

Administrator's Report
Board of Health Meeting of January 10, 2019

Report covers from 12/13/18-01/09/19

Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 106 Choate Street, Gilbertson, Map 116, Lot 6*

I have reviewed the Title 5 report for the inspection of the septic system serving the apartment/barn at this property, conducted by Daniel Johnson on December 17, 2018. This inspection was conducted approximately 6 months after the previous Title 5 inspection to ensure the system is functioning properly after minor repairs were made. I am in agreement with the determination of the inspector that this system does not meet the failure criteria.

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 the system passes the official inspection conducted on December 17, 2018. The inspection of the barn/apartment system is good for 2 years from the date of the inspection; it should be noted that the inspection of the system serving the horse wash area is also good for 2 years from the date of the inspection conducted on April 12, 2018.

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

I have reviewed the Title 5 report for the inspection at this property, conducted by Jonathan Granz on November 20, 2018. The inspector has noted that the system is functioning as intended.

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, and that the system passes the official Title 5 inspection conducted on November 20, 2018. The next routine quarterly inspection shall be conducted by February 20, 2019. The grease trap shall be pumped monthly as per discussion at the Board of Health meeting held on October 18, 2018. The next routine grease trap pumping shall be done by December 26, 2018.

(3) 2 Hardy's Lane, James V. Sanford Family Trust, Map 101, Lot 14*

I have reviewed the Title 5 report for the inspection at this property, conducted by John Duncan on December 21, 2018. The inspector has noted that this shared system is functioning as intended.

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, and that the system passes the official Title 5 inspection conducted on December 21, 2018. As a reminder, all components shall be inspected annually and the septic tanks pumped at least every 3 years, as per the Title 5 covenant. The next routine inspection shall be conducted no later than December 21, 2019.

(4) 5 Hardy's Lane, Greenhead Essex Realty Trust, Map 101, Lot 19*

I have reviewed the Title 5 report for the inspection at this property, conducted by John Duncan on December 21, 2018. The inspector has noted that this shared system is functioning as intended. However, as per the Title 5 covenant recorded at the Salem Registry of Deeds, Book 14794, page 359, this septic tank is past due for pumping.

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, and that the system passes the official Title 5 inspection conducted on December 21, 2018. As a reminder, all components shall be

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inspected annually and the septic tanks pumped at least every 3 years, as per the Title 5 covenant. Please provide documentation that this septic tank has been pumped within 30 days of receipt of this letter. The next routine inspection shall be conducted no later than December 21, 2019.

(5) 7 Hardy's Lane, Ronchetti, Map 101, Lot 18*

I have reviewed the Title 5 report for the inspection at this property, conducted by John Duncan on December 21, 2018. The inspector has noted that this shared system is functioning as intended. However, as per the Title 5 covenant recorded at the Salem Registry of Deeds, Book 14794, page 359, this septic tank is past due for pumping.

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, and that the system passes the official Title 5 inspection conducted on December 21, 2018. As a reminder, all components shall be inspected annually and the septic tanks pumped at least every 3 years, as per the Title 5 covenant. Please provide documentation that this septic tank has been pumped within 30 days of receipt of this letter. The next routine inspection shall be conducted no later than December 21, 2019.

(6) 8 Hardy's Lane, Smith, Map 101, Lot 18*

I have reviewed the Title 5 report for the inspection at this property, conducted by John Duncan on December 21, 2018. The inspector has noted that this shared system is functioning as intended. However, as per the Title 5 covenant recorded at the Salem Registry of Deeds, Book 14794, page 359, this septic tank is past due for pumping. The inspector has also noted that this property has 2 bedrooms; our records indicate this system has 3 bedrooms.

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, and that the system passes the official Title 5 inspection conducted on December 21, 2018. As a reminder, all components shall be inspected annually and the septic tanks pumped at least every 3 years, as per the Title 5 covenant. Please provide documentation that this septic tank has been pumped within 30 days of receipt of this letter. The next routine inspection shall be conducted no later than December 21, 2019.

B. Soil Evaluations / Waiver Explorations

(1) 234 John Wise Avenue, 234 John Wise LLC, Map 105, Lot 19

I witnessed soil testing for possible new construction development of this lot.

