

Administrator's Report
Board of Health Meeting of May 22, 2008

Report covers from May 8 to 21, 2008

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

A. Appointments – Informational Only

Rice, RE: 34 Lakeshore Dr., Map 4, Lot 34 building permit application

Mill River Consulting, RE: 241 John Wise septic (tight tank) design. The designer would like to explain the plan and address any questions/concerns the Board may have.

B. Agreement to Connect to Municipal Sanitary Sewer

None

C. Inspection Report Reviews

None

D. Soil Evaluations / Waiver Explorations

(1) Low's Island, Low's Island Realty Trust, Map 23, Lot 5

I witnessed a groundwater determination hole on this property to determine high groundwater for the design of a tight tank for seasonal use of the building.

Recommendation: None. Informational only.

E. Septic System Design Plan Reviews

(1) 241 John Wise Ave., Ahern, Map 21, Lot 1*

I reviewed the tight tank design for this property. This is the old lobster shack, which is in the process of being purchased by Ms. Ahern, who wants to convert it to an ice cream stand. Because there are no records of the approved design flow for this property, DEP agreed to allow the minimum retail space flow of 200 GPD. This Board did approve the previously submitted actual water flows from 2 comparable ice cream stands (sale only; no manufacture or seating). These flows were submitted to prove that the actual usage for the proposed use (multiplied by 2), for which Title 5 does not have a designated flow, is within the allowed property flow.

The original submission, dated May 7, 2008, needs the following changes/additions-

1. A Variance to 15.211 (2) must be requested to allow the installation of a septic system (tight tank) within zone 1 of a public water supply.
2. The designer's certification statement is missing from the plan.
3. All non-leach lines must be tested for water tightness if within 6" of the estimated seasonal high groundwater table.
4. Because kitchen flow and black & grey water will flow into the tight tank, the pumping contract should note that the pumping is for a combined flow – this is necessary because it may need to be handled differently at the treatment plant than pure domestic waste.

Points 2-4 are minor and expected to be corrected & reviewed prior to the meeting. The applicant is also requesting a local upgrade approval (LUA) to reduce the setback between the tight tank & wetlands from 25' required to 20' provided. The variance request to construct a system within a zone 1 of a public well requires notification of the abutters a minimum of 10 days prior to the hearing – the Board will have to wait until the next meeting to act on this. Approval of the tight tank, comparable sewer flow, and variance to the well setback will all need DEP approval in addition to local Board approval. Additionally, the applicant is still working with DEP on approval of a public water source for the property.

*Recommendation: I recommend that the plan, **dated 5-7-08** be disapproved for reasons 1-4 above.*

*At the required public hearing, scheduled for the next BOH meeting on June 5, my recommendation is to grant both the LUA & variance requests and approve the revised plan, **designed 5-7-08 & revised 5-20-08**. This is a very restricted lot. The proposed tight tank is an improvement over the existing cesspool, which is located in the water table.*

(2) 1 Arielle Lane, Lee, Map 47, Lot 8 *

I have reviewed the submitted vent detail for this existing system. This venting is required by the BOH as a result of 9-13-07 Title 5 inspection performed on this system and the observed cemented material covering at least part of the sas that was discovered during that inspection. This is a simple plan of the proposed vent components, which I feel is sufficient to comply with the BOH requirement & give the installer a guide to follow.

*Recommendation: I recommend approval of this submitted vent detail plan, **dated 5-20-08**.*

F. Building Permit Applications & Occupancy Permits

(1) 34 Lakeshore Dr., Rice, Map 4, Lot 34 *

WE received a building permit application for the above property for a "10' X 32'5 wood deck with stair leading from the grade to the deck and from the deck to

the second floor.” This deck is proposed for the lakeside (rear) side of the house. The 2005 replacement system is located in the front of the house. The proposed deck will not interfere with, nor increase design flow to, the existing septic system.

