

Administrator's Report
Board of Health Meeting of December 16, 2010
Report covers from December 2 to December 15, 2010
Items requiring Board action are noted with an asterisk ()*

A. Appointments – Informational Only

7:15 pm: Costello, for McGraw, 43 Lufkin Point Road
7:30 pm: Pam Stone, Animal Inspector

B. Agreement to Connect to Municipal Sanitary Sewer

None

C. Inspection Report Reviews

None

D. Soil Evaluations / Waiver Explorations

(1) 41 John Wise Ave., Bodie, Map 18, Lot 5

I witnessed soil testing for new construction of 2 construction systems on this property. The applicant is attempting to create 4 new construction systems and 1 replacement system. We will return in the spring or summer to complete the rest of the testing.

Recommendation: None. Informational only.

E. Septic System Design Plan Reviews

(1) 37 Wood Dr., Giammanco, Map 4, Lot 97 *

I reviewed the revised repair plan for this property. All required corrections have been made. This system is a Presby system. The applicant is asking for a Local Upgrade Approval (LUA) for a reduction in naturally occurring pervious material below the system to allow a 1' reduction in the separation to estimated seasonal high groundwater, and a variance to reduce the setback between the soil absorption area and the private well serving the property. The well separation request is a waiver (rather than a LUA) because of its combination with the separation reduction between the s.a.s. and high groundwater.

The combination of these requests requires approval by the BOH and a 64C request to and approval by DEP.

Recommendation: I recommend the Board approve the LUA and variance requests and submitted plan, conditional upon DEP approval.

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- (2) 43 Lufkin Point Rd., McGraw, Map Map 20, Lot 17 *

This plan was approved 11-01-10. The designer has submitted a revised plan with some requested spot elevations.

Recommendation: I recommend the Board approve the most recent submission of this plan, dated, 12-22-09, with a final revision date of 11-09-10.

F. Building Permit Applications & Occupancy Permits

- (1) 69 Choate St., Builder lot 8, Keystone Development, Map 16, (part of) lot 9*

We received a building permit application for this property to construct a 4 bedroom house. The property has an approved 5 bedroom septic system plan. The property is one of the ANR (Approval not Required) lots created from 69 Choate St., however, the Assessor has not yet received confirmation from the Registry of deeds that the approved lots have been recorded and I couldn't find a record of the recording on the Registry website,

Recommendation: I recommend endorsement of the building application, dated 10-13-10, with a note to the Building Inspector to confirm that these lots have been recorded at the Registry of Deeds.

G. Septic System Installations

None

H. Well Water Supply Certificates

- (1) 69 Choate St., Builder lot 8, Keystone Development, Map 16, (part of) lot 9*

We received the well completion report and water analysis for the private well serving this property. The water analysis shows high elevations of Iron (0.62 mg/l tested vs. 0.3 mg/l recommended), Manganese (0.072 mg/l tested vs. 0.05 mg/l recommended), and Sodium (53 mg/l tested vs. 20mg/l recommended). The well water production is adequate.

Recommendation: I recommend the Board approve this well with the recommendation that the owner install a water treatment system to bring the elevated parameters within the recommended limits.

I. Meetings Attended (for information only)

CAEPT (Cape Ann Emergency Planning Team)

I attended the regular meeting of the CAEPT.

J. Complaints

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(1) 27 Forest Ave., Hunt, Map 34, Lot 83

We received another complaint pertaining to the condition of this property. Although the area around the street is cleared, the yard area itself has no improvement. Our last certified mail violation notice was refused by the Hunts & followed up by a first class mail notification.

I filed a complaint in the Gloucester District Court for non-compliance. The estimated hearing date will be in 1 ½ - 2 months.

Recommendation: None. Informational only.

K. Reportable Diseases

None

L. Other Issues

(1) Leave Notification *

I used 3 hours vacation time on 12-7-10, 1 hour sick time on 12-09-10 and 4 hours vacation time on 12-10-10. I am also submitting 32 hours vacation time between 12-21 and 12-27-10.

