

Administrator's Report
Board of Health Meeting of September 27, 2018

Report covers from 08/09-09/26/18

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

A. Inspection Report Reviews

(1) 7 Cogswell Road, MacDonald, Map 110, Lot 29*

The occupants of this property have requested an extension of the deadline to replace the septic tank in order to bring their conditionally passing septic system into compliance. As the property is unoccupied from October until April as part of their agreement with the Town of Essex, they have acknowledged that there will be no additional flow to the system after the deadline, until the tank is replaced.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that we are granting an extension through December 31, 2018 to replace the septic tank at this property.

(2) 27 Harry Homans Drive, Reilly, Map 143, Lot 14*

I have reviewed the report for the official Title 5 inspection conducted at this property by Dan Johnson on August 7, 2018. The inspector has noted that the system is in failure due to an overloaded or clogged soil absorption system.

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, Dan Johnson and that the system fails the official Title 5 inspection conducted on August 7, 2018. The system shall be upgraded or the property connected to municipal sewer within 2 years, or no later than August 7, 2020.

(3) 39 Wood Drive, DeWitt, Map 154, Lot 28*

I have reviewed the report for the official Title 5 inspection conducted at this property by George Norris on August 2, 2018. The report indicates that "Further Evaluation is Required" due to the proximity of the subject leaching area and the neighboring well. The property owner has submitted a water test for the neighboring property, 41 Wood Drive, indicating the subject leaching area has no negative impact on the neighbor's well.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that we are in agreement with the determination of the inspector, George Norris that the system passes the official inspection conducted on August 2, 2018. Although the neighboring well is less than 100' from the leaching area, a water test conducted on September 4, 2018, shows there is no negative impact and the water meets all standards outlined in Title 5.

(4) 47 Apple Street, Stephens, Map 141, Lot 23*

I have reviewed the report for the official Title 5 inspection conducted at this property by Robert Herrick on August 14, 2018. The inspector has noted in his report that the septic tank was empty during inspection, but that the water records for the last 2 years indicate the system has seen regular flow at an average rate of 64 gpd (meaning the liquid level should be at the outlet invert). This indicates that the septic tank is leaking. I have asked the inspector to re-evaluate

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the septic tank, by filling it with water and then reinspecting it after 24 hours. The inspector agreed; however, we have not received an updated report with additional information on the structural integrity of the septic tank, or any valid reason why the tank is empty.

Recommendation: I recommend the Board of Health send a letter to the property owner stating we disagree with the determination of the inspector, Robert Herrick, and that the report from the Title 5 inspection conducted on August 14, 2018. The report indicates the septic tank is leaking. Without additional information, it is the opinion of the Board of Health that the system should be classified as a "conditional pass."

(5) 195 John Wise Avenue, Guertner, Map 105, Lot 24*

I have reviewed the report for the official Title 5 inspection conducted at this property by Jonathan Granz on August 30, 2018. The inspector has noted that the system does not meet the failure criteria and passes the official inspection; however, the inspector has also noted that the system was designed for 4 bedrooms and the property currently has 5 bedrooms.

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 30, 2018. The letter should also state that the system was only designed for 4 bedrooms; use of the property and system in excess of the design flow will result in premature failure.

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) 113 Conomo Point Road, Sisk, Map 108, Lot 75*

I have reviewed the plan for the proposed tight tank to serve this property, designed by Dan Johnson and dated August 20, 2018. The designer is requesting the following variances: to reduce the offset from the tight tank to the property line from 10' to 5'; to reduce the offset from the tight tank to the foundation from 10' to 5'; and to reduce the offset from the tight tank to the salt marsh from 25' to 21'. I have noted there are no technical or regulatory deficiencies; however, the designer has noted that excavation of the test pit shall be completed prior to installation of the tank for purposes of buoyancy calculations and depth to existing ledge.

Recommendation: I recommend the Board of Health send a letter to the property stating the plan for the proposed tight tank at this property, designed by Dan Johnson and dated August

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20, 2018 is approved. The letter shall state that a test pit shall be excavated in the presence of the designer to confirm depth to ledge and estimated seasonal high water table.

