

Administrator's Report
Board of Health Meeting of October 12, 2012
Report covers from September 27 to October 11, 2012
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 31 Cogswell Rd., Touher, Map 19, Lot 27 *

I reviewed the Title 5 inspections for this property. The inspections of the main system for the house and the separate laundry system were performed by Paul Ricker on 8-21-12 & received by us on 9-25-12. The inspector classified both systems as "passed". From the info in the report and our files, I am in agreement with the determination that the main system passed. However, in reviewing our files, the original joint system inspection report from 1998 classified the laundry system as being in failure. This was followed up by an enforcement order, dated 8-11-98 that mandated the owner "retain the services of an Essex licensed septic system installer to properly abandon your failed laundry cesspool within two years of the original inspection date (no later than July 8, 2000)". The enforcement date of Conomo Point failed systems was later extended. This system was not abandoned. The recent Title 5 inspection classifies the system as a "pass", however, this cannot override the 1998 failure determination.

*Recommendation: I recommend the Board send a letter stating that you are in agreement with the determination of the inspector, Paul Ricker, that the septic system serving the main house flow passed the 8-21-12 Title 5 inspection, **however**, you disagree with the determination that the separate laundry system passed the inspection due to the reasons stated above.*

(2) 17 Middle Rd., Lemcke/Dezries, Map 24, Lot 31 *

I reviewed the Title 5 report for this property, performed 8-16-12, and am in agreement with the determination of the inspector, Paul Ricker that the system passed the inspection.

*Recommendation: I recommend the Board send a letter to the property owner stating that you are in agreement with the determination of the inspector, Paul Ricker, that the system **passed the 8-16-12** Title 5 inspection.*

(3) 19 Middle Rd., McGrath, Map 24, Lot 30 *

I reviewed the Title 5 report for this property, performed 8-27-12, and am in agreement with the determination of the inspector, Paul Ricker that the system failed the inspection. This system is shared with house # 21.

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*Recommendation: I recommend the Board send a letter to the property owner stating that you are in agreement with the determination of the inspector, Paul Ricker, that the system **failed the 8-27-12 Title 5 inspection.***

(4) 21 Middle Rd., Holleran, Map 24, Lot 29 *

I reviewed the Title 5 report for this property, performed 8-27-12, and am in agreement with the determination of the inspector, Paul Ricker that the system failed the inspection. This system is shared with house # 19.

*Recommendation: I recommend the Board send a letter to the property owner stating that you are in agreement with the determination of the inspector, Paul Ricker, that the system **failed the 8-27-12 Title 5 inspection.***

(5) 4 Robbins Island Rd., Dorrow, Map 19, Lot 58 *

I reviewed the Title 5 report for this property, performed 8-20-12, and am in agreement with the determination of the inspector, Paul Ricker that the system failed the inspection.

*Recommendation: I recommend the Board send a letter to the property owner stating that you are in agreement with the determination of the inspector, Paul Ricker, that the system **failed the 8-20 -12 Title 5 inspection.***

(6) 134 Conomo Point Rd., Healey, Map 24, Lot 39 *

I reviewed the Title 5 report for this property, performed 8-30-12, and am in agreement with the determination of the inspector, Paul Ricker that the system is a conditional pass due to the existing metal septic tank.

*Recommendation: I recommend the Board send a letter to the property owner stating that you are in agreement with the determination of the inspector, Paul Ricker, that **the 8-30-12 Title 5 inspection revealed the system is a Conditional Pass and a new tank will have to be installed.***

(7) 38 Robbins Island Rd., Clark, Map 19, Lot 69 *

I reviewed the Title 5 report for this property, performed 8-31-12, and am in agreement with the determination of the inspector, Paul Ricker that the system is a conditional pass due to the existing metal septic tank.

Recommendation: I recommend the Board send a letter to the property owner stating that you are in agreement with the determination of the inspector, Paul

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*Ricker, that **the 8-31-12 Title 5 inspection revealed the system is a Conditional Pass and a new tank will have to be installed.***

(8) 96 Conomo Point Rd., Landry, Map 19, Lot 48 *

I reviewed the Title 5 report for this property, performed 8-30-12, and am in agreement with the determination of the inspector, Paul Ricker that the system passed the inspection.

*Recommendation: I recommend the Board send a letter to the property owner stating that you are in agreement with the determination of the inspector, Paul Ricker, that the system **passed the 8-30 -12 Title 5 inspection***

(9) 103 Conomo Point Rd., Mauceri, Map 19, Lot 98 *

I reviewed the Title 5 report for this property, performed 8-21-12, and am in agreement with the determination of the inspector, Paul Ricker that the system passed the inspection.

