



## Truro Board of Health

Tuesday September 3, 2024 at 4:30 PM

### **Truro Board of Health Notice of Regular (Hybrid) Meeting**

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

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

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

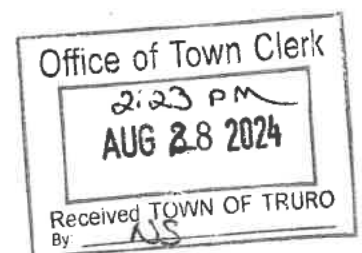
1. **Request for Waiver of time:** 10 Well Sweep Way (53-40)
2. **Title 5 and TBOH regulations variance requests:** 2 Adams Way, Zachary Luster & Edwidge Yingling, (continued from 8/20/2024)

### **III. MINUTES**

### **IV. REPORTS**

Report of the Chair

Health Agent's Report: follow-up on previous agenda items



V 2024-15

Fee: \$75.00



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

**APPLICATION FOR BOARD OF HEALTH WAIVER OF TIME**

BOH Reg. Section VI, Article 3(1)a. Required Upgrade Upon Property Transfer

HEALTH DEPARTMENT  
TOWN OF TRURO

Date: 6/22/24 Board of Health Hearing Date: 9/3/2024

AUG 22 2024

Address of Property: 10 Well Sweep Lane, Truro, MA 02666

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

Map & Parcel: 53-40

Anticipated Date of Property Transfer: October 10, 2024

Length of Time Requested to Complete Upgrade: Two Months

Design Engineer/Sanitarian: J.C Ellis Design Phone #: 508-240-2220

**SELLER'S INFORMATION:**

Seller/Property Owner's Name: Kristin Frazier, Trustee

Mailing Address: PO Box 575, Wellfleet, MA 02667

Phone #: [REDACTED] Fax: n/a Email: [REDACTED]

Seller's R.E. Broker: Ashley Fawkes, Kinlin Grover Compass Phone #: 508-237-1986

Email: ashley.fawkes@compass.com

**BUYER'S INFORMATION:**

Buyer's Name: Aaron Snow

Mailing Address: 255 N. Parker Hill Road, Killingworth, CT 06419

Phone #: [REDACTED] Fax: n/a Email: [REDACTED]

Buyer's R.E. Broker: Ashley Fawkes, Kinlin Grover Compass Phone #: 508-237-1986

Email: ashley.fawkes@compass.com

Please attach the following to this form: (1) a narrative explaining why you can't comply with Section VI, Article 3(1)a, Required Upgrade Upon Property Transfer, and (2) a statement from your engineer/designer, stating that they have been retained by the seller/buyer to complete the Title 5 upgrade.

Kristin Frazier  
Signature (Property Owner)

[Signature]  
Signature (Buyer)

