

Administrator's Report
Board of Health Meeting of May 9, 2019
Report covers from 04/11-05/08/19
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 30 Pond Street, Tindley, Map 146, Lot 4*

I have reviewed the report for the official Title 5 inspection conducted at this property by John Duncan on April 24, 2019. The inspector noted that the septic tank was replaced in 2015 and the property is unoccupied. According to the water records, the system has not had any flow since 2011. However, the system does not meet the failure criteria outlined in Title 5 regulations, and therefore passes the official Title 5 inspection.

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, John Duncan, that the system passes the official Title 5 inspection conducted on April 24, 2019. However, the inspector noted that the system has not had regular flow since the septic tank was replaced in 2015. The inspection report only describes the conditions at the time of inspection and under the conditions of use at that time; it does not address how the system will perform in the future under the same or different conditions of use.

(2) 142 Conomo Point Road, Marshall, Map 108, Lot 60*

I have reviewed the report for the official Title 5 inspection conducted at this property by John Duncan on April 25, 2019. The system does not meet the failure criteria outlined in local and Title 5 regulations, and therefore passes the official Title 5 inspection.

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, John Duncan, that the system passes the official Title 5 inspection conducted on April 25, 2019. The next routine inspection shall be conducted no later than April 25, 2024, or sooner if conditions indicate further evaluation is necessary.

(3) 122 Conomo Point Road, Fitzpatrick, Map 108, Lot 68*

I have reviewed the report for the official Title 5 inspection conducted at this property by John Duncan on April 23, 2019. The inspector noted that the system consists of a septic tank and an overflow cesspool; while cesspools are required to be pumped during inspection, this component did not contain any liquid and pumping was not required. The system does not meet the failure criteria outlined in Title 5 regulations, and therefore passes the official Title 5 inspection.

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, John Duncan, that the system passes the official Title 5 inspection conducted on April 23, 2019. It should be noted that the inspection report only describes the conditions at the time of inspection and under the conditions of use at that time; it does not address how the system will perform in the future under the same or different conditions of use. The next routine inspection shall be conducted no later than April 23, 2024, or soon if conditions indicate further evaluation is necessary.

(4) 17 Middle Road, Devries, Map 108, Lot 55*

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I have reviewed the report for the official Title 5 inspection conducted at this property by John Duncan on May 6, 2019. The system does not meet the failure criteria outlined in local or state Title 5 regulations, and therefore passes the official Title 5 inspection.

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, John Duncan, that the system passes the official Title 5 inspection conducted on May 6, 2019. The next routine inspection shall be conducted no later than May 6, 2024, or sooner if conditions indicate further evaluation is necessary.

B. Soil Evaluations / Waiver Explorations

None.

C. Septic System Design Plan Reviews

(1) 154 Conomo Point Road, Wendell, Map 108, Lot 42*

I have reviewed the plan for the proposed tight tank serving this property, designed by Dan Johnson and dated April 29, 2019. During my review, I noted that the water line crosses the sewer line, and the water line is shown below the sewer line on the system profile. Water and sewer lines require a 10' horizontal separation and/or a 1.5' vertical separation (with the sewer line situated below the water line to prevent any contamination of drinking water).

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed septic system plan, designed by Dan Johnson and dated April 25, 2019 is disapproved.

(2) 154 Conomo Point Road, Wendell, Map 108, Lot 42*

I have reviewed the plan for the proposed tight tank serving this property, designed by Dan Johnson and dated April 29, 2019 with a revision date of May 6, 2019. During my review, I noted that the designer has included the required addition of a PVC "sleeve" to protect the water line from the sewer line.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed septic system plan, designed by Dan Johnson and dated April 25, 2019 with a revision date of May 6, 2019 is approved.

(3) 7 Cogswell Road, McDonald, Map 110, Lot 29*

I have reviewed the plan for the proposed tight tank serving this property, designed by Dan Johnson and dated March 5, 2019 with a revision date of April 8, 2019. During my review, I noted that the designer has made all necessary corrections and has noted in his cover letter that soil testing will be conducted prior to the installation of the tight tank, to verify the depth to groundwater.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the proposed septic system plan, designed by Dan Johnson and dated March 5, 2019 with a revision

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date of April 8, 2019 is approved. Prior to the issuance of a Disposal Works Construction Permit, the property owner shall provide the Board of Health with documentation showing that a Tight Tank Disclosure/Deed Notification has been recorded at the Essex County Registry of Deeds. The owner shall also provide proof that there is a contract in place with a licensed septage hauler, for routine pumping of the tight tank.

D. Septic System Installations/Abandonments (informational only)

(1) 233 Western Avenue, The Farm Bar & Grille, Map 144, Lot 45

I inspected the abandonment of the septic tank at this property in anticipation of connection to municipal sewer.

(2) 139 Gregory Island Road, Wendell, Map 155, Lot 43

I inspected the installation of the tank/pump chamber combination tank, and confirmed that the distribution box is level.

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

I signed the Certificate of Compliance for the septic system installation at this property.

E. Well Water Supply

None.

F. Complaints/Other

(1) 245 Western Avenue, Ricker, Map 144, Lot 33

In response to a request from the property owner, I conducted a follow-up inspection of Apartment 2 at this property, specifically to re-measure the unit to determine whether there was enough natural available light (windows). During this inspection, I found the bedroom and living room each were 304 square feet, with only ~12 square feet of access to natural light. The Housing Code requires 8% of the total floor area, or at least 25 sq. ft. of access to natural light in each of these rooms. In addition, the kitchen is 290 sq. ft, with no windows.

Recommendation: None – the property owner was ordered to ensure the minimum natural available light in this apartment is at least 8% throughout (or at least 25 sq. ft in each the living room and bedroom, and 24 sq. ft in the kitchen. Prior to re-renting this apartment, the owner shall notify the Board of Health and the Building Inspector to ensure there is sufficient natural light throughout.

(2) 99 John Wise Avenue, Cape Ann Golf Club, Map 107, Lot 6

The Fairway Pub at the golf course has undergone renovations to improve the seating and bar area. The owner of the property has agreed to complete the repairs required to bring the kitchen into compliance by November 1, 2019. This includes installing the necessary mop and handwashing sinks, as well as the 3-

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bay sink required to wash, rinse, and sanitize equipment. The property owner has requested a variance from the section of the FDA Food Code requiring these items until such time as he can have them installed.

Recommendation: Discussion. I recommend the Board of Health grant a variance to the Fairway Pub at Cape Ann Golf Club allowing him to remain open, provided he will install all necessary equipment, including mop and handwashing sinks, as well as a three-bay sink no later than November 1, 2019.