

Administrator's Report
Board of Health Meeting of June 27, 2019
Report covers from 05/09-06/26/19
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 136 Conomo Point Road, Cushing, Map 108, Lot 62*

I have reviewed the report from the official Title 5 inspection conducted on April 17, 2019 by Dan Johnson. The inspector has determined that the soil absorption system (SAS) serving this property is located within the water table, and therefore the system fails inspection.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that we are in agreement with the determination of the inspector, Dan Johnson, that the system fails the official Title 5 inspection conducted on April 17, 2019. The property owner shall repair or upgrade the system within 2 years from the date of the inspection, or sooner if environmental or public health hazards are caused by the condition of this system. In addition, interim measures, i.e. pumping, may need to be taken until such time as the system is brought into compliance.

(2) 19 Wood Drive, Gordon College, Map 154, Lot 45*

I have reviewed the report from the official Title 5 inspection conducted on April 25, 2019 by Jonathan Granz. The inspector has determined that the soil absorption system (SAS) serving this property is located within the water table, and therefore the system fails inspection.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that we are in agreement with the determination of the inspector, Jonathan Granz that the system fails the official Title 5 inspection conducted on April 25, 2019. The property owner shall repair or upgrade the system within 2 years from the date of the inspection, or sooner if environmental or public health hazards are caused by the condition of this system. In addition, interim measures, i.e. pumping, may need to be taken until such time as the system is brought into compliance.

(3) 12 Patriots Lane, Rainone, Map 145, Lot 14*

I have reviewed the report from the official Title 5 inspection conducted on April 24, 2019 by Rick Clarke. The inspector has determined that the system does not meet any of the failure criteria outlined in Title 5 regulations, and therefore passes the official Title 5 inspection.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that we are in agreement with the determination of the inspector, Rick Clarke, that the system passes the official Title 5 inspection conducted on April 24, 2019.

(4) 48 Rocky Hill Road, Winfrey, Map 148, Lot 10*

I have reviewed the report from the official Title 5 inspection conducted on April 24, 2019 by Rick Clarke. The inspector has determined that the system does not meet any of the failure criteria outlined in Title 5 regulations, and therefore passes the official Title 5 inspection.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that we are in agreement with the determination of the inspector, Rick Clarke, that the system passes the official Title 5 inspection conducted on April 24, 2019.

Administrator's Report
Board of Health Meeting of June 27, 2019

Report covers from 05/09-06/26/19

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

(5) 7 Lufkin Point Road, Seven Lufkin Point Road Nominee Trust, Map 109, Lot 31*

I have reviewed the report from the official Title 5 inspection conducted on May 14, 2019 by George Norris. The inspector noted that there is a garbage disposal connected to the existing septic system, which will lead to premature failure with continued use. The inspector has determined that the system does not meet any of the failure criteria outlined in Title 5 regulations, and therefore passes the official Title 5 inspection.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that we are in agreement with the determination of the inspector, George Norris, that the system passes the official Title 5 inspection conducted on May 14, 2019. The inspector noted in his report that the dwelling has a garbage disposal connected to the septic system. The current system, designed for a total of 4 bedrooms, was not designed to accommodate a garbage disposal; continued or periodic use will cause premature failure of the septic system and it is recommended the garbage disposal be disconnected.

(6) 42 Lake Shore Drive, Du Lac Realty Trust, Map 145, Lot 37*

I have reviewed the report from the official Title 5 inspection conducted on May 15, 2019 by Jonathan Granz. The inspector noted that there is a garbage disposal connected to the existing septic system, which will lead to premature failure with continued use. The inspector has determined that the system does not meet any of the failure criteria outlined in Title 5 regulations, and therefore passes the official Title 5 inspection.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that we are in agreement with the determination of the inspector, Jonathan Granz, that the system passes the official Title 5 inspection conducted on May 15, 2019. The inspector noted in his report that the dwelling has a garbage disposal connected to the septic system. The current system is designed for a 4-bedroom, single family home; any other use, including the periodic or continued use of a garbage disposal, may cause premature failure, and it is recommended that the garbage disposal be disconnected.

(7) 23 County Road, Fritzinger, Map 131, Lot 1*

I have reviewed the report from the official Title 5 inspection conducted on May 3, 2019 by Rick Clarke. The inspector has determined that the system does not meet any of the failure criteria outlined in Title 5 regulations, and therefore passes the official Title 5 inspection.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that we are in agreement with the determination of the inspector, Rick Clarke, that the system passes the official Title 5 inspection conducted on May 3, 2019.

