

Administrator's Report
Board of Health Meeting of January 12, 2017
Report covers from 12/15/16 – 01/11/17
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 2 Hardys Lane, Casey & Sanford, Map 101, Lot 14*

I have reviewed the report for the Title 5 inspection conducted on December 14, 2016 by John Duncan on the shared system serving this property. The inspection report has noted that all components are in good working order, with the exception of a building sewer line that is no longer level. This line will be adjusted accordingly when the new house is built.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that we are in agreement with the inspector's determination that this system passes the Title 5 inspection conducted on December 14, 2016. The approval letter should also have a reminder acknowledging the requirements of a shared system, and that all components of this system shall be inspected annually and the septic tanks be pumped at least every 3 years, as per the Title 5 covenant recorded at the Salem Registry of Deeds, Book 14794 Page 359.

(2) 5 Hardys Lane, Greenhead Essex Realty Trust, Map 101, Lot 19*

I have reviewed the report for the Title 5 inspection conducted on December 14, 2016 by John Duncan on the shared system serving this property. The inspection report has noted that all components are in good working order with the exception of the electrical box inside the pump chamber. This box has become detached and requires repair.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that we are in agreement with the inspector's determination that this system requires that repairs be made to the electrical box inside the pump chamber, as noted in the inspector's report dated December 14, 2016. These repairs shall be completed within 60 days or not later than March 15, 2017. In addition, the approval letter should also have a reminder acknowledging the requirements of a shared system, and that all components of this system shall be inspected annually and the septic tanks be pumped at least every 3 years, as per the Title 5 covenant recorded at the Salem Registry of Deeds, Book 14794 Page 359.

(3) 7 Hardys Lane, Ronchetti, Map 101, Lot 18*

I have reviewed the report for the Title 5 inspection conducted on December 14, 2016 by John Duncan on the shared system serving this property. The inspection report has noted that all components are in good working order.

Recommendation: I recommend that the Board of Health send a letter to the property owner stating that we are in agreement with the inspector's determination that this system passes the Title 5 inspection conducted on December 14, 2016. The approval letter should also have a reminder acknowledging the requirements of a shared system, and that all components of this system shall be inspected annually and the septic tanks be pumped at least every 3 years as per the Title 5 covenant recorded at the Salem Registry of Deeds, Book 14794 Page 359.

(4) 8 Hardys Lane, Smith, Map 101, Lot 15*

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I have reviewed the report for the Title 5 inspection conducted on December 14, 2016 by John Duncan on the shared system serving this property. The inspection report has noted that all components are in good working order.

Recommendation: I recommend that the Board of Health send a letter to the property owner stating that we are in agreement with the inspector's determination that this system passes the Title 5 inspection conducted on December 14, 2016. The approval letter should also have a reminder acknowledging the requirements of a shared system, and that all components of this system shall be inspected annually and the septic tanks be pumped at least every 3 years as per the Title 5 covenant recorded at the Salem Registry of Deeds, Book 14794 Page 359.

(5) 12 Winthrop Street, Preen, Map 128, Lot 19*

I have reviewed the inspection report for the Title 5 inspection conducted by George Norris on November 26, 2016. I am in agreement with the inspector's determination that the system does not meet the failure criteria and therefore passes the official Title 5 inspection.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that we are in agreement with the inspector's determination that this system passes the official Title 5 inspection conducted on November 26, 2016.

(6) 97 Southern Avenue, Gavin, Map 140, Lot 60*

I have reviewed the inspection report for the Title 5 inspection conducted by Rick Clarke on November 25, 2016. I am in agreement with the inspector's determination that the system does not meet the failure criteria and therefore passes the official Title 5 inspection.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that we are in agreement with the inspector's determination that this system passes the official Title 5 inspection conducted on November 25, 2016.

B. Soil Evaluations / Waiver Explorations – information only

None.