8/19/24  
Date

08/19/24  
Date

AUG 22 2024


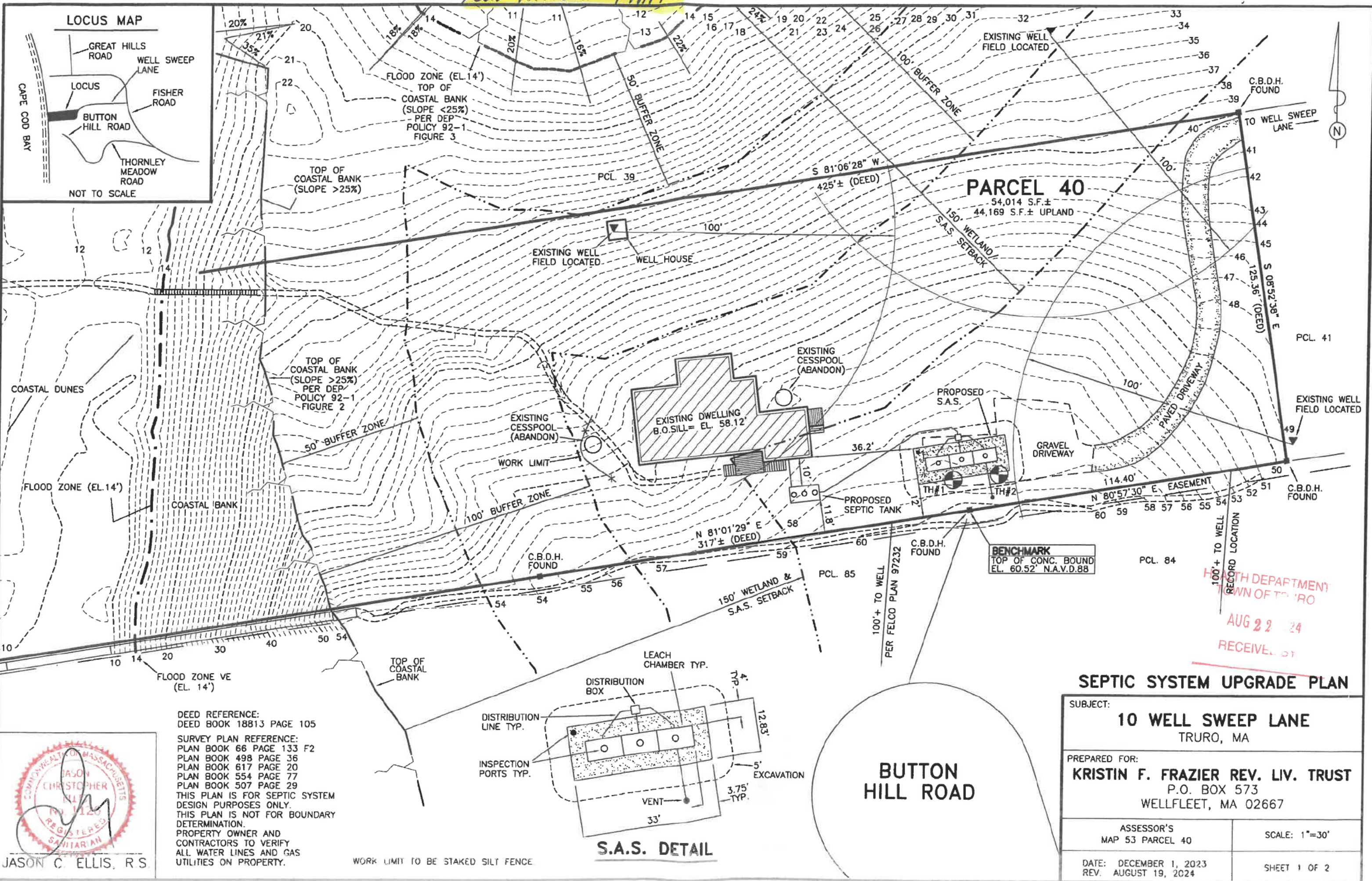
RECEIVED BY:

To the Board of Health:

A septic installation waiver is being requested due to the buyers, Aaron and Maire Snow, wanting the existing septic plan revised so the septic tank is near the leach field and changed to a gravity system. This revision removes the need for a pump chamber and contains the installation to a smaller area which is mostly cleared now thus preserving the trees, yard and ground cover on the northeast side of the property. The buyers are aware that the house cannot be occupied until the septic installation is complete. John Martin has been hired to install the system.

The original approved plan and revised plan are attached.





JASON C. ELLIS, R.S.

DEED REFERENCE:  
DEED BOOK 18813 PAGE 105

SURVEY PLAN REFERENCE:  
PLAN BOOK 66 PAGE 133 F2  
PLAN BOOK 498 PAGE 36  
PLAN BOOK 617 PAGE 20  
PLAN BOOK 554 PAGE 77  
PLAN BOOK 507 PAGE 29

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.

WORK LIMIT TO BE STAKED SILT FENCE

**S.A.S. DETAIL**

BUTTON  
 HILL ROAD

## SEPTIC SYSTEM UPGRADE PLAN

**SUBJECT:**

10 WELL SWEEP LANE  
TRURO, MA

PREPARED FOR:

**KRISTIN F. FRAZIER REV. LIV. TRUST**  
P.O. BOX 573  
WELLFLEET, MA 02667

ASSESSOR'S  
MAP 53 PARCEL 40

SCALE: 1"=30'

