

Administrator's Report
Board of Health Meeting of January 26, 2017

Report covers from 01/12/17 – 01/25/17

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

A. Inspection Report Reviews

(1) 61 Harlow Street, O'Connor, Map 125, Lot 9*

I have reviewed the report for the Title 5 inspection conducted on December 16, 2016 by Jonathan Granz. The inspection report has noted that the tight tank is in good working order and the alarm is functioning appropriately. The inspector has noted that the tight tank was pumped on November 3, 2016, and also on December 16, 2016.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that we are in agreement with the inspector's determination that this system passes the Title 5 inspection conducted on December 16, 2016 by Jonathan Granz.

(2) 247 Western Avenue, Woodward, Map 144, Lot 32*

I have reviewed the report for the Title 5 inspection conducted on December 29, 2016 by Richard Clarke. The inspection report has noted that the septic system is in good working order and appears to be functioning appropriately. The inspection report has also noted that the house has 4/5 bedrooms; assessor's records indicate the property has 4 bedrooms.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that we are in agreement with the inspector's determination that the system passes the Title 5 inspection conducted on December 29, 2016. The approval letter should also state that the Disposal Works Construction Permit for this system, issued on 11/28/1989 indicates the system was only designed for 3 bedrooms; and that the increase in daily flow with additional bedrooms may cause premature failure of the septic system.

(3) 76 Eastern Avenue, Brennan, Map 127, Lot 18*

I have reviewed the report for the Title 5 inspection conducted on December 30, 2016 by Jared Clark. The inspection report has noted that the system is in good working order and appears to be functioning appropriately. The report also noted that the septic tank has a high level of sludge and the inspector has recommended pumping.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that we are in agreement with the inspector's determination that the system passes the Title 5 inspection conducted on December 30, 2016. The letter should also include a reminder that the septic tank should be pumped to ensure the system remains in good condition.

B. Soil Evaluations / Waiver Explorations – information only

None.

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C. Septic System Design Plan Review

(1) 111 Conomo Point, Town of Essex (Leaseholder: True), Map 108, Lot 76*

I have reviewed the proposed tight tank plan for this property, designed by Isaac Rowe of Mill River Consulting, and dated January 6, 2017. I have noted that the designer is proposing to reduce the distance between the estimated seasonal high groundwater and the inlet tee from the required minimum of 12” to - 29”. This is allowed pursuant to 310 CMR 15.405(1)(j), provided that all joints are sealed with watertight sleeves and the tank is proven to be water-tight. The plan specifically states that the inlet tee shall be cast in-place with a neoprene boot and that the tank shall be vacuum-tested in accordance with EDS 500.3.2.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that we approve the proposed tight tank plan, designed by Isaac Rowe and dated January 6, 2017. Prior to the issuance of the Disposal Works Construction Permit, the Board of Health approval letter and/or tight tank notification/bedroom count deed restriction shall be recorded with the chain of title for the property at the Southern Essex County Registry of Deeds, and a contract for pumping must be in place.

(2) 139R Gregory Island Road, Wendell, Map 155, Lot 43*

I have reviewed the proposed septic plan for this property, designed by John Morin of The Morin-Cameron Group, and dated January 4, 2017. In my review of this plan, I have noted the following errors or technical deficiencies:

- There is no benchmark identified.
- There is no North arrow shown.
- Existing and proposed water lines are not shown.
- There are conflicting notes regarding whether the existing septic tank for the 3-bedroom home will remain or will be abandoned (General Note #21 vs. Septic System Design Data).
- Note 8.1 (2nd) references the naturally-occurring material as a Class I soil, but 15 mpi perc rate is a Class II soil.
- The required square footage as specified in note 8.1 does not correspond with the minimum square footage outlined in Table D of the Enviro-Septic design manual.
- There are discrepancies in the identified ESHWT between what is outlined in the soil logs and what is used for the buoyancy calculations.
- General Note #10 references the requirements for the installation of stone in the disposal area. Standard Conditions #II(10)(a) states the use of aggregate (stone) is not allowed.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the plan is disapproved for the above-mentioned reasons.

