

Administrator's Report
Board of Health Meeting of April 13, 2017
Report covers from 03/23/17 – 04/12/17
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 22 Low Land Farm Road, DeConto, Map 141, Lot 4-1*

I have reviewed the report for the Title 5 inspection conducted by George Norris at this property on February 24, 2017. I am in agreement with the inspector's determination that the septic system serving this property is in good working order and passes the official Title 5 inspection. However, review of the file and relevant documents indicates there is a notice dated August 1, 2007 and recorded with the Master Deed for the Low Farm Condominium Trust which requires the following: the pressure distribution components shall be inspected quarterly; the septic tank and clarification tank shall be inspected annually; and the septic tanks shall be pumped as needed but not less than once every 3 years. This includes the components serving 22 Low Land Farm Road, as well as the components serving 18 Low Land Farm Road (Beardsley, Map 141, Lot 4-3) and 20 Low Land Farm Road (Nieves, Map 141, Lot 4-2).

Recommendation: I recommend a letter be sent to the property owner stating the Board of Health is in agreement with the determination of the inspector, George Norris, that the system passes the official Title 5 inspection conducted on February 24, 2017. In addition, I recommend the owners of 18 Low Land Farm Road, 20 Low Land Farm Road, and 22 Low Land Farm Road be sent a letter reminding them of the requirements outlined in the Master Deed dated August 1, 2007, and requiring they provide the Board of Health with a maintenance contract no later than May 1, 2017.

(2) 77 Choate Street, Onofrio Sozio Living Trust, Map 115, Lot 27*

I have reviewed the report for the Title 5 inspection conducted by Matthew Brunet at this property on March 31, 2017. I am in agreement with the inspector's determination that the septic system serving this property is in good working order and passes the official Title 5 inspection.

Recommendation: I recommend that a letter be sent to the property owner stating the Board of Health is in agreement with the determination of the inspector, Matthew Brunet, that the system passes the official Title 5 inspection conducted on March 31, 2017.

(3) 32 Spring Street, Casella, Map 120, Lot 19*

I have reviewed the report for the Title 5 inspection conducted by Matthew Brunet at this property on April 5, 2017. I am in agreement with the inspector's determination that the septic system serving this property is in good working order and passes the official Title 5 inspection.

Recommendation: I recommend that a letter be sent to the property owner stating the Board of Health is in agreement with the determination of the inspector, Matthew Brunet, that the system passes the official Title 5 inspection conducted on April 5, 2017.

(4) 6 Robbins Island Road, Collins, Map 108, Lot 3*

We received a pumping slip from Essex Septic stating there is evidence that the tight tank at this property is leaking. The property is unoccupied, and therefore tight tank should be empty; however, the alarm was sounding off, indicating that the tank was full of groundwater. This was confirmed during a pump-out conducted on March 22, 2017.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that the tight tank is leaking and requires repair within 30 days.

Administrator's Report
Board of Health Meeting of April 13, 2017
Report covers from 03/23/17 – 04/12/17
Items requiring Board vote are noted with an asterisk ()*

B. Soil Evaluations / Waiver Explorations – information only

None.

C. Septic System Design Plan Review

(1) 86 Southern Avenue, French, Map 140, Lot 31*

I have reviewed the proposed septic plan for this property, designed by John Judd of Gateway Consultants and dated March 20, 2017. I have noted the following deficiencies in this design plan:

- The plan does not show the necessary buoyancy calculations for the proposed septic tank.
- The plan does not show the necessary details for the boulder retaining wall.
- The impervious barrier is shown 5' from the proposed leaching area; 310 CMR 15.255(2)(e) requests a 10' separation between the impervious barrier and the leaching area.
- The plot plan is shown at a scale of 1" = 50'; the scale should be no greater than 1" = 40'.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the plan dated March 20, 2017 and designed by John Judd of Gateway Consultants is disapproved for the above-mentioned reasons.

