APPROVED IN WRITING BY J.C. ELLIS DESIGN CO. AND BOARD OF HEALTH.
- FINISH COVER OVER COMPONENTS IS NOT TO EXCEED 3' PER 310 CMR 15.000.
- ALL ABANDONED SEPTIC SYSTEM COMPONENTS TO BE PUMPED DRY AND FILLED WITH CLEAN SAND OR REMOVED AND REPLACED WITH CLEAN SAND.
- ALL COMPONENTS TO BE PROVIDED WITH WATERTIGHT ACCESS PORTS WITHIN 6" OF FINISH GRADE.
- ALL SEPTIC TANKS, DISTRIBUTION BOXES AND PIPING TO BE INSTALLED WATERTIGHT.
- NO KNOWN WELLS EXIST WITHIN 100' OF PROPOSED LEACH AREA.
- THIS IS NOT A CERTIFIED PLOT PLAN AND UNDER NO CIRCUMSTANCES IS THIS PLAN TO BE USED FOR BUILDING OR ZONING PURPOSES.
- LEACH AREA TO BE PROVIDED WITH AT LEAST ONE INSPECTION PORT CONSISTING OF A PERFORATED FOUR INCH PIPE PLACED VERTICALLY DOWN INTO THE STONE TO THE NATURALLY OCCURRING SOIL OR SAND FILL BELOW THE STONE. THE PIPE SHALL BE CAPPED WITH A SCREW TYPE CAP AND ACCESSIBLE WITHIN 3" OF GRADE.
- PRESSURE LINE TO BE INSTALLED WITH 1 C.F. OF CONCRETE AS THRUST BLOCKING AT ALL BENDS ALONG PRESSURE LINES.
- ALL SEWER LINES BETWEEN BUILDINGS AND SEPTIC TANK TO BE INSTALLED WITH CLEANOUTS AT ALL BENDS, JUNCTIONS AND 50' INCREMENTS.
- CONTRACTOR TO LOCATE ALL EXISTING BUILDING SEWERS PRIOR TO CONSTRUCTION, AND VERIFY LOCATIONS AND INVERT ELEVATIONS. BUILDING SEWERS TO BE CHANGED, ONLY IF NECESSARY, TO LOCATIONS AND ELEVATIONS SPECIFIED.

## DEEP HOLE DATA

PERFORMED BY: ALAN CABRAL, S.E.  
 WITNESSED BY: SUSAN RASK, TRURO BOH  
 TEST DATE: SEPTEMBER 6, 2002

PERFORMED BY: ALAN CABRAL, S.E.  
 WITNESSED BY: EMILY BEEBE, TRURO BOH  
 TEST DATE: MAY 18, 2011

#1	#2	#3	#4
DEPTH 0.00'	DEPTH 0.00'	DEPTH 0.00'	DEPTH 0.00'
ELEV. 51.2'	ELEV. 50.2'	ELEV. 52.2'	ELEV. 50.7'
1.0'	1.0'	1.0'	1.0'
2.5'	3.0'	2.5'	1.5'
11.5'	10.5'	11.0'	11.0'
NO WATER ENCOUNTERED	NO WATER ENCOUNTERED	NO WATER ENCOUNTERED	NO WATER ENCOUNTERED
39.7'	39.7'	41.2'	39.7'

## SEPTIC SYSTEM UPGRADE PLAN

SUBJECT:

**95 SHORE ROAD**  
 TRURO, MA

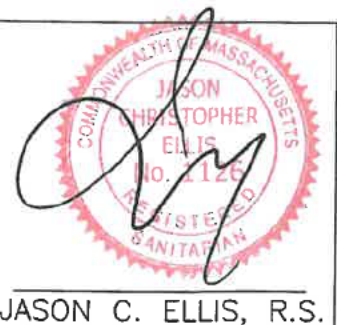
PREPARED FOR:

**CAPE TRURO COTTAGES L.L.C.**  
 P.O. BOX 96  
 ROSEBLOOM, NY 13450

ASSESSOR'S  
 MAP 36 PARCEL 8

DATE: APRIL 5, 2022

SHEET 2 OF 3



JASON C. ELLIS, R.S.



TOWN OF TRURO  
BOARD OF HEALTH

In the matter of:

**Property belonging to:**  
Cape Truro Cottages, LLC  
PO Box 96  
Roseboom, NY 13450  
**Regarding:**  
95 Shore Road  
Assrs. Map: 36 Parcel: 8  
Certificate #: 226324

**ADMINISTRATIVE CONSENT  
ORDER**  
Septic Upgrade

**PARTIES**

1. The Town of Truro (the "Town"), acting by and through its Board of Health ("Board"), is a municipal corporation within the Commonwealth of Massachusetts with offices at 24 Town Hall Road, Truro, MA, 02666.
2. Cape Truro Cottages, LLC, (Evelize Leopoldo, Res Agent) the "Respondent") is the owner (of property located at 95 Shore Road in the Town of Truro (the "Property"). The respondent's mailing address is: PO Box 96, Rosebloom, NY 13450.

**PURPOSE**

3. This Administrative Consent Order ("Consent Order") is entered into under the authority of M.G. L. c.111, §§ 31 and 122, and M.G.L. c.21A, §13, and 310 CMR 15.305(1)(b).

