

**Administrator's Report**  
**Board of Health Meeting of June 13, 2013**  
*Report covers from to May 30 to June 12, 2013*  
*Items requiring Board vote are noted with an asterisk (\*)*

**A. Inspection Report Reviews**

(1) 211 Western Ave., Stewart, Map 8, Lot 34\*

I reviewed the Title 5 inspection report for this property, and am in agreement with the determination of the inspector, Chris Nardone, that this system failed the inspection due to solids clogging the distribution box and soil absorption area.

*Recommendation: I recommend the Board send a letter to the homeowner stating that you are in agreement with the determination of the inspector that this system failed the 5-24-13 Title 5 inspection and that a connection to the public sewer must be completed by 5-24-15, unless ordered by the BOH to do so earlier.*

(2) 97 Southern Ave., Santoro, Map 10, Lot 17\*

I reviewed the Title 5 inspection report for this property, and am in agreement with the determination of the inspector, Jonathan Granz, that this system passed the inspection. The first inspection report was submitted on an outdated form, but a revised report was submitted.

*Recommendation: I recommend the Board send a letter to the owner stating that you are in agreement with the determination of the inspector, Jonathan Granz, that this system passed the Title 5 inspection performed 5-6-13.*

(3) 3 Lufkin Point Rd., Ketchum, Map 20, Lot 1D\*

I reviewed the Title 5 inspection report for this property, and am in agreement with the determination of the inspector, Richard Clark, that this system passed the inspection.

*Recommendation: I recommend the Board send a letter to the owner stating that you are in agreement with the determination of the inspector, Richard Clark, that this system passed the Title 5 inspection performed 5-10-13.*

**B. Soil Evaluations / Waiver Explorations**

(1) 125R Rocky Hill Rd, Cataldo, Map 6, Lot 36

I witnessed soil testing on this property for new construction.

*Recommendation: None. Informational only.*

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**C. Septic System Design Plan Reviews**

(1) 41R John Wise Ave., Konevich, Map 18, Lot 5\*

The property owner has requested to be able to save 2 trees at the end of her proposed septic system. To do this, the designer, John Morin, has submitted a modification to the leach area – an impervious barrier on the end corners of the s.a.s. and grading modifications in the same area.

*Recommendation: I recommend these modifications be approved.*

(2 & 3) 21 Lufkin Point Rd., Pepe/Schwartz, Map 20, Lot 2A \*

I reviewed the septic design plan for this property. The applicant is requesting a LUA to reduce the distance between the existing private well from 100' required to 50' provided, with the understanding that a new well will be installed 75' from the proposed system prior to occupancy.

The plan review revealed the following required changes –

1. All manhole covers must be slightly above finished grade.
2. Test Pit 4 notes ESHGW at the wrong depth.
3. The s.a.s. detail notes 3:1 grading rather than the liner and wall that will be installed.
4. Note # 8 States no wells are located within 150' of the proposed leaching facility. We know at least 2 are closer.
5. The d-box detail notes the outlet line must be level for 2'. There must be a minimum 2" drop between it and the leach line.
6. The bottom depth of the s.tank should be noted in order to determine if buoyancy calcs are required.
7. An inspection port is required in the leach field.
8. Finished grade spot elevations should be noted above the s.a.s.
9. An inspection port is needed in the s.a.s.
10. The septic tank model should be noted.
11. The manhole of the septic tank should be sealed permanently shut if not brought to grade.
12. We need the owner's signature on the Form 9A – Application for Local Upgrade Approval.

*Recommendation: I recommend the requested Local Upgrade Approvals be granted. I recommend that the submitted plan, dated June 4, 2013 be disapproved for the above stated reasons.*

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I received the revised plan for this property. All noted conditions have been addressed.

*Recommendation: I recommend this plan, **dated June 4, 2014, with a revision date of June 13, 2013, be approved**, with the requirement that all requirements of the current DEP system approval are complied with, including and Inspection and maintenance contract for the life of the system and the recording of the use of this system on the property at the Registry of Deeds.*

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

I received a phone call from the installer of this (Tight tank ) system, requesting to downsize the tank from the approved 3,000 size to a 2,500 gal tank. I asked for a request from the designer, with confirmation that the change would not adversely affect tank buoyancy. The designer is out of the office until next week.

*Recommendation: Because the designer is unavailable, this is informational only at this point.*

(5) 94 Conomo Point Rd., Kelley, Map 19, Lot 47 \*

I reviewed the revised plan submitted for this property. Required corrections have been made.

*Recommendation: I recommend the Board **approve this plan, dated 4-29-13, with a 5-28-13 revision date***

(5) 65 Pond St, Tyack, Map 5, Lot 29\*

I reviewed the revised plan submitted for this property. Required corrections have been made.

*Recommendation: I recommend the Board **approve this plan, dated 4-30-13, with a 5-28-13 revision date.***

**D. Septic System Installations**

(1) 75 Choate Street

I performed a final field and tank inspection on this property.

