



# CITY OF GLOUCESTER



**Public Health**  
Prevent. Promote. Protect.

## Gloucester Board of Health Septic Review Subcommittee REVISED AGENDA

December 6, 2022 at 8:30 AM

**Harbor Master's Meeting Room  
19 Harbor Loop #2  
Gloucester, MA 01930**

Persons who wish to do so are invited to view the meeting remotely.  
Link to Join remotely: <https://gloucester-ma-gov.zoom.us/j/85046154456>  
Telephone: 1-301-715-8592 Webinar ID: 850 4615 4456  
For instructions and guidance on joining meeting remotely, please visit  
<http://gloucester-ma.gov/remote-public-meetings>

NOV 29 PM 12:20  
CITY CLERK  
GLOUCESTER, MA

**8:30 AM: Call the meeting to order.** *When one or more Committee members are remote, votes will be taken by roll call vote.*

1. Introduction of Board and Committee Members and Health Department staff present
2. The Sub-Committee will review the following plans with variance requests. Plans are available for view at:  
[https://drive.google.com/drive/folders/1-9GmBEVt4LCZIX7EPZzTtaLsJF01kF8K?usp=share\\_link](https://drive.google.com/drive/folders/1-9GmBEVt4LCZIX7EPZzTtaLsJF01kF8K?usp=share_link)

**58 Laurel Street (Map 213 Lot 56) Property owned by Renee Taylor and represented by Dan Ottenheimer, Mill River Consulting**

### Title 5 Variances:

- To reduce the required setback from a soil absorption system to a property line from 10' to 0' (310 CMR 15.211).
- To reduce the required setback from a septic tank to a property line from 10' to 4' (310 CMR 15.211).
- To reduce the required setback from a soil absorption system to a wetland from 50' to 24' (primary) 11' (reserve) (310 CMR 15.211).
- To reduce the required setback from a tank to a wetland from 50' to 11' (310 CMR 15.211).
- To reduce the size of an overdig around the soil absorption system from 5' to 0' (310 CMR 15.255(5)).

### Gloucester Board of Health Onsite Wastewater Regulation Variances:

- To reduce the required setback from a soil absorption system to a wetland from 100' to 24' (primary) 11' (reserve) (Gloucester Board of Health Onsite Wastewater Regulation, Section 2.1).

- To reduce the required setback from a tank to a wetland from 100' to 11' (Gloucester Board of Health Onsite Wastewater Regulation, Section 2.1).
- To reduce the required setback from a soil absorption system to a habitable space from 20' to 10' (Gloucester Board of Health Onsite Wastewater Regulation, Section 2.1).

**46 Atlantic Ave (Map 257, Lot 167), prepared for Francis Goodhue, presented by John Judd, Gateway Consultants.**

Variance Requests for new construction septic system plan:

- 310 CMR 15.211 requires 50 feet between a coastal dune and a leaching facility and 25 feet between a coastal dune and a septic tank.
- The GOSWR requires 200 feet between a leaching facility and coastal dune and 100 feet between a septic tank and coastal dune. The entire site is situated within a secondary coastal dune, so 0' setbacks are requested.

**18R Bungalow Road (Map 257, Lot 64), prepared for Marcia Sassoon, represented by Dan Johnson, Domestic Septic Design, Inc.**

Variance Requested to Title 5: to reduce the distance between the bottom of the leaching area to the ESHWT from 5' to 4' using an alternative technology (Waterloo Biofilter, Model 550) within a Coastal Resource Area.

Variance Requested to Gloucester BOH Regulations: to allow the proposed septic system be installed within 200' of a Coastal Resource Area (Primary and Secondary Dunes). The entire site is situated within a Coastal Resource Area.

**605 Western Ave (Map 199, Lot 12), prepared for Michael Hayes, represented by John Judd, Gateway Consultants, Inc.**

Variances Requested:

- 310 CMR 15.211 requires 50 feet between a wetland and a leaching facility and 25 feet between a wetland and a septic tank. The GOSWR requires 100 feet between a leaching facility and wetland and 100 feet between a septic tank and wetland. The attached plan proposes 50 feet between a wetland and the leaching facility with 50 feet between a wetland and the tanks.
- 310 CMR requires a percolation test within the disposal area; however a textural analysis is requested and allowed under 15.405 (1) i when existing soil is saturated.
- 50% reduction in the required leaching area is requested, as allowed under the DEP Remedial Use Approval Certification for the proposed Effluent Treatment Device.

