



TOWN OF TRURO BOARD OF HEALTH

P.O. Box 2030
Truro MA 02666-0630



Board of Health Meeting Minutes: August 20, 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 Member Brian Koll and Tim Rose; Remote: Vice Chair Jason Silva, Board member Helen Grimm, and Alternate Board member John Dundas; Also Present in person: Health Agent Emily Beebe, Select Board Member Nancy Medoff Also Present virtually: Select Board Member Susan Girard-Irwin

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.

Proposed Disposal Works Construction Permit: 22 Highland Road, Cloverleaf
The Agent stated that the packet includes a narrative describing past Board of Health review of this project that was initially prepared for the town manager to help bring him up to speed when he first started. The comprehensive permit with conditions is also included with pages #13, 17, and 18 being relative to the Board of Health. The building permit application has been submitted and the plans have been reviewed by the Health Department for compliance with Title 5 and the comprehensive permit. The Agent confirmed that the layout matched the bedroom count and that there is consistency between the building plans and the septic plan. The water line has been installed. The Chair confirmed with the Agent that the design flow of 7501 gpd matches the building plans. Board member Tim Rose asked about the timing of construction, but the Agent did not have any information about the schedule. The Horsley Witten Group will be working for the developer to ensure compliance with the conditions. Board member Brian Koll asked if the Agent could update the memo that was in the packet to the current date.

Renewal of expired, previously approved variances to Title 5 and TBoH regulations:

7 Hughes Road, Linnet Hultin (*continued from 8/6/2024*)

The Agent stated that at the last meeting the board reviewed the requested variances but had a question about the bedroom count. A walk through was done and determined that there were three bedrooms with some other spaces that met the definition of a bedroom but have not been used as such. Cassie Hultin described the first floor of the barn as unheated storage space but stated that the upstairs is heated. The Agent explained that with an existing situation like this on a small lot, a deed restriction could be drafted to be consistent with the record. The board then discussed various options for the bedroom count. Cassie Hultin asked if it was an issue that the system was designed for more bedrooms than is necessary. Chair Tracey Rose responded that they were just ensuring consistency and the Agent recommended a deed restriction. Homeowner Linnet Hultin noted that they had purchased the home as a five-bedroom home, but then removed a wall

and closet to bring the bedroom count to four. The Agent stated that the 1987 plan for the house shows only three bedrooms. Linnet Hultin asked if they dropped to three bedrooms, could they install a standard system instead of I/A. The Agent said no because with only a 10,000 sq ft lot, they would still be upside down with anything other than one bedroom. Board member Helen Grimm stated that she sees it as a four-bedroom home. Chair Tracey Rose asked the board if they would like to ask the assessor to change the card from three bedrooms to four to which the board agreed. Board member Tim Rose made a motion as described below. Board member Brian Koll proposed removing the bathroom in the garage to lessen the temptation to use it as a bedroom. Linnet Hultin stated that the expense of removing the bathroom would be difficult to afford on top of the septic upgrade. **Motion:** Board member Tim Rose moved to approve the variances as requested with the condition that a deed restriction be filed, limiting the property to four bedrooms and that the space above the garage is not approved for use as a bedroom or as a second unit. **Second:** Board member Helen Grimm. **Vote:** 4-0-1 with Board member Brian Koll abstaining.; the motion carried.

Preliminary subdivision, 38 South Highland Road (map 40, parcel 1)

John O'Reilly was representing the property owners who propose to create four lots from an existing ~5-acre lot. The lot is all upland and has varied topography. Currently, there is a single-family residence served by a 1978 code septic system. The lot directly abuts the South Hollow wellfield to the NW, a residential development to the SW, and a private residence to the NE. They are proposing two smaller lots (~33,000 sq ft each) and two larger lots, one of which will include the existing dwelling. Chair Tracey Rose read a letter from the chair of the Provincetown Water & Sewer Board as an abutter recommending caution and at a minimum to locate septic systems as far as possible from Zone 1 area and to consider advanced treatment. The Agent then presented the recommendations from her memo which include: a septic inspection of the existing system, walk through to establish existing bedroom count, consider using enhanced I/A and a shared or cluster system, a groundwater study, and water testing for all wells to include VOCs and PFAS. John O'Reilly then addressed some of the Agent's points. He agreed that the septic inspection and a walk through to determine bedroom count were necessary. He also noted that well testing for VOCs and PFAS was a good tool. As for stormwater, the health agent's recommendations mirror those of the DPW director. Before deciding on a cluster system, he asked that they be allowed to collect ground water data first before deciding whether a cluster system is warranted. The Chair asked if the Board or the Agent had any conditions they would like to see on the hydrogeological testing. The Agent suggested that what is already described in the regulations would be sufficient. No vote was for this initial conversation.

Title 5 and TBOH regulations variance requests: 2 Adams Way, Zachary Luster & Edwidge Yingling, (*continued from 8/6/2024*) The applicants have requested a continuance until the September 3, 2024 meeting. **Motion:** Chair Tracey Rose moved to continue this agenda item until the September 3, 2024 meeting; **Second:** Board member Brian Koll; **Vote:** 5-0-0; the motion carried.

Water Resources Report



Progress continues to be made with the cesspool upgrades. The Agent asked the Board if they could extend the deadline for ACOs from 9/1/2024 to 12/31/2024. **Motion:** Board member Brian Koll moved to extend the deadline for ACO variance applications from 9/1/2024 to 12/31/2024; **Second:** Board member Tim Rose; **Vote:** 5-0-0; the motion carried.

The Water Resources Meeting, a joint meeting of the Town of Truro and Town of Provincetown Select Boards along with the Provincetown Water & Sewer Board will be held September 30, 2024 at the Truro Community Center.

The Agent also reported that testing for cyanobacteria and harmful algal blooms have not turned up anything of concern so far this summer.

Minutes: July 2, 2024 Motion: Board member Brian Koll moved to approve the July 2, 2024 meeting minutes 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 Chair is looking forward to the Water Resources Meeting. She also reported that she will be attending a round table discussion for the board and committee chairs. Sue Girard-Irwin gave a little of background stating that this was part of the Select Board's Goals and Objectives and they are looking to have this group meet at least twice a year. This first meeting will be virtual and will be an open discussion about what the group would like to accomplish at these meetings.

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

The meeting was adjourned at 6:10 PM.

Respectfully submitted by Courtney Warren CW

