

**Administrator's Report**  
**Board of Health Meeting of December 15, 2022**  
*Report covers from 11/11 – 12/12/2022*  
*Items requiring Board vote are noted with an asterisk (\*)*

**A. Inspection Report Reviews**

(1) 9 Hill Road, Greenough, Map 155, Lot 14

I have reviewed the inspection report for the official Title 5 inspection conducted at this property by Michael Hale on December 7, 2022. The inspector noted that the system appears to be functioning as intended, but the property has been unoccupied – and therefore the system has not been used – for an extended period of time. The inspector suggested a re-inspection after 6 months of full-time occupancy, which is reasonable.

*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 Michael Hale and that the system conditionally passes the official Title 5 inspection conducted on December 7, 2022. Further, I recommend that the Board of Health request that the property owner contact the Board of Health Administrator to determine when this re-inspection will occur.*

**B. Septic Plan Reviews**

(1) 85 Wood Drive, Blanchard, Map 157, Lot 9\*

I have reviewed the design for the proposed septic system for this property, designed by Dan Johnson and with a final revision date of November 17, 2022. During my review, I noted that the designer has corrected the deficiencies found on the first draft and the plan is now compliant with state and local regulations, with the exception of 2 local upgrade approval requests: to reduce the separation from the bottom of the SAS to the estimated seasonal high water table from 5' to 3'; and to reduce the required minimum depth of naturally occurring pervious material from 48" to 40". Both requests are in accordance with the special conditions allowed with the use of a Presby Enviro-Septic Wastewater Treatment System.

*Recommendations: I recommend the Board of Health send a letter to the property owner stating that the proposed septic system designed by Daniel Johnson and with a final revision date of October 25, 2022 is approved. The system is designed to serve a maximum of 3 bedrooms, or 330 gallons per day – 220 gpd from the main dwelling and 110 gpd from the cottage. An easement disclosing the fact that the system serves two dwellings shall be recorded at the Salem Registry of Deeds prior to the issuance of a Disposal Works Construction Permit. In addition, if either property transfers to a third party, this would amount to the division of the facility and creation of a shared system, in which case periodic inspections would be required.*

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(2) 12 Robbins Island Road, Liberti, Map 110, Lot 36\*

I have reviewed the design plan for the proposed septic tank replacement at this property. The property owner is proposing to construct a two-story "hobby barn" with plumbing that will be connected to the existing septic system. Title 5 regulations require that any structure other than single-family dwelling utilize a two-compartment septic tank (or 2 tanks in a series), and the existing septic tank, although properly sized, only has a single compartment.

*Recommendation: I recommend the Board of Health send a letter to the property owner stating that the proposed septic tank replacement plan, designed by Richard Clarke and dated December 6, 2022 is approved. Further, the existing septic system is designed to serve a maximum of 2 bedrooms or 220 gallons per day; a walk-through bedroom count shall be conducted with the Board of Health Administrator to confirm the proposed hobby barn will not result in an increase in flow to the septic system.*

**C. Private Wells**

None.

**D. Other Permit Applications and Requests**

**E. Septic Inspections and Other Field Work**

(1) 210 Southern Avenue, Nally, Map 209, Lot 13.1

I conducted the final inspection of the septic system serving this new dwelling. The system is installed according to the approved plan; however, the dose volume of 67 gallons appears to be too much relative to the size of the d-box with the requested transition from a 2" to a 4" pipe. The installer and I discussed possible solutions, including maintaining the 2" pipe all the way to the d-box, and/or removing the speed levelers so the entire volume of each outlet pipe is available. In addition, I had a question about the wiring of the septic pump/alarm and am awaiting additional information from the electrical inspector.

(2) 83 Wood Drive, Fransoli, Map 157, Lot 10

I witnessed soil testing as the first step in upgrading the failed septic system at this location.

(3) 111 Belcher Street, Hickey, Map 115, Lot 4.1

I conducted the final inspection for the septic system at this location.

