



Truro Board of Health

Tuesday June 3, 2025 at 4:30 PM

Truro Board of Health Notice of Regular (Hybrid) Meeting

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

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

If you are watching the meeting and calling in, please lower the volume on your computer or television during public comment so that you may be heard clearly. We ask that you identify yourself when calling in; citizens may also provide public comment for this meeting by emailing the Health Agent at ebecbe@truro-ma.gov with your comments.

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

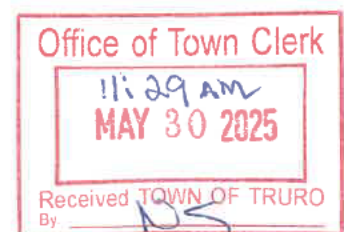
1. **Change of Manager:** Sandbars Inn, 570 Shore Rd, Chad Smith/Robert Beaulieu
2. **New Farmer's Market Applicant:** Cape Cod Pickle Company
3. **Variance Request:** 24 Great Hills Road, Polly Waldman (*continued from 5/20/2025*)

III. MINUTES

IV. REPORTS

Report of the Chair

Health Agent's Report



BUILDING DEPARTMENT
TOWN OF TRURO

MAY 16 2025

RECEIVED BY:



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; adavis@truro-ma.gov; lbudnick@truro-ma.gov

APPLICATION TO NAME A MANAGER

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

Section 1 - Business Information

Date: 5/9/2025

Print Name of Applicant: Chad Smith (on behalf of Vacasa, Inc.)

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

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

Mailing Address of Business: (☐ Check if New Address) 1253 Route 28 South Yarmouth, MA 02664

Section 2 - Manager Information

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

Name of New Onsite Manager: Robert Beaulieu On-Site Manager Unit #: 8

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

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

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

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

Chad Smith Unit # NA Phone (24hrs/day): [REDACTED]

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

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

Chad Smith
SIGNATURE

Chad Smith
PRINT NAME

05.09.25
DATE

[Signature]
SIGNATURE

Robert Beaulieu
PRINT NAME

05.18.25
DATE

SIGNATURE

PRINT NAME

DATE

Section 3 - **Office Use Only**

Team Inspection
(If over 3yrs since last one)

Scheduled ☐ Date _____

Fee
\$45.00

Paid ☐

Board of Health Hearing

☒ 6/3/25

\$75.00

☒

PAID
cc



TOWN OF TRURO
HEALTH & CONSERVATION DEPARTMENT
24 Town Hall Road, Truro 02666
508-349-7004 x119

To: Truro Board of Health & Emily Beebe, Health & Conservation Agent

From: Courtney Warren, Assistant Health & Conservation Agent CW

Date: March 17, 2025

Re: 570 Shore Rd – Sandbars Change of Manager Request

The Change of Manager application before you for Sandbars Inn was precipitated by enquiries made by our department following the receipt of complaints from neighbors. The on-site and off-site managers for this property were just approved in December 2024 but neither of those managers are still in those positions. Neighbors have knocked on the door of the manager's unit to discuss issues but have been unsuccessful in locating anyone, so we are unsure if the facility had a manager in place when it opened this year.

The Truro Board of Health Regulations, Section III, Article 4 require that establishments with more than 10 units have an on-premises manager. Additionally, Truro General By-Laws Chapter II, Section 1, #2-1-3 requires, "Every property owner who offers registered living accommodations for rent shall have available, when absent, an agent authorized to act in case of an emergency that endangers the property or the welfare of any person on the premises."

Please see the recent history detailed below. Relevant meeting minutes are included for your review.

570 Shore Rd - Sandbars Manager History, 2023 - present

March 2023 – Vacasa applied for a variance to the on-site manager requirement.

In response, multiple abutters reported multiple issues from the 2022 season including: noise, trespass, unleashed pets, and unattended beach fires.

This variance request was denied.

April 2023 – Todd Souza approved as *on-site* manager.

Nov 2024 – Change of Manager request to name Jonah Cutter as on-site manager was on the agenda, but no one attended the meeting.

Dec 2024 – Jonah Cutter was approved as the *on-site* manager and Brittney Harris was approved as the *off-site* manager. Both stated that they understood the previous issues and promised to be more available.

May 2024 – Several complaints have been received mostly around noise and the lack of an on-site manager. These complaints prompted the Assistant Agent to attempt to contact the on-site manager (Jonah Cutter). She was unsuccessful and contacted Brittney Harris about the situation. Brittney Harris informed her that she is no longer doing manager duties and referred her to Chad Smith. Chad Smith filed the Change of Manager request that is currently being heard to name himself as the off-site manager and Robert Beaulieu as on-site manager. Chad Smith confirmed by email on 5/28/2025 that Rob is living on-site and acting as manager.

Courtney Warren

From: Chad Smith <[REDACTED]>
Sent: Wednesday, May 28, 2025 9:16 AM
To: Courtney Warren
Cc: [REDACTED]
Subject: Re: Sandbars Inn 570 Shore Rd Truro

Follow Up Flag: Follow up
Flag Status: Completed

Hello and thank you for your email and information,

Yes Rob is living onsite as our Property Caretaker.

We will attend the meeting via zoom, is there anything in particular we should prepare?

Thank you,

- Chad

On Tue, May 27, 2025 at 3:25 PM Courtney Warren <cwarren@truro-ma.gov> wrote:

Hi Chad,

We're working on getting the Board of Health agenda ready to post this week and I wanted to check in about a few things.

First, the board will want to know, is Rob on site now and functioning as the acting manager? Since Sandbars is now open for the season, you are required to have an on-site manager. We've already heard from some neighbors and they want to make sure there is someone they can talk to about issues.

Second, the link for the meeting is below. We will expect to see both you and Rob at the meeting. Your choice how to attend – the Zoom link is below but you are always welcome to attend in person at Town Hall.

Thanks.

Courtney

Arozana Davis

From: [REDACTED]
Sent: Monday, May 19, 2025 3:15 PM
To: Arozana Davis
Subject: Sandbars motel

Good afternoon!

My neighbor Mariellen Serena said you're the person to contact about this. I'm an abutter of Sandbars motel on Shore Road (we're right next door at Ocean Breeze, 566 Shore) and I'm looking for the contact info for their onsite manager. Right now, there doesn't appear to be anyone overseeing things on the property, and I know there's supposed to be by law. There have already been instances of rowdiness, smoking, roaming dogs and noise, and it will only get worse once the season goes into full swing.

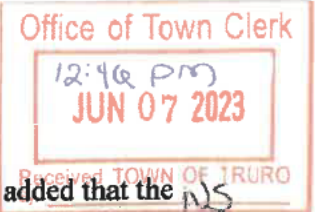
Do you know who the manager is, and how they can be reached? We've gone over there and asked the cleaners, but they just say to call Vacasa.

Thank you!
Kristen Valachovic
566 Shore Road, unit 8.

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.

