

Administrator's Report
Board of Health Meeting of April 11, 2019
Report covers from 02/28-04/10/19
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 113 Belcher Street, Hickey, Map 115, Lot 4*

I have reviewed the report for the official Title 5 inspection conducted at this property by Dan Johnson on March 12, 2019. The inspector has noted that the distribution box is in fair/poor condition, but is still functioning. The inspector has also noted that there is no baffle or tee present on the inlet of the septic tank.

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, Dan Johnson, that the system passes the official Title 5 inspection conducted on March 12, 2019. However, the inspector has noted that the distribution box is in fair/poor condition, and the Board of Health recommends replacing this component to protect the integrity of the SAS. In addition, the property owner shall have a tee installed on the inlet of the septic tank within 30 days of receipt of this letter.

(2) 234 John Wise Avenue, 234 John Wise Ave LLC, Map 105, Lot 19 *

I have reviewed the report for the official Title 5 inspection conducted at this property by Jon Granz on February 20, 2019. The inspector has noted that the system is in good working condition and does not meet the failure criteria.

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, Jon Granz, and that the system passes the official Title 5 inspection conducted on February 20, 2019. The next routine, quarterly inspection of this property is due no later than May 20, 2019. The next routine grease trap pump-out is due no later than March 25, 2019.

(3) 114 Conomo Point Road, Mazzarino, Map 108, Lot 71 *

I have reviewed the report for the official Title 5 inspection conducted at this property by Richard Clarke on January 26, 2019. The inspector has noted that the tight tank is in good working condition and does not meet the failure criteria.

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, Richard Clarke, and that the system passes the official Title 5 inspection conducted on January 26, 2019. The next routine Title 5 inspection at this property is due no later than January 26, 2024.

B. Soil Evaluations / Waiver Explorations

(1) 54 Rocky Hill Road, Gale, Map 152, Lot 21

I witnessed an additional day of soil testing (4 total days) on this property to determine how many buildable lots there are.

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(2) 13 Town Farm Road, Maher, Map 110, Lot 22

I witnessed soil testing at this property to determine if there is suitable soil to upgrade the failed septic system.

C. Septic System Design Plan Reviews

(1) 12 Wood Drive, Camp, Map 154, Lot 9*

I have reviewed the plan for the proposed septic system at this property, designed by Dan Johnson and dated February 25, 2019. During my review, I found that a portion of the soil absorption system does not have the minimum 4' separation to the water table that is required for new construction.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed septic system plan, designed by Dan Johnson and dated February 25, 2019 is disapproved. All portions of the soil absorption system are required to be designed and sited at least 4' above the estimated seasonal high water table.

(2) 12 Wood Drive, Camp, Map 154, Lot 9*

I have reviewed the plan for the proposed septic system at this property, designed by Dan Johnson and dated February 25, 2019, with a revision date of March 27, 2019. During my review, I have found that the designer has made the necessary corrections, including raising the soil absorption system to have the requisite 4' separation between the bottom of the leaching area and the estimated seasonal high water table.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed septic system plan, designed by Dan Johnson and dated February 25, 2019 with a revision date of March 27, 2019 is approved.

(3) 7 Cogswell Road, McDonald, Map 110, Lot 29*

I have reviewed the plan for the proposed septic system at this property, designed by Dan Johnson and dated March 14, 2019. During my review, I have found the following deficiencies/technical errors: there are no buoyancy calculations or necessary counterweight provided; and the plan references setback distances to a proposed leaching area, which is not shown on the plan.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed septic system plan, designed by Dan Johnson and dated March 14, 2019 is disapproved.

(4) Lot 3A Shea's Court, Coughlin, Map 145, Lot 32*

The Disposal Works Construction Permit for this property was issued on April 15, 2016 and expires on April 15, 2019. The buyer of this property is requesting a one year extension on this new-construction permit, to allow time for the property to transfer prior to installation.

