

Administrator's Report
Board of Health Meeting of January 10, 2013
Report covers from Dec. 13, 2012 to January 9, 2013
Items requiring Board vote are noted with an asterisk ()*

Appointments

Vaclav Talacko, Hancock Engineering RE: Lewis Restaurant. Hancock Engineering has taken over engineering for the new owner of this property.

Alan Rosco, RE: 85 Choate St., Building Permit

A. Inspection Report Reviews

(1) 142 Conomo Point Rd., Crossen, Map 24, Lot 36*

We received the Title 5 Inspection Report for this property on the current form. This inspection was performed on 11-13-12 by John Duncan.

Recommendation: I recommend that a letter be sent to Mr. Crossen, notifying him that the Board is in agreement with the determination of the system inspector that his system passed the 11-12-13 Title 5 inspection.

B. Soil Evaluations / Waiver Explorations

(1) 100 Conomo Point Rd., Given, Map 19, Lot 57

I witnessed a test pit on this property to determine seasonal groundwater elevation to be used in the buoyancy calculations in the design of a tight tank top serve this property.

Recommendation: None. Informatinal only.

(2) 4 Robbins Island Rd., Dorrow, Map 19, Lot 58

I witnessed a test pit on this property to determine seasonal groundwater elevation to be used in the buoyancy calculations in the design of a tight tank top serve this property.

Recommendation: None. Informatinal only.

C. Septic System Design Plan Reviews

(1) 52 Island Rd. (lot 3A), Noble, Map 22, Lot 16B

I reviewed the as built septic plan for this property. Required clean outs on the sewer line were not installed. I contacted the contractor who will address the issue and let me know when the work is completed to inspect.

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Recommendation: None. Informational only.

D. Septic System Installations

(1) 7 & 9 Lowland Farm Rd., J & L Land Co.

I inspected bed bottom, fill, final field and tank holes for the septic tank and pump chamber for the installation of this system.

Recommendation: None. Informational only.

E. Building Permit Applications & Occupancy Permits

(1) 85 Choate St., Fonzo, Map 16, Lot 9C*

We received a building permit application for this property "to construct a connector between barn and arena". The size of this proposed connector is 26' X 30'. The owner's agent, Hancock Engineering, emailed a copy of the building plans to review. He stated that there are no interior walls, heating or plumbing. The building itself will not add design flow to the septic system, My concern, as was for construction of the riding arena, is that this may lead to a business/increased use of the area, which does increase the design flow.

Recommendation: Discussion and confirmation from the applicant that there will be no increase in use above what existed when he purchased the property.

(2) 6 Shea Ct., Etna, Map 8, Lot 10F *

We received the building permit application for this property. The approval of the 4 bedroom septic system plan was extended at our last meeting under the Permit Extension Act and a building permit application was endorsed for a foundation permit only. Mr. Etna has returned, seeking building permit approval to construct the house. The submitted floorplan is for a 4 bedroom house, within the approved sewage flow capacity.

Recommendation: I recommend endorsement of this revised, undated, application.

F. Well Water Supply Certificates

None

G. Meetings Attended (for information only)

I completed the 3 day food training offered by BU.

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H. Complaints

None

I. Hazards Abated Via Enforcement Orders

None

J. Other Issues

(1) FY 2014 Budget *

FY '14 budgets are now due. I drafted a budget for your review. I kept all line items level with the exception of an increase for the Nurse's pay to cover more of the extra time she gives the town, an increase for seminars to cover the annual MHOA seminar if I go and allow funding for other trainings, and a slight increase in water testing.

Recommendation: Review of budget, discussion and acceptance or revision to submit to the Town Accountant.

(2) Articles for Annual Town Meeting Warrant & Annual Report

Articles for the annual Town Meeting are due to the BOS Monday, March 4. The article to join the Mosquito Control District will be placed on the warrant by the BOS. I have printed our proposed articles for your review and a Board vote at the next meeting. I didn't have them ready to place on the agenda for action at this meeting.

I will have the annual report (due to the BOS 2-4-13) ready for your review at our next meeting.

Recommendation: None. Informational only.

(3) Homeless Shelter at Congregational Church

The Congregational Church is planning to be an overnight shelter host location for *Family Promise North Shore Boston*, a program that houses homeless families. Each location hosts the families for 7 days on a rotating basis, four times per year. Families are there from 5 pm – 7 am. They eat dinner and breakfast on site and take lunch with them when they leave in the morning to go to their day time base in Beverly. In Beverly the children are transported to their schools, working adults go to work, and social services are provided for those who need them.

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I met with Susan Zwart from the Church. Discussed it with Mr. Paul Halfmann of DPH and Kim & I met on site with Ms. Zwart, the Church Pastor, and a representative from Family Promise. They have already met with the Fire and Building Inspector. My primary areas of concern are food service, bedding, bed bugs, toilet rooms and overall safety. Kim discussed some health service concerns. The facility set up is very good for the proposal and we had a good discussion. This seems like a great program to offer temporary assistance to families in need. They will come up with a plan to try to prevent bed bugs and how they will respond if guests become ill. They will get us a copy of their procedures and I/we will re-inspect when they are in operation.

Recommendation: None. Informational only.

(4) Personal Leave Notification *

I was out sick on 12-28-12.

Recommendation: Approval of 4 hours sick leave on 12-28-12.

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

(1) Preliminary Subdivision Plan Review, Land Off Essex Park Rd, Apple St.

Nominee Trust *

I reviewed the above referenced preliminary subdivision plan. The Planning Board was requesting comments prior to this meeting, so I notified them of my comments with the clarification that they were from me and not the Board due to the meeting schedule.

My recommended official comments to the Planning regarding this plan are -

1. Any approval of the plan does not guarantee BOH approved soil testing results, design or installation approval for/of septic systems to serve the properties.
2. Private well installation, if necessary, is not guaranteed BOH final approval.
3. Due to the amount and locations of wetlands on the property and the recent outbreaks of mosquito borne diseases which may remain endemic to the area, the BOH should/will require that prior to subdivision approval, a home owner's association or other mechanism be established to provide funding to monitor the mosquito population and undertake abatement measures, subject to the approval and requirements of state and local authorities. This requirement may be rescinded by the BOH in the future if the Town becomes a member of the regional mosquito control district.

Recommendation: Review of submitted plan and discussion of recommendations.

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