

Administrator's Report
Board of Health Meeting of May 10, 2018
Report covers from 04/12/18 – 05/09/18
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 234 John Wise Ave, 234 John Wise LLC, Map 105, Lot 19*

I have reviewed the report for the official Title 5 inspection conducted at this property by Jonathan Granz. The inspector has noted that septic tanks #1 and #3 and the grease trap were all scheduled to be pumped at the time of inspection. All other components are in good working order and appear to be functioning as intended.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that the system passes the official Title 5 inspection conducted by Jonathan Granz on March 31, 2018. The next routine quarterly inspection is due no later than June 30, 2018. In addition, Massachusetts Title 5 regulations require that grease traps be pumped at least quarterly, or sooner if the level of grease is at least 25% of the effective depth of the grease trap. This most recent inspection has noted that the grease trap is more than 25% full, and as such, was past due for pumping at the time of the inspection. The grease trap serving this property shall be inspected within 30 days of the date of the most recent pump-out, and every 30 days thereafter, with the results submitted to the Board of Health.

B. Soil Evaluations / Waiver Explorations – information only

None.

C. Septic System Design Plan Reviews

(1) 23 Middle Road, Mayer, Map 108, Lot 53*

I have reviewed the proposed tight tank plan for this property, designed by Dan Johnson and dated April 27, 2018. During my review, I have noted the following errors:

- The complete water line is not shown.
- There is reference to recording a tight tank disclosure notice with the property deed; however, the Northern Conomo Point properties require a lease addendum be signed by the Conomo Point Commissioners, rather than a notice recorded at the Registry of Deeds.
- All existing components, specifically cesspool #2, are not shown on the plan.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed tight tank plan for this property is disapproved for the reasons outlined above.

(2) 83 John Wise Avenue, Porter, Map 113, Lot 13*

I have reviewed the proposed septic system plan for this property, designed by Vaclav Talacko and dated January 26, 2018. During my review, I have noted the following errors:

- There is a discrepancy in the bedroom count, with one section of the plan showing the calculations for 6 bedrooms and another section of the plan showing the calculations for 4 bedrooms.
- Buoyancy calculations for the septic tank and dosing chamber are not provided.
- The benchmark shown on the plan is greater than 100' from the proposed septic system components.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed septic system plan for this property is disapproved for the reasons outlined above.

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D. Septic System Installations/Abandonments (informational only)

- (1) 75 Forest Ave, Keister, Map 139, Lot 9-1

I witnessed the vacuum testing for the septic tank and pump chamber at this property.

E. Well Water Supply

None.

F. Building Permit Requests (informational only)

None.

G. Concerns/Updates

- (1) Private Well Workshop for Environmental Health Professionals

This workshop was held here at the Town Hall on May 3, and the information presented included 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. We hosted approximately 45 local public health officials, and sanitarians/health officers were able to receive 4 CEUs.