

Administrator's Report
Board of Health Meeting of November 20, 2014
Report covers from October 30 to November 19, 2014
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 3 Sagamore Cir, Doucette, Map 1, Lot 46C – Main House

(2) 3 Sagamore Cir, Doucette, Map 1, Lot 46C – Laundry

I reviewed the Title 5 inspection reports for this property and am in agreement with the determination of the inspector, Joh Duncan, that they both passed the 11-3-14 inspections.

Recommendation: I recommend that the Board send a letter to the homeowner stating that you are in agreement with the determination of the inspector, John Duncan, that these systems passed the Title 5 inspections performed on 11-03-14.

B. Soil Evaluations / Waiver Explorations

(1) 12 Lufkin Point Rd.

I witnessed attempted soil testing on this property and test pits to determine groundwater for tight tank design.

Recommendation: None. Informational only.

(1) 14 Lufkin Point Rd.

I witnessed attempted soil testing on this property and test pits to determine groundwater for tight tank design.

Recommendation: None. Informational only

C. Septic System Design Plan Reviews

(1) 130 Blueberry Lane, Flynn, Map 8, Lot 5

I reviewed the as built plan for this property. Some issues needed to be addressed and were taken care of. I issued the Certificate of Compliance for this property.

Recommendation: None. Informatinal only.

(2 & 3) 2 Rocky Hill Rd, Ramsey, Map 5, Lot 10 *

I reviewed the revised plan for this property and noted the following required changes –

- (1) Original PE stamp & signature is required
- (2) The grading of the system doesn't meet breakout requirements

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- (3) The building sewer pipe schedule must be stated
- (4) The sewer line doesn't have sufficient slope
- (5) The septic tank and pump chamber require buoyancy calculations
- (6) The plot plan notes finished grade above the sewer pipe as 55'. The top of the sewer pipe is 55.01 – insufficient cover.
- (7) D box outlet pipes must be laid level for the first 2 feet, or use a dial leveler
- (8) The pump chamber must have a minimum 24 hour storage capacity above the alarm elevation.
- (9) The pump must be capable of passing ¾" solids, have integrated overload protection and be capable of 10 starts per hour.
- (10) Pump must have lifting chain, sch. 80 float mast, and removable valves.
- (11) Pump controls must be lockable.
- (12) Pump alarm must be on separate circuit from pump.
- (13) There must be a minimum of 9" cover over peastone.
- (14) Slope of the distribution lines in the field is inadequate.
- (15) System is in fill and requires 5' removal and replacement.
- (16) Design flow is slightly below the minimum required for 3 bedrooms.
- (17) Leach pipe schedule must be noted.
- (18) An inlet tee is required in the D box.
- (19) The d box must have a minimum 6" sump.
- (20) The d box inlet velocity must be 4 fps or less
- (21) The line between the tank and pump chamber flows uphill.

Recommendation: I recommend this plan, dated 10-30-14, be disapproved for the above reasons.

- (3) I reviewed the revised plan for this property with a design date of 11-18-14 and noted the following required changes –
- (1) The system requires a 5' overdig. The proposed liner should be placed no closer than the overdig requirement.
 - (2) The top liner elevation doesn't meet breakout requirements.
 - (3) The buoyancy calcs list the weight of the fiberglass tank. A concrete tank is proposed for the system, correct weights must be used.
 - (4) The distribution box inverts are not correct.
 - (5) The field distribution lines still don't meet minimum slope.
 - (6) Stone must be specified under the tank.
 - (7) Basement invert noted in system detail differs from invert listed in side view.

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- (8) The section view scales are listed as 1" = 5'. If it is mislabeled and should be 1" = 5', then plan is out of scale. The line scaled out as 9/16" is labeled as 2'3".
- (9) Show pump lifting chain in profile.
- (10) The s.a.s. size noted in the calculations section differs from the detail size.
- (11) Length of s.a.s. not noted in detail.
- (12) Include inspection port detail.
- (13) A drainage swale is needed on the easterly side of the system by the property line.
- (14) Relocate the reserve area out of the system overdig.

*Recommendation: I recommend this plan, **dated 11-18-14** be disapproved for the above reasons.*

(4) 4 Town Farm Rd., Doucette, Map 19, Lot 35 *

I reviewed the design for a tight tank to serve this property. The applicant is also requesting a local upgrade approval to reduce the separation between the tank inlet and estimated high groundwater from a minimum of 12" to 0".

*Recommendation: I recommend that the Board grant the requested LUA and approve the submitted plan, designed by John Judd & **dated 10-8-14**. The approval letter should note to the owner that a pumping contract is required prior to issuance of the construction permit and prior to the issuance of the Certificate of Compliance by the local Approving Authority, the facility owner shall record or register in the chain of title for the property served by the tight tank at the Registry of Deeds, a deed restriction limiting the facility to seasonal residential use and to the approved design flow.*

(5) 12 Town Farm Rd., Mayer, Map 19, Lot 40 *

I reviewed the design for a tight tank to serve this property. The applicant is also requesting a local upgrade approval to reduce the property line setback. The required paperwork for this has not been submitted.