*Recommendation: I recommend endorsement of this **undated** application.*

(2) 18R County Rd., LaPointe, Map 31, Lot 18 *

We received an application for this property to “remove broken down above ground pool, build 16.5’ X 23’ master bedroom addition of right rear of existing house.” This existing 3 bedroom house has a 1995 4 bedroom septic system & a 2005 (passed) Title 5 inspection. The existing septic system is in the front of the house & the bedroom proposed in the rear, so there is no interference with the septic system components.

Recommendation: Because this is an increase in bedroom count (the existing third bedroom is being relabeled as an office, but I would still classify it as a bedroom), I recommend a new title 5 inspection, only to confirm that the system is still functioning because the system is already designed to accept the proposed 4 bedroom flow.

(3) 18 Choate St., Ramsdell, Map 17, Lot 12 *

We received an application for this property for “putting on farmers porch, roof (replacing existing) + windows.” The porch will be on the front of the house. The septic system is to the rear. There is no interference with the septic system components and no increase in design flow.

*Recommendation: I recommend endorsement of this **undated** application.*

G. Septic System Installations

None

H. Well Water Supply Certificates

None

I. Meetings Attended (for information only)

(1) ICS 300

I completed the final day of this training & took and passed the certification exam.

(2) Education Group Meeting

We discussed the upcoming fall training schedules and the role & measures this group will play in achieving the goals outlines in the recent flu pandemic tabletop exercise after action report.

J. Complaints

(1) 202 Western Avenue, Foss & Reed, Map 8, Lot 45*

The DPW notified us that they received a complaint of heavy septic odor & visible overflow at 202 Western Avenue. I inspected & found no one home at the time. I did not notice an odor on the street, however, a sewage odor was notable & leachate visible in the side (driveway) part of the property. It appears that the septic tank was overflowing into the yard.

Recommendation: I issued an Enforcement Order on 5-16, mandating the owners pump immediately, connect to the public sewer within 30 days of receipt of the notice and keep the septic tank pumped as necessary to prevent additional overflow prior to connection to the public sewer. I did this to start corrective action immediately, rather than wait another week for the Board meeting. I recommend retroactive approval of this order.

(2) 9 Southern Ave., Allen, Map 38, Lot 2

We received a complaint from a neighbor of Mr. Allen's regarding the noxious smoke emitted from Mr. Allen's chimney. I spoke to Mr. March. He stated that Mr. Allen is no longer burning, because of the change in season. He does have pictures of the descending smoke plume which he took from when Allen was burning. I asked that he contact me if Allen does use the stove & I will get there asap to verify. I asked Town Counsel's opinion on this & he agrees that it is best to wait to personally observe the situation & make a judgment at that time.

Recommendation: None at this time. I expect we will readdress this when heating season starts again.

(3) No Address Given, Tenant

We received a complaint from a tenant in town that a skunk had sprayed in the crawl space under her unit. The landlord had the area treated. The tenant had been out of her unit for 4 weeks & returned to find a number of dead flies in the kitchen. She was inquiring of her rights and did not want to give the address yet. I returned her call & left a message on her voicemail, but as of this writing, had not heard back from her.

Recommendation: None at this time. Informational only.

K. Hazards Abated Via Enforcement Orders

(1) 202 Western Avenue, Foss & Reed, Map 8, Lot 45

As of this past Wed, (5-21), this property was in the process of connecting to the public sewer, as mandated in the 5-16 Enforcement Order.

Recommendation: None, informational only.

L. Reportable Diseases

(1) Lyme Disease

We received notification of a case of lyme disease in a male resident.

Recommendation: None Informational Only

M. Other Issues

(1) 46-48 Island Rd. Hardy's Farm

Demolition of the chicken coop building(s) started on Monday. We received a number of complaints and questions from the neighbors. Monday was a windy day & neither I nor the people on site thought the wind was blowing toward neighbor's houses, the neighbors thought it was. The demo was stopped several hours early because of this. No building demolition was performed on Tuesday because the wind did appear to be blowing toward the neighbor's houses.

Recommendation: None. Informational only.

(2) Summer Intern

I met with our new summer intern, Linda Haskell. She will start with us on Wed, June 4 & will plan to work full days every other Wed, as well as attend at least 1 Board meeting, some evening trainings, and some Emergency Prep trainings, as well as do any off site work/investigation we ask of her. She is required to put in 56 hours for her internship, but has offered to do more if we want. She seems impressive & I think she will work out well.

Recommendation: None. Informational only.

(3) Beavers*

We received a complaint from Mr. Clark of 84 Choate St. (M 16, L 19), regarding flooding on his property caused by beavers. Mr. Clark has had problems with beavers in the past & has already installed 2 beaver deceivers. Apparently the beaver population is multiplying & they are expanding their territory. I inspected Mr. Clark's yard & confirmed much flooding over what was his lawn & tree area (see photos). Mr. Clark is requesting an emergency permit to remove the Beavers &/or breach the dam. The BOH is allowed to issue an emergency permit to

alleviate the threat for specific reasons, including “flooding of residential lands which the municipal Board of Health, its Chair or agent or the state or federal department of health has determined a threat to human health and safety exists”. The DPH guidance document also states that if the problem is mosquitoes in the wetland, the BOH can determine a threat to public health & safety, but it may be prudent to deny the application & have the applicant work with the Dept. of Fisheries & Wildlife on a water flow device.

My recommendation to the Board was going to be to issue a 10 day emergency permit, based on the potential for mosquito breeding & the associated diseases (WNV, EEE) they carry. Mr. Clark has already installed beaver deceivers & although they are working, the population apparently is expanding, as is their territory. Mr. Clark informed me a couple of days after my inspection that when he got up in the am, the water had receded on his property. He didn't know why. The dam was likely breeched downstream, and several days later Mr. Clark phoned to say that the water was again inundating his yard.

Recommendation: I recommend that the 10 day emergency permit be issued because this will be an ongoing problem & can lead to serious mosquito breeding issues. Mr. Clark has already received permission from the Conservation Commission to proceed.

(4) Beach Testing*

I found out Wed afternoon that the DPH marine beach water lab testing grant has been given to Bio Marine in Gloucester. The state will pay for marine testing charges starting the week of June 2. We will still be responsible for fresh water testing charges. Because payment will start the week of June 2, water and air temps have been cool (water in the low 40's), and my schedule next week; I am requesting to start summer sampling the week of June 2.

Recommendation: Discussion & approval of a water sampling start week of June 2.

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

(1) Red Barrel

The Red Barrel finished their sewer connection & septic abandonment, so they were allowed to reopen after a pre-opening inspection. I did find some violations when I inspected. Some were corrected at that time & others should be corrected before my reinspection. I did give her permission to reopen, emailed the Board & notified the Police Dept that they could reopen.

Recommendation: None. Informational only.

(2)JR's Restaurant

I performed a pre-opening inspection of JR's new ice cream stand. It is connected to the kitchen area and will share ware washing and refrigeration with the restaurant. The area is still being prepped for opening, but looks like a good (although tight working) set up. I gave him the OK to open this weekend & will re-inspect next week, when they are operational.

Recommendation: None. Informational only.

(3) Woodman's

I performed a pre-opening inspection of Woodman's new ice cream stand. It is connected to the retail building area and has its own ware washing and small refrigeration unit. It will have daily warewashing performed at the main restaurant. The area is still being prepped for opening, but looks like a good (although also tight working) set up. I gave him the OK to open this weekend & will re-inspect next week, when they are operational.

Recommendation: None. Informational only.

(4) 25 Centennial Grove Rd., Symmes, Map 8, Lot 50

The Building Inspector (Bill Sanborn), Mr. Keith Symmes, & met on the property to view clean up progress and prioritize the next steps. Much of the heavy construction equipment has been removed. Mr. Symmes stated that he plans to use the remaining equipment in the renovations of the existing third house on the property. Much progress has been made, and much remains to be done. We left with the understanding that priorities would be removal of items in the wetlands & buffer area, properly store and secure pressurized gas tanks, remove all unused tires that are not in good condition or will not fit an operational vehicle on premises, and remove all vehicle engines and other unused vehicle parts.

Mr. Symmes will continue & keep us posted on progress.

Recommendation: None. Informational only.