

Administrator's Report
Board of Health Meeting of July 27, 2017
Report covers from 07/13/17 – 07/26/2017
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 6 Pine Ridge Road, Reader, Map 147, Lot 25*

I have reviewed the report for the Title 5 inspection conducted on the septic system serving this property on July 19, 2017 by Gordon Rogerson. I am in agreement with the inspector's determination that the septic system serving this property is in good working order and passes the 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 determination of the inspector, Gordon Rogerson, that the system passes the official Title 5 inspection conducted on July 19, 2017.

(2) 17, 19 and 21 Low Land Farm, Farm Lot 2 Condominium Trust, Map 141, Lot 5-1, 5-2, and 5-3*

I have reviewed the reports for the Title 5 inspections conducted on the septic system serving these properties on July 21, 2017 by Jonathan Granz. I am in agreement with the inspector's determination that the septic system serving these properties is in good working order and passes the 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 determination of the inspector, Jonathan Granz, that the system passes the official Title 5 inspection conducted on July 21, 2017. However, the septic system serving the three dwellings was not designed to accommodate garbage grinders; the garbage grinder connected to the plumbing in #19 Low Land Farm Road may cause premature failure of the soil absorption system serving all three properties and should be disconnected.

B. Soil Evaluations / Waiver Explorations – information only

None.

C. Septic System Design Plan Reviews

(1) 25 Middle Road, Rowe, Map 108, Lots 51&52*

I have reviewed the plan for the proposed septic holding tank at this property, designed by John Judd of Gateway Consultants, dated July 11, 2017. The plan is requesting the following variances from state and local regulations: To reduce the 12" separation requirement between the tank inverts and seasonal high water table; and to situate a holding tank within 10' of a property line and foundation. The design for the proposed holding tank meets all other state and local requirements.

Recommendation: I recommend a letter be sent to the property owner stating the plan for the proposed septic holding tank is approved by the Board of Health. Prior to the issuance of the

Administrator's Report
Board of Health Meeting of July 27, 2017
Report covers from 07/13/17 – 07/26/2017
Items requiring Board vote are noted with an asterisk ()*

Disposal Works Construction Permit, the Board of Health must receive the Lease Addendum, signed by both the lessees and the Conomo Point Commissioners, stating the property is served by a tight tank and shall be limited to 4 bedrooms, as identified in the approved plan.

(2) 2 Island Road, Riehl, Map 106, Lot 18*

I have reviewed the plan for the proposed remediation of the failed septic system serving this property. The plan, designed by Chuck Johnson and dated July 5, 2017, shows the replacement of a deteriorated distribution box, as well as the addition of a "SoilAir System" component that is approved in Massachusetts to repair systems failing to protect public health, safety, and the environment where the failure has occurred due to clogging of the soil absorption system (SAS). This component introduces air to the existing system, with no other changes to components. The approval for remedial use stipulates that the system be monitored monthly (for anything other than single family homes) for the first quarter; if system improvement is confirmed, monitoring shall continue quarterly for the life of the system.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the plan submitted by Chuck Johnson, dated July 5, 2017 and titled "Proposed On-Site Wastewater Treatment & Dispersal System Upgrade for 4-Bedroom Dwelling at 2 Island Road" is approved. Approval conditions include monthly monitoring for the first 3 months after installation, at which point the system owner may request a reduction to quarterly monitoring. A contract for said monitoring between the system owner and a qualified maintenance provider shall be received prior to the issuance of a Disposal Works Construction Permit.

(3) 7 Gregory Island Lane, Watchung Point Realty Trust, Map 155, Lot 55*

I have reviewed the plan for the proposed temporary tight tank for this property, designed by Gerard McDonald and dated June 20, 2017. This design plan was submitted on behalf of the property owners, who intend to have a full soil absorption system designed and installed in the near future, but would like to continue to use the dwelling without creating additional public health or environmental hazards that could be caused by the existing cesspools. In my review of the plan, I have noted the following technical errors or deficiencies:

1. The map and lot number shown on the plan are incorrect.
2. The design flow specified for tank sizing is for 150% of the daily flow of 330 gpd or 660 gpd. The minimum tank capacity for tight tanks shall be 500% of the daily flow. While the tank is adequately sized, the calculations and specifications are incorrect [EDS 300.2.1(1)]
3. There is no capped, 4" PVC outlet pipe shown [EDS 300.2.1(3)]
4. There is no reference to the location of the alarm.
5. There is a note stating that a safety factor of 1.2 is shown with respect to tank buoyancy, and a request for a waiver from the Essex Design Standards that requires a safety factor of 2.0. EDS 100.3.1 specifically states that "downward force component

