

Administrator's Report
Board of Health Meeting of October 11, 2018

Report covers from 09/27-10/10/18

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

A. Inspection Report Reviews

(1) 234 John Wise Ave, 234 John Wise Ave LLC, Map 105, Lot 19*

I have reviewed the Title 5 inspection report for this property, conducted by Jonathan Granz on August 27, 2018. In this report, the inspector noted that all three septic tanks and the grease trap were overdue for pumping. The inspector also noted that the 3rd septic tank showed signs of carryover from the grease trap.

While septic tank pumping is only a recommendation in Title 5 regulations (to prevent premature failure), grease trap pumping is required at least quarterly, or when the level of grease is greater than 25% of the effective depth of the tank (whichever is sooner). Mr. Matthews has failed to comply with this requirement without multiple reminders. In addition, the system serving this property is required to be inspected quarterly, as per enforcement letters from 2013, 2015, and 2017. This requirement may be reduced to semi-annual inspections provided the system operator is in compliance with both the inspection and pumping requirements.

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, Jonathan Granz, that the system passes the official Title 5 inspection conducted on August 27, 2018. The next routine quarterly inspection shall be conducted no later than November 27, 2018. In addition, the grease trap shall be pumped monthly until further notice, with the next routine pumping due no later than October 25, 2018. The property owner shall acknowledge these requirements in writing. Failure to comply may result in penalties, including suspension of the food establishment permit and fines of up to \$500 per day, pursuant to 310 CMR 15.000 and 310 CMR 11.00

B. Soil Evaluations / Waiver Explorations – information only

(1) 234 John Wise Ave, 234 John Wise Ave LLC, Map 105, Lot 19

Soil testing was conducted at this property to determine if there is suitable material to site another system under new construction standards.

C. Septic System Design Plan Reviews

(1) Turtleback Road Dwelling "A", Apple Street Nominee Trust, Map 147, Lot 13*

I have reviewed the plan for the proposed septic system at this property, labelled as Dwelling A on this two-dwelling parcel. The proposed septic system, designed by John Morin of the Morin-Cameron Group and dated September 26, 2018, meets all state and local requirements for new construction septic systems. However, there is a discrepancy in the design calculations, between the percolation rate that is shown and the loading rate outlined in Title 5.

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Recommendation: I recommend the Board of Health send a letter to the property owner stating the plan for the proposed septic system at this property, designed by John Morin and dated September 26, 2018 is disapproved for the reason outlined above.

(2) Turtleback Road Dwelling "A", Apple Street Nominee Trust, Map 147, Lot 13*

I have reviewed the plan for the proposed septic system at this property, labelled as Dwelling A on this two-dwelling parcel. The proposed septic system, designed by John Morin of the Morin-Cameron Group and dated September 26, 2018 with a revision date of October 9, 2018, meets all state and local requirements for new construction septic systems.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the plan for the proposed septic system at this property, designed by John Morin and dated September 26, 2018 with a revision date of October 9, 2018 is approved.

(3) Turtleback Road Dwelling "B", Apple Street Nominee Trust, Map 147, Lot 13*

I have reviewed the plan for the proposed septic system at this property, labelled as Dwelling B on this two-dwelling parcel. The proposed septic system, designed by John Morin of the Morin-Cameron Group and dated September 26, 2018, meets all state and local requirements for new construction septic systems. However, there is a discrepancy in the design calculations, between the percolation rate that is shown and the loading rate outlined in Title 5.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the plan for the proposed septic system at this property, designed by John Morin and dated September 26, 2018 is disapproved for the reason outlined above.

(4) Turtleback Road Dwelling "B", Apple Street Nominee Trust, Map 147, Lot 13*

I have reviewed the plan for the proposed septic system at this property, labelled as Dwelling B on this two-dwelling parcel. The proposed septic system, designed by John Morin of the Morin-Cameron Group and dated September 26, 2018 with a revision date of October 9, 2018, meets all state and local requirements for new construction septic systems.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the plan for the proposed septic system at this property, designed by John Morin and dated September 26, 2018 with a revision date of October 9, 2018 is approved.

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D. Septic System Installations/Abandonments (informational only)

None.

E. Well Water Supply

None.

F. Complaints

None.

G. Other

(1) Essex Shipbuilding Museum*

The Essex Shipbuilding Museum has requested a variance from the requirement outlined in the 2013 FDA Food Code discussing the need for a “service sink” in their newly built kitchen. Due to limited space and the lack of a floor drain, as well as accessible plumbing, we have discussed an alternate procedure for cleaning the floor and disposing of the wastewater (see attached request from David Brown).

Recommendation: Discussion. I recommend that the policy outlined in the variance request be made part of their policies and procedures, and that they be allowed to use an alternate procedure for disposing of wastewater after cleaning the floors.

(2) MGL Chapter 268A, sec. 19 State Ethics Law disclosure*

I have been hired as a temporary contractor by Mill River Consulting. State Ethics Law requires that I obtain approval by the Board prior to any MRC plan review requests for the duration of the contract.

Recommendation: Discussion, and approval to review a future septic system design plan for property located at 101 Southern Ave, Map 140, Lot 58.

(3) OSHA Training and Compliance Coordinator

I attended the OSHA 10-hour certification class in anticipation of the February 1, 2019 safety compliance requirement.

Recommendation: None – informational only.