

Administrator's Report
Board of Health Meeting of April 12, 2018
Report covers from 03/22/18 – 04/11/18
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 43 Lufkin Point Road, McGraw, Map 109, Lot 8*

I have reviewed the report for the official Title 5 inspection at this property on March 20, 2018 by George Norris. The inspector has noted that the first compartment of the septic tank has significant sludge build-up and should be pumped to prevent solids carryover into the other components.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that the system passes the official Title 5 inspection conducted by George Norris on March 20, 2018. The letter should also state that the first compartment of the Singulair tank should be pumped. In addition, the next routine Operations & Maintenance inspection is due no later than December 8, 2018.

B. Soil Evaluations / Waiver Explorations – information only

None.

C. Septic System Design Plan Reviews

(1) 124 Conomo Point Road, Davis, Map 108, Lot 67*

I have reviewed the proposed tight tank plan for this property, designed by John Judd of Gateway Consultants and dated March 1, 2018. During my review, I have noted the following errors:

- Our records show the existing components (septic tank and leaching pit) in a different location than is shown on the plan.
- General note #16 references recording a notice declaring the existence of the tight tank at the Registry of Deeds. As this is a parcel leased from the town, the owner of the dwelling shall have a “Conomo Point Tight Tank Addendum” signed by the Conomo Point Commissioners and supplied to the Board of Health office, rather than recording a document at the Registry of Deeds.
- The buoyancy calculations for the tight tank do not include the required safety factor of 1.2 to prevent uplift.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed tight tank plan for this property is disapproved for the reasons outlined above.

(2) 124 Conomo Point Road, Davis, Map 108, Lot 67*

I have reviewed the proposed tight tank plan for this property, designed by John Judd of Gateway Consultants and dated March 1, 2018 with a revision date of April 5, 2018. I have noted that the revised plan includes the required concrete ballast to prevent uplift of an empty septic tank, and general note #16 has been revised to include the required “Conomo Point Tight Tank Addendum.” In addition, I have conducted a bedroom count at this property due to a discrepancy in our records versus the Assessor’s records. This property has 5 existing bedrooms.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that the proposed tight tank plan, designed by John Judd and dated March 1, 2018 with a revision date of April 5, 2018 is approved.

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(3) 171 Conomo Point Road, Murphy, Map 108, Lot 32*

I have reviewed the proposed tight tank plan for this property, designed by John Judd of Gateway Consultants and dated March 1, 2018. During my review, I have noted the following errors:

- The buoyancy calculations for the tight tank do not include the required safety factor of 1.2 to prevent uplift.
- General note #16 references recording a notice declaring the existence of the tight tank at the Registry of Deeds. As this is a parcel leased from the town, the owner of the dwelling shall have a "Conomo Point Tight Tank Addendum" signed by the Conomo Point Commissioners and supplied to the Board of Health office, rather than recording a document at the Registry of Deeds.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed tight tank plan for this property is disapproved for the reasons outlined above.

(4) 171 Conomo Point Road, Murphy, Map 108, Lot 32*

I have reviewed the proposed tight tank plan for this property, designed by John Judd of Gateway Consultants and dated March 1, 2018 with a revision date of April 5, 2018. I have noted that the revised plan includes the required concrete ballast to prevent uplift of an empty septic tank, and general note #16 has been revised to include the required "Conomo Point Tight Tank Addendum."

Recommendation: I recommend the Board of Health send a letter to the property owner stating that the proposed tight tank plan, designed by John Judd and dated March 1, 2018 with a revision date of April 5, 2018 is approved.

(5) 172 Conomo Point Road, Herrmann, Map 108, Lot 48A*

I have reviewed the proposed tight tank plan for this property, designed by John Judd of Gateway Consultants and dated March 1, 2018. During my review, I have noted the following errors:

- The buoyancy calculations for the tight tank do not include the required safety factor of 1.2 to prevent uplift.
- General note #16 references recording a notice declaring the existence of the tight tank at the Registry of Deeds. As this is a parcel leased from the town, the owner of the dwelling shall have a "Conomo Point Tight Tank Addendum" signed by the Conomo Point Commissioners and supplied to the Board of Health office, rather than recording a document at the Registry of Deeds.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed tight tank plan for this property is disapproved for the reasons outlined above.

