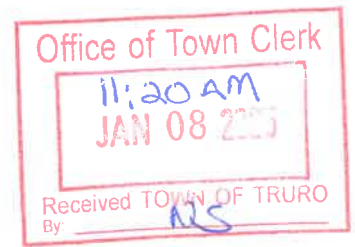




TOWN OF TRURO BOARD OF HEALTH

P.O. Box 2030
Truro MA 02666-0630



Board of Health Meeting Minutes: October 1, 2024

This was a hybrid meeting held in person at Truro Town Hall in the Select Board chambers and via Zoom. **Board members in attendance:** In person: Chair Tracey Rose, Board Members Brian Koll, Helen Grimm, and Tim Rose (arrived 4:55); Remote: Vice Chair Jason Silva and Alternate Board member John Dundas; Also Present in person: Health Agent Emily Beebe, Assistant Health Agent Courtney Warren; Also Present remotely: DPW Director Jarrod Cabral and Select Board Member Nancy Medoff

The meeting was called to order at 4:30 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 Update: Jarrod Cabral, DPW Director

Jarrod Cabral stated that for this fiscal year solid waste tonnage has dropped to 1365 ton, its lowest level since tracking began in 2006 and recycling tonnage is down to 54 ton, its lowest level since 2017. Commercial tonnage for June through August was 589 tons. He will use this tonnage information for future staffing level recommendations. As for staffing, a new employee is in the process of being trained. A second new employee has been hired and will start soon. The contract with SEMASS ends at the end of the year and negotiations are underway for a new contract. SEMASS is intending to use the CPI index to set rates meaning that the price can vary so the Town has requested a "not to exceed" cap for budgeting purposes. Staff have been working to implement a pilot program for the senior citizen transfer station pass program as adopted at Annual Town Meeting. The Board of Health will need to add a new fee to the regulations for this program. Board member Helen Grimm asked if the ratio of solid waste to recycling was any different than past years. Jarrod Cabral replied that the ratio is consistent. Board member Jason Silva asked if the new employees are local. Jarrod Cabral said yes, one is from Truro and the other from Provincetown.

Water Service Application: 43 Shore Road, Judith Dutra

Bob Reedy from J.M. O'Reilly & Associates represented the request. He has designed a cesspool upgrade to an I/A system for a four-bedroom dwelling on a small lot. The request at this meeting is to connect to town water and the required variance requests will be presented at a later date. Due to the small lot size, there is no way to site the leaching area outside of the 100' well setback. Additionally, a water test from this property showed a slightly elevated nitrate level. The property owner had been approved for a connection in the past but that connection was never made and there is no existing stub. The well could be moved to the southeastern corner of the lot, but a septic system designed to accommodate that would require many variances and that area is lower in elevation and closer to the wetland. A third option would be a variance for the existing

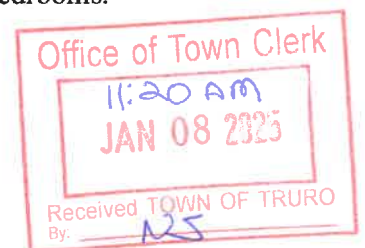
well to remain in place. Chair Tracey Rose noted that the water service application has the wrong number of bedrooms listed. The Agent thanked the engineer for providing an alternatives analysis. She then reminded the board that the standard for granting a connection to the water system is when no other option exists, and the water is non-potable. In this case, there are alternatives and although the nitrate level is slightly elevated, it is potable. The Agent noted that this property was multi-family and asked the engineer if the I/A system proposed satisfies the requirement of a two-compartment tank or two tanks in series. Bob Reedy replied that it does with 1500 gal in the first chamber and 500 gal in the 2nd chamber of the proposed Advantex system. Chair Tracey Rose stressed the need for the board to be consistent in their approvals. The board then discussed the heavily developed area and the likelihood that a new well would have the same issues. The engineer stated that if they moved the well, the resulting septic design would be moving closer, but still just outside of 100', to abutting wells.

