

Acton Board of Health

Room 126, Acton Town Hall  
Acton, MA 01720

January 12, 2015

Members Present: Michael Kreuze -Chairman, William McInnis, Dr. William Taylor, Joanne Bissetta and Mark Conoby

Staff Present: Sheryl Ball-Health Agent  
Weiyuan Sun-Administration

Other Present: Steven Magnuson, Jason Rohaly, Marta Georglas, George Georglas, John Flannery and Peggy Mikkola

The meeting was called to order at 7:34 p.m.

**Minutes**

On a motion made by Ms. Bissetta, seconded by Mr. McInnis, the Board unanimously voted to approve the Board of Health minutes dated December 8, 2014 as amended.

**26 Blackhorse Drive-Title V**

The Health Department received three official Title V inspections for the property located at 26 Blackhorse Drive. According to Health department records the system is original, approximately 46 years old and is 4 bedrooms with a 1,000 gallon septic tank and 1000 sq.ft. of leaching. The property has been unoccupied since 9/14/2014.

The initial T5 inspection was conducted on 12/11/2014 by Jason Gauthier, ABC Cesspool. The report indicated failure due to a backup of sewage into the facility or system component as overloaded or clogged SAS and the static liquid level in the distribution box (D-Box) was above the outlet.

The second inspection was conducted on 12/18/2014 by John Flannery. The report specified conditional pass stating that roots are infiltrating the D-Box. The roots must be removed as well as replace D-box. Also, a sign of carryover was noted. In addition, the center cover of the septic tank is broken and outlet T's need to be re-cemented as well.

The third inspection was conducted on 1/2/2015 by Steven Magnuson. The report specified conditional pass. The report stated that the D-Box is level with some sludge and that it needed to be replaced with roots removed from the line. In addition, this report was the only one who indicated that system received normal water flows in the last two weeks.

The home owner, Mr. Rohaly and two inspectors Mr. Flannery and Mr. Magnuson were present and both felt strongly that this system was a conditional pass. They both stated options for fixing for the system which included a D Box replacement and root removal from the lines. After discussion the board requested that the Health Department contact DEP for guidance.

On a motion made by Mr. Conoby, seconded by Mr. McInnis, the Board of Health unanimously voted to contact DEP for guidance and would like continue this issue to the next meeting.

**Policy Approval- Pre-Housing Inspections**

The Health Department has been contacted to conduct pre- rental inspections from landlords of their units prior to tenant occupancy. The Health Department seeks Board approval for this program that will benefit the landlord, tenant and community. The Board agreed to this program but asked that an inspection checklist be made along with stating that the unit met the requirements of the housing code at the time of inspection only. On a motion made by Mr. McInnis, seconded by Ms. Bissetta, the Board of Health unanimously voted to recommend the Pre-Housing Inspection program with a fee of \$80 to the Board of Selectmen.

**Adjournment**

On a motion made by Mr. Conoby, seconded by Dr. Taylor, the Board voted to adjourn at 8:34P.M.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'W. Sun', written over a horizontal line.

Weiyuan Sun  
Acton Board of Health

A handwritten signature in black ink, appearing to be 'Michael Kreuze', written over a horizontal line.

Michael Kreuze -Chairman  
Acton Board of Health