I have also received 2 other phone calls from different neighbors about lack of manager onsite and noise/party complaints.

(to)



The variances include reduction in setbacks to property lines. The Health Agent added that the property is in the A-zone but not in the velocity flood zone, that the I/A system would offer an increased degree of protection for the environment, but that this property might be a candidate for an ACO in the future if they wish to connect to the Provincetown Sewer. **Motion: Board member Brian Koll moved to approve the variance requests. Second: Board member Helen Grimm; Vote: 5-0-0; the vote was unanimous, and the motion passed.**

Discussion on regulations regarding Manager Regulations- Truro BoH regulations section 3, articles 2,3,4 The Health Agent reviewed the regulations of the Board of Health manager regulations and the responsibilities that are required: The manager is a contact person, not just for the town, but for the residents and utilizers of the boarding facilities. Most of the places that require managers have semi-public beaches. They are required to be in contact with the public and the Health Department if there are exceedances to water quality standards. Board member Jason Silva reviewed the different reasons why having a manager is important. Board member Helen Grimm felt it was important to discuss these reasons why the Town requires a manager. Chair Tracey Rose added that it would be important to develop a clear distinction between an off-site and on-site manager.

Matthew Tucker, general counsel member of Beech Tree property holdings, was on the call and offered his feedback on the discussion. He stated clarification on certain parts of the regulations was needed.

Board member Brian Koll noted that Section 3 currently describes different types of establishments requiring managers and wondered if there could be different requirements for each type. Alternate Candida Monteith stated that management should be based on the number of people living in a facility.

Change of Manager: 104 Shore Rd- Prince of Whales /Lexvest (35/68)

Susan Casper, Lexvest group member, was representing the change of manager request. Susan Casper lives at 640 Shore Road and is on both properties many times a day. 8 staff members will be living on property this year. There is a lot of support available at the property. For guests, they have QR codes that can be scanned to contact a staff member. There are people onsite and offsite overseeing the property. They also employ RKM for management services. The staff will evolve every year and Susan Casper is asking the Board to waive the requirement for the annual change of manager request due to this unique situation. The Health Agent compared the situation to the Pagodas and suggested a 3-year change of manager request. This approval should be conditioned with the requirement of inspection every few years.

Motion: Board member Brian Koll moved to approve the general manager concept with interchangeable on-site staff for this unique situation. Inspections normally triggered by the change of manager process will occur every 3-5 years.

Second: Board member Jason Silva; Vote: 5-0-0; the vote was unanimous, and the motion passed.

Variance request/ Local upgrade approval: 570 Shore Road- Vacasa- Variance request from on-site manager requirement- Matthew Tucker was on the call to represent the request. They seek a variance from the onsite manager regulation because they had an issue with

retaining employment of the onsite manager last year. The variance they requested, if approved, would allow them to operate without an onsite manager. Vacasa, their offsite manager, is aware of the 30-minute response requirement. They operated without an onsite manager for some of the summer last year. Chair Tracey Rose expressed her disappointment about not having an on-site manager, reflecting that this shows disregard for the local Board of Health Regulations. There are 16 units on the property. Chair Tracey Rose asked where Vacasa was located. Matthew Tucker responded that they work remotely. Chair Tracey Rose asked where Brian Henler lived. Matthew Tucker responded that he lived in Dennis. Board member Jason Silva added that according to the on-line reviews their past business model of not having an onsite manager was unsuccessful. **Motion: Chair Tracey Rose moved to deny the variance request. Second: Board member Brian Koll; Vote: 4-0-1, with Board member Jason Silva abstaining; the motion carried.**

The Health Agent stated that a representative for 492 Shore Road was on the call and asked whether the Board wanted to reopen the agenda item and entertain it. The Board agreed to hear the agenda item.

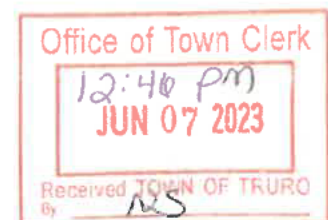
Variance request/ Local upgrade approval: 492 Shore Road

Rob Carleson from Grady Consulting was on the call and described the project. This is a cesspool upgrade with variances to sideline setback requirements and setback to wetlands. This is a 6000 square foot lot. The Health Agent stated that the size of the property does not leave many options for septic locations, and the design plan shows use of I/A, and has been approved by the Conservation Commission. **Motion: Board member Brian Koll moved to approve the request. Second: Board member Helen Grimm; Vote: 5-0-0; the vote was unanimous, and the motion passed.**

Chair Tracey moved to continue the balance of the agenda to the next Board of Health meeting on March 21, 2023, and adjourn the meeting. Second: Board member Helen Grimm; Vote: 5-0-0, the motion passed.

The meeting was adjourned at 8:04 P.M.

Respectfully submitted by Nina Richey



Minutes of the Truro Board of Health, Tuesday April 18, 2023 This was a remote meeting.

Board members in attendance:

Chair Tracey Rose, Vice Chair Jason Silva; Board Members: Helen Grimm, Tim Rose; Also Present: Health Agent Emily Beebe, Assistant Health Agent Courtney Warren.
Absent: Board Member Brian Koll & Alternate Candida Monteith.

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.

Request for Local upgrade approval: 70 Shore Road

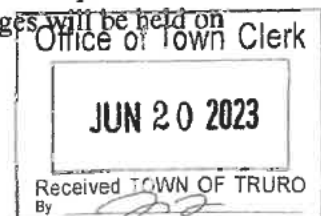
David Coughanowr was representing Dorothy Mowrey, owner of 70 Shore Road. The current system has failed and needs to be upgraded. David Coughanowr has designed a four-bedroom(BR) system. Due to the lot constraints, variances to the property line and to the foundation will be required. The Agent stated that a walk-through has not been done on this property and that it is a complicated interior with questions about the actual bedroom count. A 1993 title 5 design shows three bedrooms in a single family home, but there now appears to be multiple units with no associated building permits and an increase to 4 BR. David Coughanowr is proposing a MicroFAST system and will need variances regardless of system size. Tracey Rose noticed that the property is listed for sale and asked if the property would be rented in the future and has it been rented in the past. Mr. Coughanowr answered that it appears to have been rented in the past but that he has no knowledge of future plans. After a continued discussion about the bedroom count and kitchens, the Agent suggested that a walk through would be helpful. **Motion: Board member Helen Grimm motioned to continue the variance request until the May 2, 2023 meeting.; Second: Board member Tim Rose; Vote: 3-0-1 with Chair Tracey Rose abstaining; Motion carries.**

Change of Manager: 570 Shore Road, Sand Bars Inn

Bobbie Schmidt representing Vacasa and Todd Souza, their proposed new on-site manager, were both on the call. Unit #8 will be the manager's unit. Vacasa now recognizes that although their usual business model does not include an on-site manager this is a regulation required by the Town. Todd Souza will be there full-time working to correct the on-line reviews and reduce impacts to the abutters. Chair Tracey Rose emphasized that there can be no repeat of last summer. Jason Silva thanked Vacasa for taking the last meeting to heart and he appreciates them filling the manager role. Chair Tracey Rose reminded them to make sure all units have the appropriate contact information and suggest that the Agent meet on-site with the new manager before the season. **Motion: Board member Tim Rose motioned to approve the change of manager for the Sand Bars Inn. Second: Board member Helen Grimm. Vote: 4-0; Motion carries.**

Proposed amendments to Board of Health regulations Section V - transfer station rules and regulations, articles 2,7 -These proposed changes will eliminate the six-month permit as well as the swap shop only permit. The public hearing on these regulation changes will be held on

Board of Health minutes from April 18, 2023



Nov. 19, 2024 minutes

of future, potentially tighter regulations that will likely impact this location. Instead, a composting toilet and a handwashing sink are approved for the new studio. **Second:** Board member Tim Rose; **Vote:** 5-0-0; the motion carried.

