

Administrator's Report
Board of Health Meeting of August 10, 2017
Report covers from 07/27/17 – 08/09/2017
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 10 Patriots Landing, Cahoon, Map 145, Lot 13*

I have reviewed the inspection report for the Title 5 inspection conducted on this property by Jonathan Granz on July 25, 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 Title 5 inspection.

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, Jonathan Granz, that the system passes the Title 5 inspection conducted on July 25, 2017.

(2) 161 Southern Avenue, Winslow, Map 161, Lot 8*

I have reviewed the inspection report for the Title 5 inspection conducted at this property on July 27, 2017 by John Bennett. I am in agreement with the inspector's determination that the septic system serving this property is in good working order and passes the Title 5 inspection.

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, John Bennett, that the system passes the Title 5 inspection conducted on July 27, 2017.

(3) 234 John Wise Avenue, 234 John Wise LLC, Map 105, Lot 19*

I have reviewed the inspection report for the Title 5 inspection conducted at this property on July 6, 2017 by Jonathan Granz. The inspector has noted that septic tanks # 1 and #3 have high sludge and scum layers; septic tank #3 also has significant grease carryover. In addition, the grease trap is in need of pumping. The inspector has also noted that the leachfield has significant vegetative growth, including brush, vines, and deep-rooted trees.

Review of the file reveals that these issues were noted during the previous inspection conducted on February 20, 2017, as well as in the Title 5 inspection report review letter dated March 23, 2017. In addition, the grease trap at this location shall be inspected monthly and pumped quarterly, or sooner if the level of grease is at least 25% of the effective depth of the grease trap. Failure to properly maintain a septic system, including limiting root infiltration of the soil absorption system and pumping septic and grease tanks, will result in premature failure of the system.

Recommendation: I recommend the Board of Health send a letter to the property owner requesting his presence at our next Board of Health meeting to discuss these issues.

B. Soil Evaluations / Waiver Explorations – information only

(1) Lot 6 Low Land Farm Road, Apple Street Nominee Trust, Map 141, Lot 2

I witnessed 2 days of soil testing as the first step in determining whether this is a buildable lot.

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C. Septic System Design Plan Reviews

(1) 2 Island Road, Riehl, Map 106, Lot 18*

I have received correspondence from both the engineer Chuck Johnson, as well as representatives of MA DEP, confirming the status of this property as a single-family dwelling for purposes of operations and maintenance of the septic system. This confirmation allows the property owners to maintain the SoilAir component of their septic system quarterly, rather than monthly. After the first quarter, the property owner can request a reduction to maintain this component every 6 months, provided positive results are seen in the function of the leaching facility.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the septic design that was approved at our July 27, 2017 includes a quarterly, rather than monthly, maintenance requirement, as per Sanh Tran of MA DEP.

D. Septic System Installations/Abandonments (informational only)

(1) 95 Apple Street, Corcoran, Map 148, Lot 6

I inspected the replacement of the septic tank and distribution box at this location.

E. Well Water Supply

None.

F. Building Permit Requests

None.

G. Complaints/Concerns

(1) Shea's Riverside Inn & Motel

I received a complaint from a family member of someone who stayed at this motel. The complainant stated that the guests had been bitten several times, and that one of the rooms had fleas, bedbugs, or both. I visited the property and spoke with the manager (Gayle). She informed me that she had also received the complaint and had contacted an exterminator. I conducted an inspection the following day in the presence of the exterminator and the manager. No evidence of infestation of fleas or bedbugs (or anything else) was found. I notified the complainant.

The complainant also mentioned the toilet had overflowed, the tiles in one of the rooms were starting to peel away, and the mattresses were very uncomfortable. I explained what the housing code allows us to regulate and enforce, and that I check for potential violations during my semi-annual inspections.

Recommendation: None – informational only.

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(2) Tobacco Compliance Checks

We received a report from the North Shore/Cape Ann Tobacco Policy Program stating that compliance checks were conducted on July 20, 2017. All three tobacco retailers were checked and no violations occurred.

Recommendation: None – informational only

(3) 36 Pickering Street, Parker, Map 128, Lot 49

I conducted an inspection at this property to verify that the plumbing exiting the basement is connected to a sump pump and is not connected to a washing machine or any other gray/black water system

Recommendation: None – informational only