I noted the following required changes in the plan –

- (1) In note 2; remove the information relating to the leaching field – this plan is for a tight tank & there is no leach field.
- (2) A LUA must be requested and associated paperwork submitted.
- (3) Attach a copy or section of copy of the referenced land survey.

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- (4) The bottom of the existing septic tank must be ruptured in the abandonment process.
- (5) The frequency of tank content removal and location of disposal must be noted.

*Recommendation: I recommend disapproval of this plan, **dated 10-28-14** for the above reasons.*

(6) 101 Conomo Point Rd., Mayer, Map 19, Lot 102*

I reviewed the design for a tight tank to serve this property. The applicant is also requesting a local upgrade approval to reduce the property line setback. The required paperwork for this has not been submitted.

I noted the following required changes in the plan –

- (1) In note 2; remove the information relating to the leaching field – this plan is for a tight tank & there is no leach field.
- (2) The frequency of tank content removal and location of disposal must be noted.

*Recommendation: I recommend disapproval of this plan, **dated 10-27-14** for the above reasons.*

D. Septic System Installations

(1) 130 Blueberry Lane,

I performed 2 final grading and cover inspections for this system.

Recommendation: None. Informational only.

(2) 43 Wood Dr.

I witnessed vacuum testing on the tank serving this property, tank hole bottom & field bottom inspections.

Recommendation: None. Informational only.

(3) 32 Belcher St.

I performed a final inspection on this property.

Recommendation: None. Informational only.

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E. Building Permit Applications & Occupancy Permits

(1) 19 Winthrop St., Cavallaro, Map 36, Lot 12*

I reviewed this building permit application for "1st floor bath, fix and repair old deck up to code, new deck 16' X 17' 1st floor, adding closet to 1st bedroom"

Recommendation: If the repaired deck remains the same size, it comes close to the existing s. tank, but does not interfere with it. This does not include any structural changes, other than a closet and bath; so no increase in design flow.

*I recommend endorsement of this application, **dated 10-1-14**.*

(4) 41 John Wise Ave., Windomear Realty Trust, Map 18, Lot 2A *

I reviewed the BP application for this property for "new single family home". The property has an approved 4 bedroom septic system. Originally, the owner planned to install a private well, but got signed off by Water Dept. for municipal water instead. The proposed house has 4 bedrooms, a kitchen, and great room on the first floor. The second floor has a bonus room, storage room and open area between them. There is no bathroom on the second floor. By room count, the house does qualify as a 4 bedroom house.

*Recommendation: I received permission to endorse this plan & did so on 11-12. I recommend that this application, **dated 9-30-14**, be endorsed retroactively by the Board.*

(5) 54 Lufkin St., Spinney, Map 15, Lot 17 *

I reviewed the application for a building permit for this property for "building new accessory barn to right of dwelling".

*Recommendation: I recommend endorsement of this application **dated 11-13-14**, with the notation that there be no water service to the building.*

F. Well Water Supply Certificates

None

G. Meetings Attended (for information only)

I attended our regular Cape Ann Emergency Planning Team meeting and a Dept. Head meeting.

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Recommendation: None. Informational only.

H. Complaints

(1) Red Barrel Planet Aid Box *

We continue to receive complaints on the issue from a neighbor. I continue to check when I am in the area and have not yet found anything I consider a public health issue. The bin is emptied 2X per week, so even if there is an overflow, items do not stay on site long enough to become a health issue.

Recommendation: Discussion.

(2) 44 Addison St.

We received a phone message on this property. The occupant was concerned about the plumbing, gas and electric on the property. She wanted an inspection to confirm they are safe. I have phoned her twice and left messages to call me to discuss. She did send an email to call her again after my first return call, but has not re-contacted me after my second call.

Recommendation: None. Informational only at this time.

I. Hazards Abated Via Enforcement Orders

None

J. Other Issues

(1) Hiring of New Public Health Nurse *

We have posted the position for the required time period & received only one interested applicant. Ms. Cook has met with you & is an extremely qualified candidate.

Recommendation: I recommend that the Board offer the position of Public Health Nurse to Ms. Lianne Cook.

(2) Personal Leave Request *

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I am submitting a request for vacation & personal time use during the month of December.

Recommendation: Approval of requested time off.

K. Tracking of Housing, Food Service, and Other Miscellaneous Board Issues

(1) Fortune Palace, Main St. *

The Board required Fortune Palace to have weekly pest control checks. Mr. Fang has been complying and giving us reports of these inspections. According to these reports, there has been no pest activity for some time. I recommend the Board consider reducing inspections to bi-weekly.

Recommendation: Discussion

(3) Seasonal Flu Clinics

We have completed our seasonal flu clinics. This year we held 4 clinics, as opposed to 5 clinics last year. We vaccinated 415 people (as opposed to 417 last year). Most communities I've spoken with state that their numbers are up dramatically from last year. We did lose a clinic and the ones held were shorter than in past years; which I feel explains our total number.