(2) 86 Southern Avenue, French, Map 140, Lot 31*

I have reviewed the proposed septic plan for this property, designed by John Judd of Gateway Consultants and dated March 20, 2017, with a revision date of March 30, 2017. I have noted that the revised plan includes all necessary corrections and additions, and is in compliance with state and local septic regulations.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed septic system design, dated March 20, 2017 with a revision date of March 30, 2017, is approved.

(3) 166 Conomo Point, Walker, Map 108, Lot 45*

I have reviewed the proposed tight tank plan for this property, designed by John Judd of Gateway Consultants and dated March 29, 2017. I have noted that this plan meets all state and local requirements for proposed tight tanks.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed tight tank plan is approved.

(4) 176 John Wise Avenue, Lane, Map 106, Lot 9*

I have reviewed the proposed septic plan for this property, designed by John Judd of Gateway Consultants and dated March 21, 2017. I have noted that the proposed septic system has an increase in daily flow from the original 330 gpd to a proposed 550 gpd to accommodate an addition. The property is 1.02 acres and is served by a well rather than municipal water. According to details in 310 CMR 15.214(2), the maximum allowable daily flow for properties served by both private well and on-site septic is 440 gpd/acre. Therefore, the proposed increase in daily flow to 550 gpd is not allowable without the addition of an innovative/alternative component that is approved for nitrogen removal credits.

Recommendation: I recommend a letter be sent to the property owner stating the proposed septic plan designed by John Judd and dated March 21, 2017 is disapproved. Any proposed upgrade must include a nitrogen removal component for an increase in daily flow.

Administrator's Report
Board of Health Meeting of April 13, 2017
Report covers from 03/23/17 – 04/12/17
Items requiring Board vote are noted with an asterisk ()*

(5) 176 John Wise Avenue, Lane, Map 106, Lot 9*

I have reviewed the proposed septic plan for this property, designed by John Judd of Gateway Consultants and dated March 21, 2017 with a revision date of April 6, 2017. I have noted that the proposed septic system is designed for 4 bedrooms, which is within the requirements of at least one acre per every 4 bedrooms for properties served by both private well and on-site septic. The owner is proposing to construct a two-bedroom addition and reduce the number of bedrooms in the main house by 1, resulting in a total of 4 bedrooms. All available records (Assessors and BoH) show that the property has 3 bedrooms; however, there is no indication that any previous construction or alterations were done to add a bedroom. Therefore, the property owner is requesting two local upgrade approvals: to reduce the separation to the estimated seasonal high water table from 4' to 3'; and to allow for tank inverts to be placed within 12" of the seasonal high water table provided neoprene pipe fittings are installed to provide an extra degree of protection.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that the proposed septic plan, designed by John Judd of Gateway Consultants and dated March 21, 2017 with a revision date of April 6, 2017, is approved. The approval, for a 4-bedroom septic design, includes granting local upgrade approvals for reduction of the required separation to groundwater from 4' to 3', and to allow for tank inverts to be within 12" of the estimated seasonal high water table provided neoprene pipe fittings are installed.

D. Septic System Installations/Abandonments (informational only)

None.

E. Well Water Supply

None.

F. Building Permit Requests

(1) 7 Main Street, Richards, Map 128, Lot 68

I signed the demolition permit for the barn on this property.

(2) 25 Lufkin Point Road, Huss, Map 110, Lot 70

I signed the building permit application for a proposed garage at this property. The owner is proposing a workshop in the garage that will include a sink and toilet to be connected to the existing septic system. However, there is already a 2-bedroom deed restriction recorded for the existing septic system – no further action is needed at this time.

(3) 39 Middle Road, Storella, Map 108, Lot 21

I signed the building permit application for demolition of the existing deck and construction of a new deck in its place. The new deck will have the same dimensions and be in the same location of the existing deck, and meets all state and local setback requirements for minimum distance from septic system components.

Administrator's Report
Board of Health Meeting of April 13, 2017
Report covers from 03/23/17 – 04/12/17
Items requiring Board vote are noted with an asterisk ()*

(4) 2 Hardys Lane, Casey, Map 101, Lot 14

I signed the permits to demolish the existing house and construct a new, single family residence on the same footprint as the existing house. There will be no increase in bedrooms or any other construction that would affect the septic system setbacks.