*Recommendation: I recommend the Board send a letter to the property owner stating that you are in agreement with the determination of the inspector, Paul Ricker, that the system **passed the 8-21 -12 Title 5 inspection***

(10) 110 Conomo Point Rd., Marsolais/Marsolais/Marsolais-Burroughs, Map 19, Lot 88 *

I reviewed the Title 5 report for this property, performed 8-16-12, and am in agreement with the determination of the inspector, Paul Ricker that the system passed the inspection. The inspection does note the existence of a garbage grinder.

*Recommendation: I recommend the Board send a letter to the property owner stating that you are in agreement with the determination of the inspector, Paul Ricker, that the system **passed the 8-16 -12 Title 5 inspection.** I recommend that the letter state that the inspection notes the existence of a garbage grinder, for which the system was not designed to accommodate and the Board recommends removal of the garbage grinder to prolong the life of the existing system.*

(11) 7 Cogswell Rd., Pingree, Map 19, Lot 50 *

This report was previously reviewed with the conclusion that the system should have been classified as a “conditional Pass” rather than a “pass” due to the notation of an existing private well within 100’ of the system. The inspector has

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since stated that this notation was a typo – with no well within 100'. He also sent a revised page to reflect the correct information.

With this information, I am now in agreement with the determination of the inspector, Dan Johnson that the system passed the 8-21-12 Title 5 inspection.

*Recommendation: I recommend that the Board send a letter to the property owner stating that the item of concern related to the private well location to the septic system has been noted as a typo and the correct information submitted. Because of this, the Board is now in agreement with the inspector, Dan Johnson that **the system passed the 8-21-12 Title 5 Inspection.***

(12) 142 Conomo Point Rd, Crossen, Map 24, Lot 36*

I reviewed the Title 5 report for this property, performed 7-20-12, and am in agreement with the determination of the inspector, Dan Johnson, that the system passed the inspection.

*Recommendation: I recommend the Board send a letter to the property owner stating that you are in agreement with the determination of the inspector, Dan Johnson, that the system **failed the 7-20 -12 Title 5 Inspection.***

(13) 136 Conomo Point Rd.- Main System, Cushing, Map 24, Lot 38 *

I reviewed the Title 5 report for the main sewer flow of this property, performed 8-15-12, and am in agreement with the determination of the inspector, Dan Johnson, that the system passed the inspection. The inspection does not the need for an inlet tee and that the tank needs to be pumped.

*Recommendation: I recommend the Board send a letter to the property owner stating that you are in agreement with the determination of the inspector, Dan Johnson, that the system **passed the 8-15 -12 Title 5 Inspection** but due to the inspector's comments, the Board recommends installation of an inlet tee to prolong the life of the existing system and that the tank be pumped.*

(14) 136 Conomo Point Rd.- Kitchen Sink System, Cushing, Map 24, Lot 38 *

I reviewed the Title 5 report for the kitchen sink system of this property, performed 8-15-12, by Dan Johnson. This system was classified as "Needs Further Evaluation" due to the fact that it is stated to be located under a large bush. The inspector probed, but couldn't find the system and determined that the only way to locate it would be to remove the bush. He deemed this too intrusive, so the system wasn't inspected.

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*Recommendation: All systems on a property must be inspected. Since this is stated to be a stone drywell, I recommend the Board send a letter to the property owner stating that due to the inability of the inspector, Dan Johnson, to complete **the 8-15 -12 Title 5 Inspection**, the existing kitchen sink system must have a completed inspection or the flow from the sink will have to be connected to the main (passed) septic system.*

(15) 120 Conomo Point Rd., Maher, Map 24, Lot 45*

I reviewed the Title 5 report for this property, performed 8-31-12, and am in agreement with the determination of the inspector, Paul Ricker that the system failed the inspection.

*Recommendation: I recommend the Board send a letter to the property owner stating that you are in agreement with the determination of the inspector, Paul Ricker, that the system **failed the 8-31 -12 Title 5 inspection**.*

(16) 3 Beech Circle., Menges, Map 24, Lot 36 *

I reviewed the additional information submitted pertaining to this Title 5 report for the inspection performed 7-20-12 by Dan Johnson. Because there are 2 tight tanks in series (1000 & 1500 gal. respectively) totaling 2500 capacity, rather than a single 2500 tank, I checked with DEP to see if it met the minimum required tank capacity of 2000 gal. Clarification was needed as to if the tanks are level or the second tank lower than the first in order to supply more emergency storage. The later was confirmed by the inspector. He also noted in the report that there is no alarm in the tank.