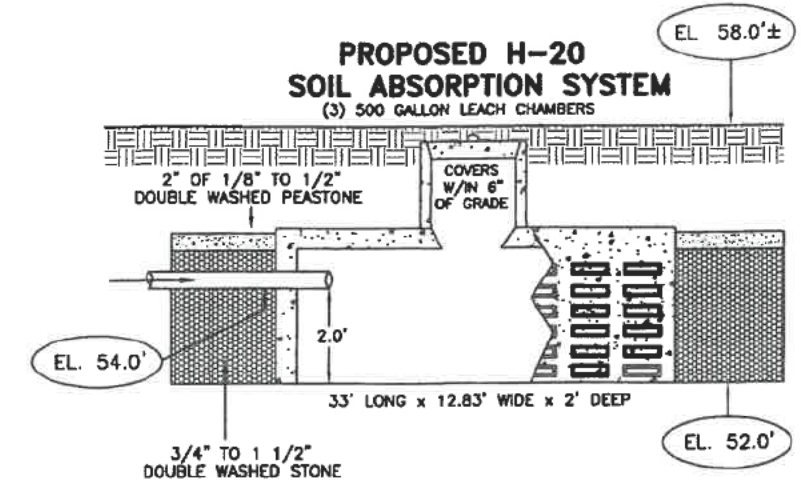
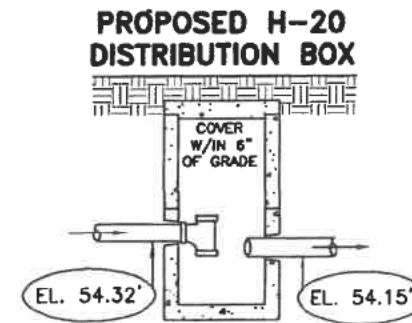
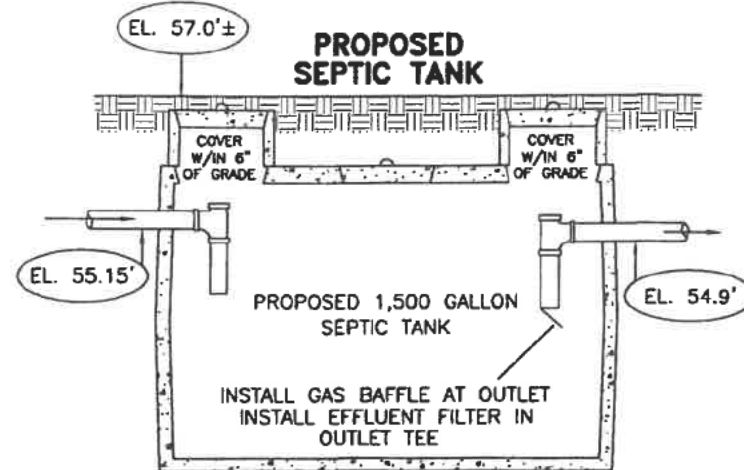
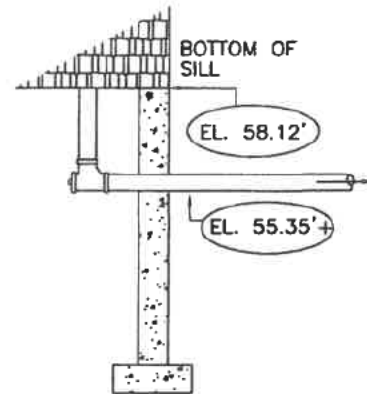
DATE: DECEMBER 1, 2023  
REV. AUGUST 19, 2024

SHEET 1 OF 2



## SECTION DETAIL – COMPONENTS

NOT TO SCALE



## DESIGN CALCULATIONS

### FLOW RATE:

4 BEDROOM DWELLING = 440 G/P/D REQUIRED  
(110 G/P/D PER BEDROOM x 4 BEDROOMS)  
NO GARBAGE GRINDER ALLOWED

### PROPOSED SEPTIC TANK:

440 G/P/D x 2 = 880 G/P/D REQUIRED  
USE PROPOSED 1500 GALLON SEPTIC TANK

### PROPOSED SOIL ABSORPTION SYSTEM:

PERC RATE = <2 MIN/IN - CLASS I SOIL  
SIDEWALL = (33 + 12.83)(2)(2) = 183.32 S.F.  
BOTTOM: (33)(12.83) = 423.39 S.F.  
(183.32 + 423.39)(0.74) = 448.96 G/P/D PROVIDED  
USE: (3) 500 GALLON LEACH CHAMBERS W/ STONE  
AS SHOWN IN DETAIL.

