

Administrator's Report
Board of Health Meeting of April 26, 2012
Report covers from April 12 to April 25, 2012
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 18 Lufkin St., Wilt, Map 39, Lot 8 *

I reviewed the Title 5 inspection report for this property performed March 29, 2012 by Jared Clark. From the information reviewed, I am in agreement with the determination of the inspector that the system passed the Title 5 inspection, however there were a few missing pieces of information. I contacted the office of the inspector & informed them of the missing info.

Recommendation: I recommend the Board send a letter to the property owner stating that you are in agreement with the determination of the inspector, Jared Clark, that this 2 bedroom house passed the March 29, 2012 Title 5 inspection.

B. Soil Evaluations / Waiver Explorations

(1) None

C. Septic System Design Plan Reviews

(1) Lowland Farm Rd., Builder Lot 1, Sovereign Group, Map 9, Lot 12I

I received all need information for the "as built" plan and sign offs for this property & issued the Certificate of Compliance.

Recommendation: None. Informational only.

(2) 191 John Wise Ave., Bancroft, Map 22, Lot 3B *

I reviewed the septic design plan for this property for the connection of a proposed 3 bedroom house to the existing 5 bedroom system which was installed in 1996 to serve a garage with a 1 bedroom unit. This system passes a Title 5 inspection in Dec 2011. The combined flow of the proposed house & existing garage unit will be within the septic design flow. When I reviewed the detail, I found that although the minimum pipe slope from the house foundation to the septic tank is noted, a specific elevation isn't given.

Recommendation: If the required slope elevation isn't received prior to this meeting, I recommend disapproval of this plan, dated April 16, 2012, and ask permission to approve the resubmitted plan if received prior to our next meeting.

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D. Septic System Installations

(1) 42 Island Rd., Noble, Map 22, Lot 16B

I performed a bed bottom inspection on this property.

Recommendation: None. Informational only.

(2) 18 Soginese Rd., Ridge, Map 18, Lots 2B & 2C

I performed two tank hole and a bed bottom inspection on this property.

Recommendation: None. Informational only.

E. Building Permit Applications & Occupancy Permits

(1) 112 Main St., Bing Xue Gao, Map 37, Lot 26*

Bing Xu Gao is the new owner of the old Riverside Restaurant. He was given a building permit for exterior work, but is now looking to expand it to include kitchen renovations. He has submitted a plan for the kitchen and bar area, which I reviewed with our food inspector, Bobbie Cody. There are still some areas that need more information.

Recommendation: I'd like to work with Bing Xu Gao next week to clarify the remaining questions & ask permission to give the OK to the Building Inspector to issue the permit for the remaining work prior to our next meeting.

F. Well Water Supply Certificates

None

G. Meetings Attended (for information only)

(1) Community Sanitation

I attended the annual DPH seminar on Community Sanitation. Topics included housing, bathing water sampling, Recreational Camps, pools, farm labor camps & ice rinks.

(2) Tobacco Collaborative Meeting

See (4) under "Other Issues"

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(3) Education/Care Delivery Monthly Meeting

The 3 Superintendents of ore Cape Ann communities were invited to discuss setting up a surveillance procedure at our schools, so we can monitor absenteeism trends & hopefully intercede in the schools & communities to mitigate the impact.

(4) NS/CA EPT Monthly Meeting

The City of Lynn PH Director did a presentation on their recently enacted trans-fat ban.

H. Complaints

(1) 104 Eastern Ave., Costello, Map 39, Lot 25

4-18-12 The BOH received a complaint from Ms. Lafata concerned about demolition proceeding at (what was later identified as) 104 Eastern Ave. She was concerned that the building was being hosed down & the workers were wearing respirators. Within minutes we received another call from Dennis Grant with the same concerns. I reviewed the building inspector's files and confirmed that the owner, Integrity Construction/Roxanne Costello, had been issued a demolition and building permit for the property. I left a message with our building inspector, Bill Sanborn to call me to discuss this situation. While I was waiting for his return call, Ms. Lafata called back again to inform us that she had called the asbestos hotline about this. Bill called back soon after & confirmed that the house wasn't scheduled to come down this day, bus asbestos removal was to occur. He contacted the owner & she called me shortly after to confirm that she hired an asbestos removal company to do the removal.

Because the BOH had not received a copy of the asbestos removal notification, I contacted DEP. I spoke to Mr. Jim Jordan, who confirmed that they had received the required notification, stating that work was scheduled to occur this day. I returned a phone call to Ms. Lafata & left a message with a man notifying her that the work occurring was permitted.

4-19-12 Mr. Steven Ross of DEP left a voice message on the BOH recorder after yesterday's office hours stating that he received complaints from 2 citizens about asbestos and potential demolition material in the marsh and air from this property. He asked that I inspect the area & get back to him. He stated that he also called the Police and Fire Depts.

I inspected the property. Siding removal was completed & no one was on site. There were no signs of removed asbestos siding on the property. I did see a couple of pieces of broken roof shingles. I took some pictures of the property (see attached).

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Shortly after returning to the office, Mr. Joseph Paparella from DEP called. He had received 3 complaints (including the message from Mr. Ross of DEP) pertaining to the property & planned to come by to look at it. He stated that he wanted to see the interior also. I gave him the owner's phone number & arranged to meet him on site when he arrived. I arrived at approximately 10:45, before Mr. Paparella. The owner, Ms. Costello was there with 2 men & demolition of the building was under way. She was unaware that Mr. Paparella had tried to contact her to meet. He arrived shortly after, but was unable to enter what remained of the building. Mr. Paparella performed a thorough inspection of the exterior and was impressed with work of the asbestos removal company. He left, satisfied with the situation, after taking Ms. Costello's contact information. Upon returning to the office, I had a return call from Mr. Ross of DEP. He was not available when I called back, so I left a message with Mr. Ken Sanderson as to what happened. I told him that if I didn't hear back from Mr. Ross, I would assume he was satisfied with the situation.

