

Administrator's Report
Board of Health Meeting of November 9, 2017
Report covers from 10/26/17 – 11/08/2017
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 101 Southern Avenue, Atherton, Map 140, Lot 58*

I have reviewed the report for the Title 5 inspection that was conducted on October 6, 2017, by George Norris. I am in agreement that the system does not meet the failure criteria 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 inspector, George Norris, that the system passes the Title 5 inspection conducted on October 6, 2017. The inspector has noted significant solids build-up in the septic tank, and the Board of Health recommends pumping the septic tank to prevent solids carryover into the SAS.

B. Soil Evaluations / Waiver Explorations – information only

(1) 172 John Wise Ave, Campagna, Map 106, Lot 8

I witnessed additional soil testing at this property to confirm the depths to ledge and estimated seasonal high water table in the area of the new leachfield.

C. Septic System Design Plan Reviews

(1) 2 Conomo Lane, Davis, Map 108, Lot 22*

I have reviewed the septic plan for this property, designed by John Judd and dated October 16, 2017. The proposed design includes a tight tank to serve this 4-bedroom home. The designer is requesting two variances: to situate a holding tank within 10' of the dwelling; and to reduce the 12" separation requirement between the tank invert and the seasonal high water table. Infiltration and exfiltration will be prevented with the use of neoprene boot seals.

Recommendation: I recommend the Board of Health send a letter to the lessees stating that the proposed tight tank, design by John Judd and dated October 16, 2017 is approved for 4 bedrooms, or 440 gallons per day. Prior to the issuance of a Disposal Works Construction Permit, the Board of Health must be in receipt of a signed copy of the "Lease Addendum Tight Tank Notification" with signatures of all lessees as well as the Conomo Point Commissioners.

(2) 241 John Wise Avenue, Down River Ice Cream, Map 103, Lot 2*

The owner of this business is proposing to offer coffee drinks and pastries during the time of year when ice cream is not being made/sold.

D. Septic System Installations/Abandonments (informational only)

(1) 52 Harlow Street, Warren, Map 125, Lot 6

I witnessed the vacuum testing of the septic tank at this property.

(2) 19 Soginese Road, Spence, Map 112, Lot 7

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

(3) 111 Conomo Point Road, True, Map 108, Lot 76

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I witnessed the vacuum testing of the tight tank serving this property.

E. Well Water Supply

(1) 95 Apple Street, Corcoran, Map 148, Lot 6

We have received the well completion report for the newly installed irrigation well at this property.

F. Building Permit Requests

(1) 70 Grove Street, Tattersall, Map 139, Lot 4

I signed the building permit application to construct a heated porch at this property. While the square footage and details of this addition could potentially meet the requirements under the Title 5 definition of “bedroom”, there is excess capacity in this septic system – the septic system was designed for 4 bedrooms, and the house currently has 2.

G. Concerns/Updates

(1) 159 Conomo Point, Leroyer, Map 108, Lot 39

I received a complaint that there was an individual living in the garage at this property. There is no primary residential structure, and the garage is dilapidated. I contacted the lessee on record (since the parcel is owned by the Town) and spoke with her son regarding this complaint. An inspection was scheduled and conducted on October 30, 2017. During the inspection, I found no evidence that anyone was living in the building, which is being used for storage at this time.

Recommendation: None – informational only

(2) 55 Main Street, Ricci, Map 128, Lot 66*

I received a complaint that there was an individual living in the retail store at this property. There is no record of a residential dwelling unit, and it was unclear whether there had ever been a renovation completed to include residential space. An inspection was conducted on November 2, 2017, in the presence of the occupant. During my inspection, I noted that the space does not meet the minimum standards as outlined in the Massachusetts Housing Code, including bathing facilities, space for sleeping, or kitchen facilities. The individual admitted to staying overnight at this address a few nights per week. He was provided with information on housing assistance and informed that this space cannot be used for sleeping.

Recommendation: I recommend the Board of Health send a letter stating this space is condemned due to not meeting the minimum standards for housing.

(3) 66 Main Street, Essex Historical Society and Shipbuilding Museum, Map 128, Lot 152*

I received a complaint that there was an individual living in a woodworking shop at this property. There is no record of a residential dwelling unit, and it was unclear whether there had ever been a renovation completed to include residential space. An inspection was conducted on November 6, 2017, in the presence of the occupant as well as 2 members of the Board of Directors (Harold Burnham, President, and Mary Kay Taylor, Secretary). During my inspection, I noted that the space does not meet the minimum standards as outlined in the Massachusetts Housing Code, including bathing facilities, heat, ventilation, space for sleeping, or kitchen facilities. The individual admitted to staying overnight at this address a few nights per

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month. He was provided with information on housing assistance and informed that this space cannot be used for sleeping.

Recommendation: I recommend the Board of Health send a letter stating this space is condemned due to not meeting the minimum standards for housing.

(4) 16 Maple Street, Allen, Map 128, Lot 6

I received a complaint from a neighbor that the owners of this property have a large amount of household trash and disposed furniture on their property, down the hill and out of sight from the house. After conducting a site visit to take photos of the trash, I then referred the matter to the Building Inspector.

Recommendation: None – informational only.