

Administrator's Report
Board of Health Meeting of March 22, 2018
Report covers from 02/22/18 – 03/21/18
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 1 Low Land Farm Road, McKinnon, Map 141, Lot 9-3*

I have reviewed the report for the official Title 5 inspection conducted at this property by Jonathan Granz on February 26, 2018. I am in agreement with the determination of the inspector that this system does not meet the failure criteria and therefore passes the Title 5 inspection. It should be noted that this is a pressure distribution system that requires a contract with a licensed service provider to ensure annual operations and maintenance inspections are performed annually. In addition, the area of the soil absorption system shall be maintained clear of all deep-rooted vegetation to prevent root infiltration of the leaching lines.

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, Jonathan Granz, that the system passes the official Title 5 inspection conducted on February 26, 2018. The next routine O&M inspection is due no later than June 7, 2018; and the area of the SAS shall remain clear of all deep-rooted vegetation.

(2) 3 Low Land Farm Road, Fitzgerald, Map 141, Lot 9-1*

I have reviewed the report for the official Title 5 inspection conducted at this property by Jonathan Granz on February 26, 2018. I am in agreement with the determination of the inspector that this system does not meet the failure criteria and therefore passes the Title 5 inspection. It should be noted that this is a pressure distribution system that requires a contract with a licensed service provider to ensure annual operations and maintenance inspections are performed annually. In addition, the area of the soil absorption system shall be maintained clear of all deep-rooted vegetation to prevent root infiltration of the leaching lines.

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, Jonathan Granz, that the system passes the official Title 5 inspection conducted on February 26, 2018. The next routine O&M inspection is due no later than June 7, 2018; and the area of the SAS shall remain clear of all deep-rooted vegetation.

(3) 5 Low Land Farm Road, Gerhardt, Map 141, Lot 9-2*

I have reviewed the report for the official Title 5 inspection conducted at this property by Jonathan Granz on February 26, 2018. I am in agreement with the determination of the inspector that this system does not meet the failure criteria and therefore passes the Title 5 inspection. It should be noted that this is a pressure distribution system that requires a contract with a licensed service provider to ensure annual operations and maintenance inspections are performed annually. In addition, the area of the soil absorption system shall be maintained clear of all deep-rooted vegetation to prevent root infiltration of the leaching lines.

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, Jonathan Granz, that the system passes the official

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Title 5 inspection conducted on February 26, 2018. The next routine O&M inspection is due no later than June 7, 2018; and the area of the SAS shall remain clear of all deep-rooted vegetation.

B. Soil Evaluations / Waiver Explorations – information only

None.

C. Septic System Design Plan Reviews

(1) 1 Laurel Lane, Drinkwater, Map 209, Lot 29*

I have reviewed the plan for the proposed septic system at this property, designed by Robert Griffin and dated 2/21/18. During my review of the plan, I have noted the following technical deficiencies or errors:

- The plan states the soil evaluation was witnessed by a representative from the Middleton Board of Health.
- Water lines serving each of the dwellings shall be shown.
- The design flow is listed for a 4-bedroom dwelling; the property has 6 bedrooms.
- The alarm for the pump chamber shall be on the exterior of the building to ensure it is audible and visible to all occupants, unless each dwelling unit will have its own alarm.
- The installation details for the pump chamber (pump on, alarm on) should be shown in elevation as well as inches.
- All changes in direction for the building sewer(s) shall have clean-out covers at grade.
- Details of the boulder retaining wall shall be stamped by a professional engineer.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed plan, designed by Robert Griffin and dated February 21, 2018 is disapproved for the reasons outlined above.

(2) 184 Southern Avenue, Ramsey, Map 151, Lot 5*

I have reviewed the proposed septic system plan for this property, designed by Isaac Rowe of Mill River Consulting and dated March 5, 2018. This septic system is intended to serve a proposed 1156 square foot office building on this property, and this most recent plan will supersede the plan that was approved for a 6-bedroom residential dwelling on May 31, 2016. While the septic system has an excess design flow of 460 gallons per day, any proposed additional flow will need to be approved by both the Board of Health and the Building Inspector prior to construction or connection.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed septic system plan designed by Isaac Rowe and dated March 5, 2018 is approved.

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D. Septic System Installations/Abandonments (informational only)

- (1) 26 Choate Street, Savory, Map 105, Lot 4
I signed the Certificate of Compliance for the septic system serving this property.

E. Well Water Supply

- (1) 26 Choate Street, Savory, Map 105, Lot 4*

F. Building Permit Requests

- (1) 1 Tara Road, Spofford, Map 142, Lot 16
I signed the building permit application to finish the basement at this property. There will be no increase in the number of bedrooms.

G. Concerns/Updates

- (1) 8 County Road, Williamson, Map 143, Lot 65*
I received a complaint about a pig at this property frequently running loose. There is no Keeping of Animals permit associated with any animal at this property. The owner was given a blank application and a copy of the regulation, and this matter was referred to the Animal Health Inspector for follow-up. In addition, this was also referred to the Town Administrator, due to a provision in our KoA regulations which references a bylaw that states that the Board of Selectmen must also grant permission to have pigs.

Review of the town bylaw shows there is a minimum setback requirement of 250' from "any source of drinking water supply or any tributary thereof, or within 250' of the high-water mark of any open waters flowing directly or ultimately into any course of water supply." The property owner met with me to discuss the requirements, and stated that her pig is approximately 5' from a stream on her property which supplies the town's drinking water well.

Discussions with both the Chief Water Operator and the Department of Public Works Superintendent revealed concerns with the minimum setback requirements not being met. Advice from Town Counsel has also been sought, and I was informed that absent a formal definition of "piggery" in our KoA regulation, even one pig shall be regulated as a piggery, including ensuring all minimum setback requirements outlined in the bylaw.

Recommendation: Discussion on next steps to take to enforce section 7-3 of the Town of Essex Public Health Bylaws; if the property owner cannot demonstrate the ability to meet all of the requirements in both the bylaw and the KoA regulation, the Board of Health will need to vote on a reasonable deadline for the pig to be moved to a suitable location.

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(2) Eastern Avenue housing complaint

The occupants are continuing to make progress on the conditions at this property, including reducing the number of animals and making plans to find homes for others. There is also significant progress in the backyard, including removal of all trash bags and organization of the majority of the other household items.

Recommendation: None – further inspections will be conducted in the future.

(3) 105 CMR 430, Minimum Standards for Recreational Camps for Children

Amendments to the Recreational Camp regulations have been finalized effective March 6, 2018. These amendments have been reviewed and sent out to the camp directors who previously have operated in Essex, so they are aware of the changes and can plan accordingly.

(4) Private Well Workshop for Environmental Health Professionals

This workshop will be held here at the Town Hall on May 3, and the information presented will include details on public water systems, groundwater and aquifers; homeowner assistance programs for private wells and septic systems available through the Rural Development division of the USDA; and private well updates from Mass DEP. This is free and open to the public, and will offer 4 CEUs for RS and CHO certifications.