Change of Manager: Sandbars Inn, 570 Shore Road – Jonah Cutter; No representative was present at the meeting. **Motion:** Board member Helen Grimm moved to continue the matter until the December 3, 2024, meeting; **Second:** Board member Jason Silva; **Vote:** 5-0-0; the motion carried.

Water Resources Report – The Agent deferred this report until December.

Minutes: September 3, 2024. **Motion:** Board member Brian Koll moved to approve the minutes from the September 3, 2024 meeting as presented.; **Second:** Board member Helen Grimm; **Vote:** 4-0-1 with Board member Tim Rose abstaining; the motion carried.

Report of the Chair:

The Provincetown Water & Sewer board met on Thursday November 14th. The Chair noted that Wellfleet has postponed an upcoming public hearing on their proposed regulation changes and asked the Agent to give an update on their process. The Wellfleet Board of Health is working on revising their regulations which have not been updated since 2017. Most of Wellfleet has been designated as a Nitrogen Sensitive Area and Wellfleet and to address this, they are proposing to require enhanced I/A on transfer and are requiring upgrade of all existing cesspools. There is some funding available to assist with some of the installation costs. The Chair noted that both APCC and the Cape Cod Commission have good resources on water and nitrogen sensitive areas.

Health Agent's Report:

Staff all attended the MA Health Officers Association conference last week in Springfield. It was a very informative and educational conference. A total of 129 people attended the vaccination clinic held in October. 103 covid boosters were given and 124 flu shots.

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

The meeting was adjourned at 5:41 PM.

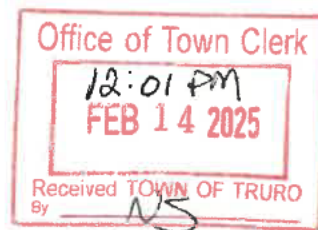
Respectfully submitted by Courtney Warren CW





TOWN OF TRURO BOARD OF HEALTH

P.O. Box 2030
Truro MA 02666-0630



Board of Health Meeting Minutes: December 3, 2024

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

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

Public Comment: There was no public comment.

Proposed Change in Solid Waste Fees: DPW Director Jarrod Cabral's update has been postponed until the 12/17/2024 meeting.

Change of Manager: Sandbars Inn, 570 Shore Road – Jonah Cutter

The previous manager of the Sandbars Inn, Todd Souza, is no longer with the company; Jonah Cutter will be the on-site manager, and Brittney Harris the off-site manager. Mr. Cutter was previously a maintenance tech for Vacasa and he now lives on-site at the Sandbars Inn to handle any maintenance and/or emergency incidents promptly. All other issues will be addressed by Ms. Harris, who has 10 years of experience in hotels and hospitality and has moved to the area for this job. Chair Tracey Rose confirmed that both new managers understood the requirements of being a manager. Board member Jason Silva noted that having both an on-site and off-site manager will be a big improvement. The Agent confirmed that both managers were aware of past issues on the site including noise and lack of supervision of guests. Both Ms. Harris and Mr. Cutter vowed to be more available and accessible than previous management as they both understood that this was a major issue previously. Chair Tracey Rose stressed the importance of Mr. Cutter and Ms. Harris keeping in contact with the Health Department. **Motion:** Board member Brian Koll moved to approve the Change of Manager request; **Second:** Board member Jason Silva; **Vote:** 5-0-0, the motion carried.

Appeal of the Health Agent's Decision: 1 Amity Lane, Anna Selver-Kassell

The Agent stated that during the cesspool upgrade process on this property, it was discovered that the existing well serving the dwelling was not on the owner's property but instead was in the road layout. This was addressed in an approval letter in March that spells out the triggers to move the well. One of those triggers was if improvements were made to the existing structure, so when a building permit application came in for this dwelling it was flagged as needing the well moved. The homeowner is appealing the decision to require the well to be moved. Chair Tracey Rose asked for clarification on the



FM#2025-013

BUILDING DEPARTMENT
TOWN OF TRURO

MAY 16 2025

RECEIVED BY:

SUBMIT COMPLETED FORM TO THE HEALTH DEPARTMENT

Town of Truro

Farmers Market/Ag Fair/Temporary Food Service Permit

PAID

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

Name of Business/Organization: Cape Cod Pickle Co

Address: 47 Wampanoag Ave, Mashpee, MA 02649

Authorized Representative or Contact:

Name: Amina Smaykiewicz Email: capecodpickleco@gmail.com

Address: 47 Wampanoag Ave, Mashpee, MA 02649

Telephone _____ Days: _____ Evenings: _____ Fax _____

Requested Location/Facility: Truro Farmers Market

Requested Dates: 6/2/25 - 9/15/25

Requested Times: 8am - 12pm Rain Dates/Times (Must be completed) N/A

Before completing this application, read the temporary food service "Are You Ready?" Checklist. Have you read this material?
☒ YES ☐ NO

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: refrigerator pickles

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: _____

☒ 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.

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

Amina Smaykiewicz
APPLICANT'S SIGNATURE

5/15/25
DATE

Market Manager Approval

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

Jack [Signature] 5/16/25
Market Manager Signature Date

AGRICULTURAL FAIR/TEMPORARY FOOD SERVICE

Menu: Attach or list all items. Any changes must be submitted and approved by the Health Department prior to the event.

Attached

Organizations Conducting Food Preparation:

List Names of all staff with a Food Manager Certification: (non-profit organizations, school events, church suppers and fairs exempt).

1. Amina Smaykiewicz Exp. Date: 4/15/2029
2. _____ Exp. Date: 1/1/

List Names of all staff with an Allergen Awareness Certification: (non-profit organizations, school events, church suppers and fairs exempt).

1. Amina Smaykiewicz Exp. Date: 3/24/2028
2. _____ Exp. Date: 1/1/

Base of Operation: (licensed fixed food establishment): Culinary Incubator Cape Cod

List each potentially hazardous food item, and for each item check which preparation procedure will occur.