## NOTES

1. PROPOSED D-BOX AND LEACH CHAMBERS LOCATED IN DRIVEWAY TO BE H-20 RATED. ANY OTHER COMPONENTS WITH ANTICIPATED VEHICULAR TRAFFIC TO BE H-20 RATED.
2. ELEVATION DATUM IS NAVD 1988.
3. MUNICIPAL WATER IS NOT AVAILABLE.
4. ALL CONSTRUCTION TO CONFORM WITH 310 CMR 15.000 AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
5. INSTALLER/CONTRACTOR TO REVIEW & VERIFY ALL ELEVATIONS AND DETAILS AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION OR ASSUME ALL RESPONSIBILITY.
6. INSTALLER/CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAFE WORK AREA, VERIFYING ALL UTILITIES AND NOTIFYING DIG SAFE PRIOR TO CONSTRUCTION.
7. ANY CHANGES TO OR DEVIATIONS FROM THIS PLAN MUST BE APPROVED IN WRITING BY J.C. ELLIS DESIGN CO. AND BOARD OF HEALTH.
8. FINISH COVER OVER COMPONENTS IS NOT TO EXCEED 3' PER 310 CMR 15.000.
9. ALL ABANDONED SEPTIC SYSTEM COMPONENTS TO BE PUMPED DRY AND FILLED WITH CLEAN SAND OR REMOVED AND REPLACED WITH CLEAN SAND.
10. ALL COMPONENTS TO BE PROVIDED WITH WATERTIGHT ACCESS PORTS WITHIN 6" OF FINISH GRADE.
11. ALL SEPTIC TANKS, DISTRIBUTION BOXES AND PIPING TO BE INSTALLED WATERTIGHT.
12. NO KNOWN WELLS EXIST WITHIN 100' OF PROPOSED LEACH AREA.
13. THIS IS NOT A CERTIFIED PLOT PLAN AND UNDER NO CIRCUMSTANCES IS THIS PLAN TO BE USED FOR BUILDING OR ZONING PURPOSES.
14. 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.
15. EXCAVATE ALL UNSUITABLE SOIL, ONLY AS NECESSARY, 5' AROUND AND UNDER S.A.S. DOWN TO C LAYER AND REPLACE WITH CLEAN MEDIUM SAND.
16. CONTRACTOR TO TAKE ALL MEANS NECESSARY TO LOCATE AND VERIFY ALL EXISTING BUILDING SEWERS PRIOR TO CONSTRUCTION. ALL EXISTING BUILDING SEWERS TO BE RELOCATED ONLY IF NECESSARY, TO LOCATION AND ELEVATION SPECIFIED.
17. CONTRACTOR TO TAKE ALL MEANS NECESSARY TO LOCATE AND ALL EXISTING CESSPOOLS. ALL EXISTING CESSPOOLS TO BE PUMPED AND FILLED WITH CLEAN SAND.
18. INSTALL VENT WITH CHARCOAL FILTER ON S.A.S.

## DEEP HOLE DATA

PERFORMED BY: JASON C. ELLIS, R.S., S.E.  
WITNESSED BY: AROZANA DAVIS, TRURO BOH  
TEST DATE: NOVEMBER 18, 2022

#1	#2
DEPTH 0.00'	DEPTH 0.00'
ELEV. 58.5'	ELEV. 58.0'
A LOAMY SAND 10YR4/3	CF FILL
0.66'	0.58'
57.84'	57.42'
B LOAMY SAND 10YR4/6	A LOAMY SAND 10YR4/3
2.5'	0.75'
56.0'	57.25'
C MEDIUM - COARSE SAND 10YR6/4	E MEDIUM SAND 10YR6/2
10.41'	1.08'
48.09'	56.92'
PERC @ 94" <2 MIN./IN.	B LOAMY SAND 10YR4/6
NO WATER ENCOUNTERED	2.66'
	55.34'
	C MEDIUM - COARSE SAND 10YR6/4
	10.16'
	47.84'
	NO WATER ENCOUNTERED