Recommendation: I recommend the Board of Health send a letter to the property owner granting a one year extension to the Disposal Works Construction Permit. The permit will expire on April 15, 2020.

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(5) 83 John Wise Avenue, Lawrence, Map 113, Lot 13*

I have reviewed the plan for the proposed septic system at this property, designed by John Judd and dated March 11, 2019 with a revision date of April 1, 2019. I have found the plan to be in compliance with all state and local septic system regulations. I have noted that the revised plan is designed for 3 bedrooms, or 330 gallons per day, due to the need for a reserve area if there is to be an increase in system flow.

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 dated March 11, 2019 with a revision date of April 1, 2019 is approved. Prior to the issuance of a Disposal Works Construction Permit, the property owner must demonstrate the existing water line meets the required minimum setbacks as outlined in Title 5 and in General Note #17. In addition, a building permit may only be issued for the construction of a home with not more than 3 bedrooms. If the property owner wishes to construct a home with more than 3 bedrooms, a reserve disposal area must be shown.

(6) 173-175 Conomo Point Road, Mears, Map 108, Lot 30*

The leaseholders of this property initially had a deadline of December 31, 2018 to bring the septic system into compliance. An extension of this deadline was requested and the BoH voted to allow the leaseholders until April 15, 2019 to complete this project. To date, we have not received a request for soil testing or a tight tank design plan to review.

Recommendation: Discussion, and vote on a possible extension of the deadline to bring this property into Title 5 compliance.

D. Septic System Installations/Abandonments (informational only)

(1) 19 Middle Road, MacGrath, Map 108, Lot 54

I signed the Certificate of Compliance for the tight tank at this property.

(2) 21 Middle Road, Holleran, Map 108, Lot 49

I signed the Certificate of Compliance for the tight tank at this property.

(3) 36 Robbins Island Road, MacDougall, Map 108, Lot 7

I signed the Certificate of Compliance for the tight tank at this property.

(4) 109 Conomo Point Road, True, Map 108, Lot 77

I witnessed the vacuum testing for the tight tank at this property.

(5) 7 Gregory Island Lane, DiFluri, Map 155, Lot 55

I witnessed the vacuum testing for the septic tank at this property.

(6) 139 Gregory Island Road, Wendell, Map 155, Lot 43

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I inspected the installation of the SAS at this property.

E. Well Water Supply

None.

F. Complaints

(1) 245 Western Avenue, Ricker, Map 144, Lot 33

In response to a complaint from the Fire Department, inspections were conducted of three residential units at this commercial property. The inspections were conducted with Bill Sanborn (Building Inspector), Dan Doucette (Fire Chief), Alex Edwards (Police Officer). During these inspections, I noted unit 1 meets the minimum housing standards, with the exception of lacking a carbon monoxide detector; unit 2 does not have a carbon monoxide detector and does not meet the minimum natural available light requirement of 8% of total floor area; and unit 3 has several broken fixtures as well as a significant amount of clutter, particularly near the baseboard electric heat which the occupant states he does not use.

Prior to sending a notice of these violations to the property owner, Mr. Sanborn and Chief Doucette need to determine if these units may be considered habitable under their respective regulations or whether these units may not be used as housing.

Recommendation: None at this time.

(2) Chebacco Terrace, Building 6

We received a complaint from an occupant of Building 6 at Chebacco Terrace. The individual stated that when she used her air conditioning unit, particles/dust filled the air in her bedroom. She had also recently been released from the hospital due to a breathing issue. When I conducted my inspection, I noted a pile of particulate matter on the floor under the HVAC unit. Further investigation resulted in a determination that this was likely organic matter, such as a nest of some sort.

Recommendation: I have made numerous unsuccessful attempts to contact Irene Fontiero, Housing Authority Director, to try to resolve this issue. When this failed, I attended the meeting of the Essex Housing Authority on April 9, 2019, to determine who the responsible parties are in this situation. The Board informed me that someone would be cleaning the HVAC unit on Friday, April 12. The occupant will let us know if there are further issues.