**STATEMENT OF FACTS**

4. The Town requires an upgrade of failed systems to meet the minimum standards of 310 CMR 15.000 Title 5 and the Truro Board of Health regulations.
5. The Respondents' Property is licensed as a Cottage/Cabin Colony with 9 units and is compliant with the nitrogen loading standards of Title 5. The property is served by 3 Title 5 systems. Two of the septic systems have failed and require an upgrade pursuant to 310 CMR 15.000 (Title 5). The owner has had an upgrade plan developed and the property is on a pump as-needed basis to mitigate hydraulic failure. The property is connected to the Provincetown water system

### **CONSENT ORDER**

6. Respondents shall have the two failed septic systems inspected every 3 months and pumped as needed, until the septic upgrades are completed. Inspection shall be a limited ACO inspection (using the Provincetown ACO inspection form adapted to Truro).
7. Respondent shall have an IA system for 9-bedrooms installed within 1 year of the issuance of a special permit from the ZBA to convert the premises to year-round housing, or within 6 months of the sale of units 7 & 8, whichever is sooner. Extension may be granted by the Board of Health for good cause, including inability to finance the installation of the I/A system.
8. The passing septic system presently serving Units 7 & 8, may be maintained for so long as it continues to operate in accordance with Title V regulations. Upon failure, Units 7 & 8 shall be connected to the 9-bedroom IA system forthwith but no later than December 31, 2036.
9. To reinforce the continued use of the property as affordable year-round rental housing, and the upgrade of the septic systems the Truro Board of Health shall recommend the Respondent's ZBA application to convert the premises to year-round single or multifamily housing.
10. Respondents shall ensure that the condominium documents and a deed restriction for the premises shall prohibit short-term rentals (less than 9 months) for the condominiums at the premises.
11. In the event that the Respondents transfer title to or an interest in the Property to another person at any time during the life of this Consent Order, the new owner(s) shall become subject to the terms and conditions of this Consent Order. Foreclosing mortgagees shall be entitled to all rights and benefits set forth in this Consent Order. The Consent Order shall be recorded in the chain of title to the Property upon execution thereof and shall remain on the title and run with the title to the Property until such time as the Town, acting by and through its Board of Health, certifies compliance with the terms and conditions herein.
16. Within five (5) days of the execution of this Consent Order, the Respondents shall provide to the Board, proof of recording of the Consent Order at the Registry of Deeds or Registry District of the Land Court, as appropriate. The Town may record the Order at the Respondents' expense in the event the Respondents fail to do so.

### **STIPULATED PENALTIES**

17. If any action required by this Consent Order is not completed by the prescribed deadline, including but not limited to any deadlines associated with required septic system installation, the Respondent shall pay to the Town without demand a stipulated penalty of \$500 per day unless said deadline is delayed on account of matters beyond the reasonable control of the Respondent or on account of the Respondents' contractor's inability to meet said deadline. Each day of non-compliance shall constitute a separate violation. Payment of the penalty shall be made by certified check, cashier's check or money order payable to the Town of Truro and such payment shall be mailed to the Board of Health, 24 Town Hall Road, TRURO MA 02666. Nothing herein shall limit the authority of the Board of Health or Town to



pursue additional enforcement measures, whether legal or equitable, including fines and injunctive relief, to enforce this Consent Order or G.L. c.111, §§31 and 122, G.L. c.21A, §13 and 310 CMR 15.00.

### **TERMINATION**

18. Nothing in this Consent Order is intended to limit or restrict the authority of Board of Health, or any other board, commission or officer of the Town to act in accordance with federal, state and local laws within their jurisdiction, including but not limited to G.L. c.111, §§31 and 122, G.L. c.21A, §13 and 310 CMR 15.00, and nothing contained herein shall be construed as limiting in any way the authority of the Board of Health to issue such other orders or require such remedial measures as may be necessary, including but not limited to terminating this Consent Order and requiring immediate repair, or replacement of the system or connection to the sewer, to abate a threat to public health, safety or the environment caused by the sewage disposal system located on the Property.

### **OTHER PROVISIONS**

19. This Consent Order shall apply to and bind the parties, their officers, employees, agents, successors, heirs, assigns, and all other persons and entities acting under them.
20. The Respondents voluntarily agree to the terms of this Consent Order.
21. This Consent Order may be modified only upon the written agreement of the Board of Health and Respondents.
22. If any term or provisions of this Consent Order or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of the Consent Order or the application thereof shall be valid and enforceable to the fullest extent permitted by law.
23. Each undersigned representative hereby certifies that they are fully authorized to enter into the terms signing.

Entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Respondent(s)

On Behalf of Town of TRURO  
Board of Health

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Cape Truro Cottages, LLC

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Emily Beebe, Health Agent  
24 Town Hall Road  
Truro, MA 02666

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COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_, SS.

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned notary public personally appeared **Emily Beebe, Health Agent**, proved to me through satisfactory evidence of identification, which were \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he)(she) signed it voluntarily for its stated purpose.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

