

Administrator's Report
Board of Health Meeting of February 28, 2019
Report covers from 01/24-02/27/19
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 28 Apple Street, Bernhard, Map 142, Lot 7*

I reviewed the inspection report for the official Title 5 inspection conducted on the septic system serving this property by Daniel Johnson on January 8, 2019. I am in agreement with the inspector's determination that this system does not meet any failure criteria and therefore passes the 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, Daniel Johnson, and that this system passes the official Title 5 inspection conducted on January 8, 2019.

B. Soil Evaluations / Waiver Explorations

(1) 54 Rocky Hill Road, Gale, Map 152, Lot 21

I witnessed soil testing over a 3-day period on this property to determine how many buildable lots there are.

C. Septic System Design Plan Reviews

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

I have reviewed the plan for the proposed cisterns at this property, to allow for year-round water service in an area where municipal water is only available seasonally. This plan, designed by John Judd and dated November 15, 2018 with a revision date of January 31, 2019, meets our local cistern regulations concerning minimum size and setback requirements, as well as construction and maintenance responsibilities.

Recommendation: I recommend the Board of Health send a letter to the property owner stating we retroactively approve the plan for the proposed cisterns, designed by John Judd and dated November 15, 2018 with a revision date of January 31, 2019.

D. Septic System Installations/Abandonments (informational only)

(1) 19 Middle Road, MacGrath, Map 108, Lot 54

I signed the Certificate of Compliance for the tight tank at this property.

(2) 21 Middle Road, Holleran, Map 108, Lot 49

I signed the Certificate of Compliance for the tight tank at this property.

(3) 36 Robbins Island Road, MacDougall, Map 108, Lot 7

I signed the Certificate of Compliance for the tight tank at this property.

E. Well Water Supply

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None.

F. Complaints

(1) 139 Eastern Avenue, Runsala, Map 137, Lot 16*

I conducted an inspection of the main apartment at this property on January 24, 2019, accompanied by Sgt. Paul Francis and Ofc. Alex Edwards of the Essex Police Department. During this inspection, I found numerous violations of the housing code (105 CMR 410), such as significant trash throughout the dwelling, including obstructing egresses, no functioning smoke or carbon monoxide detectors, many broken windows, broken and obstructed kitchen appliances, and significant trash/debris in the yard and basement common areas. Discussions with the mortgage lender, and the unofficial executor of the estate indicated that the owner of this property died approximately 2 years ago and there is no official responsible party to correct these violations. I have been unable to reach the occupant of this dwelling unit.

Recommendation: I recommend the Board of Health send a notice to all interested parties, including the occupant, the executor, and the lender, that this property has been declared unfit for human habitation and is condemned.

(2) 242 John Wise Avenue, Marsh Realty Trust, Map 103, Lot 1

I conducted an inspection of apartment 2R at this property after receiving a complaint from the occupants about the heating and electricity in this unit. During my inspection, I noted numerous violations of the housing code, including no smoke or carbon monoxide detectors, several outlets not working, several windows do not open, baseboard heat in the living room are not functioning, there is no stove installed or space to install one, the electricity in the bathroom is not working and there is no window or fan; and the shower is installed in the living room, with no door for privacy. A correction order was hand-delivered to the owner's representative, and the Building Inspector and Fire Chief were both informed of these conditions.

Recommendation: None – informational only.

(3) 34A Robbins Island Road and 36 Robbins Island Road

We received a complaint regarding the installation of the tight tank at 36 Robbins Island Road and subsequent damage to the right of way for 36 & 34A Robbins Island Road. The complainant also mentioned that the installer, had disposed of material from #36 in the dumpster located at #34A. Investigation of this complaint revealed that this was a private matter, and not something regulated or enforced by the Board of Health

Recommendation: None – informational only.

(4) 18 Main Street, Fitzgibbon, Map 128, Lot 131

I received a complaint from the owner of this property regarding the smoke created by her neighbor's wood stove. The complainant stated she has already reached out to the Fire Chief, who suggested she contact us. Further discussion revealed that this was a traditional wood stove (not an outdoor hydronic

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heater), and therefore is generally permitted by the Building Inspector, not the BoH, and the complainant was referred accordingly.

Recommendation: None – informational only.

G. Other

(1) BoH Administrator job description amendment*

With the addition of the responsibilities associated with being the Safety Coordinator, we have been asked to amend the job description to include the following statement: “Serves as the Town’s OSHA Coordinator, if so assigned.” In the event that the BoH Administrator (myself, or someone in the future) no longer serves in this capacity, it will be an easy process to de-couple and assign this duty and (associated stipend) to someone else.

Recommendation: I recommend the Board of Health allow the addition of the following statement to the job description for the Board of Health Administrator: Serves as the Town’s OSHA Coordinator, if so assigned.

(2) Emergency Dispensing Site Review

I met with John Campbell of BME Strategies to review our EDS plan as well as to begin the planning states of an Emerging Infectious Diseases (EID) dispensing site. We discussed pros and cons of the existing site (Essex Elementary School) as well as possible locations for an EID site. We agreed that the Town Hall would be the best option for an EID site, since there is a generator for backup power, sufficient parking for this type of event, and plenty of room for dispensing stations and entrance/exits requirements.

Recommendation: None – informational only.

(3) Sticker Shock Campaign

The Boards of Health in our regional Substance Abuse Prevention Coalition (SAPC) are ready to begin adding stickers to alcohol packaging in the local stores. I am working with the High School to find student volunteers who are interested in helping with this visual messaging campaign to raise awareness about the consequences of underage drinking. Once I have the stickers, I will schedule a date to visit the Essex alcohol retailers to place the stickers as part of a broader education and awareness campaign about the issue and the harms of underage drinking.

Recommendation: None – informational only.

(4) OSHA Compliance

We have started working towards compliance with the new safety standards that came into effect for municipal employees in Massachusetts on 2/1/19. There is an online program available through our insurance carrier (MIIA) that provides free training on a variety of topics, based on job descriptions and responsibilities. The program allows us to assign training modules as well as track progress with these modules to ensure we are compliant with the new safety standards. I have also reached out to MIIA to

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request in-person trainings for the departmental staff who do not use or have access to computers in their day-to-day routines. In addition, we have been approved for a public health student intern for the summer to assist with education and compliance of this regulation.

Recommendation: None – informational only.