Menu Items	Thaw	Cut/ Assemble	Cook	Cool	Cold Holding	Reheat	Hot Holding	Portion Package
1. <u>Pickles</u>					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
2. <u>Pickled Beets</u>					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
3. <u>Pickled Carrots</u>					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
4. <u>Pickled Green Beans</u>					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
5. <u>Pickled Onions</u>					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

SECTION B: At the booth:

Menu Items	Thaw	Cut/ Assemble	Cook	Cool	Cold Holding	Reheat	Hot Holding	Portion Package
1. <u>Pickles</u>					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
2. <u>Pickled Beets</u>					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
3. <u>Pickled Carrots</u>					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
4. <u>Pickled Green Beans</u>					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
5. <u>Pickled Onions</u>					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

Note: If your food preparation procedures cannot fit these charts, please list all of the steps in preparing each menu item on an attached sheet. all food kept in coolers w/ice packs @ 41°F or below

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

I agree to any conditions specified by the Board of Health, 105 CMR 590.000 Minimum Sanitation Standards for Food Establishments - Chapter X, and the Federal 1999 Food Code. The above described establishment will be operated and maintained in accordance with the regulations.

Amina Smaykiewicz
APPLICANT'S SIGNATURE

5/15/25
DATE

HEALTH DEPARTMENT APPROVAL

Board of Health Comments or Conditions:

Approved ____ Not Approved ____

BOH or Health Agent

Date



Cape Cod Pickle Co. Menu

Original "OG" Dill Pickles: pickling cucumbers, apple cider vinegar, water, pickling salt, peppercorns, garlic, dill.

Zesty Dill Pickles: pickling cucumbers, apple cider vinegar, water, pickling salt, peppercorns, garlic, dill, red pepper flakes.

Hot Habanero Dill Pickles: pickling cucumbers, apple cider vinegar, water, pickling salt, peppercorns, garlic, dill, habanero flakes.

Bread & Butter Pickles: pickling cucumbers, apple cider vinegar, white vinegar, water, white sugar, brown sugar, sweet onion, mustard powder, mustard seed and celery seed.

Spicy Bread & Butter Pickles: pickling cucumbers, apple cider vinegar, white vinegar, water, white sugar, brown sugar, sweet onion, mustard powder, mustard seed, celery seed, habanero flakes.

Half Sour Pickles: pickling cucumbers, filtered water, kosher salt, garlic, fresh dill, dill seed, celery seed, fennel seed, mustard seed.

Pickled Beets: beets, water, apple cider vinegar, dried yellow mustard, peppercorns, red onion.

Pickled Carrots: carrots, apple cider vinegar, water, sugar, kosher salt, jalapenos, ginger, garlic, tamari

Pickled Green Beans: string beans, water, kosher salt, white vinegar, garlic, dill, peppercorns, red pepper flake.

**Town of Barnstable****Public Health Division**

200 Main Street, Hyannis, MA 02601
Phone: (508) 862-4844 Fax: (508) 790-8304

**Permit to Operate a Food Establishment**

In accordance with regulations promulgated under authority of 105 CMR 590.000 M.G.L. Chapter 94 Sections 305A, 305B, 146, 189 and 189A; Chapter 111, Sections 5 and 127A, a permit is hereby granted to:

Cape Cod Pickle Co. @Kam's

Business Name

Location Address: 6 AGGREGATE WAY
Barnstable MA 02630

Type of Establishment: Food Service

Permit Number: FOOD-456
Permit Issue Date: January 10, 2025
Permit Expiration Date: December 31, 2025

No Seating Available

Restrictions:

For establishments with seating: Permit is not valid unless issued in conjunction with a Common Victualer license.

Thomas A. McKeen, R.S., CHD, Health Agent

Board of Health
E.P. (Thomas) Lee, P.E. Chair
Donald A. Guadagnoli, M.D., Vice Chair
Daniel Luczkow, M.D.
Paul Canniff, D.M.D.
Christine M. Beer, PhD
Stephen Waller, M.D., Alternate

Post Conspicuously



LEARN2SERVE FOOD PROTECTION MANAGER CERTIFICATION

This certifies that
Amlna Smayklewicz
has achieved the title of
Certified Food Protection Manager

Issue Date: 04/15/2024

Certificate number: L2SC-3-040448

Test Name: ANAB_CFP_B31



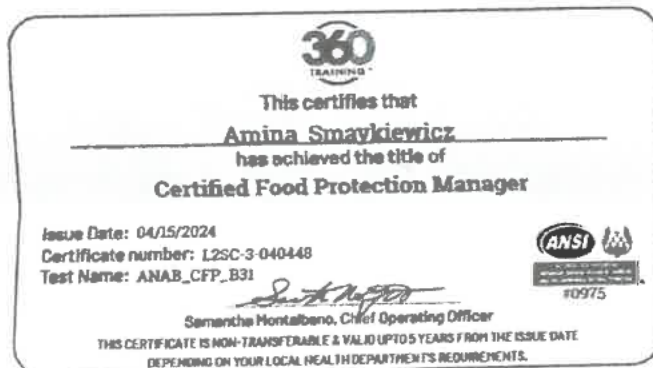

Samantha Montalbano, Chief Operating Officer

THIS CERTIFICATE IS NON-TRANSFERABLE & VALID UPTO 5 YEARS FROM THE ISSUE DATE
DEPENDING ON YOUR LOCAL HEALTH DEPARTMENT'S REQUIREMENTS.

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

(CUT HERE)

(CUT HERE)



Congratulations on becoming a Certified Food Protection Manager.

Learn2Serve also provides training courses in:
Food Safety Handler, Alcohol Seller/Server, HACCP, and Sexual Harassment
Please contact us today to learn more about how you can take advantage
of these quality courses, or visit www.Learn2Serve.com.



LEARN 2 SERVE

CERTIFICATE OF COMPLETION

This certifies that

Amina Smaykiewicz

is awarded this certificate for

Learn2Serve Food Allergy Training Course



Hours
2.00



Completion Date
03/25/2025



Expiration Date
03/24/2028



Certificate #
ANSI-FA-007384



ANSI National Accreditation Board
ACCREDITED

ANSI A57M E2669

CERTIFICATE ISSUER
#0975

Samantha Montalbano, Chief Operating Officer

THIS CERTIFICATE IS NON-TRANSFERABLE

For employer verification of certificate validity, please send your request to FoodHandlerProgramAdmin@360training.com

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | 360training.com

(CUT HERE)

(CUT HERE)

360 LEARN 2 SERVE

This certifies that

Amina Smaykiewicz

is awarded this certificate for

Learn2Serve Food Allergy Training Course

Hours: 2.00 Completion Date: 03/25/2025 Expiration Date: 03/24/2028 Certificate #: ANSI-FA-007384

Samantha Montalbano, Chief Operating Officer



This is your pocket card which may be used as proof of training completion. This is not the actual Food Handler License, so you must always check with your local Health Department and make sure you fulfill all the requirements before applying for employment.

