

Administrator's Report
Board of Health Meeting of September 10, 2015
Report covers from 8-28 to 9-9, 2015
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 46 Choate Street, Cook, Map 115, Lot 18*

I reviewed the Title 5 inspection report for this property and am in agreement with the determination of the inspector, Jonathan Granz, that this system passed the August 4, 2015 inspection of the septic system serving this property.

Recommendation: I recommend that the Board send a letter to the homeowner stating that the Board is in agreement with the determination of the inspector, Jonathan Granz, and that this system has passed the August 4, 2015 inspection.

B. Soil Evaluations / Waiver Explorations

None

C. Septic System Design Plan Reviews

(1) 79 Wood Drive, Miller, Map 157, Lot 11*

I reviewed the design plan for this property and found the following technical deficiencies:

1. Construction note #21 states that the septic tank tees shall extend 10" below the minimum water level. 310 CMR 15.227(6) requires that the outlet tee shall extend 14" below the flow line.
2. There was no construction detail for the required retaining wall.

Recommendation: I recommend disapproval of this plan, **dated August 24, 2015**, for the above reasons.

(2) 79 Wood Drive, Miller, Map 157, Lot 11*

I reviewed the revised plan for this property, dated August 24, 2015 **with revisions dated September 2, 2015**. The following errors were corrected:

1. Construction note #21 was revised to reflect the proper lengths for both the inlet and outlet tees.
2. A typical boulder retaining wall detail was provided.
3. Miscellaneous spelling errors were correct.

Recommendation: I recommend approval of this plan, dated August 24, 2015, **with revisions dated September 2, 2015**. I recommend that the approval letter for this plan require that the detail for the retaining wall be supplied to the

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Building Dept. to confirm the wall does not need prior approval from the Building Inspector.

D. Septic System Installations

None

E. Building Permit Applications & Occupancy Permits

(1) 10 Rocky Hill Road, Ramsey, Map 147, Lot 28*

I reviewed the building permit application, building plans, and approved septic design for this property. The septic system was approved for three bedrooms; the building plans show three rooms designated as bedrooms located on the 2nd floor; however, there are 2 rooms on the first floor that could be deemed to be “bedrooms” based on Title 5 definition of bedroom (at least 70 square feet, heat and ventilation, and privacy). I spoke with the property owner, informed him of this definition, and shared with him the options of either taking away the “privacy” (i.e. door) for these 2 rooms, or to record a notice on the deed stating that this property will only have 3 bedrooms with the current septic system. The property owner spoke with his architect and determined the better solution to be to enlarge the openings for the 2 rooms in question and removing the doors for each, eliminating “privacy.”

Recommendation: I recommend sign-off on this building permit application

(2) 11 Haskell Court, Gertsch, Map 137, Lot 28*

I reviewed the building permit application, building plans, and approved septic design for this property. The septic system was approved for three bedrooms; the building plans show three rooms designated as bedrooms located on the 2nd floor; however, there are 2 rooms on the first floor that could be deemed to be “bedrooms” based on Title 5 definition of bedroom (at least 70 square feet, heat and ventilation, and privacy). I spoke with the property owner, informed her of this definition, and shared with her the options of either taking away the “privacy” (i.e. door) for these 2 rooms, or to record a notice on the deed stating that this property will only have 3 bedrooms with the current septic system. She agreed that the option allowed under Title 5 of recording a notice on the deed was the more practical one.

Recommendation: I recommend that sign-off of this building permit application be permitted pending receipt of proof of recording of the deed notice restricting the property to no more than three bedrooms under the approved septic system.

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(3) 1 Essex Reach Road, Cooper, Map136, Lot 39-1 *

I reviewed the building permit application for this property and confirmed that the proposed swimming pool will not impact the septic system.

FYI: A telephone call from the property owner and subsequent site visit confirmed that preliminary site work has already commenced, including blasting ledge to achieve the required depth for the swimming pool. The hole of the swimming pool was well over 5' deep at the "deep end" of the pool and was not protected with any safety fencing.

Recommendation: I recommend approval and sign-off of this building permit application for a swimming pool.