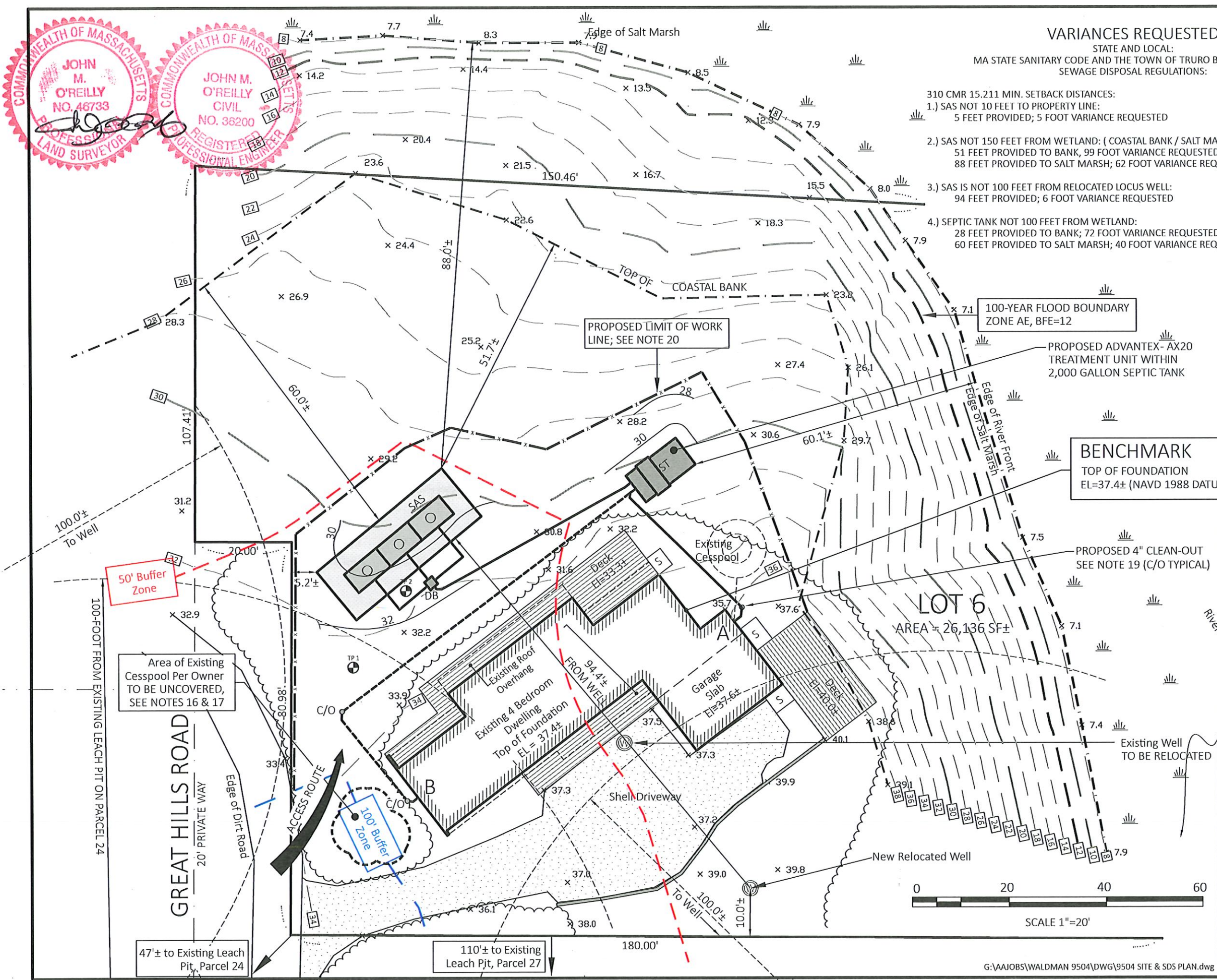
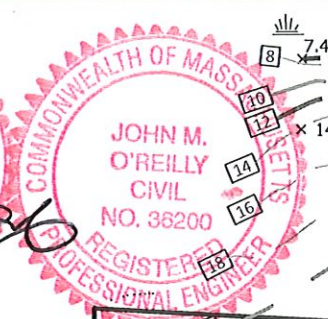
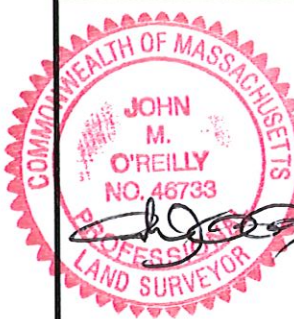
COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_, SS

On this \_\_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned notary public personally appeared \_\_\_\_\_ (name of document signer), proved to me through satisfactory evidence of identification, which were \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he)(she) signed it voluntarily for its stated purpose.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

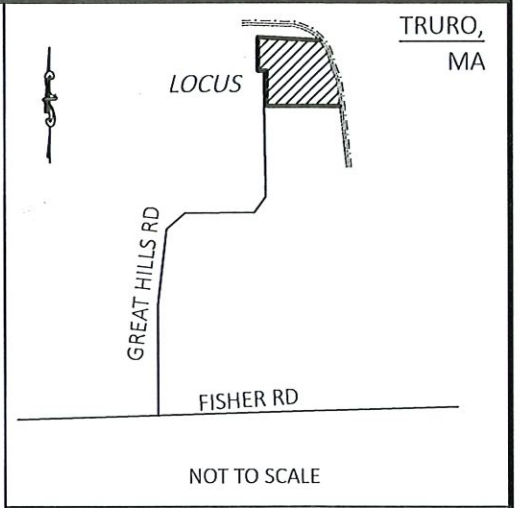




### VARIANCES REQUESTED

STATE AND LOCAL:  
MA STATE SANITARY CODE AND THE TOWN OF TRURO BOARD OF HEALTH  
SEWAGE DISPOSAL REGULATIONS:

- 310 CMR 15.211 MIN. SETBACK DISTANCES:
- 1.) SAS NOT 10 FEET TO PROPERTY LINE:  
5 FEET PROVIDED; 5 FOOT VARIANCE REQUESTED
  - 2.) SAS NOT 150 FEET FROM WETLAND: ( COASTAL BANK / SALT MARSH)  
51 FEET PROVIDED TO BANK, 99 FOOT VARIANCE REQUESTED  
88 FEET PROVIDED TO SALT MARSH; 62 FOOT VARIANCE REQUESTED
  - 3.) SAS IS NOT 100 FEET FROM RELOCATED LOCUS WELL:  
94 FEET PROVIDED; 6 FOOT VARIANCE REQUESTED
  - 4.) SEPTIC TANK NOT 100 FEET FROM WETLAND:  
28 FEET PROVIDED TO BANK; 72 FOOT VARIANCE REQUESTED  
60 FEET PROVIDED TO SALT MARSH; 40 FOOT VARIANCE REQUESTED