Questions? support@360training.com

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | 360training.com



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 GRASS, PLANTED IN A 12" X 12" MATRIX. AREA IS TO BE ALLOWED TO NATURALIZE.

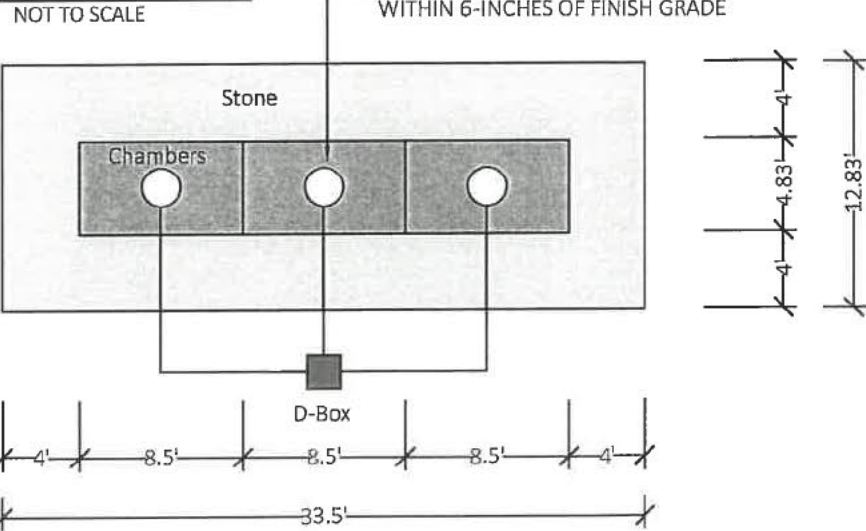
SYSTEM DESIGN CALCULATIONS:

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:
1500 GALLON SEPTIC TANK (MIN. ALLOWED)
LEACHING CAPACITY PROVIDED:
ONE (1) 33.5' X 12.83' X 2.0' LEACHING CHAMBER CAN LEACH:
 $Vt = [(33.5 \times 12.83) + (33.5 \times 2.0)2] \times 0.74 \text{ GPD/SF} = 455.10 \text{ GPD}$
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

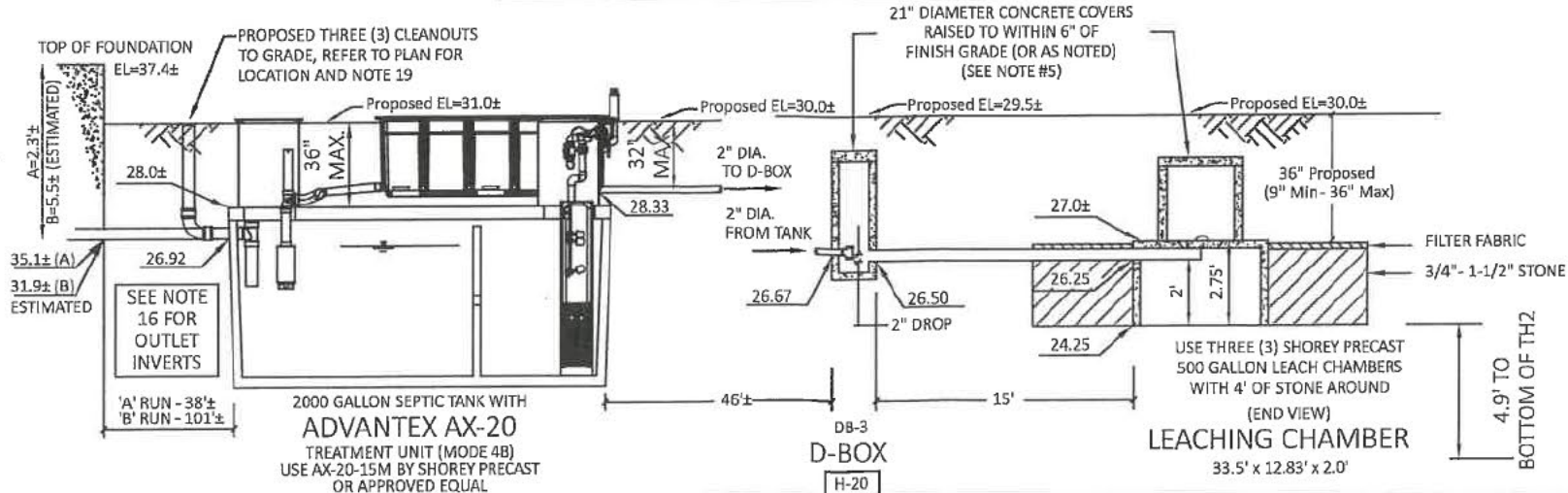
S.A.S. DETAIL:



FLOW PROFILE:

NOT TO SCALE

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



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.
ARIZANA DAVIS, AGENT, TRURO HEALTH DEPARTMENT
NO WATER ENCOUNTERED
USE A LOADING RATE OF 0.74 GPD/SF FOR SIZING OF SOIL ABSORPTION SYSTEM.



SHEET 2 OF 3

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 8A
P.O. Box 1773
(508)898-8801 Office Brewster, MA 02631 (508)898-8802 Fax

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

AdvanTex AX20 Mode 4B

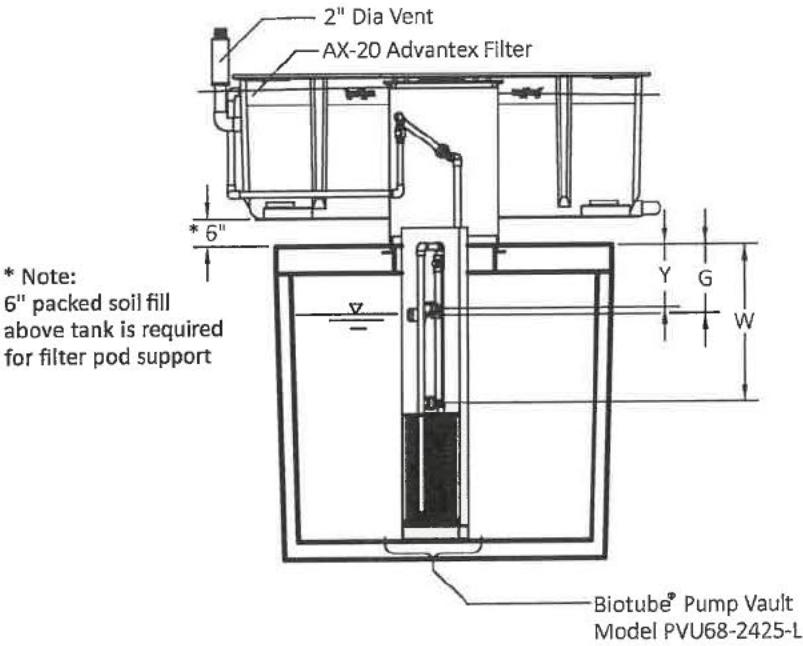
Processing Tank Sizing		
Bedrooms	Occupants (maximum)	2-Compartment Processing Tank (min. gallons)
3 or less	6	1,500
4	8	2,000