Administrator's Report
Board of Health Meeting of June 27, 2019

Report covers from 05/09-06/26/19

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

(8) 234 John Wise Avenue, 234 John Wise Avenue LLC, Map 105, Lot 19*

I have reviewed the report from the official Title 5 inspection conducted on May 18, 2019 by Jon Granz. The inspector has determined that the system does not meet any of the failure criteria outlined in Title 5 regulations, and therefore passes the official Title 5 inspection.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that we are in agreement with the determination of the inspector, Jon Granz that the system passes the official Title 5 inspection conducted on May 18, 2019. The next routine inspection of this Title 5 system is due no later than August 18, 2019; the grease trap shall be pumped every month, and the next routine pump-out of the grease trap was due no later than May 26, 2019. Failure to pump the grease trap as required may result in further enforcement.

B. Soil Evaluations / Waiver Explorations

(1) 0 Spring Street, Little, Map 121, Lot 1

I witnessed soil testing as the first step in evaluating whether property is suitable for siting a septic system that will meet all new construction Title 5 standards.

C. Septic System Design Plan Reviews

(2) 154 Conomo Point Road, Wendell, Map 108, Lot 42*

I have reviewed the plan for the proposed tight tank serving this property, designed by Dan Johnson and dated April 29, 2019. During my review, I noted that the water line crosses the sewer line, and the water line is shown below the sewer line on the system profile. Water and sewer lines require a 10' horizontal separation and/or a 1.5' vertical separation (with the sewer line situated below the water line to prevent any contamination of drinking water).

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 April 25, 2019 is disapproved.

(3) 154 Conomo Point Road, Wendell, Map 108, Lot 42*

I have reviewed the plan for the proposed tight tank serving this property, designed by Dan Johnson and dated April 29, 2019 with a revision date of June 19, 2019. During my review, I noted that the designer has made the necessary corrections to the plan, and the plan now shows the water line covered with a protective sleeve for 10' in each direction from where the sewer line crosses. The designer has also shown the ejector pump that is required for the connection of the basement plumbing.

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 April 29, 2019 with a revision date of June 19, 2019 is approved. The plan is designed for a total of three bedrooms, which the lease addendum shall reflect.

Administrator's Report
Board of Health Meeting of June 27, 2019

Report covers from 05/09-06/26/19

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

(4) 120 Conomo Point Road, Maher, Map 108, Lot 69*

I have reviewed the plan for the proposed tight tank serving this property, designed by John Judd and dated April 17, 2019. The designer is requesting 2 local upgrade variances: to allow less than a 12" separation between the estimated seasonal high water table and the tank invert; and to situate a holding tank within 10' of the property line. The plan meets all other state and local requirements for tight tanks.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed tight tank plan, designed by John Judd and dated April 17, 2019 is approved. The tight tank is designed for a total of 4 bedrooms or 440 gallons per day, as confirmed during a walk-through bedroom count conducted on June 13, 2019.

(5) 13 Town Farm Road, Maher, Map 110, Lot 22*

I have reviewed the plan for the proposed tight tank serving this property, designed by John Judd and dated May 7, 2019. The designer is requesting 2 local upgrade variances: to allow less than a 12" separation between the estimated seasonal high water table and the tank invert; and to situate a holding tank within 10' of the property line and building foundation. The plan meets all other state and local requirements for tight tanks.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed tight tank plan, designed by John Judd and dated May 7, 2019 is approved. The tight tank is designed for a total of 2 bedrooms, or 220 gallons per day.

(6) 83 John Wise Avenue, Lawrence, Map 113, Lot 13*

I have reviewed the plan for the proposed septic system serving this property, designed by John Judd and dated June 11, 2019. A septic design for this property was previously approved for 3 bedrooms; the designer has been able to find suitable soil to site a reserve area, thereby allowing the property owner to increase the approved number of bedrooms from 3 to 4. The plan meets all other local and state regulations for septic systems.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed septic system plan, designed by John Judd and dated June 11, 2019 is approved. This septic system is suitable for 4 bedrooms or 440 gallons per day.

D. Septic System Installations/Abandonments (informational only)

None.

E. Well Water Supply

None.

Administrator's Report
Board of Health Meeting of June 27, 2019
Report covers from 05/09-06/26/19
Items requiring Board vote are noted with an asterisk ()*

F. Complaints/Other

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

The owners of this property have requested a hearing to appeal the no-rent order issued on May 8, 2019. In the written request for a variance, the owner has stated that one of the areas out of compliance (the kitchen) will be blocked off from the dwelling unit and therefore no longer available for rent. The kitchen facilities will be relocated to another area in the dwelling unit and an interior remodel is proposed to convert the existing bedroom to a living room/kitchen area and the existing living room to a bedroom.

There is still the issue of insufficient natural available light in both of these rooms: each of the rooms is 304 square feet with 12.64 square feet of natural light (windows). 105 CMR 410.250 requires 8% of the total floor area be window/translucent material allowing natural light in from outside – or in this case, at least 24.32 square feet. Existing conditions are providing approximately half of what is required in each of the rooms.

Recommendation: Discussion on whether to grant a variance to allow this dwelling unit to be occupied with half the required natural available light outlined in 105 CMR 410.250