Motion: Board member Jason Silva moved to approve the municipal water service connection request with the condition that the application be corrected to reflect 4 bedrooms. The motion also included a finding that: Although the current private well water is technically potable, location was the basis for the decision due to the impacts of the small lot size, proximity to abutting septic systems, and the apparent direction of groundwater flow. **Second:** Board member Tim Rose; **Vote:** 5-0-0, motion carries.

Jason Silva left the meeting at 5:13 pm.

Title 5 and TBOH regulations variance requests: 2 Adams Way, Zachary Luster & Edwidge Yingling, *(continued from 9/3/2024)*

Stephanie Sequin from Ryder & Wilcox and homeowner Zach Luster were present at the meeting. They had initially proposing an upgrade to an I/A system to allow for six bedrooms on the property, but access issues meant that the installation costs would be very high. Instead, they are now asking to replace the defective poly septic tank with a pre-cast concrete tank that will still require variances for setback to the building and depth of cover over the tank. A second issue is the number of bedrooms that exist on the property. The Agent did a walk through at the end of August to determine the bedroom count and concluded that there were seven bedrooms total with a five bedroom leaching area. She stated that this issue is close to being solved and suggested that they pursue adding a two-compartment septic tank to allow for a legitimate ADU on the property. Stephanie Sequin referred to floor plans dated 5/14/2004 and described two bedrooms on first floor, two bedrooms on 2nd floor, a room over the garage with a full bath, and a lower-level walk out basement unit. The stove has been removed from this basement unit. She noted that much of this work was done before the current homeowners purchased the property at auction and noted that Zach Luster has been working with the building inspector to address issues with the building permits. Stephanie Sequin then described a plan to eliminate a bedroom on the first floor. The Agent asked for a plan in writing of how to come into compliance. Board member Helen Grimm clarified that the total bedroom count would end up at five including the ADU. The Board requested a revised septic plan eliminating the I/A and adding a two-compartment tank, a plan in writing for how to come into compliance, and updated floor plans. The Agent also noted that a deed restriction would be required to describe the property and the number of bedrooms.



Motion: Board member Brian Koll moved to continue the matter until the October 15, 2024 meeting.; **Second:** Board member Helen Grimm; **Vote:** 4-0-0; the motion carried.

Minutes: July 16, 2024, August 6, 2024, August 20, 2024 **Motion:** Board member Helen Grimm moved to approve the minutes from the July 2, 2024, August 6, 2024, and August 2024 meetings as presented.; **Second:** Board member Tim Rose; **Vote:** 4-0-0; the motion carried.

Report of the Chair: The chair deferred to the Health Agent for her report since they had very similar items to report.

Health Agent's Report: A joint meeting between Truro and Provincetown's Select Boards and the Provincetown Water & Sewer Board was held last night to discuss the Provincetown Water System. This facilitated meeting began with a presentation on the background and functioning of the Provincetown Municipal Water System. The Water System will need a redundant supply and to have room for expansion which will take time and organization. Further discussions of the Inter-Municipal Agreement are also being planned. The Agent noted that Truro makes up only 12% of system users. She reported that the meeting was a good conversation and that one of the main purposes was to collect questions about the process. This will be the first of many meetings with at least two meetings per year being scheduled. There was also discussion of how the Walsh property non-binding referendum fits in with expansion of water system. Staff from both towns have formed a joint working group and a webpage has been developed. This page is housed on the Provincetown DPW Water Department page and a link can be found on the Truro Health Department page. Various reports, studies, and historical documents can be found on this site as well as links to the IMA and other supporting documents. The next joint meeting will be on February 24, 2025 in Provincetown. Chair Tracey Rose added her praise for both the facilitator and Cody Salisbury, Water Superintendent. She noted that the meeting was recorded and will be posted (See Channel 8 under Select Board). The Agent stated that updates from the staff meetings will be coordinated through herself and Provincetown DPW director Jim Vincent and will be provided to the Water & Sewer Board as well as to the Boards of Health from both towns. They will also be compiling an FAQ document. Chair Tracey Rose noted that the underlying concern was how to create housing while still protecting our water source.

Motion: Board member Tim Rose moved to adjourn the meeting; **Second:** Board member Helen Grimm; **Vote:** 4-0-0, the motion carried.

The meeting was adjourned at 6:04 PM.

Respectfully submitted by Courtney Warren 