## SEPTIC SYSTEM UPGRADE PLAN

SUBJECT:

10 WELL SWEEP LANE  
TRURO, MA

PREPARED FOR:

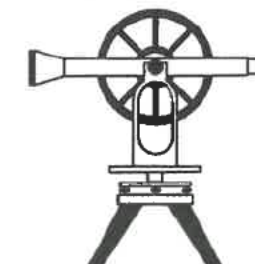
KRISTIN F. FRAZIER REV. LIV. TRUST  
P.O. BOX 573  
WELLFLEET, MA 02667

ASSESSOR'S  
MAP 53 PARCEL 40

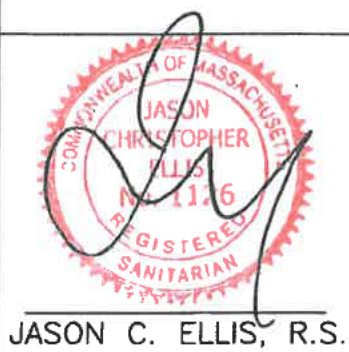
DATE: DECEMBER 1, 2023  
REV: AUGUST 19, 2024

SHEET 2 OF 2

J.C. ELLIS DESIGN



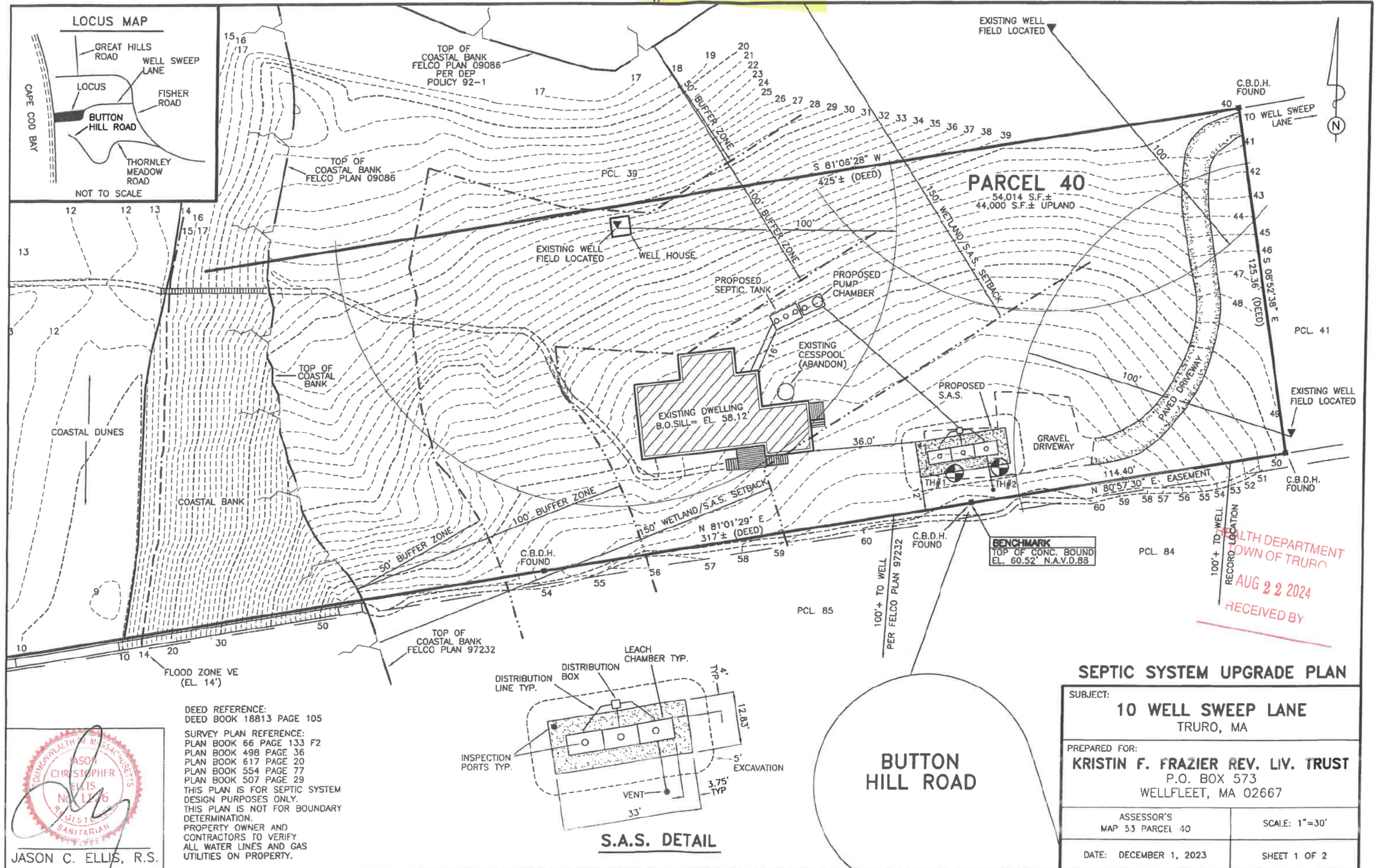
P.O. BOX 81  
NORTH EASTHAM, MA 02651  
(508)240-2220  
Email: jason@jcellisdesign.com



