

Administrator's Report
Board of Health Meeting of August 24, 2017
Report covers from 08/10/17 – 08/23/2017
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 32 Pond Street, Harlow-Powell, Map 146, Lot 5*

I have reviewed the inspection report for the Title 5 inspection conducted at this property on July 31, 2017 by Matthew Brunet. It was noted during the inspection that the distribution box was deteriorated and in need of replacement; a new distribution box was installed on July 11, 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 that we are in agreement with the determination of the inspector, Matthew Brunet, that the system passes the Title 5 inspection conducted on July 31, 2017.

(2) 38 Pond Street, Twomey, Map 146, Lot 6

I have reviewed the inspection report for the Title 5 inspection conducted at this property on July 12, 2017 by Jonathan Granz. The inspector has noted that the system is in failure due to a clogged or overloaded SAS, with a static liquid level in the distribution box indicating hydraulic failure. The existing septic system has already been replaced; submission of the Title 5 was just a formality.

Recommendation: None – informational only.

(3) 98 Martin Street, Thomas, Map 134, Lot 3*

I have reviewed the inspection report for the Title 5 inspection conducted at this property on July 24, 2017 by Jonathan Granz. The inspector has noted that the system is in failure due to a backup of sewage into a system component due to an overloaded SAS, as well as a static liquid level in the distribution box above the outlet invert due to an overloaded SAS.

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 Title 5 inspection conducted on July 24, 2017. The existing system shall be upgraded or the property connected to municipal sewer within 2 years of the date of inspection.

B. Soil Evaluations / Waiver Explorations – information only

(1) 21 Low Land Farm Road, Briggs, Map 141, Lot 5-3

I witnessed soil testing to confirm the reserve area of the SAS could be relocated so the property owners could install a swimming pool.

C. Septic System Design Plan Reviews

(1) 233 John Wise Ave, North End Realty Trust, Map 103, Lot 4*

I have reviewed the design for the proposed holding tank at this property, designed by William Robertson of EPS Associates and dated July 8, 2017. The total daily flow of 610 gallons per day includes a one bedroom apartment, a garage with 2 bays, and retail/office space of 1788 square feet. A tight tank is

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proposed to replace a failed system at this commercial property due to unsuitable soils for siting a conventional or innovative/alternative system.

Recommendation: I recommend the Board of Health send a letter to the property owner stating this "Proposed Septic Holding Tank Plan", dated July 8, 2017 and designed by William Robertson of EPS Associates is approved.

(2) 75 Forest Street, Kiester, Map 139, Lot 9-1*

I have reviewed the septic design for the proposed septic system serving this property. This plan, designed by John Judd of Gateway Consultants, is dated January 19, 2016, with a final revision date of August 14, 2017, and includes siting the soil absorption system in the previously approved reserve area in order to accommodate the addition of a swimming pool. This revised plan also includes the addition of a pump chamber.

Recommendation: I recommend the Board of Health send a letter to the property owner stating this plan, dated August 14, 2017 and designed by John Judd of Gateway Consultants is approved. The as-built drawing shall show the new address and map and lot number.

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

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

F. Building Permit Requests

(1) 2 Andrews Street, Kusulas, Map 149, Lot 11

I signed the building permit application for the proposed addition to an existing barn at this location. The barn, including the addition, will be well over 100' from the existing leachfield and other septic components.

G. Complaints/Concerns

(1) Dunkin Donuts, 119 Main Street

I received a telephone complaint that there is a fly infestation in the display area at this establishment. I spoke with our food inspector and reviewed the most recent inspection report, then conducted a site visit. During my visit I did note flies in the kitchen/food service area. I spoke with the store manager and the general manager, and discussed ways of keeping flies out of the store. The general manager stated she would contact a pest control company, as well as ensuring all exterior doors and screens are kept shut.

(2) Energy North, 156 Main Street

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A complaint was made by the owner of the neighboring establishment that the dumpster at this location was frequently left open, that there is often trash strewn on the ground in the area of the dumpster, and that the dumpster often smells. I discussed the Essex dumpster regulations with the complainant, and let him know that I would speak with the manager at Energy North regarding leaving the dumpster open and the need to ensure trash isn't left on the ground. I also explained that dumpsters often smell. I then followed up with the manager at Energy North, providing him with a copy of our dumpster regulations and reminding him that the dumpster needs to be closed during business hours and secured/locked at night, and to ensure that all trash is in the dumpster rather than on the ground near the dumpster.

(3) 11 Beach Circle, Menges, Map 108, Lot 79*

This property had a failed Title 5 inspection on July 30, 1998. The property transferred in 2012, while the Town was in the midst of working with DEP under a Consent Decree as well as waiting for a final disposition of the Northern Conomo Point Wastewater District. Since the property transferred, the cesspools serving this dwelling have needed to be pumped at least 5 times, including 3 times in the past month. The owner and I discussed the repair/upgrade requirements, as well as his lease agreement for the property. He sent an email stating the additional pumping was necessary by request from Wind River, who was helping to clear a clogged line in the house.

Recommendation: Discussion on potential maintenance/upgrade requirements. I would recommend reviewing any pump reports that are submitted between now and the end of the season (mid-October, according to the lease agreement) and re-evaluating at that time.

(4) Boat House Grille, 234 John Wise Ave, Map 105, Lot 19*

When this property was purchased in April of 2016, the new owner was informed of the septic system requirements, specifically the requirement that the septic system undergo one full year of quarterly inspections once the establishment is open for business. Since opening in October 2016, the property has had 2 Title 5 inspections: February 20, 2017 and July 6, 2017. While both inspection report the system appears to be functioning as intended, the inspector noted on both reports that the septic tanks and grease trap all need to be pumped, stating there is "considerable grease carryover" in septic tank #3.

The owner has been out of compliance with the initial order for quarterly inspections, and has failed to pump the grease trap at this establishment in accordance with Title 5 regulations. I confirmed that the issuance of his permit is based on the assumption of compliance with all other regulations (not just pertaining to the food code), and that we can suspend his permit for failure to comply.

Recommendation: I recommend we send a notice of non-compliance to the property owner allowing for 2 weeks to have the grease trap pumped and for the BoH to be provided with a contract stating the grease trap will be inspected and maintained according to the schedule in Title 5. The letter also provides a reminder that the septic system needs to be inspected quarterly; failure to comply will result in suspension of the permit.