

Administrator's Report
Board of Health Meeting of May 24, 2018
Report covers from 05/10/18 – 05/23/18
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 9 Lufkin Point Road, Collinson, Map 109, Lot 30*

I have reviewed the report for the official Title 5 inspection conducted at this property by George Norris on April 20, 2018. The inspector has noted that the effluent filter in the septic tank was clogged and in need of cleaning; and that the area of the vent pipe is becoming overgrown. The septic system is otherwise functioning as intended.

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 passes the official Title 5 inspection conducted on April 20, 2018. The letter should also state that the effluent filter should be cleaned at least annually, or more frequently as needed to ensure proper function; and that the area of the soil absorption system should remain clear of all deep-rooted vegetation.

(2) 106 Choate Street, Chebacco Road Trust, Map 116, Lot 6*

I have reviewed the report for the official Title 5 inspection conducted at this property by George Norris on April 12, 2018. The inspector has noted that the outlet baffle is beginning to show signs of deterioration, but that the system is functioning as intended. The inspector has also noted solids build-up in the septic tank, and recommends the tank be pumped.

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 passes the official Title 5 inspection conducted on April 12, 2018. The letter should also state that the Board of Health recommends that the septic tank be pumped due to a build-up of solids, and that septic tanks should be pumped at least every 2-4 years or more often as needed, based on usage.

B. Soil Evaluations / Waiver Explorations – information only

None.

C. Septic System Design Plan Reviews

(1) 57 Pond Street, Irving, Map 146, Lot 12*

I have reviewed the proposed septic plan for this property, designed by Isaac Rowe and dated May 10, 2018, with a revision date of May 24, 2018. This plan is proposing to utilize a Waterloo BioFilter and Perc-Rite Drip Dispersal system for increased wastewater treatment. The variances and local upgrade approval requests include

- utilizing a lab soil analysis in place of a traditional perc test due to saturated soils; and
- to allow the use of a 1,500 gallon septic tank when a 2,000 gallon tank should be required due to the daily flow of 880 gallons per day. In addition, the septic tank should be a two-compartment tank.

The designer is proposing to reuse the existing 1,500 gallon septic tank, rather than install a new tank. The existing tank is in a location that is difficult to access for proper abandonment, and a new tank installation would have to be done via the neighboring property. In addition, re-routing the interior plumbing is likely impossible due to the number of building sewer pipes involved and the age and

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condition of the existing stone foundation. This plan meets all other state and local requirements for on-site wastewater.

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 Isaac Rowe and dated May 10, 2018 with a revision date of May 24, 2018 is approved. Due to the limited solids settling time that results from having a smaller septic tank, the Board of Health requires that routine Operations & Maintenance of the system be conducted twice per year for the first 2 years after installation. A maintenance contract shall be provided to the Board of Health prior to the issuance of a Disposal Works Construction Permit. If results of the routine O&M are satisfactory for the first two years, the property owner may then request a reduction to routine annual O&M inspections.

(2) 9 Lufkin Point Road, Collinson, Map 109, Lot 30*

I have reviewed the plan for the proposed septic system for this property, designed by Vaclav Talacko and dated May 4, 2018. This plan is intended to show the connection for a to-be-constructed dwelling unit with the existing septic system on the property. The additional design flow is for 1 bedroom, or 110 gallons per day. During my review, I noted the following errors or deficiencies:

- The specifications for the 1000 gallon pump chamber shown on the plan do not correspond with the manufacturer's specifications for this tank.
- The designer did not show buoyancy calculations for proposed components.
- The map and lot number shown on the plan are incorrect.

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 Vaclav Talacko and dated May 4, 2018, is disapproved for the above-mentioned reasons.

(3) 9 Lufkin Point Road, Collinson, Map 109, Lot 30*

I have reviewed the plan for the proposed septic system for this property, designed by Vaclav Talacko and dated May 4, 2018 with a revision date of May 18, 2018. I have noted that the engineer has corrected the tank specifications and provided buoyancy calculations for the proposed components. The correct map and lot number will be reflected on the as-built drawing, to be provided after installation.