(4) 65R Pond Street, Tyack, Map 5, Lot 20 *

I reviewed the building permit application for the proposed horse barn at this property. Upon review I noted that the proposed barn is approximately 90' from the private well which doesn't meet the Minimum Standards for Keeping of Animals setback requirements of 100' between a manure storage pile and private drinking water well. I spoke with the property owner and he stated that he is only using the building design to store equipment and lumber, and that no animals will be kept here.

Recommendation: I recommend sign-off on this building permit application, with a note that no animals be kept or housed in this location.

F. Well Water Supply Certificates

(1) 59 Choate Street, Harb, Map 16, Lot 14B

A permit was issued on 7/6/15 for George Rollins to drill 2 closed-loop geothermal holes. A new application was received on 9/9/15 with the well driller listed as Roger Skillings. No other changes were made and the application was signed.

Recommendation: None – informational only.

G. Meetings Attended (for information only)

No meetings attended since last report.

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H. Complaints

(1) 34 Pickering Street, Sheridan, Map 40, Lot 43

I received a complaint about the septic system serving this property. The complainant described what appeared to be a pump with a hose in the septic tank, pumping effluent up to another septic tank. The complainant stated that the lids were removed from both septic tanks and there was no one present supervising or attending to the matter.

I conducted a site visit on 8/31/15 and spoke with the property owner. It appeared the pump failed, causing the high liquid level alarm to sound. Property owner stated he could not get in touch with his septic pumper as this happened on Friday afternoon, and he put a sump pump in the pump chamber to pump the effluent up to the d-box as a temporary fix. I instructed him to have his contractor contact me to discuss a permanent solution. A subsequent site visit on 9/3/15 confirmed that the problem has been resolved.

Recommendation: None – informational only.

(2) Chebacco Terrace

I received a complaint from a resident of Chebacco Terrace regarding the piles of mulch the Housing Authority is spreading around the property in place of the grass. The occupant is concerned about the presence of mold and this potentially affecting her COPD. I discussed with her the various causes of both indoor and outdoor mold, including warm, damp, shaded areas. We also discussed where mold can be found, and that it would be difficult to do a mold assessment in her unit and find a direct correlation between the mold that might be in her unit and the mulch the Housing Authority has used for landscaping. The occupant agreed that this would be nearly impossible.

We discussed the fact that this most likely isn't a regulatory issue for the Board of Health, but that she could be proactive by ensuring her air conditioner filter is changed regularly (as recommended by the manufacturer).

Recommendation: None – informational only

I. Hazards Abated Via Enforcement Orders

None

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J. Other Issues

(1) 18B Southern Ave, Greene, Map 38, Lot 91-18B

Sodium sulfide was received on Sept. 2, 2015. A lead determination was conducted on the five samples E. Wozney collected during her housing inspection on August 17, 2015 and found to be positive for lead paint. Enforcement letter was sent to the property owner.

The property owner called on 9/8/15 acknowledging receipt of the order and stated he would have a contractor on-site on 9/10/15 to begin the interim controls on the lead paint issue. Other violations will be corrected according to the timeline provided in the order.

Recommendation: None – informational only.

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

(1) Flu Clinics

Flu clinics are planned for the following dates and times:

Oct. 15 from 11-12:30 at the Senior Center (confirmed)

Oct. 24 from 11-2 at the ClamFest (confirmed)

Nov. 3 from 4-7pm at First National Bank of Ipswich (confirmed)

Lianne is working with the school nurse to confirm a date at the school. Once all dates are confirmed, notices will be published in the Cape Ann Beacon, the Cricket, and the Gloucester Times. Good Morning Gloucester will also be notified.

Recommendation: None – Informational only

(2) Drug Take-Back Day

Drug Take-Back Day is scheduled for Saturday Sept. 26 from 10am-1pm at the Police/Fire Station. A Code-Red notification will be sent out approximately 1 week prior to the event and then the day before the event reminding residents that they are welcome to drop off any prescription and non-prescription medications for disposal (with the exception of liquids and needles).

Recommendation: None – Informational only