

Administrator's Report
Board of Health Meeting of December 13, 2012
Report covers from 11-08-12 to 12-12-12
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 3 Evans Way, Migliaccio, Map 36, Lot 7B*

I reviewed the Title 5 inspection report for the inspection performed 10-19-12 on this property. The inspector classified this system as having a "passed" inspection with the notation of solids carry over in the d-box and the d-box being in fair to poor condition. The attached photo shows what looks like solids in the d box with staining over the inlet tee. I spoke to the inspector. He stated that what looks like solids on the interior of the d box is scale from the water mineralization and slough off from the box corrosion. What looks like the ring from the solids near the top is the accumulation of minerals at the cover line. He stated he will send revisions to the inspection report clarifying this and also changing the inspection from "passed" to "conditional pass" with the requirement that the d box be replaced.

Recommendation: I recommend that the current report not be accepted as a "pass" due to the poor condition of the d box, but changed to "needs further evaluation" and a revised report be submitted clarifying the d box interior condition.

(2) 187 Conomo Point Rd., Webber, Map 19, Lot 85*

I reviewed the report for the 10-12-12 inspection performed on this property. The inspector classified the inspection as "needs further evaluation by the local approving authority" because there is a cesspool within 50' of a bordering vegetated wetland or salt marsh. I phoned the inspector to find out what the separation distance is, but have not yet heard back.

Recommendation: I recommend a response to this report be tabled until I receive further information from the inspector, Josh Roberts & make a determination as to required needed actions, if any.

(3) 142 Conomo Point Rd., Crossen, Map 24, Lot 36*

We received a report for the 11-13-12 inspection performed on this property. This report was submitted on an old form. I notified the inspector that the current form must be used, but have not yet received the revised report.

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Recommendation: I recommend we send a letter to the property owner notifying him that we have received his report, but it must be submitted on the current approved form. WE will review the report upon receipt of the correct form.

B. Soil Evaluations / Waiver Explorations

(1) X Street, Name, Map X, Lot X

Recommendation:

C. Septic System Design Plan Reviews

(1) 18 Soginese Rd., Ridge, Map 18, Lot 2B & 2C

I received additional needed info for completion of needed paperwork and issued the certificate of compliance for this system.

Recommendation: None. Informational only.

(2) 52 Harlow St., Warren Family Trust, Map 15, Lot 18 *

I reviewed the revised plan for this property. Areas requiring correction have been addressed, however-

- (1) The plan has a notation at the private well servicing the 3 bedroom barn that references note 17, which appears to have no relevance to the well.
- (2) The side profile of the soil absorption area states the length as 60'. The design calculations state the length as 62'.

Recommendation: I recommend disapproval of this plan, dated 9-4-12, with a 11-19-12 revision date for the above reasons.

(3) 43 Harlow St., Warren Family Trust, Map 15, Lot 25 *

I reviewed the revised plan for this property. Areas requiring correction have been addressed.

Recommendation: I recommend approval of this plan, designed 9-4-12, with a revision date of 11-19-12.

D. Septic System Installations

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(1) X Street, Name, Map X, Lot X

Recommendation:

E. Building Permit Applications & Occupancy Permits

(1) 10 Lufkin Lane, O,Connell, Map 20, Lot 23*

I reviewed this application to rebuild existing second floor". The review of the submitted plan shows the conversion of a first floor bedroom into a bathroom and mudroom. An additional bedroom is then added to the second floor. There was no change in the footprint of the house or increase in bedroom or total room count.

Recommendation: I recommend endorsement of this application.

(2) Dwelling 3, Builder Lot 2, Lowland Farm Rd., Map 9, Lot 12D *

I reviewed the building permit application for this house. This house is a condo that shares a 15 bedroom septic system with 3 other houses. The submitted plan is for a 10 room, 5 bedroom house, which is allowed by the sewer flow. There are 2 concerns I have with this proposal - The plan shows yard grading over the septic tank that may create greater than the maximum 3' cover allowed by title 5 and I want confirmation that the house location is a minimum 20' from the septic reserve area.