PLAN BOOK 117  
DEED BOOK 3845  
ASSESSORS' MAP 49

PAGE 77  
PAGE 172  
PARCEL 25

### LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- WATER SERVICE LINE
- OVERHEAD UTILITY SERVICE
- ELECTRIC / COMM. SERVICE LINE
- GAS SERVICE LINE
- TEST HOLE / BORING LOCATION
- SEPTIC TANK
- DISTRIBUTION BOX
- SOIL ABSORPTION SYSTEM
- RESERVED FOR FUTURE
- UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- WELL
- DRAINAGE MANHOLE
- CONCRETE BOUND, FOUND
- LIMIT OF WORK
- FENCE
- EDGE OF CLEARING

## SHEET 1 OF 3

REVISED: 06-09-2025: RELOCATED WELL LOCATION WITH SETBACKS,  
ADJUSTED SEPTIC TANK SIZE TO 2,000 GALLONS

**Polly Waldman**  
P.O. BOX 1285, TRURO, MA

**SITE & SEWAGE DISPOSAL SYSTEM PLAN**  
24 GREAT HILLS ROAD, TRURO, MA

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

1573 Main Street - Route 6A  
P.O. Box 1773  
Brewster, MA 02631

(508)896-8801 Office (508)896-8802 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
2-19-2025	As Noted	jmo	JMO	JMO-9504

G:\AA\JOBS\WALDMAN 9504\DWG\9504 SITE & SDS PLAN.dwg



GENERAL NOTES:

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

CONSTRUCTION NOTES:

- 1.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE ENVIRONMENTAL CODE, TITLE 5, AND THE REQUIREMENTS OF THE LOCAL BOARD OF HEALTH.
- 2.) SEPTIC TANK(S), GREASE TRAP(S), DOSING CHAMBER(S) AND DISTRIBUTION BOX(ES) SHALL BE SET ON A LEVEL STABLE BASE WHICH HAS BEEN MECHANICALLY COMPACTED, OR ON A 6 INCH CRUSHED STONE BASE.
- 3.) SEPTIC TANK(S) SHALL MEET ASTM STANDARD C1127-93 AND SHALL HAVE AT LEAST THREE 20" DIAMETER MANHOLES. THE MINIMUM DEPTH FROM THE BOTTOM OF THE SEPTIC TANK TO THE FLOW LINE SHALL BE 48".
- 4.) SCHEDULE 40 PVC INLET AND OUTLET TEES SHALL EXTEND A MINIMUM OF 6" ABOVE THE FLOW LINE OF THE SEPTIC TANK AND SHALL BE INSTALLED ON THE CENTERLINE OF THE TANK DIRECTLY UNDER THE CLEANOUT MANHOLE.
- 5.) RAISE COVERS OF THE SEPTIC TANK AND DISTRIBUTION BOX WITH PRECAST CONCRETE WATER TIGHT RISERS OVER INLET AND OUTLET TEES TO WITHIN 6" OF FINISH GRADE, OR AS APPROVED BY THE LOCAL BOARD OF HEALTH AGENT.
- 6.) PIPING SHALL CONSIST OF 4" SCHEDULE 40 PVC OR EQUIVALENT. PIPE SHALL BE LAID ON A MINIMUM CONTINUOUS GRADE OF NOT LESS THAN 1%.
- 7.) DISTRIBUTION LINES FOR SOIL ABSORPTION SYSTEM (AS REQUIRED) SHALL BE 4" DIAMETER SCHEDULE 40 PVC LAID AT 0.005 FT/FT. LINE SHALL BE CAPPED AT END OR AS NOTED.
- 8.) OUTLET PIPES FROM DISTRIBUTION BOX SHALL REMAIN LEVEL FOR AT LEAST 2' BEFORE PITCHING TO SOIL ABSORPTION SYSTEM. WATER TEST DISTRIBUTION BOX TO ENSURE EVEN DISTRIBUTION.
- 9.) DISTRIBUTION BOX SHALL HAVE A MINIMUM SUMP OF 6" MEASURED BELOW THE OUTLET INVERT.
- 10.) BASE AGGREGATE FOR THE LEACHING FACILITY SHALL CONSIST OF 3/4" TO 1-1/2" DOUBLE WASHED NATIVE STONE FREE OF IRON, FINES AND DUST AND SHALL BE INSTALLED BELOW THE CROWN OF THE DISTRIBUTION LINE TO THE BOTTOM OF THE SOIL ABSORPTION SYSTEM. BASE AGGREGATE SHALL BE COVERED WITH A LAYER OF FILTER FABRIC OR APPROVED EQUIVALENT.
- 11.) VENT SOIL ABSORPTION SYSTEM WHEN DISTRIBUTION LINES EXCEED 50 FEET; WHEN LOCATED EITHER IN WHOLE OR IN PART UNDER DRIVEWAYS, PARKING AREAS, TURNING AREAS OR OTHER IMPERVIOUS MATERIAL; OR WHEN PRESSURE DOSED.
- 12.) SOIL ABSORPTION SYSTEM SHALL BE COVERED WITH A MINIMUM OF 9" OF CLEAN MEDIUM SAND (EXCLUDING TOPSOIL).
- 13.) FINISH GRADE SHALL BE A MAXIMUM OF 36" OVER THE TOP OF ALL SYSTEM COMPONENTS, INCLUDING THE SEPTIC TANK, DISTRIBUTION BOX, DOSING CHAMBER AND SOIL ABSORPTION SYSTEM. SEPTIC TANKS SHALL HAVE A MINIMUM COVER OF 9".
- 14.) FROM THE DATE OF INSTALLATION OF THE SOIL ABSORPTION SYSTEM UNTIL RECEIPT OF A CERTIFICATE OF COMPLIANCE, THE PERIMETER OF THE SOIL ABSORPTION SYSTEM SHALL BE STAKED AND FLAGGED TO PREVENT THE USE OF SUCH AREA FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE SYSTEM.
- 15.) SUBSURFACE COMPONENTS OF A SYSTEM SHALL NOT BE BACKFILLED OR OTHERWISE CONCEALED FROM VIEW UNTIL A FINAL INSPECTION HAS BEEN CONDUCTED BY THE APPROVING AUTHORITY AND PERMISSION HAS BEEN GRANTED BY THE APPROVING AUTHORITY TO BACKFILL THE SYSTEM. THE DESIGNER SHALL INSPECT THE CONSTRUCTION AFTER THE INITIAL EXCAVATION, PRIOR TO BACKFILLING, AND DURING BACKFILLING. IN ADDITION, THE FINAL INSPECTION OF THE SYSTEM SHALL BE CONDUCTED BY THE APPROVING AUTHORITY, THE SYSTEM INSTALLER AND DESIGNER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE PURSUANT TO 310 CMR 15.021(3). ANY COMPONENT OF THE SYSTEM WHICH HAS BEEN COVERED WITHOUT SUCH PERMISSION SHALL BE UNCOVERED UPON REQUEST OF THE APPROVING AUTHORITY OR THE DEPARTMENT.
- 16.) INSTALLER SHALL VERIFY INVERT ELEVATIONS PRIOR TO INSTALLATION OF ANY SEPTIC SYSTEM COMPONENTS.
- 17.) EXISTING CESSPOOLS TO BE UNCOVERED, PUMPED DRY, FILLED AND REMOVED. AREA TO BACKFILLED WITH CLEAN FILL, COMPACTED TO MINIMIZE SETTLEMENT.
- 18.) INSTALLER TO CONFIRM LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO START OF CONSTRUCTION.
- 19.) ALL 4" PVC CLEANOUTS SHALL BE WITHIN 3" OF FINISH GRADE. CLEANOUTS SHALL BE MARKED WITH A PIECE OF #5 REBAR FOR FUTURE LOCATION.
- 20.) LIMIT OF WORK LINE: THE LIMIT OF WORK SHALL BE AS SHOWN ON PLAN VIEW, SHEET 1 OF 3. THE LIMIT OF WORK LINE SHALL CONSIST OF A 9-INCH DIA. STRAW WATTLE. THE WATTLES SHALL BE STAKED IN PLACE AND INSTALLED PRIOR TO ANY SITE DISTURBANCE.
- 21.) THE DISTURBED AREAS SHALL BE PLANTED WITH AMERICAN BEACH GRASE, PLANTED IN A 12" X 12" MATRIX. AREA IS TO BE ALLOWED TO NATURALIZE.