Recommendation: Informational only. At this time, I have not heard back from anyone at DEP and consider the complaint closed.

I. Hazards Abated Via Enforcement Orders

(1) 102 Choate St., Kusulas, Map 16, Lot 6

Mr. Kusulas was issued an enforcement order pertaining to chronic dampness, his failed septic system and a high bacteria reading for his well water. Mold remediation has been done on the property. The well water has been sampled and received an acceptable lab result. Although not yet installed, the septic installation permit has been taken out for replacement of the system. This house has been vacant since issuance of the order and is currently on the market.

Recommendation: Informational only. I will send Mr. Kusulas a letter stating that he is in compliance with the above 2 noted violations and will be in full compliance with the order upon completion of the septic system and issuance of a certificate of compliance.

J. Other Issues

(1) Town Meeting *

The Town Administrator asked me if Dr. Driscoll will be reading the BOH articles at the upcoming town meeting, so I am checking to confirm this. The relevant articles are numbers 38, 39 & 40 – the last 3 on the warrant.

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Recommendation: Confirmation as to who will read the BOH articles at Town Meeting on May 7.

(2) North Shore Community Health Network Elder Health RFP

We have received a notice of an allocation of 3 grants from NSCHN for Elder Health. Kim & I along with the Gloucester PH Nurse think it would be a good idea & to apply this as a Cape Ann effort & hope that it will increase our chances of receiving the grant. A letter of intent is due next Tues (5-1). We are thinking of applying to purchase Shingles vaccine for those ages 60 and above.

Recommendation: None. Informational only. I will keep you posted.

(3) Drug Take Back Day

We will be holding a drug take back day this Sat., in conjunction with our Police Dept.

Recommendation: None. Informational only.

(4) Sale of Tobacco Product to Minors *

Joyce Redford, M.Ed., Director of the North Shore/Cape Ann Tobacco Alcohol Prevention Program performed a compliance check in town on April 18 for compliance with the prohibition of tobacco sales to minors. Schooner's Market did sell to a minor, bringing our town compliance rate down to 75%. Per our regulations, there is a \$100 fine associated with this sale.

Recommendation: Permission to send a letter notifying them of their noncompliance and the \$100 fine.

K. Tracking of Housing, Food Service, and Other Miscellaneous Board Issues

(1) Revision of Tobacco Control Regs *

Joyce Redford of the tobacco collaborative had recently made presentations on sample regulations restricting the sale of tobacco products and nicotine delivery products to NS/CA Boards of Health. Several communities are either in process or preparing to adopt the sample regs (Saugus, Peabody, Gloucester). The primary target of these regs are to make tobacco & nicotine delivery products less accessible to our youth & to prevent the emergence of roll your own cigarette machines. I have copies of the sample regs for your review. Joyce may hold a group meeting for local BOH members to attend to explain & review the sample. Is this something the Board may attend? If not, would you like me to invite Joyce

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to speak at one of our meetings? She is scheduled pretty far out right now. Her presentation will need about 1 ½ hours to fully cover and explain the regulations, so I would recommend a full meeting be devoted to her presentation, if we go that route.

Recommendation: Discussion.

(5) Conomo Point Mandatory Inspections

Brendhan reminded me that the current version of the Conomo Point Plan says:

“All systems that will remain in use after December 31, 2011 and that passed inspection in the past will be re-inspected between July 15 and September 1, 2012, and the occupants shall provide the Board of Health with inspection reports by September 15, 2012; or in lieu of inspection, occupants may provide the Board of Health with agreements to upgrade.”

We will have to send orders to inspect to all leaseholders who have not already failed an inspection. The leaseholders know this because their leases say:

“Between July 15, 2012 and September 1, 2012, Lessee, at his/her sole cost and expense, shall have the septic system serving the Premises inspected by a licensed septic system inspector, and shall provide the Town of Essex Board of Health with an inspection report by September 15, 2012. In lieu of inspection, Lessee may provide the Town of Essex Board of Health with an agreement to upgrade on a form provided by said Board. If the septic system serving the Premises was previously determined to be in failure or if an Agreement to Upgrade is already on file with the Town of Essex Board of Health, Lessee shall be exempt from this requirement.

Lessee shall comply with all orders of the Town of Essex Board of Health relative to use and occupancy of the Premises and in particular, the septic system serving the Premises.”

Recommendation: None at this time. This is just a reminder of what we have to do. Ann & I will start checking the relevant properties & drafting an order to be sent out for future Board review, to be sent out within the next couple of months.

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(6) P & G Cookout Mobile Food Service Permit, 91 Main St. *

We received a mobile food service permit application for P & G Cookout to serve hot dogs, sausage subs, cheese & steak subs, soda & chips. This application was incomplete & additional information is needed.

Recommendation: I recommend the Board sign the permit, but it not be issues until all required information is received & a satisfactory pre-opening inspection is performed.

(7) Summer PH Intern

I've spoken with our summer intern from NE University. Patricia Killoran will be putting in a total approximately 6 hours per week.

Recommendation: None. Informational only.