

Administrator's Report
Board of Health Meeting of August 27, 2015
Report covers from August 13 to August 27, 2015
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 52 Belcher Street, Fraga, Map 119, Lot 2 *

I reviewed the Title 5 inspection report for this property and am in agreement with the determination of the inspector, Ron Jenkins, that this system failed the July 29, 2015 inspection.

Recommendation: I recommend that a letter be sent to the homeowner stating that the Board is in agreement with the determination of the inspector, Ron Jenkins, that the results of the inspection indicate that this system is failing to protect public health. This system must be upgraded within two (2) years of the date of the inspection – no later than July 29, 2017.

(2) 97 Apple St., Mewkill, Map 148, Lot 7 *

I received the water analysis results from the private drinking water well test that was conducted as part of the Title 5 inspection on July 10, 2015. The system was initially reported as “needs further evaluation by the local approving authority” due to the proximity of the well to the soil absorption system. The well water analysis received on August 25, 2015 has a report date of July 9, 2015, and indicates that the water meets Title 5 standards for potability.

Recommendation: I recommend that a letter be sent to the property owner stating that the Board is in receipt of the well water analysis results, that the test results indicate the well water at this property is below the MCL limits outlined in Title 5 regulations for total coliform, ammonia nitrogen, and nitrate nitrogen and that this report verifies that the septic system may be classified as “passed.”

(3) 15 Middle Road, Cuthbertson Trust, Map 108, Lot 56 *

I received a letter from Susan Abis, Trustee of this property requesting review of the 4-bedroom requirement that resulted from the Title 5 inspection conducted on July 25, 2012. The letter referenced 310 CMR 15.002 (Definitions) that defines a “bedroom” as “a room providing privacy...and for new construction, a ceiling height of no less than seven feet zero inches.” According to Ms. Abis’s measurements, one of the bedrooms is only 75.5” high, and therefore she believes this room should not be considered a bedroom based on Title 5’s definitions.

I contacted Ms. Abis by telephone and confirmed that her definition is correct, but as she quoted from Title 5, the ceiling height requirement is only for new

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construction. In this case, the dwelling in question is already existing, and therefore does not meet the definition of "new construction."

Recommendation: I recommend that a letter be sent to the Ms. Susan Abis, Trustee of the Bettye P. Cuthbertson Trust, confirming the definition of "bedroom" and reiterating that this property has four bedrooms under Title 5 definitions.

B. Soil Evaluations / Waiver Explorations

None

C. Septic System Design Plan Reviews

(1) 28 Cogswell Road, Calder, Map 110, Lot 20*

I reviewed the septic tank replacement plan for this property. The plan meets all Title 5 and Essex requirements for septic tanks and specifies a larger (2000 gallon) septic tank to allow for future use as a tight tank when the existing leachfield fails. The property owner failed to submit the required \$75 plan review fee with this application.

*Recommendation: I recommend approval of this plan, **dated August 10, 2015** pending receipt of the required \$75 plan review fee.*

D. Septic System Installations

None

E. Building Permit Applications & Occupancy Permits

(1) 12 Lufkin Point Rd., Rock Haven Irrevocable Trust I & II, Map 109, Lot 013*

Property owner has requested BoH sign-off on the building permit application. Per the Board's approval at the meeting held on 8/13/15, the existence of the cistern must be recorded on the deed at the Southern Essex Registry of Deeds prior to BoH sign-off. The contractor has been notified of this information and will provide proof of recording to the BoH when it is complete.

Recommendation: I recommend the Board allow sign-off of this building permit once proof of recording is received

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(2) 41 John Wise Ave., Bode, Map 18, Lot 5 *

The building permit for this property was initially approved on 11/12/2014. The property owner is requesting that the Board renew this approval. No changes have been made since the previous approval.

Recommendation: I recommend that the Board sign off on this building permit renewal application.

F. Well Water Supply

(1) 52R Lufkin Point Rd., Creeden, Map 110, Lot 68

I was informed by the property owner that the well drilling rig is unable to drill in the location previously approved by the Board on August 13, 2015 due to the proximity to the overhead power lines. A new proposed location will most likely require abutter notification due to proximity to property line; however, the new location has not yet been identified. This project is on hold until further notice.

Recommendation: None – informational only.

G. Meetings Attended (for information only)

None

H. Complaints

None

I. Hazards Abated Via Enforcement Orders

None

J. Other Issues

None

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

(1)18B Southern Avenue, Greene, Map 108, Lot 56

Mailing of the enforcement letter for this property is on hold pending a lead determination. The lead determination will be completed once the Board of Health receives the required sodium sulfide

Recommendation: None - informational only

(2)12 Harry Homans Drive, Burke, Map 31, Lot 44

The occupant of this property, Mr. Dwayne Milne, called on August 24, 2015 to state that none of the violations cited in the March 20, 2015 enforcement letter have been corrected. He stated that he has contacted Governor Baker's office and was instructed to contact the Board of Health. Mr. Milne requested an inspection and the first mutually agreeable date/time was August 27 at 2:30pm. When I arrived at the home for the inspection, no one answered the door. No inspection was completed on this day.

Recommendation: None – informational only

(3)Food Inspector Agreement*

The food inspector agreement has been drafted for review.

Recommendation: discussion and approval

L. Cisterns

None