

Administrator's Report

Board of Health Meeting of March 23, 2023

Report covers from 03/07 – 03/20/2023

Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 52 Lufkin Point Road, Piper, Map 109, Lot 3

We have received the Title 5 inspection report for the septic system serving this property. In this report, the inspector, Jonathan Granz, has noted the following: the septic tank is leaking and needs to be replaced; and there are 3 private wells closer than 100' to the SAS including the well serving the subject property, and the wells serving 52R Lufkin Point Road and 51 Lufkin Point Road. The property owner has submitted the water analyses for the 3 properties, and all are satisfactory i.e. fecal coliform bacteria is absent and ammonia nitrogen and nitrate nitrogen is equal to or less than 5ppm for each of the wells in question.

Recommendation: I recommend the Board of Health send a letter to the property owner stating we are in agreement with the determination of the inspector Jonathan Granz and that the system conditionally passes the official Title 5 inspection conducted on February 10, 2023. The property owner shall contract with a septic system designer to submit a septic system replacement plan to the Board of Health, and the new septic tank shall be installed within 2 years of the date of the inspection or no later than February 10, 2025.

B. Septic Plan Reviews

C. Private Wells

D. Other Permit Applications and Requests

(1) J.T. Farmhams Ferreira, Map 126, Lot 2*

This property is scheduled to transfer from the current owner to a long-time employee. As such, the restaurant will be considered a new establishment, where full compliance with the FDA and MA Food Codes is required unless a variance is granted by the Board of Health. In the case of this establishment, the kitchen lacks a service sink and a food prep sink. Previously they had also been using the sink in the employee restroom for handwashing, but a HWS was recently installed.

Recommendation: Discussion, and possible vote on a variance from FDA and MA FC sink requirements.

E. Septic Inspections and Other Field Work

(1) 4 Belcher Street, Guide, Map 129, Lot 18-0-1-4

I witnessed soil testing at this property in order to start the review process for a building permit request to construct an in-law apartment adjacent to the existing garage. As the

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existing septic system was designed for a maximum of 3 bedrooms/330 gpd using Title 5 repair guidelines, the addition would be treated as new construction and therefore the septic system would have to be fully compliant with MA and Essex septic requirements. The soil was too wet to conduct percolation testing, and this will be rescheduled at a later date.

F. Complaints and Other Updates

(1) CPR/AED Training

McNeilly EMS completed 2 hands-only CPR classes in Town – one at the Senior Center and another at the Public Safety Building. We used a DPH/MAPC grant leftover from 2021 to cover the ~\$600 cost for the 13 residents who participated.