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(4) 194 Southern Avenue, McPherson, Map 209, Lot 1

I reviewed the revised grading calculations and conducted the final inspection at this location.

(5) 84 Choate Street, Stone, Map 115, Lot 25

I witnessed the vacuum test of the septic tank for the new garage/apartment at this property. The tank/pump chamber combo will be connected to the existing SAS at a later date.

(6) 2 Low Land Farm Road, Mscisz Map 141, Lot 2

I conducted the semi-final inspection of the septic system serving this dwelling. The final inspection will be complete when electrical service is connected.

**F. Complaints and Other Updates**

(1) Chebacco Market Tobacco Sales Violation\*

We were notified that during a routine compliance check, this retailer had a violation of “An Act to Modernizing Tobacco Control” and the Essex Board of Health Tobacco and Nicotine regulations occurred – specifically, this retailer made a sale to an under-aged youth. The minimum legal sales age in Essex is 21 years old.

Massachusetts General Laws Chapter 270, section 6 specifically prohibits the sale of a tobacco product to someone under 21 years old. Per 105 CMR 665 – the Minimum Standards for Retail Sale of Tobacco and Electronic Nicotine Delivery Systems – the fine for a first violation shall be \$1,000; the Essex Board of Health tobacco regulations also require the suspension of the retailer’s tobacco product sales permit for 3 consecutive business days. Mr. Chisolm was notified of this violation via phone call on November 23<sup>rd</sup>, and was also notified via email of the 12/15/22 hearing scheduled for 7:15pm. Mr. Chisolm acknowledged the email via text.

*Recommendation: Discussion, and vote on the dates of the suspension of the tobacco product sales permit. The Board of Health is required to provide a notice of at least 7 days in advance of the suspension; since drafting the notice will occur after the meeting date, the earliest the suspension may begin is Friday, December 23<sup>rd</sup>. However, the licensee has the option to appeal the violation during the hearing.*

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(2) Collaboration with OneStop\*

In response to the announcement about future distribution of the opioid settlement funds, our Regional partners (public health nurse and social worker) have been in conversation with OneStop, a harm reduction center based in Gloucester. The Wenham Board of Health recently voted to host an educational forum for Wenham town officials and community partners on the opioid epidemic and the services available through OneStop. [As a reminder, each community will receive a set amount of settlement money based on the estimated impact the opioid epidemic has had on that community. To date, Essex has received approximately \$4,100, and we are expected to receive approximately \$24,000 between now and July 2038.]

*Recommendation: Discussion on possible collaboration with OneStop Harm Reduction to host an educational forum for municipal officials (BoH, BoS, Police, Fire, and community partners/leaders).*

(3) 162 Conomo Point Road, M, Map 108, Lot 44

An abutter of this property enquired about whether a permit had been obtained to install a tight tank at this location, stating that “a large black rectangle, tight tank sized, has now been painted on the ground” between the subject property and the complainant’s property. The complainant also enquired about any open building permits at this location, and asked whether there is any local requirement to notify abutters of planned construction activity.

Town Administrator Zubricki informed the complainant that general building permits do not require abutter notification. In addition, I conducted a site visit to determine whether a tight tank was being installed at this location. The “black rectangle” referenced in the complaint does not appear to be part of a tight tank or other septic system installation.

*Recommendation: None – the complainant was informed of the information outlined above.*

(4) 10 Coral Hill Road, Turnage, Map 154, Lot 32

I conducted a follow-up inspection at this property on November 16, 2022 to verify that all violations noted in the October 18, 2022 Order to Correct had been rectified. On this date, I observed all violations have been corrected, with the exception of replacement of missing window screens. However, window screens are only required between April 1 and October 30 (inclusive); the property owner will provide an update on screen replacement prior to April 1, 2023.

*Recommendation: None at this time.*

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(5) Vaccine Clinics and COVID information

Our next vaccine clinic is scheduled for Thursday, December 15<sup>th</sup> in the Town Hall auditorium where we will be offering both covid and flu shots for anyone age 6 months and up. We also have a small supply of shingles vaccine, available upon request.

