

Administrator's Report
Board of Health Meeting of November 14, 2019

Report covers from 10/17 – 11/13/19

Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 31R Hill Road, Gubarchuk, Map 155, Lot 13*

I have reviewed the report for the official Title 5 inspection conducted at this property on October 10, 2019 by George Norris. The inspector has noted that the system is in excellent working condition and 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, George Norris that the system passes the official Title 5 inspection conducted on October 10, 2019

(2) 4 Belcher Street, Adams, Map 129, Lot 18-1-4*

I have reviewed the report for the official Title 5 inspection conducted at this property on October 11, 2019 by Jon Granz. The inspector has noted that the soil absorption system is below the high groundwater elevation, and therefore fails the 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 Jon Granz and that the system fails the official Title 5 inspection conducted on October 11, 2019. The system shall be upgraded within 2 years of the date of the inspection, or sooner if a public health or environmental hazard develops.

(3) 92 Southern Avenue, Duni, Map 54, Lot 1-2*

I have reviewed the report for the official Title 5 inspection conducted at this property on October 24, 2019 by Robert Wadsworth. The inspector has noted that the system is in good working condition and 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, Robert Wadsworth, that the system passes the official Title 5 inspection conducted on October 24, 2019.

(4) 242 John Wise Ave, Shea, Map 103, Lot 1*

I have reviewed the report for the official Title 5 inspection conducted at this property on August 8, 2019 by Dan Johnson. The inspector has noted that the system is in good working condition and 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, Daniel Johnson, that the system passes the official Title 5 inspection conducted on August 8, 2019. Board of Health records indicate the system is suitable for up to 330 gallons per day. A proposed or actual change in use of the building generating more than 330 gpd (based on 310 CMR 15.203) would require an upgrade using the "new construction" Title 5 standards.

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B. Soil Evaluations / Waiver Explorations

None.

(C) Septic System Design Plan Reviews

(1) 208 Southern Avenue, Nally, Map 209, Lot 13*

I have reviewed the proposed septic plan for this property, designed by Vernon LeBlanc and dated October 15, 2019. The designer has noted that the owner intends to remove one bedroom from his existing 3-bedroom dwelling in anticipation of connecting a one-bedroom carriage house to the existing septic system. This connection requires the installation of a septic tank and pump chamber, as shown on the design plan. The designer has met all local and state Title 5 requirements to complete this project.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the septic plan designed by Vernon LeBlanc and dated October 15, 2019, is approved.

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

This septic plan, designed by Daniel Ottenheimer and dated March 5, 2018 with revision dates of October 8 and November 5, 2019, has been reviewed by Leslie Whelan. The designer has revised the plan from its initial approval to relocate the proposed structure, as well as to include a two bedroom apartment in the building previously proposed for office/industrial use. The plan meets all local and state Title 5 requirements.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the septic plan designed by Dan Ottenheimer with a final revision date of November 5, 2019 is approved. Prior to issuance of the building permit and installation of the septic system, I recommend the owner ensure compliance with all local bylaws regarding mixed-use buildings.

D. Septic System Installations/Abandonments (informational only)

(1) 82 Pond Street, Lane, Map 153, Lot 1.1

I inspected the bottom of the leaching area with respect to the new concrete retaining wall at this property.

(2) 31 Cogswell Road, Sydlowski, Map 110, Lot 16

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

(3) 57 Western Avenue, Ciarametaro, Map 134, Lot 60

I witnessed the vacuum testing of the pre-treatment tank at this property, installed as a requirement of connecting the plumbing associated with his lobster cooking business to municipal sewer.

E. Well Water Supply

None.

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F. Building Permit Applications

(1) 8 Belcher Street, Adams, Map 129, Lot 18-2-8

I signed the building permit application to construct a 24' x 36' barn at this property. The structure meets all state and local Title 5 setback requirements, and a review of the existing septic system is not required because the new barn will not have heat or water service.

(2) 9 Middle Road, Lane, Map 108, Lot 58

I signed the building permit application to construct a porch at this property. The new porch will not impact the existing tight tank.

(3) 208 Southern Avenue, Nally, Map 209, Lot 13

I signed the building permit application to connect a one-bedroom carriage house to the existing septic system at this property. The connection requires the removal of one bedroom from the existing main house, as well as the installation of a new septic tank/pump chamber combination tank.

G. Complaints/Other

(1) 158 Eastern Avenue, Alves, Map 138, Lot 6

This property transferred ownership without having an official Title 5 inspection report on file in the Board of Health office. The new owners were sent a letter stating they were required to conduct an official Title 5 inspection within 30 days; alternatively, they may sign a voluntary upgrade form acknowledging the system is in failure and agreeing to connect to municipal sewer by October 10, 2021 (two years from the date of transfer).

Recommendation: None – informational only.

H. Meetings Attended (informational only)

(1) MA Health Officers Association

I attended the Executive Committee meeting for this organization in Framingham on September 26th. During this meeting, we discussed emerging issues with on-site wastewater, as well as training opportunities we could offer, both for current members and also to increase the membership of this organization.

(2) MA Health Officers Association

I attended the annual MHOA conference in Falmouth on November 6th and 7th. The conference offered updates on on-site wastewater systems and solutions, along with other health-related topics such as community water fluoridation, tobacco and vaping, and the opioid crisis. Presentations qualified for credit with respect to my status as a Registered Sanitarian, Approved Septic System

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Inspector, and Approved Soil Evaluator. The conference also offers great networking opportunities with other municipal officials, State personnel, and vendors.