

**Administrator's Report**  
**Board of Health Meeting of March 22, 2012**  
*Report covers from March 8 to March 21, 2012*  
*Items requiring Board vote are noted with an asterisk (\*)*

**A. Inspection Report Reviews**

None

**B. Soil Evaluations / Waiver Explorations**

125 Apple St., JJCE Realty Trust, Map 10, Lot 9

I witnessed soil testing on this property to upgrade the system from a 3 bedroom flow to a 4 bedroom design flow. After extensive testing on a large part of the property, we were unable to find suitable soils. For now the project will proceed with the Title 5 approved 3 bedroom system & alternative sites on the property will be investigated to test later.

*Recommendation: None. Informational only.*

**C. Septic System Design Plan Reviews**

(1) 71 Choate St., Builder lot 7, Carroll, Map 16, Lot 9J

I reviewed the submitted as built plan for this property. After the resubmittal, with additional required information, I issued the Certificate of Compliance for this system.

*Recommendation: None. Informational only.*

73 Choate St., Builder Lot 8, Lingley Lane LLP, Map 16, Lot 9I

I reviewed the submitted as built plan for this property. After the resubmittal, with additional required information, I issued the Certificate of Compliance for this system.

*Recommendation: None. Informational only.*

Lowland Farm Rd., Builder lot 1, McNiff, Map , Lot,

I issued the Certificate of compliance for this property after all necessary information was received.

*Recommendation: None. Informational only.*

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99 John Wise Ave., Cape Ann Golf Course, Map 17, Lot 17 \*

We received a revised plan for this septic system (approved 1-12-12), with a 4" diameter force main, rather than the approved 3" main. This was done at the recommendation of the pump manufacturer to reduce friction head loss due to the distance of the sewage pumping.

*Recommendation: I recommend approval of this plan, **dated 8-26-11, with a final revision date of 3-5-12.***

**D. Septic System Installations**

(1) 83 Choate St., Map 16, Lot 9C

I inspected a replacement distribution box and sewer line for this system.

*Recommendation: None. Informational only.*

(2) 52 Island Rd., Noble, Map 22, Lot 16B

I performed two trench bottom & one tank hole inspection on this property.

*Recommendation: None. Informational only.*

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

(1) 42 Lakeview Dr., DuLac R.T., Map 4, Lot 54 \*

I reviewed the application for the above property to "turn loft over garage into home office". The garage is not attached to the house. There will be no water to the building & the proposed dormer doesn't interfere with the existing septic system components.

*Recommendation: I recommend endorsement of this application, **dated 3-7-12, with the notation that there is to be no water service to the building.***

(2) 125 Apple St., JJCE Realty Trust, Map 10, Lot 9 \*

We received a building permit application for this property for "full gut renovation of existing 3 bedroom home, kitchen addition, new HVAC, electrical + plumbing". This property has a passed 3 bedroom Title 5 inspection. This property has a garage and cottage on the property. The original intent was to increase the septic system to a 4 bedroom capacity and add a bedroom to the cottage, but soil testing to date hasn't been successful. At this time they are

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proceeding with the main house renovation only and will look at other soil testing locations to be able to increase the property design flow. The main house renovation includes a footprint change to relocate the kitchen, but it won't affect the existing septic system components or increase the design flow.

*Recommendation: I recommend endorsement of this application, **dated 3-20-12**.*

(3) Centennial Grove, Town of Essex, Map 4, Lot 78 \*

The YMCA is offering to build a second changing area at the Grove for their summer camp program. We have received an application for "construction of a new changing facility to match existing facility. This will allow both a boys and girls facility at the camp." There is no septic system on site at the grove (except to serve the cottage, a distance from this area).

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

(4) 134 Southern Ave, Bothways Farm R.T., Map 10, Lot 11 \*

We received a building permit application for this property for a "post and beam barn to be built on an existing foundation/garage". This barn is to be used for storage only. Because it will be built on an existing foundation, there will be no disruption to the existing septic system components.

*Recommendation: Endorsement of this **undated** application.*

(5) 160 John Wise Ave., Sturgis Realth Corp., Map 22, Lot 7 \*

We received an application for this property to "construct a 70 X 70 X 35 prefabricated steel building with 4' foundation walls & slab (no bathrooms or heat)". The owner doesn't plan to have a water supply or septic system for this property & stated that the building inspector is OK with it. Fire protection is to be provided by a cistern on the property. We checked with our plumbing inspector to see if he has any issues. His concerns were that the property is to be used for storage only & that floor drains are required with gas traps & a holding tank.

