

Administrator's Report
Board of Health Meeting of June 14, 2018
Report covers from 05/23/18 – 06/13/18
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 101 Eastern Ave, Carver-Brown, Map 126, Lot 47*

I have reviewed the report for the official Title 5 inspection conducted at this property by George Norris on April 27, 2018. I am in agreement with the determination of the inspector that the system is overloaded or clogged, and there is a static liquid level in the distribution box above the outlet invert, and therefore does not pass Title 5.

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, George Norris that the system failed the official Title 5 inspection conducted on April 27, 2018. The system must be upgraded within 2 years of the date of failure, or the property must be connected to municipal sewer, if available, no later than April 27, 2019.

(2) 30 Choate Street, Horrocks, Map 115, Lot 2*

I have reviewed the report for the official Title 5 inspection conducted at this property by Rob Herrick on May 8, 2018. Review of the report found the following administrative or technical errors: page 9 of the report states the system was installed in 2011 and our records indicate the system was installed in 1995; page 10 states the inspector recommends yearly pumping, with no details on why more frequent pumping is recommended than is outlined in Title 5; page 13 of the report indicates the SAS is 42 infiltrator units which is incorrect; the addendum at the end of the report showing the locations of the components do not have measurements to the distribution box and the well is not shown.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the report for the Title 5 inspection conducted on May 8, 2018 by Rob Herrick is disapproved for the reasons outlined above.

(3) 30 Choate Street, Horrocks, Map 115, Lot 2*

I have reviewed the report for the official Title 5 inspection conducted at this property by Rob Herrick on May 8, 2018 with a report revision date of June 12, 2018. The inspector has rectified the discrepancies between the previous report and our Board of Health files, and has provided measurements to the distribution box from permanent fixed points in the field. A site visit conducted with the inspector on June 11, 2018 revealed the area of the leachfield is overgrown with significant deep-rooted vegetation which should be cleared to prevent root infiltration of the septic components. In addition, an outdoor shower was noted to be discharging to the ground's surface, rather than the septic system.

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, Rob Herrick that the system passes the Title 5 inspection conducted on May 8, 2018. However, the area of the leachfield should be cleared of all deep-rooted vegetation within 30 days of our June 11, 2018 site visit to protect the leachfield from root infiltration. In addition, the outdoor shower noted during this site visit is a violation of Title 5 regulations, and must also be removed within 30 days.

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(4) 106 Choate Street, Chebacco Road Trust, Map 116, Lot 6*

I have reviewed the inspections reports for the two systems serving this property. The first report, for the system serving the horse wash area, was inspected on April 12, 2018 by George Norris. This system passed the inspection, but was mis-labeled based on incorrect information in our files. The second inspection, conducted on June 8, 2018 by Jonathan Granz, also passes. However, during an initial site evaluation conducted in April 2018, this system did not pass; as it was labeled as 'horse wash area' in our files, it was judged not to be subject to Title 5 requirements, and minor repairs were done to ensure this system functioned properly.

A site visit was conducted on May 6, 2018 in the presence of the property owner and the Title 5 inspector. We performed a dye test on all fixtures in the building, including the office in the barn and the bathroom and kitchen in the apartment. After determining which systems served each of the fixtures, it was revealed that the system that had a minor repair was, in fact, a Title 5 system, and any work done should have been properly permitted.

Both systems are currently passing; however, considering the minor repair that was done on the Title 5 system, it is recommended that the system be reinspected after 6 months of regular, consistent use.

Recommendation: I recommend the Board of Health send two letters to the property owner, as follows:

- *The Board of Health should send a letter to the property owner stating that the inspection of the system serving the horse wash area, conducted by George Norris on April 12, 2018 does not meet the failure criteria in Title 5 and therefore passes the inspection. This letter shall supersede the letter sent by the Board of Health on May 24, 2018.*
- *The Board of Health should send a letter to the property owner stating that the inspection of the system serving the barn, bathroom, and office, as well as the fixtures in the apartment, conducted by Jonathan Granz on June 8, 2018 does not meet the failure criteria in Title 5 and therefore passes the inspection. However, since there were repairs done to leaching area of this system that were not inspected by a representative from the Board of Health, I recommend the letter also include a stipulation that this system be re-inspected after 6 months of routine use, or on or about December 1, 2018. If the system is determined to be in failure, a new system shall be designed and installed no later than 2 years after the date of the subsequent inspection.*

B. Soil Evaluations / Waiver Explorations – information only

(1) 17 Gregory Island Road, Fackre, Map 155, Lot 56

I witnessed soil testing at this property in anticipation of upgrading the septic system per a voluntary upgrade signed in 1996.

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C. Septic System Design Plan Reviews

(1) 0 Low Land Farm Road, Apple Street Nominee Trust, Map 141, Lot 2 *

I have reviewed the plan for the proposed septic system at this property, designed by John Morin and dated May 15, 2018. I have noted that the plan meets all state and local requirements for septic designs for new construction. No variances or local upgrade approvals are being requested.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the plan for the proposed septic system at this property, designed by John Morin and dated May 15, 2018 is approved.

(2) 21 Middle Road, Holleran, Map 108, Lot 49A *

I have reviewed the proposed tight tank plan for this property, designed by John Judd of Gateway Consultants and dated May 17, 2018. I have noted that the proposed plan meets all state and local requirements for holding tanks, with the exception of a proposed variance requesting to reduce the 12" separation requirement between the tank inverts and the seasonal high water table; and a request to situate a holding tank 5' from a property line when 10' is required.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that the proposed tight tank plan, designed by John Judd and dated May 17, 2018 is approved. The letter should also remind the property owner that existing septic system is shared with 19 Middle Road, and any plans to decommission the existing system shall include acknowledgement of said decommissioning by owners of the dwelling located at #19. A Conomo Point Tight Tank Addendum shall be signed by the lessees and the Conomo Point Commissioners prior to the issuance of a Disposal Works Construction Permit.

D. Septic System Installations/Abandonments (informational only)

(1) 18 Forest Ave, Souza, Map 140, Lot 4

I conducted the inspection for the abandonment of this septic tank in anticipation of connection to municipal sewer.

(2) 2 Lufkin Point Lane, Fitts, Map 109, Lot 9

I inspected the replacement of 2 building sewer pipes that were broken during construction of a deck at this property.

(3) 34 Robbins Island Road, Calder, Map 108, Lot 5

I inspected the installation of (2) tight tanks at this property.

E. Well Water Supply

None.

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F. Building Permit Requests (informational only)

(1) 32 Haskell Road, Mills, Map 137, Lot 25

I signed the building permit to construct an unheated pool house. The only plumbing in the pool house will be for the pool pump; the existing foundation is outside the minimum setback requirements for the septic components.