

Administrator's Report
Board of Health Meeting of July 10, 2014
Report covers from July 1 to July 9, 2014
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 21 Ralston Dr., Lashi, Map 20, Lot 6 *

This report was discussed at the last meeting and deemed incomplete due the lack of the mandated annual pressure distribution system inspection submission to the BOH. I have since spoken to DEP about this. The conclusion is that an inspection of the pump and alarm portion of the system is required, however if all else is acceptable, the system does pass the Title 5 inspection. Therefore, I am in agreement with the determination of the inspector, John Duncan, that this system passed the June 13, 2014 inspection.

Recommendation: I recommend that the Board send a letter to the property owner stating that the septic system serving this property passed the Title 5 inspection, performed on June 13, 2014 by John Duncan, however, the pumps and alarm serving this system must be inspected annually and the results submitted to the BOH in compliance with Title 5.

B. Soil Evaluations / Waiver Explorations

None

C. Septic System Design Plan Reviews

(1) 32 Lakeshore Dr., Jean, Map 4, Lot 33

I reviewed the submitted "as built" plan for this property for the replaced septic tank and issued a certificate of compliance.

Recommendation: None. Informational only.

(2) 9 Town Farm Rd., Smith, Map 19, Lot 54 *

I reviewed the revised tight tank design for this property. The following corrections are needed –

- Abandonment of the existing tank is noted in one area of the plan as to be crushed and filled on site. Another part of the plan states the existing to be pumped and crushed. The new tight tank is proposed in the same location as the existing cesspool and cannot remain in place.

Recommendation: I recommend this plan, dated 2-28-14 with a 9-7-14 revision be disapproved because the new septic tank should not be placed on

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the rubble of the existing system. I also request permission to approve this plan prior to the next meeting if corrections are submitted before then.

(3) 30A Belcher St., Means, Map 13, Lot 2 *

I reviewed the submitted plan for the relocation of septic tank and find it acceptable. This is being done to allow construction of an addition on the house.

*Recommendation: I recommend approval of this plan, **dated June 28, with a July 9 revision date.***

(4) 10 Robbins Island Rd., Tardie, Map 19, Lot 61 *

I reviewed the revised septic tank replacement plan for this system. The previous required changes have been made. The LUA request has been made on the plan, however the request form has not been submitted. The applicant has requested a LUA for a reduction between the new tank and the shed slab from 10' required to 5' provided. An added LUA for a reduction in the separation between estimated seasonal high groundwater and the tank inlet & outlet has been requested. Both of these LUA requests were approved at the Board's last meeting.

*Recommendation: I recommend the Board approve the revised plan with a **design date of 12-31-13 and a final revision date of 7-9-14**, conditional upon receipt of a LUA request form.*

D. Septic System Installations

95 Conomo Point Rd

Tank hole and added ballast inspection

45 Apple St

Bed Bottom inspection

E. Building Permit Applications & Occupancy Permits

(1) 105 Eastern Ave., Costello Construction, Map 39, Lot 47 *

I reviewed this BP application to "demo and remove existing house and foundation. Install new foundation" The property is on public sewer. Confirmation of compliance with our demo regs has been submitted.

*Recommendation: I recommend endorsement of this **undated** application.*

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(2) 185 John Wise Ave., Integrity Construction, Map 22, Lot 3A *

I reviewed the submitted building permit application for this property to “rebuild back deck to same dim. Change of use to office.” I spoke to the applicant. The change of use is for the building, not the deck, so there is no added bedroom. The property has an approved 2 bedroom flow. The applicant is bringing in a floorplan to confirm proposed office square footage; he estimated it on the phone as 600 sq. ft. Title 5 design flow for an office building is 75 gallons/100 sq. ft. with a minimum design flow of 200 gallons/day.

Recommendation: As long as the applicant confirms the sq. footage is 1000 or less and the use is strictly office space, then the existing septic system is adequate. If it's greater than 1000 sq. ft., then a new system meeting new construction criteria must be designed and installed.

(3) 6 Robbins Island Rd., Collins, Map 19, Lot 59*

I reviewed the building permit application for this property for “reconstruction of existing cottage with additions”. This plan is for the (re)construction of a 3 bedroom house. The property has an approved tight tank plan for 3 bedrooms. The submitted plan is for a 2 story, 3 bedroom house. The footprint does not interfere with the location of the approved tight tank. I have requested an “existing” floorplan of the property, as required.

The applicant will also have to pull a demo permit.

*Recommendation: Upon receipt and approval of needed information, I recommend endorsement of this application, **dated June 23, 2014.***

(4) 30A Belcher St., Means, Map 13, Lot 2*

This BP application for “addition of 1 bedroom, 1 bathroom. Move septic tank ~ 10 to accommodate” was reviewed at the Board’s last meeting, but not endorsed because we were waiting for a plan for the relocation of the septic tank. This plan has been received and reviewed.

*Recommendation: I recommend endorsement of this application, **dated 5-19-14.***

F. Well Water Supply Certificates

None

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G. Meetings Attended (for information only)

No meetings attended since last report.

H. Complaints

None

I. Hazards Abated Via Enforcement Orders

None

J. Other Issues

(1) Conomo Point *

As a continuation from the last meeting: The Town Administrator has requested that the Board take action on Conomo Point Planning Board regulation pertaining to the transfer of property that states "*The following conditions are to be attached to the final plan as part of the approval: Prior to the transfer of ownership of any of the lots created by this subdivision the Town of Essex Board of Health approves all potable water and septic/sewage treatment systems*". The Board approved a letter to the property owner for 3 Beach Circle, leaving 101 Conomo Point Rd, 7 Beach Circle, and 105 Conomo Point Rd. as properties the Town will potentially transfer ownership in the near future. The remaining 3 listed properties are in compliance with current deadlines of Town requirements pertaining to their septic systems (further actions will have to be taken in the future), However we need clarification as to the supply of potable water serving these 3 year round properties. They are all on municipal seasonal water during the season and have cisterns. The Town Administrator has reviewed and approved these letters, now submitted for your review and action.

There are 4 additional properties in this phase that may be transferred in the future, so it may be easier to include these in the Board's notification letter to the Planning Board. The additional properties in this phase are 5, 9, and 11 Beach Circle and 103 Conomo Point Rd. 5 Beach Cir is vacant land. When/if it is built on, it will be seasonal use only. 103 Conomo Point will be demolished by the Town, so it will also be seasonal use only when/if rebuilt. 11 Beach, also approved seasonal occupancy, is currently unoccupied. 9 Beach Cir. is seasonal with (seasonal) town water.

Because the only property of these 4 listed that is not under BOS control is 9 Beach Circle and it is in current septic and water compliance, I don't feel individual letters are necessary for them. They should, however, be included in the

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Boards letter to the Planning Board. All new houses should be mandated to connect to the available municipal water supply and will have to have a BOH approved sewage treatment method.

I have drafted a letter to the Planning Board for Board review/approval on these properties.

Recommendation: Review, approval & signature of letters.