Design Notes

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

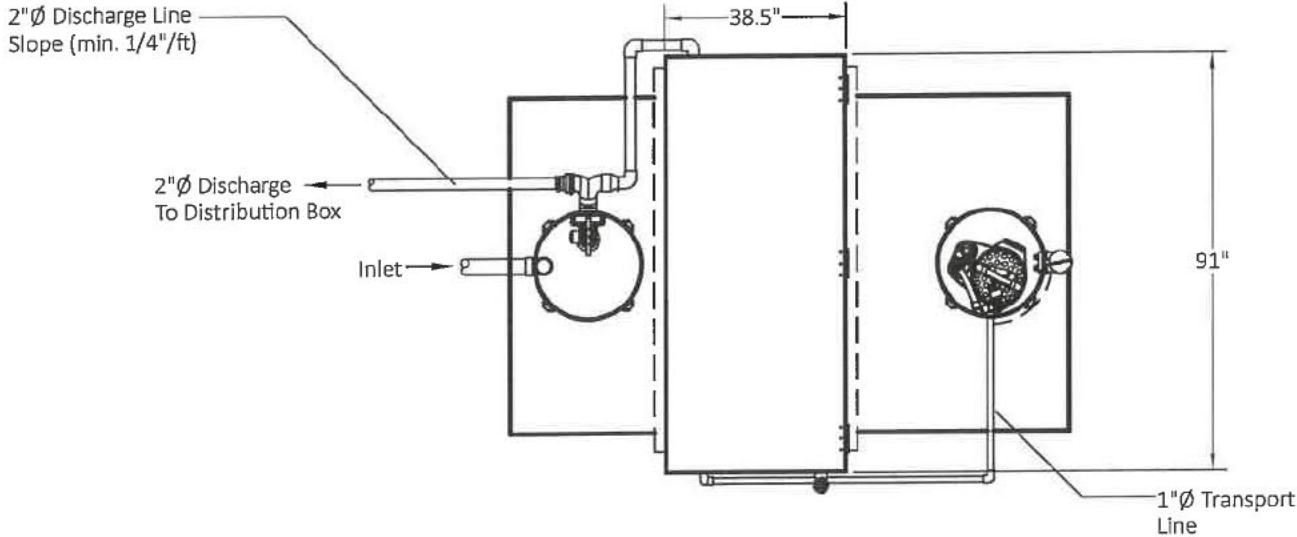
Installation to be performed by an AdvanTex Authorized Installer only.

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

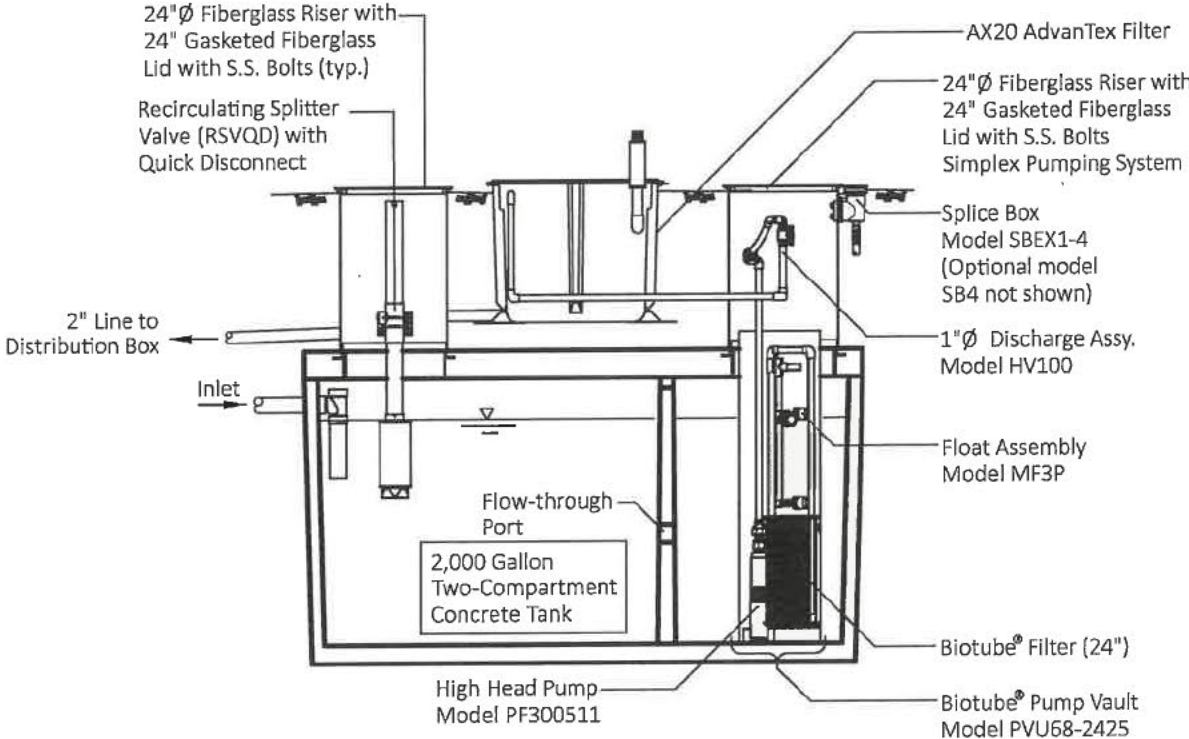


Float Functions	
Y	High Level Alarm
G	Override Timer ON/OFF
W	LLA/RO
B	Pump On
R	Pump Off

End View
NOT TO SCALE



Top View
NOT TO SCALE




Side View
NOT TO SCALE

SHEET 3 OF 3



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

1673 Main Street - Route 6A
P.O. Box 1773
Brewster, MA 02631
(508)896-8601 Office (508)896-8602 Fax

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

24 Great Hills Rd -

Courtney Warren

From: Nicholas Waldman <[REDACTED]>
Sent: Wednesday, May 28, 2025 10:30 AM
To: John O'Reilly
Subject: Re: Final Certificate of Analysis for Job No. G25001530

I'm not really sure the issue was with the pump, I think that when my mom had the sediment in the water it was just because it was the first time it was turned on after the winter. It's possible the plumber who opens the house just didn't run the water when he opened up the house. The water went clear within 15 minutes or so of running it, but to be on the safe side, my mom drank bottled water for a few weeks while she waited for that initial water report to come back. It came back OK to drink, so we have been since. There have been no issues since then, and no sediment was visible since that one time. Hope that helps,
Nick

On Wed, May 28, 2025 at 6:58 AM John O'Reilly <joreilly@jmoreillyassoc.com> wrote:

Nick,

Taking Courtney off this email chain. Thanks the lab results look good to me.