(3) 139R Gregory Island Road, Wendell, Map 155, Lot 43*

I have reviewed the proposed septic plan for this property, designed by John Morin of The Morin-Cameron Group and dated January 4, 2017, with a revision date of January 19, 2017. I have noted that this revised plan includes all corrections and deficiencies found on the plan dated January 4, 2017.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that the plan dated January 4, 2017 with a revision date of January 19, 2017, is approved. The letter should also include a reminder that the septic system serving this property includes an innovative/alternative

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component that requires a disclosure notice be recorded with the deed prior to the issuance of the Certificate of Compliance.

(4) 12 Choate Street, Brown, Map 106, Lot 13*

I have reviewed the proposed septic plan for this property, designed by John Morin of The Morin-Cameron Group and dated January 13, 2017. In my review, I have noted that there is a discrepancy in the perc rate found during soil testing conducted on May 12, 2004, and the LTAR used in the SAS calculations.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that the Long Term Acceptance Rate used to calculate the required SAS area needs to be based on the slowest percolation rate in the proposed primary and reserve disposals areas.

(5) 12 Choate Street, Brown, Map 106, Lot 13*

I have reviewed the proposed septic plan for this property, designed by John Morin of The Morin-Cameron Group and dated January 13, 2017, with a revision date of January 19, 2017. I have noted that this revised plan has the following errors or technical deficiencies:

- There is no benchmark identified.
- There is no reference or enclosure detailing the Owner's Acknowledgement of Responsibilities (Certification Statement).
- There are no buoyancy calculations for the septic tank.
- There is no high vent identified.
- General Note #9 references the requirements for the installation of stone in the disposal area. Standard Conditions #II(10)(a) states the use of aggregate (stone) is not allowed.
- Design data note 8.3 references a perc rate of 10-13mpi, as found in Table B. There's no such rate found in Table B of the Enviro-Septic quick reference guide.

Recommendation: I recommend the Board of Health send a letter to the property owner stating the plan is disapproved for the above-mentioned reasons.

(6) 12 Choate Street, Brown, Map 106, Lot 13*

I have reviewed the proposed septic plan for this property, designed by John Morin of The Morin-Cameron Group, dated January 13, 2017 with revision dates of January 19, 2017 and January 25, 2017. I have noted that this plan includes all necessary corrections for the deficiencies found on the plans dated January 13, 2017 and January 19, 2017.

Recommendation: I recommend the Board of Health send a letter to the property owner stating that the plan dated January 13, 2017 with revision dates of January 19, 2017 and January 25, 2017, is approved. The letter should also include a reminder that the septic system serving this property includes an innovative/alternative component that requires a disclosure notice be recorded with the deed prior to the issuance of the Certificate of Compliance.

D. Septic System Installations/Abandonments (informational only)

None.

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E. Well Water Supply

None.

F. Building Permit Requests

None.

(G) Complaints

None.

(H) Other Business

(1) Community Septic Loan Program*

It has been several years since the Community Septic Loan Program was active in Essex, and I'm hoping to start the discussion on reviving this program. I spoke with Brendhan Zubricki, who was the BoH Administrator responsible for overseeing this program at that time. I have also reached out to other municipal departments to determine how much involvement they would need to have.

Recommendation: Discussion.

(2) 2016 Annual Report*

I have drafted the 2016 Annual Report for your review, suggestions, and approval. This needs to be submitted no later than February 1, 2017 to be included in the Town's Annual Report.

Recommendation: Review and make edits as necessary in order to have the final version submitted to the Selectmen's Office by the deadline.

(3) Marijuana Law

There is an informational forum for municipal employees scheduled for February 13, 2017 at 7pm at Essex Elementary School. Items on the Selectmen's Agenda include an overview of the law, current status, municipal planning options, phase-in dates, workplace ramifications, and other aspects.

Recommendation: None – informational only; however, if two or more Board of Health members wish to attend, we will need to post an agenda in accordance with the Open Meeting Law.