G. Complaints/Concerns

(1) 37 Lufkin Street, Bartlett, Map 126, Lot 24

I received a complaint that there is a tenant occupying an accessory building at this property as his primary residence. The complainant stated that the tenant's children are also living in this building, that there no permanent water supply, that the heat source for this building is a wood-stove, and that he doubts the tenant has installed smoke detectors. The complaint came in via email and I have been attempting to contact this person by phone to obtain more information. I did a preliminary (drive-by) inspection with Sgt. Francis from Essex Police Department, and did not see any urgent issues from the driveway. We also contacted the school district to see if the tenant's children are enrolled in school in our district, and they are not (indicating the children don't live there full-time).

Recommendation: None – informational only at this time.

(2) 23 Southern Avenue, Blackwood, Map 136, Lot 109

I received a complaint from the occupant of this apartment that there is a constant damp/mold smell and that her family has been getting more frequent headaches since the smell has been occurring. I conducted an inspection on March 27, and did not notice any unusual odors throughout the house. I also inspected the bathroom and the kitchen areas for leaks, as well as evidence of chronic dampness in the basement. I did not find any evidence of this, and the occupant acknowledged that the apartment did not have a moldy smell at the time of my inspection. She was instructed to contact the BoH office if/when she notices this odor again, and I will reinspect at that time.

Recommendation: None – informational only.

(3) 239 Western Avenue, PMC Realty Trust, Map 144, Lot 35*

We received a system pumping record for this property which states that the leach pits were both full, indicating hydraulic failure. This needs to be explored in greater detail to confirm this, and to discuss possible solutions if the system is, in fact, in hydraulic failure.

Recommendation: I recommend the Board of Health send a letter to the property owner requesting that he contact the Board of Health Administrator within 10 days of receipt of the letter to discuss this issue.

(H) Other Business

(1) Recreational Camp Updates, Beverly, March 30

Lianne Cook (public health nurse) and I attended a session on recreational camp updates, hosted by Dave Williams from DPH. Future changes to the regulations will include revising definitions, clarifying the licensing requirements for day camps, residential camps, and programs, and adding new requirements for medical concerns (such as medical recordkeeping, storage of medical waste, and required immunizations. Mr. Williams has noted that these regulations will not go into effect during this camping season.

Administrator's Report
Board of Health Meeting of April 13, 2017
Report covers from 03/23/17 – 04/12/17
Items requiring Board vote are noted with an asterisk ()*

(2) TIPS Training, Essex, April 11

We held this free Training for Intervention Procedures for any interested alcohol retailers in our Substance Abuse Prevention Collaborative communities (Essex, Beverly, Gloucester, Rockport, Manchester, and Ipswich.) The training was funded by the SAPC grant, and it was held at Riversbend, with no cost for using the space. There were over 30 attendees who participated, and representatives (owners/managers) from several establishments have requested another opportunity to train all staff. A second free training is scheduled for Monday, April 24 in Ipswich.

(3) SAPC meeting, Manchester, April 12

We had our regularly scheduled meeting to discuss current projects and future deliverables. Currently we are waiting for the results from the Adult Risk Behavior Survey that was conducted in December to determine where the major concerns are surrounding youth alcohol use. Upcoming meetings/presentations include a forum on recreational marijuana (Gloucester, April 28), Regional Youth Day (Beverly, May 19), and the Youth At Risk Forum (Salem, June 9).

(4) National Drug Disposal Day, April 29

Essex is participating again in this national event sponsored by the DEA. As in previous years, this will be held at the Police and Fire Station on 24 Martin Street from 10am-1pm, and will be supervised by the Essex Police Department. We are able to take any prescription and over-the-counter medications that are in pill form (no liquids or creams) with no questions asked. I will also take any sharps that are properly contained to add to our sharps disposal box located at Town Hall.