*Recommendation: None. Informational only*

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**E. Building Permit Applications & Occupancy Permits**

(1) 21 Lufkin Point Rd., Pepe/Schwartz, Map 20, Lot 2A \*

I reviewed the submitted building permit application for “proposed sf cape to be built on a pre-existing foundation, located on .77 acre parcel. Primarily shingle exterior, asphalt roof, 3 bdrs and 3 baths”. The first floor plan shows a master br, Kitchen/dining/living area/ Music Studio, and office. The second floor shows 2 bedrooms and a full bath. I am concerned that the first floor office qualifies as a bedroom; however this may be balanced out by the fact that it looks like the second floor stairway enters through a bedroom (cancelling out room privacy).

*Recommendation: Upon confirmation that the second floor stairway opens into one of the bedrooms, I recommend endorsement of this application, dated 4-25-13. If the stairway doesn't open into a bedroom, the office should be reconfigured so that it doesn't qualify as a bedroom, or place a 3 bedroom deed restriction on the property.*

(1) 1 Lufkin Point Rd., Burroghs, Map 20, Lot 1 \*

We received a building permit application for a “detached utility building”. This was discussed at the last Board meeting and you voted not to recommend endorsement of the application due to the increase in design flow and lack of detail as to the treatment of the increased flow. The plan has been resubmitted with only a loft area above the garage and no plumbing in the building. The proposed location doesn't interfere with the existing septic system location. The garage plan/first floor consists of a 2 car garage and carport along with a separate shop area, mechanical closet. The second floor now consists of an open loft area.

*Recommendation: I recommend this application, **dated 5-15-13**, be endorsed with the notation that there is to be no indoor plumbing serving the building without prior BOH approval.*

**F. Well Water Supply Certificates**

None

**G. Meetings Attended (for information only)**

None

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**H. Complaints**

(1) Conomo Point \*

We received an anonymous complaint from a resident of Conomo Point Rd. stating that her neighbor, whose property is approximately 5' from her house, is overgrown and needs cutting. She stated that it affects her health because she carries an inhaler and is concerned about mosquitoes. There are no regulations that I am aware of that mandate lawn/grassy areas be kept a specific height. I told her I may be able to contact the owner and discuss the issue with him, but could go no further than that. I told her I would take this to the Board for a decision.

In checking with the BOS, I found out that the name of the person she stated owned the 2 properties she is concerned about (87 & 89 Conomo Point) does not own the properties. Each is owned by a different person.

*Recommendation: Discussion.*

**I. Hazards Abated Via Enforcement Orders**

None

**J. Other Issues**

(1) Bathing Water Beach Sampling Variance Extensions \*

Our DPH waiver from the requirement of weekly beach water testing at Clammer's Beach and Front Beach expires June 19. I have printed and prepared applications for Extension of Sampling Variance for a MA Tier 3 Beach for your review and signature.

*Recommendation: signature and submittal of the extension requests.*

(2) Leave Use Notification \*

Under the town Personnel policy "Flex-time, defined as time spent working in excess of the normal working day used later to reduce the time spent working on a subsequent working day, may be used no later than five working days from the day accrued. Flex-time accrual shall be tracked by the employee and shall only be

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allowed with the consent of the employee's department head or appointing authority".

I am asking that I be allowed to use this policy option on an ongoing basis, without asking permission from the Board each time. Because of the one week time limit to use flex time, I know that due to workload constraints, I will most often not be taking advantage of the option.

I am also submitting a Leave Use Notification to take a vacation day this Monday, June 17.

*Recommendation: Approval to use flex time, and a vacation day on 6-17.*

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

(1) Camp Menorah \*

We have received the information packet from Camp Menorah for this summer's camp season. I have camp Dory & Menorah scheduled for inspections on 6-19.

*Recommendation: Issuance of the permit to Camp Menorah upon a successful inspection and submittal of all necessary paperwork.*

(2) 5 Beach Circle

On June 5, I performed a site visit of this property with our Town Administrator, Brendhan Zubricki to confirm the number of existing bedrooms in this property that is scheduled to be torn down by the Town. The main house/cottage consists of 3 bedrooms, a kitchen and living area. There is a room above the garage, accessible only by separate entry, that I do not consider a potential bedroom. The purpose of this determination, as a 3 bedroom house, is to allow the potential replacement of a house on the property of an equal sewage flow capacity.

*Recommendation: None. Informational only.*

(3) Flu Vaccine

We received notification of this year's state allotment of flu vaccine. 10 doses of trivalent pre filled vaccines, 180 doses of vaccine in 10 dose vials and 50 FluMist vaccines. I believe this is what we were allotted last year. Additionally we ordered 150 doses of injectable for 6 mo.+ and 10 doses of preservative free vaccine for children 6-36 mo. old. We will add 40 more doses of flu mist, but haven't yet ordered it, as it will have to come from a different distributor.

*Recommendation: None. Informational only.*

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(4) Essex Farmer's Market, 166 Eastern Ave. \*

We received a seasonal food service application for a 1 day per week farmers market set up with only Apple St Farm and sale of flowers. Bobbie will inspect. This should be a simple set up. The applicant has stated that she hopes to start a full farmer's market next year in a different location.

*Recommendation: None Informational only.*

(5) Castle Creek Cookhouse Plan and Food Service Approval \*

Castle Creek has submitted their food service application and a copy of their kitchen plan. The kitchen plan was verbally approved and the construction permit endorsed, but the plans weren't stamped.

*Recommendation: stamping of the plans and approval of the food service permit – to be issued after an approved pre-opening inspection.*