Recommendation: Approval of time off.

(2) 43 Lufkin Point Rd., McGraw, Map 20, Lot 17 *

I received information on the proposed cistern to serve this property for review and action at this BOH meeting and gave copies of the proposal to the Board at the last meeting for your review. My recommendations are the following-

- I would like clarification as to where the overflow drain empties. It cannot interfere with the septic system serving the property.
- I would want confirmation that UV sterilization is sufficient treatment for the water. We should mandate the source of delivered water is certified as potable.
- A frequency of water testing should be mandated with the minimum required tests. Results to be cc'd to the BOH.
- Notification of the cistern's existence and required approval conditions should be recorded for the property at the Registry of Deeds, to follow the deed for the life of the use and/or existence of the cistern.
- Other?

I also gave a copy of the proposed system to the Plumbing inspector and DPW for their review and comments. The plumbing Inspector wants to see a backflow preventer or air gap in the "potable water in" line, on the "non-potable to house" line, and in the line that can feed potable water into the forth, non-potable, water

tank. Finally, he wants all lines from the non-potable tank to be labeled as non-potable, not for drinking, and color coded, so that they are easily distinguished

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from the drinking water lines. All outdoor faucets are to be connected to the potable water source.

The DPW had no additional concerns.

Recommendation: Discussion and determination as to system requirements.

(3) Septic Installations and Soil Testing Moratorium *

Due to the recent extreme cold weather I would like to place a moratorium on soil testing and septic system installations (except for placement of tanks) until the weather breaks and the ground thaws, likely sometime in March.

Recommendation: Boards permission to place moratorium.

M. Tracking of Housing, Food Service, and Other Miscellaneous Board Issues

(1) North Shore Community Health Network Grant *

We received notification of the new grant opportunity from NSCHN. This time, it will be a 2 year, \$20,000 max grant (\$10,000 per year). A letter of intent is due by December 23 and the grant application is due (via mail) no later than Jan 31, 2011. NSCHN is holding a bidders conference This Friday, Dec. 17.

Recommendation: Confirmation to proceed with grant application and attendance at bidder's conference. I have written a letter of intent for your review/signature.

(2) Budget *

We received word from our Town Accountant that budget requests are due to her office by January 11, 2011. Because this came in this week & was too soon for me to prepare before this meeting, I requested an extension from her to allow it to be reviewed at our next meeting on January 13 and submitted to her on the 14th. She is fine with that, so I will have a proposed budget for our next meeting.

Recommendation: Review of this year's budget and discussion as to any proposed changes.

(3) Annual Town Meeting and Annual Reports *

We received notice from the Selectmen's office that articles for the May 2 annual Town Meeting are due to the BOS office by Feb. 28, 2011 and the BOH Annual Report is due by February 9th.

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Recommendation: Review of BOH Revolving Account articles for any proposed changes or approval to submit as is as well as discussion on any proposed additional articles. Revolving accounts must be approved annually to remain in effect.

I will start to draft the annual report working with Kim and Ann. Please let me know any specifics you want included for review at a January meeting.

(4) 5-9 Southern Ave., Allen, Map 38, Lots 2 & 3

I received a request from Town Counsel to perform a follow up inspection at Bill Allen's property to confirm the current condition. I did this on 12-9-10 & found the property continues to deteriorate with an increase of dumpsters, tires and refuse.

Recommendation: None. Informational only.

(5) 69 Choate St., Builder lot 8, Keystone Development, Map 16, Lot 9 *

I have been communicating with Mr. John Carrigan of DEP since we received the complaint on the burial of unapproved materials on this property. There was no doubt as to the fact that this is not allowed, but I because we are enforcing this, rather than DEP, I wanted clarification as to the relevant regulation and our authority to enforce. This was confirmed on Tuesday. Due to the closeness to the BOH meeting, I held the enforcement order for the Board's signature, rather than mine.

Recommendation: Review, approval and signature of the enforcement order.