

Administrator's Report

Board of Health Meeting of July 13 2023

Report covers from 6/3 – 7/10/2023

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

A. Inspection Report Reviews

(1) 1 Moses Lane, Adler, Map 154, Lot 17*

I have reviewed the report for the official Title 5 inspection conducted at this property by Jonathan Granz on May 17, 2023. The inspector has noted that the septic system is currently serving a 1-bedroom dwelling, although there is excess capacity in the design flow that would allow this system to serve a 3-bedroom dwelling (or 330 gallons per day). The effluent filter present in the outlet tee should be cleaned annually or more frequently as needed, and the system is not designed to accommodate the use of a garbage disposal.

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 May 17, 2023 is approved. The system is not designed to accommodate the use of a garbage grinder and is designed to serve no more than 3 bedrooms or 330 gallons per day. The effluent filter should be cleaned annually or more frequently if necessary.

(2) 168 John Wise Avenue, Doyle, Map 106, Lot 6*

I have reviewed the report for the official Title 5 inspection conducted at this property by Michael Hale on June 22, 2023. The inspector has noted that the septic system is currently serving a 3-bedroom dwelling and the system is designed to serve 3 bedrooms or 330 gallons per day. The effluent filter present in the outlet tee should be removed, rinsed, and reinstalled at least annually, or more frequently if necessary. The system is not designed to accommodate the use of a garbage grinder.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the Title 5 inspection report, submitted by Michael Hale and dated June 22, 2023 is approved. The system is not designed to accommodate the use of a garbage grinder and is designed to serve no more than 3 bedrooms or 330 gallons per day. The effluent filter should be cleaned annually or more frequently if necessary.

(3) 147R Eastern Avenue, Estate of Gallagher, Map 137, Lot 14*

I have reviewed the report for the official Title 5 inspection conducted at this property by Jonathan Granz on May 31, 2023. The inspector has noted that the system is currently serving a 3-bay automobile repair shop (450 gallons per day), and the system was designed to accommodate an additional 330 gallons per day for a proposed 3-bedrooms dwelling. The maximum approved design capacity is 890 gallons per day.

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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 May 31, 2023 is approved. The system is designed to accommodate 890 gallons per day and is currently only serving a 3-bay automobile garage at 450 gallons per day.

(4) 31 Middle Road, Collins, Map 108, Lot 27*

I have reviewed the report for the official Title 5 inspection conducted at this property by Ron Jenkins on May 31, 2023. The inspector has noted the tight tank is functioning as intended and passes the official Title 5 inspection.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the Title 5 inspection report, submitted by Ron Jenkins and dated May 31, 2023 is approved. The tight tank is approved for 3 bedrooms or 330 gallons per day.

B. Septic Plan Reviews

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

I have reviewed the septic tank replacement plan for this property, designed by Dan Johnson and dated June 12, 2023. The designer has proposed replacing the existing structurally unsound tank with a 1500-gallon septic tank, which will be connected to the existing SAS. The designer is requesting a local upgrade approval from the minimum setback requirement of 10' from the tank to the building foundation, where 4' is provided. The new tank meets all other setback requirements outlined in state and local regulations.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed septic tank replacement plan, designed by Dan Johnson and dated June 12, 2023 is approved. This approval also acknowledges the reduction in minimum setback from the tank to the building foundation, from the required 10' to the provided 4'.

C. Private Wells

None.

D. Other Permit Applications and Requests

None.

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E. Septic Inspections and Other Field Work

(1) YMCA Camp Dory, Centennial Grove

I conducted a joint pre-opening inspection of Camp Dory with the Building Inspector and members of the FD. They are scheduled to open for the season on June 20, 2023.

(2) 45 Apple Street, Chroust, Map 141, Lot 24

I met with the septic system installer on-site to review the elevation calculations for the system liner, and the bottom of the SAS, and also inspected the bottom of the SAS for the septic system upgrade at this property.

(3) 51 Story Street, Cort, Map 134, Lot 39

I inspected the bottom of the SAS for the septic system upgrade at this property. The installer is working on clearing out the contaminated material and components to determine what is suitable for reuse.

(4) 83 Wood Drive, Fransioli, Map 157, Lot 10

I witnessed the vacuum test and inspected the bottom of the SAS for the septic system upgrade at this property.

(5) 42 Wood Drive, Carpenter, Map 154, Lot 12

I completed the final inspection for the new septic system serving this property.

F. Complaints and Other Updates

(1) 17 King's Court, Butman, Map 151, Lot 16

We received a complaint that this dwelling, condemned by the Board of Health in early 2020, is being occupied by a relative of the owner. I spoke with the property owner, who confirmed that all repairs have been made and his nephew is living in the dwelling. I reminded him that all work needs to be properly permitted and inspected by the individual municipal inspectors, and the condemnation order needs to be vacated by the Board of Health.

Recommendation: None at this time. I sent a letter to the owner(s) of record, as well as the occupant, reminding them that this dwelling has been condemned and all construction/repair work must be properly permitted before the BoH would deem the dwelling habitable.

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(2) BN Realty, 233 Western Avenue, Map 144, Lot 38

We received a complaint about rats at this restaurant. I notified the owner, who scheduled an inspection with his pest control company. The service technician did not find any evidence of rats (i.e. burrows) in the exterior dining area but reported he would keep an eye on it.

Recommendation: None at this time.

(3) Stavros, 99 John Wise Avenue, Map 107, Lot 6

We received a complaint regarding improper storage of food and the presence of rats in the kitchen at this restaurant. I spoke with the owner, as well as a kitchen employee, about this complaint, and it was determined that the individual who made the complaint was recently fired. During my recent inspection, I did not observe any rats or evidence of rats in the kitchen, and all food was properly stored at least 6" off the floor as required.

Recommendation: None at this time.

(4) 162 Conomo Point Road, McKenzie, Map 108, Lot 44

In response to a request from the leaseholder at this property, and a complaint from the neighbor and a town official, we have continued to investigate the historical use and future habitability of this parcel. The initial complaints were regarding the use of the kitchen and bathroom facilities in a travel trailer/camper parked on the property, including connection of town water service and waste disposal via a port-a-potty placed behind a new fence on the parcel. Ms. McKenzie has affirmed that she is not living on the property and is not disposing of the waste in a port-a-potty.

Ms. McKenzie would like to pursue the installation of a tight tank or other wastewater system to serve the existing barn; however, this would only be permitted under MA DEP's system repair guidelines, and is not permitted for 'new construction.' In reviewing the historical documents available in the Assessor's, Building Inspector's, and our files, as well as a statement from a previous leaseholder, it appears that this parcel was never used for housing and there is no record of a septic system on the property. Unless or until records showing that there was once an existing septic system are provided to us, a tight tank would not be permitted on this parcel.

Recommendation: None at this time.