(6) 172 Conomo Point Road, Herrman, Map 108, Lot 48A*

I have reviewed the proposed tight tank plan for this property, designed by John Judd of Gateway Consultants and dated March 1, 2018 with a revision date of April 5, 2018. I have noted that the revised plan includes the required concrete ballast to prevent uplift of an empty septic tank, and general note #16 has been revised to include the required "Conomo Point Tight Tank Addendum."

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Recommendation: I recommend the Board of Health send a letter to the property owner stating that the proposed tight tank plan, designed by John Judd and dated March 1, 2018 with a revision date of April 5, 2018 is approved.

(7) 19 Middle Road, MacGrath, Map 108, Lot 54*

I have reviewed the proposed tight tank plan for this property, designed by John Judd of Gateway Consultants and dated March 1, 2018. During my review, I have noted the following errors:

- There needs to be a clean-out to grade at all changes in direction from the building sewer to the tank.
- The buoyancy calculations for the tight tank do not include the required safety factor of 1.2 to prevent uplift.
- General note #16 references recording a notice declaring the existence of the tight tank at the Registry of Deeds. As this is a parcel leased from the town, the owner of the dwelling shall have a "Conomo Point Tight Tank Addendum" signed by the Conomo Point Commissioners and supplied to the Board of Health office, rather than recording a document at the Registry of Deeds.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed tight tank plan for this property is disapproved for the reasons outlined above.

(8) 19 Middle Road, MacGrath, Map 108, Lot 54*

I have reviewed the proposed tight tank plan for this property, designed by John Judd of Gateway Consultants and dated March 1, 2018 with a revision date of April 5, 2018. I have noted that the revised plan includes the required concrete ballast to prevent uplift of an empty septic tank, and general note #16 has been revised to include the required "Conomo Point Tight Tank Addendum."

Recommendation: I recommend the Board of Health send a letter to the property owner stating that the proposed tight tank plan, designed by John Judd and dated March 1, 2018 with a revision date of April 5, 2018 is approved. The letter should also remind the property owner that existing septic system is shared with 21 Middle Road, and any plans to decommission the existing system shall include acknowledgement of said decommissioning by owners of the dwelling located at #21.

(9) 31 Middle Road, Collins, Map 108, Lot 27*

I have reviewed the proposed tight tank plan for this property, designed by John Judd of Gateway Consultants and dated March 1, 2018. During my review, I have noted the following errors:

- The buoyancy calculations for the tight tank do not include the required safety factor of 1.2 to prevent uplift. In addition, the tank measurements outlined on the plan do not correspond with the actual measurements for the tank specified.
- General note #16 references recording a notice declaring the existence of the tight tank at the Registry of Deeds. As this is a parcel leased from the town, the owner of the dwelling shall have a "Conomo Point Tight Tank Addendum" signed by the Conomo Point Commissioners and supplied to the Board of Health office, rather than recording a document at the Registry of Deeds.

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Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed tight tank plan for this property is disapproved for the reasons outlined above.

(10) 31 Middle Road, Collins, Map 108, Lot 27*

I have reviewed the proposed tight tank plan for this property, designed by John Judd of Gateway Consultants and dated March 1, 2018 with a revision date of April 5, 2018. I have noted that the revised plan includes the required concrete ballast to prevent uplift of an empty septic tank, and general note #16 has been revised to include the required "Conomo Point Tight Tank Addendum."

Recommendation: I recommend the Board of Health send a letter to the property owner stating that the proposed tight tank plan, designed by John Judd and dated March 1, 2018 with a revision date of April 5, 2018 is approved.

I have reviewed the proposed tight tank plan for this property, designed by John Judd of Gateway Consultants and dated March 1, 2018. During my review, I have noted the following errors:

- The buoyancy calculations for the tight tank do not include the required safety factor of 1.2 to prevent uplift.
- General note #16 references recording a notice declaring the existence of the tight tank at the Registry of Deeds. As this is a parcel leased from the town, the owner of the dwelling shall have a "Conomo Point Tight Tank Addendum" signed by the Conomo Point Commissioners and supplied to the Board of Health office, rather than recording a document at the Registry of Deeds.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed tight tank plan for this property is disapproved for the reasons outlined above.

