



TOWN OF TRURO
HEALTH & CONSERVATION DEPARTMENT
24 Town Hall Road, Truro 02666
508-349-7004 x119

To: Truro Board of Health

From: Emily Beebe, Health & Conservation Agent

Date: April 1, 2025

Re: April 1 Agenda Item re: 95 Shore Road, Cape Truro Cottages

Background:

- Licensed as a Cottage/Cabin Colony with 9 units
- This is a 2.27-acre property (=98,881 s.f. area, which allows the 9-bedroom use); however, I/A is required since the daily wastewater flow is > 600 GPD.
- Connected to the municipal water system
- Currently all units are served by three Title 5 septic systems;
 - Systems #1 and #2 were installed in 1994;
 - System 1 failed in 2024 (SAS liquid level in the riser, pumped at time of inspection)
 - System 2 failed in 2022 (SAS liquid level in the riser, pumped at time of inspection)
 - Developed upgrade plan, and has been on pump as-needed basis since.
 - System #3 serving the newest units (#7 and #8) was installed in 2011.
 - System 3 inspected and pumped in Nov 2024; functioning properly
- JC Ellis Design has provided a stamped plan to upgrade all systems to one 9 BR Advantex system.

Proposal:

The applicant is requesting BoH support to pursue the condominium conversion process, which requires a special permit from the ZBA, in order to sell units 7 & 8 to fund the upgrade. They are proposing to upgrade the failed systems and are asking for units 7 & 8 to remain on their circa 2011 Title 5 system, that has recently passed inspection. The owner would like to delay connecting these 2 units to the I/A system, to reduce flow to the new system, and continue to use the system that is functioning. An ACO is proposed to ensure that the work is done in a timely fashion.

The following are terms for the ACO, proposed by the applicant and supported by staff:

- Respondent shall have the two failed systems inspected every 3 months. Inspection shall be a limited ACO inspection (using the Provincetown ACO inspection form adapted to Truro)
- Respondent shall have an IA system for nine bedrooms installed within 1 year of the of issuance of a special permit from the ZBA to convert the premises to year-round housing, or within 6 months of the sale of units 7 & 8, whichever is sooner, and which time shall be extended for good cause, including inability to finance the installation of the I/A system.
- The passing system presently serving Units 7 & 8, may be maintained as the septic serving Units 7 & 8 for so long as it continues to operate in accordance with Title V regulations. Upon failure, Units 7 & 8 shall be connected to the IA system forthwith but no longer than December 31, 2036.
- The Truro Board of Health shall support Respondent's ZBA application to convert the premises to ~~year-round single or multifamily housing~~ year-round single or multifamily housing.
- Respondent shall ensure that the condominium documents and a deed restriction for the remaining premises shall prohibit STRs at the premises.