C. Septic System Design Plan Reviews

(1) 22 Rocky Hill Road, Williams, Map 147, Lot 31*

I have reviewed the design plan for the above mentioned property, designed by John Judd of Gateway Consultants and dated January 2, 2017. In my review of this plan, I have noted that the structure is to include an artist's studio/metal sculpting workshop in addition to a 3-bedroom dwelling unit, and the design calculations do not reflect this. Title 5 regulations require a 2-compartment septic tank for any structures other than a single-family home. I have also noted that the plan is missing a map and lot number for this property; and the benchmarks shown in the area of the proposed SAS will be removed during the installation process.

Recommendation: I recommend that the Board of Health send a letter to the property owner outlining the following missing requirements in this design plan: design calculations did not reflect all uses of the structure, including artist studio space; the plan did not show a 2-compartment septic tank; the

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benchmark(s) shown in the area of the SAS are "subject to dislocation or loss during construction"; the tax map and lot number were not included.

(2) 22 Rocky Hill Road, Williams, Map 147, Lot 31*

I have reviewed the design plan for the above-mentioned property, designed by John Judd of Gateway Consultants, with a design date of January 2, 2017 and a revision date of January 10, 2017. I have noted that the revised plan shows all necessary corrections, including recalculating the design flow to include an artist's work space; changing the tank to show a 2-compartment septic tank; showing a fourth, permanent benchmark; and adding the tax map and lot number for this property.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the septic design plan dated January 2, 2017 with a revision date of January 10, 2017, is approved.

D. Septic System Installations/Abandonments (informational only)

None.

E. Well Water Supply

(1) 9 Milk Street, Essex Willowbrook Farm, LLC, Map 140, Lot 23*

I have reviewed the Certificate of Analysis for the well that was drilled at this location on July 11, 2016 to serve the horse barn and associated paddocks. Although this well will be used for irrigation/farming purposes only, the water analysis indicates the well meets all private drinking water standards for Massachusetts.

Recommendation: I recommend the Board of Health sign the water supply certificate for the irrigation well serving this property.

(2) 4 Deer Hill Farm Road, Carroll, Map 115, Lot 8*

I have reviewed the Certificate of Analysis for the drinking water well that was drilled at this location on April 19, 2016. I have noted that the water analysis indicates this well meets all private drinking water standards for Massachusetts.

Recommendation: I recommend the Board of Health sign the water supply certificate for the private drinking water well serving this property.

(3) 10 Rocky Hill, Ellis, Map 147, Lot 28A*

I have reviewed the Certificate of Analysis for the drinking water well that was drilled at this location on July 1, 2016. I have noted that the water analysis indicates this well meets all private drinking water standards for Massachusetts.

Recommendation: I recommend the Board of Health sign the water supply certificate for the private drinking water well serving this property.

F. Building Permit Requests

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(1) 2 Hardys Lane, Casey, Map 101, Lot 14*

I have reviewed the existing information and the proposed building plans for this property, as well as the asbestos remediation and exterminator's report. I have noted that the plans for the proposed dwelling include 2 bedrooms and a study; the existing home has 2 bedrooms. The daily flow to the existing shared system is limited to 990 gpd (9 bedrooms) by a Title 5 covenant recorded with the deed, and this property is limited to 2 bedrooms. No further action or recording is required to ensure the septic system will not exceed 990 gpd.

Recommendation: I recommend the Board of Health allow sign-off on this building permit application to include demolition of the existing dwelling and construction of a new, 2 bedroom home.

(2) 17 Apple Street, McAdoo/Comer, Map 142, Lot 19*

I have reviewed the existing information as well as the approved septic design and proposed building plans to include expansion of the existing bedroom as well as future construction of an exterior deck. I have noted that the proposed construction will not impact any of the septic system setback requirements and there will be no increase in flow from what is currently existing and approved.

Recommendation: I recommend the Board of Health allow sign-off on this building permit application.

(G) Complaints

None.

(H) Other Business

None.