SYSTEM DESIGN CALCULATIONS:

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

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

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

SEPTIC TANK CAPACITY PROVIDED:  
2000 GALLON SEPTIC TANK (MIN. ALLOWED)

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

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

INSTALL:  
ONE (1)- 2,000 GALLON SEPTIC TANK, 2-COMPARTMENT TANK ADVANTEX TREATMENT AX20 SYSTEM  
ONE (1)- 3 OUTLET DISTRIBUTION BOX (H-20 RATED)  
THREE (3)- 500 GALLON LEACH CHAMBERS WITH 4' OF STONE ALL AROUND

SOIL TEST LOGS:

TEST HOLE 1: EL=32.8±

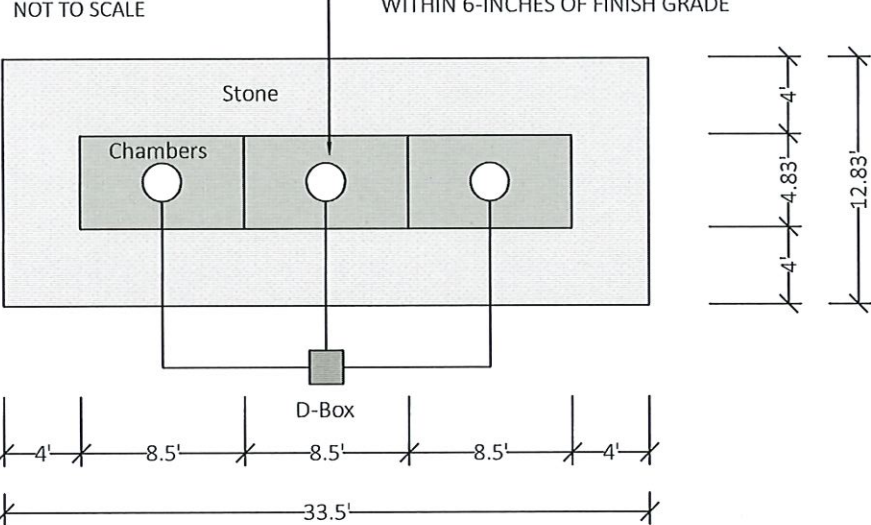
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-18	A	LOAMY FINE SAND	10YR 2/2	NONE	
18-38	B	LOAMY FINE SAND	10YR 5/6	NONE	
38-135	C1	MEDIUM COARSE SAND	10YR 7/6	NONE	PERC @ 58"

TEST HOLE 2: EL=31.7±

DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-10	A	LOAMY FINE SAND	10YR 2/2	NONE	
10-34	B	LOAMY FINE SAND	10YR 5/6	NONE	
34-149	C1	MEDIUM COARSE SAND	10YR 7/6	NONE	

DATE OF TESTING: 11/15/2023  
PERCOLATION RATE: LESS THAN 2 MIN/INCH IN "C" LAYERS.  
WITNESSED BY: MATT FARRELL, EIT, J.M. O'REILLY & ASSOCIATES, INC.  
AROZANA DAVIS, AGENT, TRURO HEALTH DEPARTMENT  
NO WATER ENCOUNTERED  
USE A LOADING RATE OF 0.74 GPD/SF FOR SIZING OF SOIL ABSORPTION SYSTEM.