(11) 1 Laurel Lane, Drinkwater, Map 209, Lot 29*

I have reviewed the plan for the proposed septic system serving this property, designed by Robert Griffin and dated February 21, 2018 with a revision date of March 23, 2018. In my review of the plan, I have noted that the previously mentioned technical deficiencies have been corrected, including showing the water lines for all dwellings to be connected to the system; showing a clean-out to grade at each change in direction of the building sewer; relocating the proposed alarm panel to the exterior of the dwelling; including elevations for the required pump chamber detail; and showing the detail for the retaining wall. However, the water lines that are now included on the proposed plan are shown to be crossing the building sewer lines. This is a violation of Title 5, unless both pipes are constructed of Class 150 pressure pipe and the building sewer line is at least 18" below any water line.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that the plan designed by Robert Griffin and dated February 21, 2018 with a revision date of March 23, 2018 is disapproved. Water lines that cross over building sewer lines are required to be at least 18" above the building sewer and all piping that crosses in this way shall be constructed of Class 150 pressure pipe.

(12) 1 Laurel Lane, Drinkwater, Map 209, Lot 29*

I have reviewed the plan for the proposed septic system serving this property, designed by Robert Griffin and dated February 21, 2018 with revision dates of March 23, 2018 and March 30, 2018. I have noted

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that the designer has revised the plan to show a new water line which will not be impacted by the proposed septic line.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed plan, designed by Robert Griffin with a final revision date of March 30, 2018, is approved. Prior to signing the Certificate of Compliance, the existing water system shall be abandoned and relocated to ensure water and sewer lines do not cross.

(13) 7 Gregory Island Lane, Watchung Point Realty Trust, Map 155, Lot 55*

I have reviewed the plan for the proposed septic system at this property, designed by Gerard McDonald and dated March 20, 2018 with a revision date of April 12, 2018. I have noted that the designer is requesting a local upgrade approval to reduce the minimum separation to groundwater from 4' to 2', which is allowed in DEP's remedial use approval for secondary treatment units (STUs). This system includes the use of a Waterloo BioFilter. The designer has also requested a variance to the percolation test requirement, instead utilizing a laboratory soil analysis. This is allowed in Title 5 regulations for septic system repairs/upgrades when soils are saturated.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed septic system plan designed by Gerard McDonald with a final revision date of April 12, 2018 is approved. Prior to the issuance of a Disposal Works Construction Permit, a notice in the deed to the property shall be recorded disclosing the existence and maintenance requirements of the STU. The recorded document bearing the book and page/or document number shall be provided to the Board of Health.

D. Septic System Installations/Abandonments (informational only)

(1) 166 Conomo Point, Walker, Map 108, Lot 45

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

(2) 2 Island Road, Riehl, Map 106, Lot 18

I signed the Certificate of Compliance for the septic system upgrade for this property.

(3) 111 Conomo Point Road, Cozy Cottage LLC, Map 108, Lot 76

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

E. Well Water Supply

None.

F. Building Permit Requests (informational only)

(1) 7 Rocky Hill Road, Conway, Map 153, Lot 11

I signed the building permit application for an interior renovation at this property. There will be no increase in bedrooms/flow to the existing septic system.

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(2) 23 Middle Road, Mayer, Map 108, Lot 53

I signed the building permit application to replace the siding at this property. There will be no increase in bedrooms/flow to the existing septic system.

(3) 161 Conomo Point Road, Conomo Point Association, Map 108, Lot 37

I signed the building permit application to replace the siding at this property. There is no plumbing or septic system serving this property, as it is just an accessory building.

G. Concerns/Updates

(1) 105 CMR 430, Minimum Standards for Recreational Camps for Children

Amendments to the Recreational Camp regulations have been finalized effective March 6, 2018. These amendments have been reviewed and sent out to the camp directors who previously have operated in Essex, so they are aware of the changes and can plan accordingly.

(2) Private Well Workshop for Environmental Health Professionals

This workshop will be held here at the Town Hall on May 3, and the information presented will include details on public water systems, groundwater and aquifers; homeowner assistance programs for private wells and septic systems available through the Rural Development division of the USDA; and private well updates from Mass DEP. This is free and open to the public, and will offer 4 CEUs for RS and CHO certifications.