



TOWN OF TRURO BOARD OF HEALTH

P.O. Box 2030
Truro MA 02666-0630

Board of Health Meeting Minutes: June 18, 2024

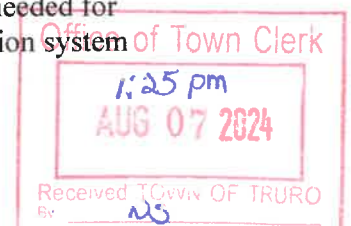
This was a hybrid meeting held in person at Truro Town Hall in the Select Board chambers and via Zoom. **Board members in attendance:** In person: Chair Tracey Rose, Vice Chair Jason Silva, Board Members Helen Grimm and Tim Rose; Absent: Brian Koll and Alternate Candida Monteith; Also Present in person: 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: There was no public comment.

Appeal of a Health Agents Decision: 2 Pine Ridge End, Marcia Medeiros Life Estate-re: upgrade of non-conforming system - The chair recused herself from this discussion, and vice Chair Jason Silva handled this item. The septic system was installed in 1995 without a design plan and is non-conforming. The homeowners requested to provide a reverse engineered plan rather than upgrading the system. Stacey White, one of the property owners, stated that the plan was to sell the home. Jason Ellis reviewed the septic inspection report which indicates there is a 1500-gal septic tank, a properly sized leach pit, and no d-box. The reverse engineered plan would show invert elevations, design calculations, distance to wells, and a minimum of one test hole with a perc. to show full compliance with Title 5. A d-box would be installed. The lot meets nitrogen loading requirement. Board member Tim Rose asked if the house was occupied. Currently, Nancy Gross and her family live in the home. Assistant Agent Courtney Warren reminded the Board that the plan required the Board's approval. It is also in the Zone 2 protective area for the Knowles Crossing wells. Board member Helen Grimm asked if a reverse engineered plan is a gamble. Jason Ellis was confident, stating that if not approved, the design work he would do for the reverse engineered plan would need to be done for upgrade. **Motion:** Board member Helen Grimm moved to continue this agenda item until the July 16, 2024 meeting; **Second:** Board member Tim Rose; **Vote:** 3-0-1 with Chair Tracey Rose abstaining; the motion carried.

Title 5 local upgrade and Truro BoH regulations variance requests – 4 Second Landing Lane, Estate of Elias E. and Laura K. Manuelidis, re: upgrade from cesspools - Laura Schofield from Schofield Brothers represented the family for this cesspool upgrade. The home, built in 1870, is seasonal with no winterization. There is no driveway, just a sandy easement. Many site constraints exist including the locus and abutter's wells, challenging topography, and the presence of a coastal bank. The design leaves room for the addition of a future I/A system and requires several local upgrade approvals and variances to TBoH regulations. Local upgrade approvals are needed for reduced property line setbacks from both the septic tank and the soil absorption system

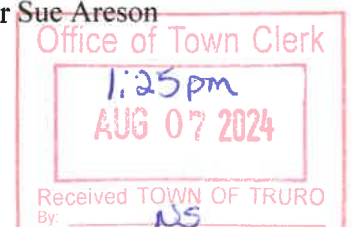


(SAS); for a 21% reduction in the size of the SAS, and for >36" cover over the d-box and areas SAS (to provide room in the design for future I/A). 14-feet of relief is needed from the setback to the abutter's well. Groundwater in this location is moving toward the bay and away from that well. There is a large separation to groundwater from the bottom of the SAS. Relief is also requested for reduced setback to the locus well, but the new design provides more separation than the current separation (< 50-feet) to the cesspool. A temporary variance is requested to delay the installation of I/A until the property is sold, becomes year-round, or regulations change to require enhanced I/A at this location. The other local variances requested are reduced separation to the coastal bank from both the SAS and septic tank. The Chair asked the Assistant Agent to comment on the plan who reported that the plan had been reviewed and that there weren't many options due to the site constraints that have been described. Board member Tim Rose asked about the SAS size. Laura Schofield noted that the SAS is fully sized for three bedrooms, which is how home is currently being used. A fourth room in the home meets the definition of a bedroom. Tim Rose then asked if the SAS would be undersized if the house were to sell. Laura Schofield explained that if the property transferred, an upgrade to I/A would be required and further reductions in SAS size are allowed with those systems. Chair Tracey Rose asked how many bedrooms were shown on the field card. Three are shown on the card, but when Laura Schofield looked at the floor plans, she discovered that a 4th room met the definition of a bedroom. The Assistant Agent reminded the Board of the standard deed restriction language that would require an upgrade upon sale, if the property were winterized, or if regulation changes required enhanced I/A in that location. Abutter Anson Wright wanted to ensure that her well water would not be impacted and did state that Laura Schofield had explained the issues to her very well. **Motion:** Board member Helen Grimm moved to approve the variances as presented with the condition of a deed restriction and water testing that included analysis for ammonia; **Second:** Board member Tim Rose; **Vote:** 4-0-0; the motion carried.

Approval of Mobile Food Truck permit – Taco Town LLC, Joseph Rugo- Head of the Meadow Beach, Mobile Vendor, based in Eastham - Joey Rugo introduced himself to the board and stated that he started with a food truck in Wellfleet in 2014. For the next three years he operated the food truck at Head of the Meadow beach. Additionally, he operated a food truck in Eastham and had a taco shop. He described his process for transporting refrigerated food from his commissary kitchen to the site while maintaining temperature control. His paperwork to support his license application was incomplete because he was waiting for the permit for his commissary kitchen at Bistro 41 in Eastham. He now has all required documentation including his ServSafe and Allergen Awareness certifications, the information on his commissary kitchen, and his workers comp form. Chair Tracey Rose asked for a copy of his menu. Joey Rugo described his offerings and stated that he would forward the menu along with the other documents. **Motion:** Board member Jason Silva moved to approve the mobile food truck permit contingent upon receipt of all requested documentation.; **Second:** Board member Tim Rose; **Vote:** 4-0-0; the motion carried.

Report of the Chair

The new Select Board liaison to the Board of Health is Susan Girard-Irwin. The Chair also passed along a message from former liaison and now Select Board Chair Sue Areson



that she enjoyed her time with the Board of Health and expressed her appreciation for its members and the work that they do. The Provincetown Water & Sewer Board (PWSB) met recently but the remote connection was poor, which limited her participation. Courtney Warren was elected Vice Chair of the PWSB. Tracey Rose also thanked outgoing Board of Health alternate member Candida Monteith for her service.

Health Agent's Report

The Assistant Agent reported that staff had recently attended an informative seminar at the MA Alternative Septic System Testing Center where they learned more about the project to install KleanTu NitROE systems in a neighborhood around Shubael Pond.

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 5:38 PM.

Respectfully submitted by Courtney Warren CW