(2) 124 Conomo Point Road, Mayer, Map 108, Lot 67*

The leaseholder at this property has requested an extension of the deadline to have the existing failed septic system upgraded or repaired. As the property has seasonal water and is not occupied at this time, the leaseholder has requested additional time, and has agreed to have the failed system repaired no later than April 15, 2019.

Recommendation: I recommend the Board of Health send a letter to the leaseholder stating we agree to an extension of the Title 5 deadline of December 31, 2018, with the stipulation that a new system be installed no later than April 15, 2019.

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C. Septic System Design Plan Reviews

(1) 38 Robbins Island Road, Clark, Map 108, Lot 9*

I have reviewed the design for the proposed tight tank at this property, designed by Dan Johnson and dated December 17, 2018. During my review, I have noted that the plan meets all state and local regulations for tight tanks.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the plan for the proposed tight tank, designed by Dan Johnson and dated December 17, 2018 is approved. Prior to the issuance of a Disposal Works Construction Permit, the property owner record a notice at the Registry of Deeds disclosing the existence of the tight tank; and the installer shall contact the designer to determine the depth to estimated seasonal high groundwater prior to starting construction.

(2) 46 Robbins Island Road, Ryan, Map 108, Lot 14*

I have reviewed the plan for the proposed tight tank at this property, designed by John Judd and dated November 27, 2018. The engineer has requested the following variances from state regulations (Title 5): to reduce the 12" separation requirement between the tank invert and seasonal high water table; and to situate a holding tank within 5' of a foundation.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed tight tank plan, designed by John Judd and dated November 27, 2018 is approved. Prior to the issuance of a Disposal Works Construction Permit, the property owner shall record a notice at the Registry of Deeds disclosing the existence of the tight tank. Proof of recording shall be provided to the Board of Health prior to starting construction.

D. Septic System Installations/Abandonments (informational only)

(1) 169 Conomo Point Road, Coakley, Map 108, Lot 33

I inspected the tight tank installation at this property.

(2) 171 Conomo Point Road, Murphy, Map 108, Lot 32

I inspected the tight tank installation at this property.

(3) 23 Middle Road, Mayer, Map 108, Lot 53

I inspected the tight tank installation at this property.

(4) 7 Gregory Island Lane, DiFluri, Map 105, Lot 55

I inspected the bottom of the leaching area at this property.

E. Well Water Supply

None.

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F. Complaints

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

I received a complaint from the Essex Police Department regarding living conditions at this property. The occupant of the downstairs apartment filed a report with EPD that he had no heat and the landlord would not return his calls. I conducted an inspection on 1/8/19 and found conditions that were unsuitable for habitation, including lack of kitchen facilities, lack of adequate natural available light and ventilation, improper bathing facilities, and no heat due to the oil tank being empty. The property owner is deceased and the attorney accepting rent payments has refused responsibility.

There is a separate occupant of the first floor of this dwelling, and he has received notice that an inspection will be conducted on January 14, 2019. After this inspection, all parties involved will receive notice of a condemnation hearing for one or both units, as determined by any housing code violations found in the first floor unit. The occupant of the basement apartment has been referred to applicable social services agencies to find acceptable emergency housing.

Recommendation: None – informational only.

(2) 10 Lakeview Road, 10 Lakeview Road Trust, Map 145, Lot 3

I received a complaint from the occupant of the 2nd floor unit in this two-family home regarding chronic dampness conditions leading to mold in her apartment. I conducted an inspection on January 8, 2019, and found the relative humidity in the entire unit to be between 40% and 48%. MDPH recommends indoor air relative humidity is comfortable at a range of 40-60%.

During my inspection, I also noted that the bathroom fan was not functioning properly. As the bathroom has a window, this meets the ventilation requirements outlined in 105 CMR 410.280; however, any owner-installed equipment shall also be properly maintained, repaired, or replaced. I spoke with the property owner and informed him that he has until January 29, 2019 to repair or replace the bathroom fan. I also noted that the landlord has supplied the occupant with a dehumidifier. I showed the occupant how to operate the dehumidifier and asked that she allow it to run continuously at a relative humidity level between 40 and 60% to determine if this remediates the chronic dampness issue. A follow-up inspection will be conducted on February 4th.

Recommendation: None – informational only.