

Truro Board of Health Minutes  
November 16, 2016  
4:30 PM-Truro Town Hall

**Members Present:** Chair Tracey Rose, Vice Chair Jason Silva, Member Ansel Chaplin, Member Mark Peters

**Absent:** Member Tim Rose, Alternate Member Peter Van Stratum

**Others Present:** Agent Pat Pajaron

Chair Tracey Rose called the meeting to order at 4:30PM. Ms. Rose stated that the meeting was being recorded and asked if anyone else in the audience was recording. No one replied in the affirmative.

**PUBLIC COMMENTS**

None.

**REVIEW/APPROVE MINUTES**

October 18, 2016

**Mr. Peters moved to approve the minutes as submitted.**

**Mr. Silva seconded.**

**Vote: 3-0-1, with Mr. Chaplain abstaining.**

November 1, 2016

**Mr. Peters moved to continue to the December 6, 2016 meeting.**

**Mr. Silva seconded.**

**Vote: 4-0-0, motion carries.**

**REPORTS**

**Water Resources Oversight Committee**

Mr. Peters stated that there is a meeting with the WROC, Board of Health and Planning Board at 5:30PM after their meeting today.

**Health Agent's Report**

-16 Windigo Ln septic install has been completed and the Certificate of Compliance has been issued.

-2017 Licensing Renewals are steadily coming in.

-Board of Health FY18 Budget has been submitted.

**PUBLIC HEARINGS**

1. **Salvatore Fiumara, 96 Castle Road, Request for Variance to Truro Board of Health Regulation Section VI, Article 2 Variances and Article 8: Required Setback for System Components**

David Lajoie of FELCO, Inc. approached the Board and described the property as a lot that contains a garage/painting studio - and a wetland located on the North side of the property. The proposal is to construct a 4 bedroom house and connect the existing studio into the proposed septic system. The variances requested are as follows:

Truro Board of Health Regulations

Section VI Article 2 Variances

Section VI Article 8 Required Setbacks

- 1.) 43' from leach area to wetland
- 2.) 32' from reserve to wetland

The Board questioned the variances requested given that the lot is 2.89 acres. Mr. Lajoie explained that the sloping topography presents grading challenges. Ms. Pajaron had asked Mr. Lajoie if the well could be moved further West and move the leach area further towards the driveway. Mr. Lajoie felt that he could make some changes to lessen the variance request by about 10'-15'.

**Mr. Peters moved to continue the hearing to the December 6, 2016 meeting.**

**Mr. Silva seconded.**

**Vote: 4-0-0, motion carries.**

**2. Lexvest East Harbour, LLC, East Harbour Motel, 618 Shore Rd., Request for Variance to Truro Board of Health Regulation Section III, Article 5: Kitchen Units**

Attorney Jay Murphy and Eric Shapiro, Lexvest East Harbour LLC approached the Board and presented a plan to combine units in the motel building and add kitchen facilities. Attorney Murphy explained that Units 2 and 3, 4 and 5, 6 and 7, will be combined, bringing the square footage for each over 400 square feet, however Units 1 and 5 will remain at 259 square feet which does not comply with Truro Board of Health Regulation, Section III, Article 5 - Kitchen Units. The plan as presented will reduce the number of bedrooms and units. Discussion from the Board on whether the motel building could be modified to comply with the Board of Health Regulation. Attorney Murphy expressed concern that this would require extensive renovation to the building, thereby requiring the property to conform to current Flood Zone standards (raising the buildings). Mr. Silva did not want to see the buildings up on pilings. Ms. Rose liked the idea of the reduction in bedrooms.

**Mr. Peters moved to approve the variance for Units 1 & 5 with a finding that the number of bedrooms has been reduced from 8 to 5 with the follow conditions: 1.) that the kitchens meet the requirements of 410.100 of the Housing Code for kitchen facilities, 2.) a revised floor plan be submitted to show gross square footage of each unit, to include habitable floor space and that the plan bear the signature and/or stamp of the professional preparing the floor plan, 3.) Limit the occupancy based on the habitable square footage. (Habitable sq. footage must be provided), 4.) Limit the sleeping surfaces to 1 double bed or 2 twin beds or 1 queen bed, 5.) No additional furniture that affords sleeping, 6.) Inspect Units 1 and 5 on a yearly basis.**

**Mr. Silva seconded.**

**Vote: 4-0-0, motion carries.**

## **AGENDA ITEMS**

### **1. Carla Ferrari-Scacco, Request for Waiver of Transfer Station Sticker Fee**

Ms. Pajaron informed the Board that the Applicant had submitted the financial income for the Board's review. The Board has approved a waiver for the Applicant in the past.

**Mr. Peters moved to approve the Request for Waiver of Transfer Station Sticker Fee for Carla Ferrari-Scacco.**

**Mr. Chaplin seconded.**

**Vote: 4-0-0, motion carries.**

### **2. Update on Pay As You Throw/Save Money And Reduce Trash (continued from 11/1/16)**

Ms. Rose asked if anyone had any questions but she also felt that she wanted to wait until Mr. Rose and Mr. Van Stratum were present to really discuss anything further.

**Mr. Peters moved to continue the discussion to the December 6, 2016 meeting.**

**Mr. Chaplin seconded.**

**Vote: 4-0-0, motion carries.**

## **LICENSING RENEWAL APPROVALS**

**1. Jack Peak and Joan Ford, Managers, Harbor View Village Condominiums, 168 Shore Rd., Motel License**

**2. Evelise Leopoldo, Manager, Cape Truro Cottages, 95 Shore Rd., Motel License**

**3. Linda Arectos, Grant LaPlant and Martin Young, Managers, White Village Condominiums, 334 Shore Rd., Motel License**

**4. Mark Lambrou, Manager, Head of the Meadow Citgo, 435 Route 6, Gas Station License**

**5. Evan Evans, Manager, Outer Reach Resort, 535 Route 6, Motel License**

**6. Jacqueline David, Manager, Hi-Land View Cottages, 17 Coast Guard Rd., Motel License**

Ms. Pajaron stated that the applications were in order.

**Mr. Peters moved to approve license renewals 1-6.**

**Mr. Chaplin seconded.**

**Vote: 4-0-0, motion carries.**

**Mr. Peters motioned to adjourn.**

**Mr. Chaplin seconded.**

**Vote: 4-0-0, motion carries.**

**Respectfully submitted,**

**Arozana Davis, BOH Secretary**

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**Chair-Tracey Rose**

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**Vice Chair-Jason Silva**

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**Clerk-Mark Peters**

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**Ansel Chaplin**

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**Tim Rose**

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**Peter Van Stratum, Alternate**