Recommendation: So as to not delay the permit, I recommend endorsement of this application with the condition that occupancy cannot occur until there is a certificate of compliance issued for the system serving this house and the Board must receive within 14 days a sectional septic plan showing the sewer connection between the foundation and septic tank in the ground as well as component elevations, cover, and the location of the reserve area in relation to the house. Failure to meet these conditions will result in the Board recommendation that the permit be cancelled.

(3) 9 Lufkin Point Rd, Collinson, Map 20, Lot 1B*

I reviewed the building permit application for this property. There is no "brief description" of work written on the application, other than the checked off boxes for "existing building", "owner occupied" and "addition". Reviewing the other submitted paperwork gives the impression that a carport and 2nd story deck are being requested. It appears that footings for the carport (on the building side of the

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sewer line) will not interfere with the existing septic tank and line. I was unable to reach the owner at home or work for clarification, but they are on the meeting agenda and can hopefully clarify these questions.

Recommendation: if only a (non concrete slab & second floor deck are being built, I recommend endorsement of the application. If the application is for other work, it should be assessed at the meeting.

(4) 8 Scotts Way, Lark Fine Foods, FMC Realty Trust, Map 8, Lot 15C

Lark Fine Foods currently rents space from Tim Hopkins Catering & is looking to relocate to a larger private space in the same building. Ms. McCormick has submitted plans for the new space & hopes to be in there in early January. I recently reviewed the plans and do have additional questions.

Recommendation: I recommend the new food service permit be issued, but request permission to sign the building permit application after further discussion and clarification of information from the business owner, so she doesn't have to wait to start renovations of the space.

F. Well Water Supply Certificates

(1) X Street, Name, Map X, Lot X

Recommendation:

G. Meetings Attended (for information only)

No meetings attended since last report.

H. Complaints

(1) 75R Wood Dr., , Map 4, Lot 118

We received notification of an anonymous complaint through DEP that the grew water interior plumbing of the tight tank was redirected to discharge directly into Chebacco Lake. After 2 unsuccessful attempts to inspect due to the tenant's unavailability) an appointment was made. The Plumbing Inspector & I imspcted and found all discharges to be going into the tight tank.

Recommendation: None. Informational only.

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(2) Southern Ave., Allen, Map 38. Lots 2, 3, 89

We received a complaint from a neighbor that there was an odor from a grey pick-up truck parked in front of the locked gate on Mr. Allen's property. I inspected and did not a garbage odor that was medium to weak in strength. I inspected the parked grey pick-up truck and noted some trash (old toilet, tires and contained used oil), but no garbage in it. I determined the odor to be a residual from a previous load.

I did note at the time that the plywood that was to be sealing the side entry door of Mr. Allen's vacant house was not secured.

When I returned to the office I phoned the court appointed receiver of the properties, Atty. Richard Cuff, & informed him of the complaint and my inspection.

Recommendation: None. Informational only.

I. Hazards Abated Via Enforcement Orders

(1) X Street, Name, Map X, Lot X

Recommendation:

J. Other Issues

(1) Septic Plan Approval Extension – 6 Shea's Ct, Caruso, Map 8, Lot 10F*

I received an inquiry requesting confirmation that the septic plan for this property, approved 10-25-07) was still valid under "the Permit Extension Act". The act extends all local, regional, or state issued permits and approvals in effect between August 15, 2018 and August 15, 2012. After reviewing information on this act, I am of the opinion that the extension does apply to this plan approval. The plan was approved 10-25-07 and would normally have expired 10-25-10. With the extension of 4 years past the normal expiration date, the new expiration would be 10-25-14.

Recommendation: I recommend that this plan approval be extended to 10-25-14.

(2) 104 John Wise Ave., Frieden, Map 17, Lot 16 *

We received the "as built" plan from this property. The septic tank and pump chamber were installed closer to the foundation than the approved local upgrade

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approval due to site conditions. The approved l.u.a. setback reductions are for 5' and 8' respectively (min. setback is 10'). The revised l.u.a. request is for 2.5' and 4' respectively.

Recommendation: I recommend these revised l.u.a. setback requests be granted.

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

(1) X Street, Name, Map X, Lot X

Recommendation: