

Administrator's Report
Board of Health Meeting of September 24, 2015
Report covers from 9-10 to 9-23, 2015
Items requiring Board vote are noted with an asterisk ()*

A. Inspection Report Reviews

(1) 25 Belcher Street, Osborne, Map 129, Lot 29*

I reviewed the Title 5 inspection report for this property and noted that the distribution box is in poor condition and requires replacement. Upon review of the file, I also noted that a previous Title 5 inspection (1/20/00) stated the distribution box was deteriorated at that time; however no repairs were made. In addition, the septic system was designed for 4 bedrooms; the previous inspection report stated the property had 5 bedrooms, and the current inspection report states the property has 6 bedrooms. Discussion with the assessor indicates that the property record card was changed from 4 bedrooms to 6 bedrooms as a result of an interior inspection completed in 2005.

Recommendation: I recommend that a letter be sent to the property owner reiterating the need for a distribution box replacement within 30 days, with a reminder that the initial deadline to replace the d-box was 1/20/02 (2 years after the previous Title 5 inspection). In addition, I recommend that the BoH order the property owner to place a notice on the deed restricting the use of this property to no more than four bedrooms under the current septic system.

B. Soil Evaluations / Waiver Explorations

(1) 52 Belcher Street, Lorax Properties LLC, Map 13, Lot 19

I witnessed soil testing on this property for replacement of a failed system.

Recommendation: None - Informational only.

(2) 82 Conomo Point Road, Amirault, Map 19, Lot 26

I witnessed soil testing on this property for replacement of a failed system.

Recommendation: None - Informational only.

C. Septic System Design Plan Reviews

(1) 7 Beach Circle, Descenza, Map 19, Lot 99*

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

1. The calculations were for an incorrect number of existing bedrooms.
2. The detail for the retaining wall was not stamped by an engineer.
3. The retaining wall detail showed existing grade at 96.6, and the tight tank profile showed existing grade at 99.6.
4. There was no slope shown for the sewer line connecting the two tight tanks.

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5. The ejector pump is capable of passing 2" solids; however, the force main specified in the plan is only 1 ½" diameter.

Recommendation: I recommend disapproval of this plan, dated August 28, 2015, for the above reasons.

(2) 7 Beach Circle, Descenza, Map 19, Lot 99*

I reviewed the revised plan for this property, dated August 28, 2015 **with revisions dated September 14, 2015**. The following errors were corrected:

1. The calculations for the number of bedrooms was corrected.
2. The design was changed from two-1,000 gallon tight tanks to one-2,000 gallon tight tank; elevations for the tight tank were changed to negate the need for a retaining wall.
3. Force main was changed from 1 ½" to 2" to correspond to ejector pump specified.

Recommendation: I recommend approval of this plan, dated August 28, 2015, with revisions dated September 14, 2015.

D. Septic System Installations

(1) 41R John Wise Avenue, Konevich, Map 18, Lot 5

I signed the Certificate of Compliance for the septic system serving this property, installed 10/29/2013.

Recommendation: None – informational only.

E. Building Permit Applications & Occupancy Permits

(1) 82R Eastern Avenue, Appleton, Map 14, Lot 2*

I reviewed the building permit application for this property and noted that the proposed number of bedrooms is equivalent to the existing number of bedrooms; therefore it meets the Title 5 requirement of not increasing bedrooms on a property served by a tight tank. In addition, the house will be built on the existing footprint, therefore still meeting the minimum setback requirement of 10' from the structure.

Recommendation: I recommend signing off on this building permit application.

F. Well Water Supply Certificates

(1) 52R Lufkin Point Road, Creeden, Map 20, Lot 10*

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I reviewed the plan showing the proposed well location. The well needed to be relocated due to the proximity to the overhead power lines. The new proposed location is 72' from the leachfield serving this property, 67' from the leachfield serving #52 Lufkin Point Road, 5' from the back property line, and 12' from the side property line.

Recommendation: Since the proposal does not infringe on the use of the neighbors' septic systems; it only potentially affects the proposed well to serve the applicant, I recommend that the requested offset reductions be approved, with the following conditions – 1) Seasonal public water be used whenever available and a permanent connection be made within 90 (ninety) days if year round public water becomes available. 2) All connections must meet the MA plumbing code and any and all Essex requirements. 3) The existence of this well approval and the above conditions be recorded at the Southern Essex Registry of Deeds, with proof of the recording sent to the BOH office, prior to issuance of a well drilling permit.

G. Meetings Attended (for information only)

No meetings attended since last report.

H. Complaints

(1) 12 Harry Homans Drive, Burke, Map 31, Lot 44*

I received a complaint from the occupant of Apartment "B" at this property. The initial complaint was received and inspection scheduled for August 27th; however, the occupant failed to appear for the inspection. He contacted the BoH office on Sept. 15th and again asked for an inspection. Inspection was conducted on Sept. 16th. Violations included lack of window screens, lack of wall sealant in the bathroom, door leading from the bathroom to unit "A" is unable to be secured, and a semi-functional toilet that is not connected to the floor.

Recommendation: I recommend the owner be sent an enforcement letter with an order to correct these violations within the timeframes stipulated in the housing code (105CMR410).

I. Hazards Abated Via Enforcement Orders

None

J. Other Issues

(1) Beachouse Baking Company, Lakeville, MA

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The Beachouse Baking Company has requested a reduction of the fee required fee for the Clamfest. The owner stated that as a vendor who has to rent space in a commercial kitchen, as well the low risk of her baked goods relative to potentially hazardous foods, she feels as though the fee schedule should be reviewed. Currently we charge \$75 for a TFE permit, whether it's PHF or non-PHF.

Recommendation: Discussion of fees for food permits

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)

*Oct. 20 from 2:30-5:30 at Woodmans (confirmed)

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

*The clinic at Woodmans is the one that is traditionally held at EES; however, scheduling difficulties combined with ensuring the kids' safety led us to reach out to Woodmans in order to expedite scheduling. We are still in need of volunteers (both nursing and non-medical).

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 went out on 9/17, and will be repeated on 9/25, 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