Administrator's Report
Board of Health Meeting of July 27, 2017
Report covers from 07/13/17 – 07/26/2017
Items requiring Board vote are noted with an asterisk ()*

- shall be 120% of the buoyant force, at a minimum". There is no requirement for a safety factor of 2.0.
6. General note #15 states references tank inspection and required pumping when sludge exceeds $\frac{1}{4}$ of the effective depth of the tank. Tight tanks shall be pumped at least every 5 weeks at a minimum, and more frequently if necessary. There shall be a pumping contract on file with a licensed septage hauler.
 7. Specific note #14 states that a watertightness test will be performed by the Essex Board of Health. EDS 500.2.1 states that watertightness testing shall be performed in the presence of the Health Agent or other Board of Health representative (not by the Board of Health). The holding tank manufacturer must schedule the watertightness testing with the Health Agent.
 8. There should be a note referencing the need for an enforceable agreement identifying the timeline for the design and installation of a full septic system/soil absorption system.
 9. Various other extemporaneous notes and calculations specific to the full septic system/soil absorption system should not be included on this plan so as to eliminate any confusion during the approval and/or installation process.
 10. The design engineer's license expired 2006. All design plans must have an original stamp from a licensed professional engineer or registered sanitarian.

Recommendation: I recommend a letter be sent to the property owner disapproving the plan for the above-mentioned reasons.

D. Septic System Installations/Abandonments (informational only)

(1) 38 Pond Street, Twomey, Map 146, Lot 6

I conducted the final inspection of the septic system serving this property.

(2) 43 Wood Drive, McCoy, Map 154, Lot 25

I inspected the repair of a broken pipe on the septic system serving this property.

E. Well Water Supply

None.

F. Building Permit Requests

None.

Administrator's Report
Board of Health Meeting of July 27, 2017
Report covers from 07/13/17 – 07/26/2017
Items requiring Board vote are noted with an asterisk ()*

G. Complaints/Concerns

(1) Windward Grill

The manager at the Windward Grill was looking for guidance on whether dogs are permitted in food service establishments. He stated that customers have been bringing in dogs, and when they were questioned, he was informed that they were therapy or comfort animals and therefore allowed. He requested that Essex enact a bylaw prohibiting dogs in restaurants. I visited the establishment and spoke with the person in charge. I provided her with information regarding the definition of a service animal, what questions could be asked under ADA laws, and what accommodations need to be made. The person in charge stated she would pass this information on to the manager, and if either of them had questions they would contact me.

(2) 47 Western Avenue, dumpster spill

I was contacted by the owner of 47 Western Avenue with a complaint that the company contracted to remove their construction dumpster spilled the contents upon loading the dumpster onto the truck. The property owner stated that the dumpster was full of water and debris, and the driver failed to secure the door upon request. I conducted a site visit and noted a large puddle of water that appeared to be from the dumpster. There was also construction debris that appeared to have originated from the dumpster. I viewed a cell phone video of the dumpster being loaded onto the truck and the homeowner requesting the driver stop work to secure the dumpster.

I contacted the DPW superintendent, the Conservation Commission agent, as well as a representative from the solid waste division of DEP to determine if there is anything that we can do to compel the owner of the dumpster company to remediate this situation. Since this situation occurred on private property and did not impact any wetland resource area, the consensus was that this is a civil issue that the property owner needs to pursue on her own.

(3) 36 Pickering Street, Parker, Map 128, Lot 49*

I noted a pipe exiting the basement at this property and discharging in the wooded area adjacent to the house. I spoke with the property owner, who initially stated that the pipe was for "gray water" and that all of her neighbors are doing it. I explained that this was not permitted and all gray and back water pipes must be plumbed to the sewer line. Ms. Parker then stated the pipe was for her sump pump, and that it's only groundwater. Since no letter had been sent announcing my inspection, I did not request access to confirm or verify what this pipe is for; I reiterated that gray water cannot discharge on to the ground's surface, and Ms. Parker again stated that all of her neighbors have the same situation. She then stated that she would reach out to the Town Administrator, since he informed her that this was permitted when municipal sewer was first installed. **Note: there was no water discharging from the pipe at the time of my site visit.

Recommendation: I recommend that a letter be sent to the property owner requesting access to confirm the pipe is only connected to her sump pump, and is not a gray water discharge line. Alternatively, she may have a licensed plumber send a letter stating as much.