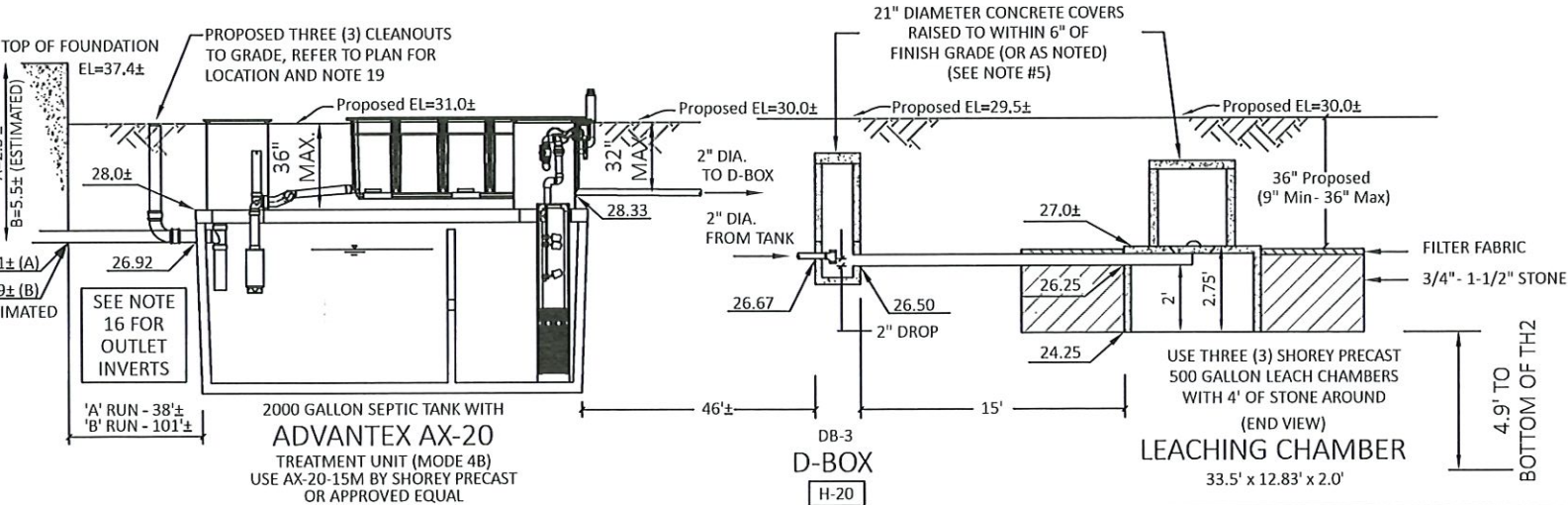
S.A.S. DETAIL:



FLOW PROFILE:

NOT TO SCALE

INSPECTION NOTE:  
PRIOR TO FINAL INSPECTION BY THE ENGINEER, SYSTEM NEEDS TO BE COMPLETE INCLUDING BUILDUP FOR COVERS.



SHEET 2 OF 3

REVISED: 06-09-2025: RELOCATED WELL LOCATION WITH SETBACKS, ADJUSTED SEPTIC TANK SIZE TO 2,000 GALLONS

Polly Waldman  
P.O. BOX 1285, TRURO, MA

DETAILS, PROFILES & NOTES  
24 GREAT HILLS ROAD, TRURO, MA



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

1573 Main Street - Route 0A  
P.O. Box 1773  
(508)896-6801 Office Brewster, MA 02631 (508)896-6802 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
2-19-2025	As Noted	jmo	JMO	JMO-9504



# AdvanTex AX20 Mode 4B

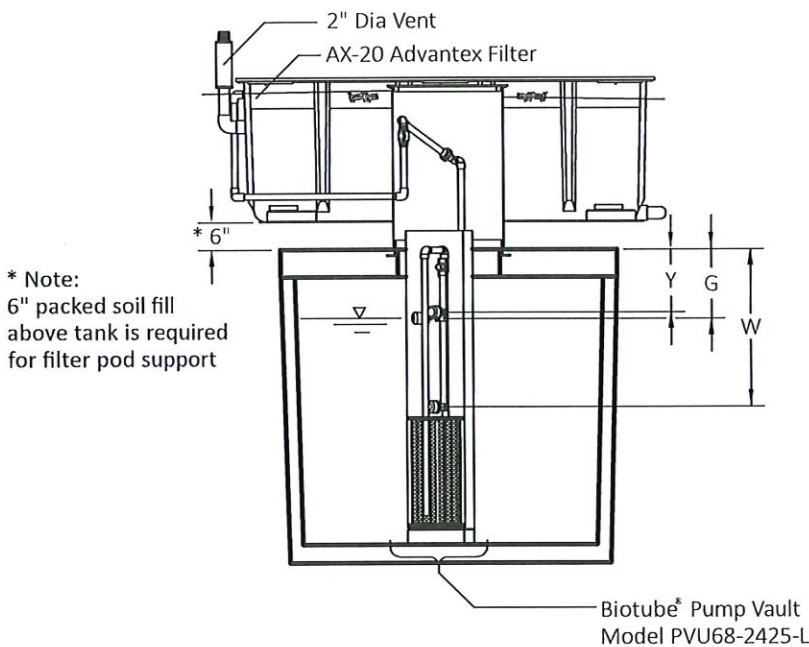
Processing Tank Sizing		
Bedrooms	Occupants (maximum)	2-Compartment Processing Tank (min. gallons)
3 or less	6	1,500
4	8	2,000

