

Administrator's Report

Board of Health Meeting of June 6, 2023

Report covers from 5/9 – 6/2/2023

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

A. Inspection Report Reviews

(1) 39 Wood Drive, Story, Map 154, Lot 28*

I have reviewed the report for the official Title 5 inspection conducted at this property by Jonathan Granz on April 24, 2023. The inspector noted that there is a current maintenance contract for this system, as required, and that the system is functioning as intended.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the Title 5 inspection report, submitted by Jonathan Granz and dated April 24, 2023 is approved. The system is not designed to accommodate the use of a garbage grinder and is designed to serve no more than 2 bedrooms or 220 gallons per day. In addition, the system requires annual operations and maintenance as per the DEP approval letter for secondary treatment units.

B. Septic Plan Reviews

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

I have reviewed the proposed septic tank replacement plan for this dwelling, designed by Vladimir Nemchenok and dated May 5, 2023. The designer is proposing to replace the existing 1500 gallon, single compartment tank with a 2000 gallon, double compartment tank to accommodate the future connection of a proposed in-law apartment.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the septic tank replacement plan designed by Victor Nemchenok and dated May 5, 2023 is approved. As a reminder, the septic tank shall be vacuum tested on-site prior to backfill.

(2) 51 Story Street, Cort, Map 134, Lot 39*

I have reviewed the design plan for the proposed septic system at this location, designed by John Judd and dated May 16, 2023. The existing system is in failure and the owner has submitted a design plan to accommodate an increase in flow so that he can add a bedroom to the existing dwelling. The plan meets all state and local new construction requirements and has already received Conservation Commission approval.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the plan for the proposed septic system at this property, designed by John Judd and

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dated May 16, 2023 is approved. The proposed system is designed to accommodate a maximum of 5 bedrooms or 550 gallons per day, and is not designed to accommodate the use of a garbage grinder.

C. Private Wells

None.

D. Other Permit Applications and Requests

None.

E. Septic Inspections and Other Field Work

(1) 51 Story Street, Cort, Map 134, Lot 39

I conducted a site visit at this property with engineer John Judd, to try to determine whether the septic system is in failure as well as performing a walk-through to verify if the owner could add another bedroom with the existing number of rooms and the current design flow.

(2) 85 Wood Drive, Blanchard, Map 157, Lot 9

I conducted the final inspection and signed the Certificate of Compliance for the new septic system serving the two dwellings on this property.

(3) 42 Wood Drive, Carpenter, Map 154, Lot 12

I conducted the semi-final inspection for the new septic system serving the two dwellings on this property.

F. Complaints and Other Updates

(1) 139 Eastern Avenue, Runsala, Map 137, Lot 16

This property was previously condemned by the BoH and vacated by the occupants in 2019. Since this time, the bank has foreclosed and there has been no noticeable activity until recently. While driving by this property, I observed a significant amount of trash and household debris strewn throughout, and a note with a phone number taped to the front door. I contacted the bank representative, who acknowledged that the individual contracted to clean out the property did so by emptying the dwelling out onto the front

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lawn. After speaking with me, she reached out to the contractor, who has since brought in a dumpster and initiated the clean-up/clean-out.

Recommendation: None at this time. I will continue to monitor the premises to ensure progress continues.

(2) 162 Conomo Point Road, McKenzie, Map 108, Lot 44

We received a complaint from a town official that the leaseholder of this property is reportedly living in a camper on this property. There is no existing dwelling and her lease states that “premises and improvements are uninhabitable”. There is town water service that was installed specifically for boat washing, and the complainant reports that this water line is connected to her camper.

Recommendation: None at this time. This matter has been referred to the Town Administrator and Conomo Point Commissioners.

(3) 92 Southern Avenue, Deus, Map 140, Lot 54-1-2

We are continuing to work with Town Counsel on how best to proceed with enforcement at this property. At the request of the electrician, an inspection was conducted on May 31, 2023. The homeowner was present. I noted that some progress has been made with the clean-up although violations still exist including failure to maintain in a clean and sanitary condition, failure to maintain structural elements, improper storage of trash, etc. There are also building code violations that have not been remediated. In addition, the dwelling appears to be occupied in violation of the order to vacate. Smoke and carbon monoxide detectors have been properly installed in the correct locations and the exposed wiring has been addressed.

Recommendation: None at this time. We will continue to monitor on the advice of Counsel, and will schedule another inspection upon request. Once the housing and building code violations have been corrected, the BoH will need to vote to lift the condemnation order.

(4) Beach testing

The beach testing has begun for the season, and so far all samples are within acceptable limits. Chebacco Lake at Centennial Grove is sampled weekly, and Clammers and Front Beaches at Conomo Point are tested monthly. Samples are analyzed at Biomarine Lab in Gloucester; marine beach results are uploaded to the MA DPH database and fresh water results are stored locally. The full results, as well as links to tide information and water quality results for all marine beaches in MA, are posted on the Board of Health website.

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(5) Local Regulation for Private Trash Haulers

The draft regulation has been posted on the Board of Health website and the public hearing notice has been published in the Gloucester Daily Times as required. The notice also included mention that written public comment will be accepted until 12 noon on Monday, June 5, 2023.