JASON C. ELLIS, R.S.



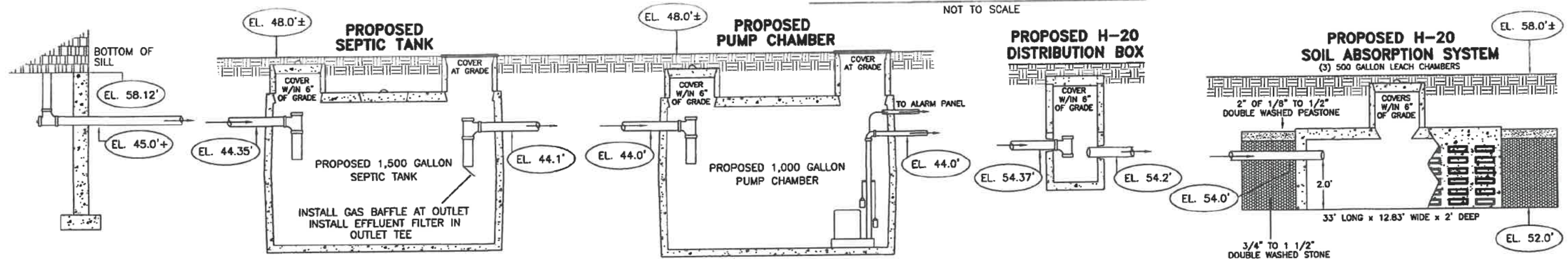
## Original Plan





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AS SHOWN IN DETAIL.

### PUMP CHAMBER:

USE (1) 1,000 GALLON SEPTIC TANK  
USE LIBERTY PUMP 3/4 HP OR EQUIVALENT  
FLOAT SETTINGS: PUMP ON = 14" PUMP OFF = 8"  
ALARM ON = 16"  
STORAGE CAPACITY PROVIDED = 666 GALLONS  
MINIMUM 4 CYCLES REQUIRED PER DAY  
MAXIMUM VOLUME REQUIRED PER DOSE CYCLE: 110 GALLONS  
VOLUME PROVIDED PER DOSE CYCLE: 104 GALLONS

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J.C. ELLIS DESIGN



P.O. BOX 81  
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## SEPTIC SYSTEM UPGRADE PLAN

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PREPARED FOR:

KRISTIN F. FRAZIER REV. LIV. TRUST  
P.O. BOX 573  
WELLFLEET, MA 02667

ASSESSOR'S  
MAP 53 PARCEL 40

DATE: DECEMBER 1, 2023

SHEET 2 OF 2

JASON C. ELLIS, R.S.