## Design Notes

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

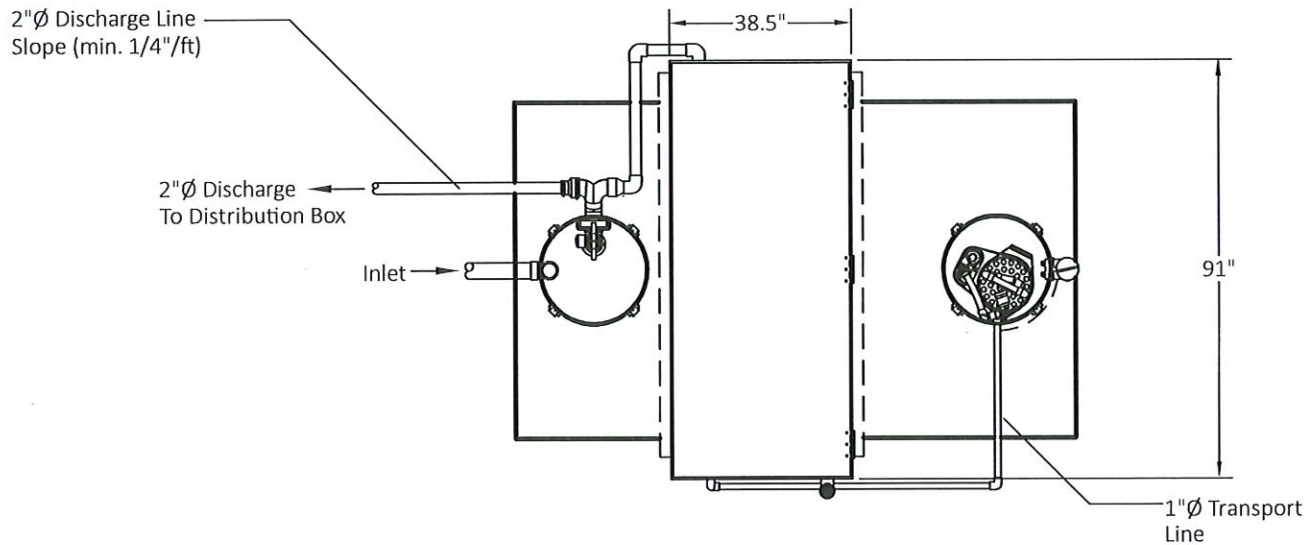
Installation to be performed by an AdvanTex Authorized Installer only.

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

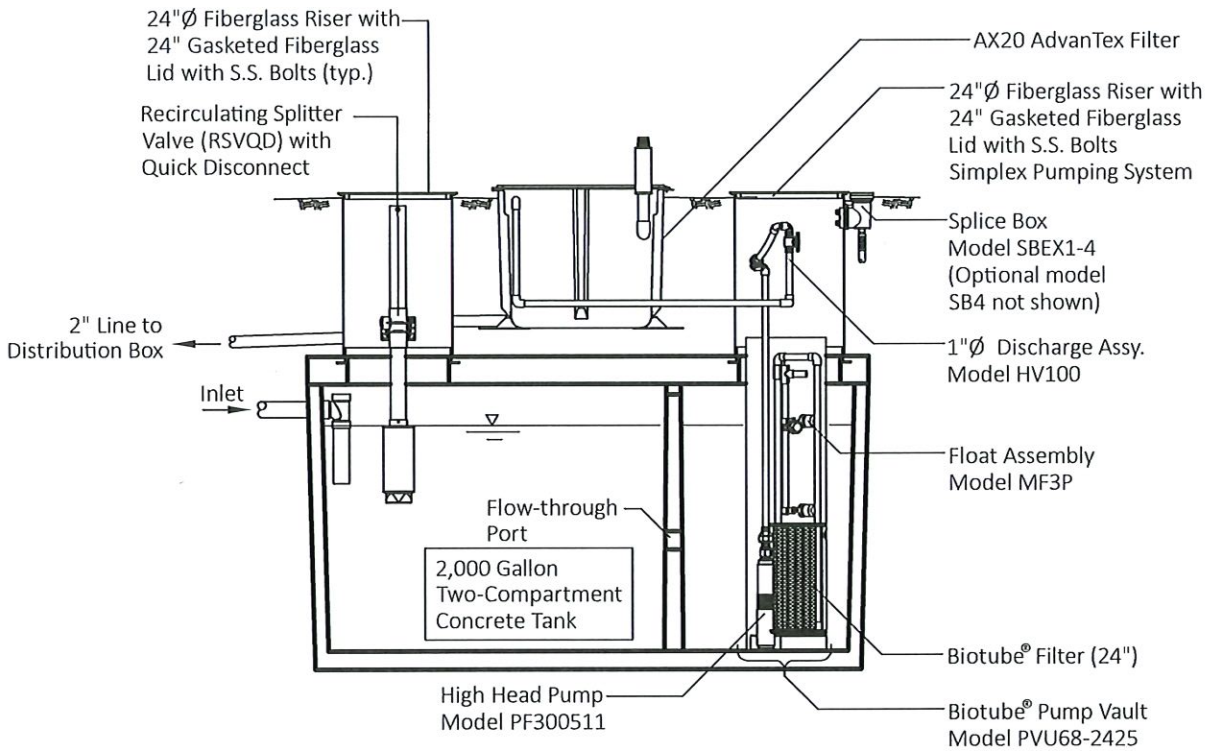


End View  
NOT TO SCALE

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



Top View  
NOT TO SCALE



Side View  
NOT TO SCALE

SHEET 3 OF 3



REVISED: 06-09-2025: RELOCATED WELL LOCATION WITH SETBACKS, ADJUSTED SEPTIC TANK SIZE TO 2,000 GALLONS

Polly Waldman  
P.O. BOX 1285, TRURO, MA

ADVANTEX DETAILS & NOTES  
24 GREAT HILLS ROAD, TRURO, MA

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

1573 Main Street - Route 6A  
P.O. Box 1773  
Brewster, MA 02631  
(508)896-8801 Office (508)896-8802 Fax  
DATE: 2-19-2025 SCALE: As Noted BY: jmo CHECK: JMO JOB NUMBER: JMO-9504