*Recommendation: I recommend the Board send a letter to the property owner stating that you are in agreement with the determination of the inspector, Dan Johnson, that the system **passed the 7-20 -12 Title 5 inspection** & that an audio/video alarm should be installed in the tank to indicate a high water warning as required under Title 5.*

B. Soil Evaluations / Waiver Explorations

(1) X Street, Name, Map X, Lot X

Recommendation:

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C. Septic System Design Plan Reviews

(1) 7 & 9 Lowland Farm Rd, Bldr lot 7, J & J land Co., Map 9, Lot 12I *

I reviewed the submitted plan for this property. This is a redesign of a previously approved system. I note the following required additions/changes –

1. The street address of the property is needed.
2. The site plan on page 1 shows the liner elevations as top – 53.80 and bottom – 48.80. Finished grade of the system is 42.0
3. Perc test 1, according to my field notes, was performed at a total depth of 21”.
4. Component notes for the tanks and pump chamber state that manhole covers must be slightly above finished grade. The component details only state they must be at finished grade. The manhole cover also must be brought above finished grade.
5. Clarify if the “B” horizon is to remain in place.
6. Gas Baffles must be installed in the tank outlets.
7. Buoyancy calculations are needed for the septic tank serving house 1.
8. The pump must be capable of passing a minimum size of $\frac{3}{4}$ ” solids.
9. Pump chamber alarm equipment must be specified.

*Recommendation: I recommend disapproval of this plan, **dated 8-8-12** for the above reasons.*

(2) 52 Harlow St, Warren Family Trust, Map 15, Lot 18*

I reviewed the septic system design for this property. This is a replacement system for the 2 buildings on the property; a 6 bedroom house and a 3 bedroom barn, designed to combine into 1 septic system. I noted the following needed changes-

1. Locations of the waterlines must be shown.
2. Locate TP 116 on the plan.
3. All sewer line lines must be tested for water tightness if within 6” of the ESHGWT
4. MA Presby design criteria states that “at no time may an Enviro-Septic system be designed to have a sand bed area less than 60% of a conventional Title 5 aggregate system designed in accordance with 310 CMR 15.252 for the same site.” I calculate this a a needed minimum size s.a.s. of 990 sq. ft. The system has a sq footage of 883.5

*Recommendation: I recommend disapproval of this plan, **designed 9-4-12** for the above reasons.*

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(3) 43 Harlow St, Warren Family Trust, Map 15, Lot 25*

I started the review of this plan and noted the following needed changes/corrections-

The design is for a repair of a 3 bedroom house. Our file is for an approved 2 bedroom system in 1985.

A local upgrade request form must be submitted.

All non leach lines within 6" of the ESHGW must be tested for water tightness.

It appears that the septic tank inverts are within 12" of the ESHGW. This must be disproved or a LUA request made.

*Recommendation: I did not complete the full review, but based on the above notes, I recommend **disapproval of this plan, dated 9/4/12.***

D. Septic System Installations

(1) X Street, Name, Map X, Lot X

Recommendation:

E. Building Permit Applications & Occupancy Permits

(1) 19 Eastern Ave., Quinn Bros., Map 38, Lot 55B*

I reviewed this application for a 6,000 sq. ft. storage building with no plumbing or bathrooms. This is a building for storage units. Town sewer is available but the property is still on a septic system.

Recommendation: I recommend endorsement of this application, dated 9-6-12.

(2) 41R John Wise Ave., Konevich, Map 18, Lot 5*

I reviewed the building permit application for this property for "building new home". The property has an approved 5 bedroom septic system plan and will be serviced by municipal water. The proposed house is a 4 bedroom. The house foundation as shown differs slightly from that shown on the approved plan.

*Recommendation: I recommend endorsement of this application, **dated 9-20-12**, with the notation that a revised section of the septic system plan between the new house foundation location and the septic tank must be submitted and approved prior to issuance of a septic system construction permit.*

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F. Well Water Supply Certificates

None

G. Meetings Attended (for information only)

H. Complaints

(1) X Street, Name, Map X, Lot X

Recommendation:

I. Hazards Abated Via Enforcement Orders

None

J. Other Issues

(1) Planning Board Letter Re: Conomo Point

Recommendation:

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

(1) X Street, Name, Map X, Lot X

Recommendation: