

Administrator's Report
Board of Health Meeting of February 22, 2018
Report covers from 01/25/18 – 02/21/18
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 81 Choate Street, Meadowview Condominium, Map 104, Lot 1*

I have reviewed the report for the official Title 5 inspection conducted at this property on January 30, 2018 by Thorsen Akerley. The inspector has noted that this system includes 1 septic tank each for 81A and 81B Choate Street, gravity-fed to a single distribution box and leaching field. The system design flow is 660 gallons per day, 330 gpd per dwelling, suitable for 6 bedrooms total. The inspector has also noted that the septic tank serving 81A Choate Street has heavy sludge and scum build-up.

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, Thorsen Akerley, that this system passes the official Title 5 inspection conducted on January 30, 2018. This system serves 2 condominium units consisting of 3 bedrooms each, for a total of 660 gallons per day. It is the recommendation of the inspector that the septic tank serving 81A Choate Street be pumped due to heavy sludge and scum build-up in the first compartment of the septic tank.

(2) 234 John Wise Ave, 234 John Wise Ave LLC, Map 105, Lot 19*

I have reviewed the Title 5 report for the inspection conducted at this property by Jonathan Granz on December 30, 2017. I am in agreement with the determination of the inspector that this system passes the official 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 inspection conducted on December 30, 2017. The next quarterly inspection is due no later than March 30, 2018, and the next routine grease trap pumping is also due March 30, 2018. Failure to comply with these requirements may necessitate a hearing before the Board of Health.

(3) 2 Southern Ave, Joshua's Corner Realty Trust, Map 136, Lot 86*

I have reviewed the Title 5 report for the inspection conducted at this property by John Duncan on February 6, 2018. I am in agreement with the determination of the inspector that this system passes the official Title 5 inspection. However, due to the 2015 change from retail to mixed use classification, the buyers of this property agree to connect to municipal sewer within 2 years of the date of transfer.

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 Duncan, that the system passes the inspection conducted on February 6, 2018. The letter should also state that the buyers of this property agree to connect to municipal sewer within 2 years of the date of transfer.

B. Soil Evaluations / Waiver Explorations – information only

None.

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C. Septic System Design Plan Reviews

(1) 11 Middle Road, Woodward, Map 108, Lot 57*

I have reviewed the septic tank replacement plan designed by Robert Griffin and dated January 22, 2018. I have noted that this septic tank replacement plan meets all state and local requirements for on-site wastewater, and that the proposed tank is intended to replace the existing metal tank. The new tank will be connected to the existing leach pit, and the system will follow the Title 5 inspection requirement schedule outlined in the Northern Conomo Point Wastewater Management District Local Regulation.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the plan titled Septic System Repair Plan designed by Robert Griffin and dated January 22, 2018 is approved. The septic tank replacement shall be completed no later than December 31, 2018, and the full system shall undergo a complete Title 5 inspection no later than December 31, 2019, and every 5 years thereafter, pursuant to the Town of Essex Northern Conomo Wastewater Management District Local Regulation.

(2) 7 Gregory Island Lane, Watchung Point Realty Trust, Map 155, Lot 55*

I have reviewed the plan for the proposed temporary holding tank for this property, designed by Gerard McDonald and dated July 20, 2017 with a revision date of February 2, 2018. The property owner is proposing to install a temporary tight tank to be converted to a septic tank/pump chamber in the future as funds are available; the proposed plan meets all regulatory requirements for holding tanks, as outlined in Title 5 and local regulations.

Upon approval, the property owner and health agent will discuss an enforceable timeline to finish the installation of the complete septic system.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the plan titled Subsurface sewage Disposal System Repair Plan Temporary Tight Tank, designed by Gerard McDonald and dated July 20, 2017 with a revision date of February 2, 2018 is approved.

D. Septic System Installations/Abandonments (informational only)

(1) 19 Soginese Road, Spence, Map 112, Lot 7

I signed the Certificate of Compliance for the septic system serving this property.

E. Well Water Supply

None.

F. Building Permit Requests

(1) 9 Lufkin Point Road, Collinson, Map 109, Lot 30

I conducted a room/bedroom count with the property owner, to determine the feasibility of constructing another dwelling unit and connecting both to the existing septic system.

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G. Concerns/Updates

(1) 46 Robbins Island Road, Ryan, Map 108, Lot 14*

We have received a request for an extension of the installation deadline for the septic system repair at this property. The property owner has outlined the reasons for this extension request, including the need to demolish the house and rebuild rather than renovate. The deadline of December 31, 2018 would mean that the tight tank would have to be installed in the middle of this construction process, rather than at the conclusion. The property owner is requesting an extension until May 31, 2019, with the agreement that the property will not be occupied until the tight tank installation is complete.

Recommendation: I recommend the Board of Health grant an extension from the December 31, 2018 installation deadline for the tight tank serving this property. An extension through May 31, 2019 is recommended, provided the house is not occupied during the period between January 1 and May 31, 2019.

(2) 120 Martin Street, Carter, Map 134, Lot 16

We received a complaint from a neighbor about the overflowing dumpster at this property. The complainant stated the dumpster has been full/overflowing for several weeks, and the trash was blowing into his yard. I contacted the dumpster company, who stating that the dumpster would be removed within 48 hours.

Recommendation: None – informational only.

(3) 125 Apple Street, JJCE Realty Trust, Map 149, Lot 18

I was notified that the I/A system serving this property has not had the required annual Operations and Maintenance (O&M) inspections since it was installed in 2013. The trustee of the property provided us with a copy of the current contract, due to expire in March 2018; however, over the past 4 years, it appears that the inspections have not been completed.

The service provider (Ingo Shaefer of Busse Green Technologies) is based in Oak Park, IL. He assured me that the O&M has been completed as required each year, but stated he was never informed that the reports needed to be provided to the BoH office. The only local(ish) service provider has informed me that they are no longer doing work on this type of system. I have contacted DEP to determine who is licensed or certified to perform O&M on this type of system, and will proceed when I have more information.

Recommendation: None – informational only.

(4) Chebacco Terrace, Building 9

I received information about a complaint from Tess O'Leary, the Assistant Senior Center Director regarding Building 9 at Chebacco Terrace. The complainant informed Ms. O'Leary that there is an odor in her apartment emanating from the apartment directly below hers. I researched possible issues, including tenant history, and whether the individual receives services from Senior Care or a similar organization. I then conducted an inspection/well-being check with Lianne Cook, Public Health Nurse.

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During our inspection, we noted that the unit appears to be clean and well-kept, although cluttered. There was no obvious medical reason for the odor, although there may be a personal hygiene issue that we did not observe.

Recommendation: None – informational only. Ms. Cook and I will continue to work with the occupant of this unit, as well as his son, to determine any available resources that might assist him.

(5) Eastern Avenue housing complaint

I conducted an inspection at this property with Pam Stone, Animal Health Inspector and in the presence of the occupants as well as their 2 children (age 16 and 22). The inspection was scheduled after receiving a complaint from the Essex Police regarding living conditions at this location, as well as the presence of many animals. During our inspection, we noted a variety of domestic, exotic, and wild animals living in the house, both free and confined, as well as goats, chickens, and ducks living in proper enclosures outside. The occupants acknowledged they needed to reduce the number of animals living in the house, as well as obtaining the proper permits for the animals they currently have. Ms. Stone informed them that wild animals may not be kept inside a dwelling at any time, and informed them of the licenses/certifications necessary to keep wild animals in outside enclosures. The occupants were also provided with information on the existing housing code issues.

Recommendation: None – further inspections will be conducted in the future.