**To:** Truro Board of Health  
**From:** Emily Beebe, Health & Conservation Agent  
**Date:** August 29, 2024  
**Re:** Cloverleaf : Updated timeline - 2021-2024



**TOWN OF TRURO**  
**HEALTH & CONSERVATION DEPARTMENT**  
24 Town Hall Road, Truro 02666  
508-349-7004 x131

- The Truro Zoning Board of Appeals (ZBA) approved the comprehensive permit on January 14, 2021
- The decision was signed by the members of the ZBA and filed with the Town Clerk on February 5, 2021.
- An appeal of the decision was filed in Barnstable Superior Court on February 25, 2021.
- The appeal was transferred to Land Court on June 15, 2021
- A stipulation of dismissal was entered on February 28, 2022, this cleared the way for the project to seek additional funding, which was secured through 2022 and 2023.
- In 2024, on January 22, a request for project change was filed with ZBA to increase the number of units from 39 to 43. This would be achieved without increasing the number of bedrooms and by decreasing the number of buildings. The request was made due to the substantial increase in cost of construction. The process for the request required the ZBA to determine if the proposed project changes were “substantial” or “insubstantial” and those terms are defined, and standards apply to their use. Based on review of the changes, the Board found them to be “insubstantial” and modified the comprehensive permit as requested.
- In June 2024 a second notice of project change was filed with the ZBA to modify the mix of affordability levels and to modify the site plan to reflect further changes in buildings approved under the request for project change in January 2024. Additional changes to the site plans included landscaping and planting plans, location for trash, bike storage, EV parking and outdoor exercise equipment. After proper review, these changes were also approved as insubstantial.
- On July 15, 2024, site plans, and full building plans were submitted to the Building Department with an application for construction. As part of our standard review of new construction and in accordance with the terms of the special permit for this property, the septic plans and the disposal works construction permit (aka – the septic installation permit) were thoroughly reviewed, and brought before the Board of Health for review and discussion at the Public Meeting held on August 20. Once an installation contractor has been selected by the developer, the Health Department will issue the septic installation permit. Other conditions, unrelated to Board of Health jurisdiction must be satisfied before the building permit may issue.



## Emily Beebe

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**From:** Gabrielle Sakolsky <gsakolsky@ccmcp.net>  
**Sent:** Friday, August 30, 2024 9:23 AM  
**To:** [REDACTED]  
**Subject:** Cape Cod Mosquito Control Update 8/30

Do not "reply all" to this message.

We made it to Labor Day Weekend! Everything is all set with the new lease, and we will be moving to our new office at 86 Willow Street starting next Tuesday (9/3). The move will be complete before September 15.

Cape Cod Mosquito Control submitted 39 pools of mosquitoes to the state lab again this week for arbovirus testing. Samples were submitted from member towns including two samples collected on Joint Base Cape Cod.

**One sample of mosquitoes collected in Barnstable County tested positive for WNV** this week. We have not had any additional samples test positive for EEE.

**MARSTONS MILLS: One sample of 6 *Culex pipiens/restuans* collected on 8/27 tested positive for WNV.**

Due to this positive finding the Massachusetts Department of Public Health raised the level of risk for transmission of West Nile Virus in Sandwich from low to moderate this week. Falmouth, Mashpee, Barnstable, Yarmouth, and Dennis remain at a moderate level of risk for transmission of West Nile Virus.

**Mosquito populations in our area continued to decline this week. While there are less mosquitoes biting the risk of disease transmission is increasing because the mosquitoes that are flying are getting older and much more likely to be carrying a disease.**

We are reminding the public to avoid mosquito bites and use EPA registered repellents would be appreciated. Potential disease vectors for WNV are active at dusk and after dark so precautions should be taken to avoid mosquitoes at these times. The species that transmit this disease prefer to lay their eggs in man-made containers like tires, tarps, gutters, and children's toys that hold water after a rain event. People can reduce the mosquito population in their area by checking their property for standing water and dumping it out.

More information from MADPH: General information and fact sheets are available at: [www.mass.gov/dph/mosquito](http://www.mass.gov/dph/mosquito)

Current information on mosquitoes, animals and humans with positive WNV or EEE results can be found at: <https://www.mass.gov/info-details/massachusetts-arbovirus-update>

Have a nice weekend,

Gabi

Gabrielle Sakolsky  
Superintendent  
Cape Cod Mosquito Control  
259 Willow Street  
Yarmouth Port, MA 02675  
Office: 508-775-1510  


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