*Recommendation: Endorsement of this application, **dated 2-7-12**, with the notation that the building is to be used for storage only, comply with floor drain requirements, and there will be no water service to the building other than for fire protection. Any proposed changes must receive BOH approval prior to the alteration.*

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(6) 164 John Wise Ave., Sturgis Realty Corp., Map 22, Lot 7A \*

We received an application for this property to “construct a 70 X 70 X 35 prefabricated steel building with 4’ foundation walls & slab (no bathrooms or heat)”. The owner doesn’t plan to have a water supply or septic system for this property & stated that the building inspector is OK with it. Fire protection is to be provided by a cistern on the property. We checked with our plumbing inspector to see if he has any issues. His concerns were that the property is to be used for storage only & that floor drains are required with gas traps & a holding tank.

*Recommendation: Endorsement of this **undated** application, with the notation that the building is to be used for storage only, comply with floor drain requirement, and there will be no water service to the building other than for fire protection. Any proposed changes must receive BOH approval prior to the alteration.*

(7) 112 Main St., Xue Gao, Map 37, Lot 26 \*

We received a building permit application for this property, the old Riverside Restaurant, to “install new kitchen, bath, and general repairs”. The property is connected to the public sewer. I reviewed the plan & have no issue with the proposed exterior or dining area work, but need much more information of the kitchen design.

*Recommendation: I recommend this application **dated 3-21-12** be endorsed for **exterior and dining area work only**. This will allow them to start renovations while they get us the additional needed information.*

**F. Well Water Supply Certificates**

None

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

Care Delivery/Education EP subgroup meeting

I attended the Education/Care Delivery monthly meeting. We discussed the NS/CA Public Health Week presentation and the 5-10 minute presentation we will give on the Cape Ann collaborative; school surveillance and the meeting we have scheduled at next month’s meeting with the Cape Ann Superintendents to discuss it; informing the public on the dangers of not vaccinating their children and the

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importance of having up to date vaccinations for travel abroad this year; the upcoming cruise ship exercise, and holding a public information presentation on bedbugs.

## **H. Complaints**

(1) 104 Eastern Ave., Integrity Construction, Map 39, Lot 25

Neighbors of this property came in to discuss their concerns about the property which has been vacant for some time and (they have heard) is planned to be demolished. They are concerned because they have heard from people who were in the building that there are rats in the building & they don't want them to travel to their, or others, property upon the demolition of the house. I investigated and found the house had sold the previous week to Integrity Construction, and their plans were to demolish the house and replace it on site. I spoke to the company owner, explained that under the circumstances, my recommendation to the Board would be to require an inspection & treatment if necessary before the endorsement of a demolition permit. She was agreeable to have it inspected and report back to me. We received a report from General Environmental Services, who did find signs of rat activity, and a contract for 2 treatment services. I thanked the owner for her response and requested a follow up report from the exterminator.

*Recommendation: Agreement as to the steps taken and consideration of adoption of Building Demolition Regulations, as those adopted by the Gloucester BOH. As this item wasn't placed on the agenda for the meeting, I have printed the Gloucester regulations for your review and discussion at our next meeting.*

## **I. Hazards Abated Via Enforcement Orders**

(1) I/A System Inspection & Maintenance Contracts

I/A septic systems require an I & A contract & routine inspections for the life of the system. My records revealed a number that were expired or inactive. I sent out notices to these owners reminding them of their responsibilities. Of the 10 letters sent, 9 have responded and corrected or clarified the matter. A number of them had active contracts with the same company that took over for another, but didn't send reports. I will follow up with the non-respondent owner.

*Recommendation: None. Informational only.*

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**J. Other Issues**

(1) Active .com Youth Triathlon Contract \*

We have received a contract for this year from active.com for online registration for this year's youth triathlon.

*Recommendation: Acceptance & signing of the contract.*

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

(1) 26 Pond Street, DeWitt, Map 9, Lot 2D \*

Mr. DeWitt bought this property as a 4 bedroom house. Soil testing was performed for a repair to the existing failed system and a 4 bedroom replacement plan submitted. During the plan review I discovered that our records are for a 3 bedroom house. The Assessor's had the house classified as 3 bedrooms until 2006, when it was revised to 4 bedrooms. The building inspector's files have no building permit on file for the change. The plan was tabled due to the discrepancy between the bedroom counts. The past owner has submitted a letter stating that the additional bedroom was added in 1993 and was told by the building inspector at the time that a building permit was not needed because there were no structural or footprint changes. The current owner is looking for options.

*Recommendation: Discussion.*

(2) Youth Triathlon Update \*

*Recommendation: Discussion*

(3) Town Meeting Update \*

The BOS met with the Finance Committee & decided to not proceed with presenting the BOH submitted article to join the Mosquito Control District due to the tight budget this year.

*Recommendation: None. Informational only.*