(2) 109 Conomo Point Road, True, Map 108, Lots 77A and 77B*

I have reviewed the plan for the proposed tight tank to serve this property, designed by John Judd and dated August 20, 2018 with a revision date of August 30, 2018. During my review, I noted that the buoyancy calculations for the holding tank do not include the required safety factor of 1.2 to prevent uplift.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the plan for the proposed tight tank, designed by John Judd and dated August 20, 2018 with a revision date of August 30, 2018 is disapproved.

(3) 109 Conomo Point Road, True, Map 108, Lots 77A and 77B*

I have reviewed the plan for the proposed tight tank to serve this property, designed by John Judd and dated August 20, 2018 with revision dates of August 30, 2018 and September 6, 2018. During my review, I noted that the revised plan now shows the appropriate concrete ballast with the required safety factor of 1.2

Recommendation: I recommend the Board of Health send a letter to the property owner stating the plan for the proposed tight tank, designed by John Judd and dated August 20, 2018 with a final revision date of September 6, 2018 is approved.

(4) 11 Beach Circle, Menges, Map 108, Lot 79*

I have reviewed the plan for the proposed tight tank to serve this property, designed by John Judd and dated August 20, 2018. During my review, I have noted that the plan does not show the location of the water line serving this property.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the plan for the proposed tight tank, designed by John Judd and dated August 20, 2018 is disapproved.

(5) 11 Beach Circle, Menges, Map 108, Lot 79*

I have reviewed the plan for the proposed tight tank to serve this property, designed by John Judd and dated August 20, 2018 with a revision date of September 10, 2018. During my review, I have noted that the plan now shows the location of the water line as required, to ensure proper setback distance from the holding tank to the water service.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the plan for the proposed tight tank, designed by John Judd and dated August 20, 2018 with a revision date of September 10, 2018 is approved.

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(6) 2 Lufkin Point Lane, Fitts, Map 109, Lot 9*

I have reviewed the plan for the proposed tank replacement at this property, designed by Dan Ottenheimer and dated September 13, 2018. The designer has noted that the elevation of ESHWT will be determined during the installation process, and buoyancy calculations will be conducted at that time. This tank design is also requesting a variance to reduce the setback distance from the septic tank to the foundation wall from 20' to 14'.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the plan for the proposed tank replacement at this property, designed by Dan Ottenheimer and dated September 13, 2018 is approved. The installer shall contact the designer 72 hours prior to commencement of the installation to verify elevation of groundwater and to conduct buoyancy calculations in the proposed tank location.

D. Septic System Installations/Abandonments (informational only)

(1) 29 Middle Road, Sisk, Map 108, Lot 28

I witnessed the installation and vacuum testing of the tight tank at this property.

(2) 69 Choate Street, McLeod, Map 105, Lot 6

I witnessed the excavation of the SAS at this property.

E. Well Water Supply

None.

F. Complaints

(1) 27 Forest Avenue, Hunt, Map 140, Lot 33

An inspection was conducted at this property on August 23, in the presence of the owner as well as Detective Shamshak from the Essex Police Department. Only the exterior of the premises was inspected, and at this time, the only clear violation that would fall under the regulatory authority of the Board of Health is the unsecured trash cans. I discussed with Mr. Hunt the need to ensure all trash cans are made of durable material that can be secured closed to prevent rodent infestation and canine disruption.

Recommendation: None – informational only.

(2) Cogswell Court

We received a complaint from a woman living on Cogswell Court about a noxious odor in the neighborhood over the past 3 days. The complainant stated that the smell was so bad she was unable to open her windows or spend time in the yard. I conducted a site visit in this area and noted a distinct solvent-type odor. After speaking with the auto body shop nearby, I then met

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with the DPW on-site to try to determine where the smell was originating. The smell was found to be coming from an open bucket of paint thinner at the neighbor's property; the neighbor had begun painting her porch approximately 3 days ago. She agreed to ensure that chemicals are properly stored so as not to disrupt the neighborhood.

Recommendation: None – informational only.

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) OSHA Training and Compliance Coordinator*

Effective February 1, 2019, municipalities will now be subject to the same safety requirements as the private sector, and the Board of Selectmen have asked whether the BoH might be interested in taking on the responsibility of training coordinator. I attended a training with Town Administrator Brendhan Zubricki on what this might involve, and it appears to be within the scope of what we do, as well as within the time we have available, particularly since it will be several months before the changes take effect.

Recommendation: Discussion