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 Vaclav Talacko and dated May 4, 2018 with a revision date of May 18, 2018 is approved. A soil evaluation shall be conducted during the installation to ensure additional weight does not need to be added to the tank to prevent flotation. The correct map and lot number shall be shown on the as-built drawing.

(4) 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 with revision dates of May 1, 2018 and May 15, 2018. During my review, I have noted the engineer has corrected all errors, including showing an accurate bedroom count, showing buoyancy calculations for both the pump chamber and septic tank, and ensuring there are sufficient benchmarks in the area of the soil absorption system.

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Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed septic system plan for this property, designed by Vaclav Talacko and having a final revision date of May 15, 2018 is approved. Prior to the issuance of a Disposal Works Construction Permit, the property owner is required to record a notice with the deed at the Registry of Deeds disclosing the existence of and system requirements for the Perc-Rite Drip Dispersal System, as well as a signed Operations and Maintenance agreement with a qualified service provided contracted to provide annual maintenance for the life of the system.

(5) 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 with a revision date of May 16, 2018. During my review, I have noted that the proposed tight tank meets all state and local requirements and that all necessary revisions have been made.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed tight tank plan for this property, designed by Dan Johnson and dated April 27, 2018 with a revision date of May 16, 2018 is approved. Prior to the issuance of a Disposal Works Construction Permit, the lessee is required to provide a signed Lease Addendum Tight Tank Notification to the Board of Health, as well as a maintenance contract for routine pumping of the tight tank.

D. Septic System Installations/Abandonments (informational only)

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

I conducted the final inspection for the septic system serving this property.

E. Well Water Supply

None.

F. Building Permit Requests (informational only)

None.

G. Concerns/Updates

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

I was notified by DPW of a sewer connection at this property that was completed without a permit or the proper inspections. Review of our files shows that the abandonment of the septic system was also done with no notification to the Board of Health. This work needs to be inspected by both the DPW and the BoH to ensure that it was done properly, with no threat to public health, safety, or the environment. In addition, the individual who performed the work is not licensed to do so in Essex.

Recommendation: I recommend the Board of Health send a letter to the property owner outlining the requirements for properly abandoning a septic system, including obtaining the proper permits and scheduling an inspection with the Board of Health. This work must be done by a licensed septic professional within 10 days after receipt of the letter.

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(2) 1 Conomo Point Road, Gersh, Map 123, Lot 7

I have been notified by DEP that there is a wastewater discharge violation at this property; specifically, that the brine backwash from the water softener is being discharged into the septic system. I am currently working with the property owner and business manager on the steps required to remediate this violation.

Recommendation: None – informational only

(3) 2 Lufkin Point Lane, Fitts, Map 109, Lot 9

I received a call from a local septic inspector who stated he was contacted by a contractor to do a minor repair on a septic system. In the process of digging fittings for a new deck, the contractor broke the sewer line in 2 places. He did an emergency repair, but failed to notify the Board of Health. I spoke with this contractor and reminded him that all septic work requires a permit and a subsequent inspection.

Recommendation: None – informational only. I will inspect this work when the property owner hires an individual licensed to perform septic work and determines the work to be sufficient. If additional work is needed, the property owner will obtain a permit.

(4) Near 130 Conomo Point Road

I received a call from the DPW regarding digging they were doing on Conomo Point as part of winter storm clean-up. While digging, they hit a concrete/stone structure that appeared to be part of an old septic system. Review of the file indicates that this might have been the case; however, the property closest to the work being done has been connected to a tight tank for several years, and this component is no longer in use. I requested that they properly abandon this component, including crushing the tank and filling the hole with sand.

Recommendation: None – informational only.

(5) Essex Shipbuilding Museum, 66 Main Street, Map 128, Lot 152

The Shipbuilding Museum is in the process of constructing a commercial kitchen for museum use and for catered events. A plan has been submitted with insufficient detail and lacking several pieces of equipment that are required under the 2013 FDA food code. I have spoken with David Brown and Marcia Hubbard regarding the requirements. They have requested permission to prepare and sell food for an event to be held on June 2nd; however, they will not have the necessary equipment installed in time. In addition, they feel the shed they have purchased to use as a kitchen is too small to be able to meet all the equipment and sink requirements that are outlined in the food code.

Recommendation: Discussion.