## TOWN OF TRURO BOARD OF HEALTH

P.O. Box 2030  
Truro MA 02666-0630

### **Board of Health Meeting Minutes: April 1, 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, Board Member Jason Silva, Board Member Helen Grimm; **Also Present Virtually:** Alternate Member John Dundas; **Absent:** Vice Chair Brian Koll, Board Member Tim Rose; **Also Present in person:** Health Agent Emily Beebe, Assistant Health Agent Courtney Warren.

The meeting was called to order at 4:35 pm by the Chair, who described the remote meeting procedures and the process for public participation.

### **Public Comment:**

Truro resident Karen Ruymann asked about progress on the Comprehensive Wastewater Management Plan (CWMP) and suggested that Truro hold a well-advertised public forum for discussion and education on the importance of this subject when the document is ready.

### **Change of Manager: Sunset Bluff, 1 Knowles Heights Road – Melissa Schmidt**

Melissa Schmidt stated that she and her siblings would be taking over management of the Sunset Bluff rental cottages from their parents. There are five cottages and Delmar manages the rentals. Delmar is listed as the first point of contact for renters who, if needed, will then immediately contact Melissa Schmidt as she lives nearby. A team inspection was done with the building and health departments, and all issues have been addressed. **Motion:** Board Member Jason Silva moved to approve the change of manager; **Second:** Board Member Helen Grimm; **Vote:** 4-0-0; the motion carried.

### **Variance Request: 24 Great Hills Road, Polly Waldman**

Engineer John O'Reilly represented the homeowner, Polly Waldman. The proposal is for an upgrade from cesspools to an Advantex I/A treatment system. There are currently four bedrooms and there is no plan to expand or remodel the house. They propose to keep the well in its existing location, which is 55' from the leaching area. Chair Tracey Rose asked how deep the well was. John O'Reilly didn't have a specific depth but stated that the homeowner had had issues with the well last summer. The Agent expressed concern about the proximity of the well to the proposed leaching area, and noted that the well is up-gradient from the proposed septic system. Chair Tracey Rose expressed a desire for more information on the property's water quality. John O'Reilly stated that they did not propose moving the well because of recent work done on the well, but he could site a future well on the plan. The Chair noted the significance of the variance request. She requested more information about recent work on the current well. Board member Jason Silva suggested a water test. The Agent suggested conditional approval using a deed restriction to require the well to be compliant upon transfer of the property. **Motion:** Board member Helen Grimm moved to continue the matter to the May 6, 2025, meeting for water

testing, including routine, VOC, and ammonia and for information on the well issue; **Second:** Board Member Jason Silva; **Vote:** 3-0-0, the motion carried.

**Discussion: 95 Shore Road, Cape Truro Cottages**

Attorney Robin Reid represented the applicants, who propose a condominium conversion that would fund a needed septic system upgrade. The Agent noted that this matter had been continued from the last meeting to discuss the details of the Administrative Consent Order (ACO) that could allow a condominium conversion to move forward. Terms of the ACO include inspection of the two failed systems every three months until installation of the new system; establishing a sunset date of 2036 for the newest Title 5 system, supporting the condo conversion while prohibiting short term rentals. Attorney Robin Reid stated that her client's goal was to retain year-round rental housing and would agree to prohibit short-term rentals. They must gain ZBA approval for converting 2-units (7&8) to year-round condominiums, and the passing Title 5 system would remain to serve units 7 & 8 and facilitate their sale. The septic upgrade of the failed systems would be funded either through the sale of the 2 units or through a Barnstable County loan. The Chair stated that she did not have an issue with an ACO but asked about the trigger to upgrade the system for units 7&8. The requirement is that both units connect to the new system when the existing system fails or by December 2036. The Chair asked that a draft of the ACO be presented to the Board for review and possible approval, and suggested a motion to continue the discussion to review an ACO draft. **Motion:** Board member Helen Grimm moved to continue to the May 6, 2025 meeting; **Second:** Board Member Jason Silva; **Vote:** 3-0-0, the motion carried.

**Report of the Chair:**

Chair Tracey Rose read a draft letter from the Board to Governor Maura Healy regarding the vital importance of the Pocasset Mental Health Center to our region. The Chair also mentioned a petitioned article for the annual town meeting warrant on pesticide reduction from Protect Our Cape Cod Aquifer (POCCA).

**Health Agent's Report:**

The Agent discussed recent work on a Municipal Vulnerability Preparedness (MVP) grant in conjunction with the Climate Action Committee. The state-funded program would help the Town protect utilities on Beach Point. The Climate Action Coordinator was working on a grant application for funding to evaluate town owned sites for potential creation of Resilience Hubs, to serve as emergency shelters independent from the power grid. These issues are integral to public health and will become more important as climate changes continue. The Agent requested letters of support from the Board for both applications.

The Agent also noted that the CWMP release would be delayed until the fall to include analysis of surface water samples from the Pamet River that would better inform a potential nitrogen reduction target.

**Motion:** Board member Jason Silva moved to adjourn the meeting; **Second:** Board Member Helen Grimm; **Vote:** 3-0-0, the motion carried.

The meeting was adjourned at 5:51 PM.

*Respectfully submitted by Nora Bates*