Can you quickly outline the issues you had with the pump. The Board had asked for this information.

Nothing elaborate, just something I can use to provide an outline of the issue which was resolved.

Thanks and please call with questions.

John

From: Nicholas Waldman <[REDACTED]>
Sent: Tuesday, May 27, 2025 6:13 PM
To: John O'Reilly <joreilly@jmoreillyassoc.com>; Courtney Warren <cwarren@truro-ma.gov>
Subject: Fwd: Final Certificate of Analysis for Job No. G25001530

Ammonia test attached. Let me know if this is all good.

Thanks



CERTIFICATE OF ANALYSIS

Barnstable County Health Laboratory (M-MA009)

Report Prepared for:

Polly Waldman
24 Great Hills Road
Truro, MA, 02666

Order #: G25001530

Report Dated: 5/27/2025

Description: NH4- 24 Great Hills Road,
Truro

Laboratory ID#:		Matrix: Drinking Water	
Sample #:	G25001530-001	Sampled:	5/19/2025 07:30:00 By: PBW
Collection Address:	24 Great Hills Road, Truro, MA, 02666	Received:	5/19/2025 09:08:00 By: zswift
Sample Location:	24 Great Hills Road	Turn Around:	Standard
Ammonia with Gas Diffusion			
ITEM	RESULT	UNITS	RL MCL METHOD # ANALYST TESTED TIME
Ammonia	ND	mg/L	0.25 EPA 350.1 FM 5/23/2025 11:16

Approved By: Ryan Silva

Ryan Silva

On: 5/27/2025

ND = None Detected

RL= Reporting Limit

MCL= Maximum Contaminant Level

MDL = Minimum Detection Limit



CERTIFICATE OF ANALYSIS

Barnstable County Health Laboratory (M-MA009)

Report Prepared for:

Polly Waldman
24 Great Hills Road
Truro, MA, 02666

Order #: G25001102**Report Dated:** 5/2/2025**Description:** Real Estate- 24 Great Hills
Road, Truro**Laboratory ID#:**

Sample #: G25001102-001

Collection Address: 24 Great Hills Road, Truro, MA, 02666

Sample Location: 24 Great Hills Road

Matrix: Drinking Water

Sampled: 4/18/2025 10:00:00 By: Customer

Received: 4/18/2025 11:37:00 By: zswift

Turn Around: Standard

Analysis for residential well testing

ITEM	RESULT	UNITS	RL	MCL	METHOD #	ANALYST	TESTED	TIME
Nitrate	0.43	mg/L	0.10	10	EPA 300.0	CL	4/18/2025	
Copper	0.24	mg/L	0.10	1	EPA 200.8	CL	4/24/2025	14:08
Iron	0.25	mg/L	0.10	0.3	EPA 200.8	CL	4/24/2025	14:08
Manganese	ND	mg/L	0.025	0.05	EPA 200.8	CL	4/24/2025	14:08
Sodium	20	mg/L	2.5	20	EPA 200.8	CL	4/24/2025	14:08
Total Coliform * [1]	Absent	Present/Absent	0	0	SM9222B	KF	4/18/2025	16:00
Conductance	150	umhos/cm	2.0		EPA 120.1	LX	4/18/2025	13:51
pH	5.9	pH AT 25C	N/A		SM 4500-H-B	LX	4/18/2025	13:51

Sample Results Summary :

Based on the results of the parameters tested, the water is suitable for drinking.

Analyte analysis subcontracted to the following laboratories:

* [1] Envirotech Laboratories - M-MA063



CERTIFICATE OF ANALYSIS

Barnstable County Health Laboratory (M-MA009)

Report Prepared for:

Polly Waldman
24 Great Hills Road
Truro, MA, 02666

Order #: G25001102**Report Dated:** 5/2/2025**Description:** Real Estate- 24 Great Hills Road, Truro**Laboratory ID#:**

Sample #: G25001102-001

Collection Address: 24 Great Hills Road, Truro, MA, 02666

Sample Location: 24 Great Hills Road

Matrix: Drinking Water

Sampled: 4/18/2025 10:00:00 By: Customer

Received: 4/18/2025 11:37:00 By: zswift

Turn Around: Standard

VOLATILE ORGANIC COMPOUND (VOC) analysis

Analyzed: 4/23/2025

Analyst: LX

Parameter	Result	MCL	MRL	Parameter	Result	MCL	MRL
	ug/L	ug/L	ug/L		ug/L	ug/L	ug/L
Benzene	ND	5	0.50	CARBON TETRACHLORIDE	ND	5	0.50
1,1-DICHLOROETHYLENE	ND	7	0.50	1,2-DICHLOROETHANE	ND	5	0.50
PARA-DICHLOROBENZENE	ND	5	0.50	TRICHLOROETHYLENE	ND	5	0.50
1,1,1-TRICHLOROETHANE	ND	200	0.50	VINYL CHLORIDE	ND	2	0.50
MONOCHLOROBENZENE	ND	100	0.50	O-DICHLOROBENZENE	ND	600	0.50
TRANS-1,2-DICHLOROETHYLENE	ND	100	0.50	CIS-1,2-DICHLOROETHYLENE	ND	70	0.50
1,2-DICHLOROPROPANE	ND	5	0.50	ETHYLBENZENE	ND	700	0.50
STYRENE	ND	100	0.50	TETRACHLOROETHYLENE	ND	5	0.50
TOLUENE	ND	1000	0.50	XYLENES (TOTAL)	ND	10000	0.50
DICHLOROMETHANE	ND	5	0.50	1,2,4-TRICHLOROBENZENE	ND	5	0.50
1,1,2-TRICHLOROETHANE	ND	5	0.50	CHLOROFORM	ND	70	0.50
BROMODICHLOROMETHANE	ND		0.50	CHLORODIBROMOMETHANE	ND		0.50
BROMOFORM	ND		0.50	M-DICHLOROBENZENE	ND		0.50
DIBROMOMETHANE	ND		0.50	1,1-DICHLOROPROPENE	ND		0.50
1,1-DICHLOROETHANE	ND	70	0.50	1,1,2,2-TETRACHLOROETHANE	ND		0.50
1,3-DICHLOROPROPANE	ND		0.50	CHLOROMETHANE	ND		0.50
BROMOMETHANE	ND	10	0.50	1,2,3-TRICHLOROPROPANE	ND		0.50
1,1,1,2-TETRACHLOROETHANE	ND		0.50	CHLOROETHANE	ND		0.50
2,2-DICHLOROPROPANE	ND		0.50	O-CHLOROTOLUENE	ND		0.50
P-CHLOROTOLUENE	ND		0.50	BROMOBENZENE	ND		0.50
1,3-DICHLOROPROPENE	ND	0.4	0.50	1,2,4-TRIMETHYLBENZENE	ND		0.50
1,2,3-TRICHLOROBENZENE	ND		0.50	N-PROPYLBENZENE	ND		0.50
N-BUTYLBENZENE	ND		0.50	NAPHTHALENE	ND	140	0.50
HEXACHLOROBUTADIENE	ND		0.50	1,3,5-TRIMETHYLBENZENE	ND		0.50
P-ISOPROPYLTOLUENE	ND		0.50	ISOPROPYLBENZENE	ND		0.50
TERT-BUTYLBENZENE	ND		0.50	SEC-BUTYLBENZENE	ND		0.50
FLUOROTRICHLOROMETHANE	ND		0.50	DICHLORODIFLUOROMETHANE	ND	1400	0.50
BROMOCHLOROMETHANE	ND		0.50	METHYL TERTIARY BUTYL ETHER	ND	70	0.50

VOC Surrogates

Compound	Recovery (%)	Low Limit	High Limit
p-Bromofluorobenzene	94.7	70	130
1,2-Dichlorobenzene-d4	86.5	70	130

Approved By: Ryan Silva

On: 5/1/2025

ND = None Detected

RL= Reporting Limit

MCL= Maximum Contaminant Level

MDL = Minimum Detection Limit



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)

Attorney Ben Zehnder represented the property owners and noted that this was a preliminary discussion. The lot owners are seeking to divide a 5-acre parcel into 4 lots, each over an acre. He submitted some proposed conditions and wanted to know whether groundwater testing would be necessary. The property is located within a Zone 2 wellhead protection area. Chair Tracey Rose read aloud a letter dated August 2024 from the Provincetown Water and Sewer Board to the Planning Board regarding this subdivision plan. The Provincetown Water Department was notified of the plan as an abutter and recommended a cautious approach because, "Although the preliminary plan indicates a relatively small subdivision, any increased density surrounding the active well field can pose risks of contaminants entering the public water supply." The Agent noted that an enhanced treatment system is recommended which would reduce nitrates but not address PFAS. Ben Zehnder added that other precautions include no impervious driveways, and using gutters/downspouts to direct roof runoff to pervious areas. The Agent recommended that the Board require a preliminary well and septic layout plan showing systems located as far east as possible, along with measures to handle stormwater. The Agent noted that the Board of Health is not the approving body but provides comments to the Planning Board. She agreed that the recommendations from Ben Zehnder were good and also recommended a septic system inspection report and a walk through be done for the existing home. She agreed that not much more could be learned from a hydrogeologic study since the area has been thoroughly modeled due to its proximity to the well field. Board member Helen Grimm asked if the proposed road into the subdivision would be paved and Ben Zehnder replied that it could be pervious. The Board discussed whether the septic systems should be I/A, enhanced I/A, or potentially a cluster system. The Chair requested that the Agent draft a memo of this discussion for the record.

Discussion: 95 Shore Rd, Cape Truro Cottages

Attorney Robin Reid represented Cape Truro Cottages. The property has nine units and is currently licensed as transient accommodation but provides year-round housing. The property is served by three Title 5 septic systems, two of which have now failed. A draft septic plan to upgrade the entire property to I/A has been provided. Due to financial hardship, the applicant is requesting support from the Board of Health for condo conversion, a process which will require approval by the Zoning Board of Appeals. They are also asking to upgrade the two failed systems to an I/A system but to allow the functioning Title 5 system to remain until that system fails. When that system fails, the two units would be connected to the I/A system. The Agent suggested that an Administrative Consent Order (ACO) would ensure enforceability and transparency in the process. The Board members expressed support for the ACO approach but sought clarification on various aspects, including the property's current status, zoning implications, and the schedule for upgrading the failed septic systems. They agreed to postpone a decision until the April 1, 2025 meeting; this would allow for an ACO to be drafted to provide more clarity on the proposed changes. **Motion:** Board Member John Dundas moved to continue to the April 1, 2025, meeting; **Second:** Board Member Helen Grimm; **Vote:** 5-0, the motion carried.

Variance Request: 14 Great Hills Road & 3 Great Hills Lane, Dalsheimer Family Trust, Dalsheimer Family Trust (*continued from 3/4/2025*) Attorney Ben Zehnder and engineer Tarja McGrail from Tighe and Bond represented the Dalsheimer family's proposal to upgrade the septic system at 3 Great Hills Ln to serve both that property and a new dwelling at 14 Great Hills Road which requires variances from the Truro Board of Health regulations, and from Title 5. Chair Tracey Rose made opening remarks about the complexity of the application, concerns

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

absorption area was 95 feet from the active dune area. She stated that the proposed system meets Title 5 requirements for health, safety, and environmental protection.

Board Member Helen Grimm asked how the Board could consider the project at a site without any buildable upland, and framing it as stable upland.

Board Member John Dundas raised a question about the transition from Tighe & Bond's statement to the discussion, which was clarified by the Agent. Attorney Ben Zehnder discussed the interpretation of regulations regarding shared septic systems and variances, arguing that the Board of Health could approve shared or cluster systems without requiring a variance. He brought up the potential impact of coastal erosion on the proposed system and noted that the property would still benefit from reduced nitrogen loading until any erosion occurs, and the homeowners would bear the risk. Vice Chair Brian Koll asked for clarification on nitrogen loading calculations and seasonal use impacts. The engineer explained the system design and its benefits for environmental protection. Board Member Jason Silva expressed confidence in the project's longevity based on historical maps and discussed the advantages of a shared system in minimizing dune disturbance. **Motion:** Vice Chair Brian Koll moved to continue the matter to the May 6, 2025 meeting; **Second:** Board Member John Dundas; **Vote:** 5-0; the motion carried.

Water Resources Report: The Agent noted that the ACO process is delayed to wait for the GHD report on the feasibility of sewerage Beach Point, and the CWMP draft has been delayed due to the need to do more water quality monitoring with the draft now targeted for completion in late fall.

Truro is working with Stantec on site alternatives/analysis for a water tower which would improve pressures to water system customers in North Truro. Work is ongoing with GHD to develop options for wastewater options for the Walsh property.

The Agent reported that there has been additional detection of PFAS near the DPW and that impacted properties have been supplied with drinking water by the town and whole house carbon filtration systems (POET systems) will be installed. DEP has required another round of sampling which will likely occur in April.

Minutes: January 21, 2025 minutes; **Motion:** Board Member Jason Silva moved to approve the minutes as presented; **Second:** Vice Chair Brian Koll; **Vote:** 5-0, the motion carried.; February 4, 2025; **Motion:** Board Member Helen Grimm moved to approve the minutes as presented; **Second:** Board Member Jason Silva; **Vote:** 5-0, the motion carried.

Report of the Chair:

Chair Tracey Rose chose to defer to the Agent.

Health Agent's Report:

The Agent had nothing further to report.

Board member Jason Silva moved to adjourn the meeting; Second: Board member Helen Grimm; Vote: 5-0-0, the motion carried.

The meeting was adjourned at 7:36 PM.

Respectfully submitted by Nora Bates