**77 Eastern Point Blvd (Map 136, Lot 9) - prepared for George Parkhurst, presented by John Judd, Gateway Consultants**

Variance Requests

- 310 CMR 15.00 requires a 4 foot vertical separation between the ESHWT and the bottom of a proposed leaching facility (2 feet is proposed with Singulair effluent treatment and pressurized effluent distribution of leaching facility).
- A reduction in the required 2 feet of naturally occurring pervious material (NOPM) is requested, as allowed under the DEP Remedial Use Approval Certification for the proposed Singulair Effluent Treatment Device (1.2' of NOPM provided).

- The Gloucester On-Site Wastewater Regulations (GOSWR) require 200 feet between a coastal resource area and a leaching facility and 50 feet between coastal resource area and tanks. The attached plan proposes 50 feet between the coastal bank and the leaching facility and 10 feet between coastal bank and tanks.

Local Upgrade Approval Requests

- 310 CMR 15.00 requires a 20 foot separation between a leaching facility and a foundation (13 feet provided).
- A percolation test is required in a septic disposal area unless a soil textural analysis is provided with permission from Board of Health (Textural Analysis provided)

Remedial Special Conditions for I/A Treatment Device

- 50% Reduction in required leaching area allowed with effluent treatment device as proposed

**117 Concord Street (Map 242, Lots 142 and 156), prepared for George Parkhurst, presented by John Judd, Gateway Consultants**

Variances Requested:

- Gloucester On-Site Wastewater Regulations (GOSWR): 200 feet required between a coastal resource area and a leaching facility (145 feet between the marsh and the leaching proposed)
- 310 CMR 15.00 requires a 5 foot vertical separation between the ESHWT and the bottom of the proposed leaching facility (between 3 and 5 feet is proposed with Presby Sand Filter).
- A reduction in the required 48 inches of naturally occurring pervious material is requested, as allowed under the DEP Remedial Use Approval Certification for the proposed Presby Enviro Septic Field (28" NOPM provided).

3. ADJOURN

NOTE: Order of agenda may be modified at Board's discretion



# CITY OF GLOUCESTER

Gloucester Board of Health  
Septic Review Subcommittee AGENDA  
December 6, 2022 at 8:30 AM  
Harbor Master's Meeting Room  
19 Harbor Loop  
Gloucester, Ma 01930  
HYBRID MEETING on Zoom



**Public Health**  
Prevent. Promote. Protect.

Please click the link below to join the webinar:

<https://gloucester-ma-gov.zoom.us/j/85046154456>

Mobile :1-301-715-8592

Telephone: 1-301-715 -8592

Webinar ID: 850 4615 4456

2022 NOV 28 PM 2:50  
CITY OF GLOUCESTER, MA

## 1. Introduction of Board Members and Health Department staff present

The Sub-Committee will review the following plans with variance requests.

Plans are available for view at: [https://drive.google.com/drive/folders/1-9GmBEVt4LCZIX7EPZzTtaLsJF01kF8K?usp=share\\_link](https://drive.google.com/drive/folders/1-9GmBEVt4LCZIX7EPZzTtaLsJF01kF8K?usp=share_link)

**58 Laurel Street (Map 213 Lot 56) Property owned by Renee Taylor and represented by Dan Ottenheimer, Mill River Consulting**

### Title 5 Variances:

- To reduce the required setback from a soil absorption system to a property line from 10' to 0' (310 CMR 15.211).
- To reduce the required setback from a septic tank to a property line from 10' to 4' (310 CMR 15.211).
- To reduce the required setback from a soil absorption system to a wetland from 50' to 24' (primary) 11' (reserve) (310 CMR 15.211).
- To reduce the required setback from a tank to a wetland from 50' to 11' (310 CMR 15.211).
- To reduce the size of an overdig around the soil absorption system from 5' to 0' (310 CMR 15.255(5)).

### Gloucester Board of Health Onsite Wastewater Regulation Variances:

- To reduce the required setback from a soil absorption system to a wetland from 100' to 24' (primary) 11' (reserve) (Gloucester Board of Health Onsite Wastewater Regulation, Section 2.1).
- To reduce the required setback from a tank to a wetland from 100' to 11' (Gloucester Board of Health Onsite Wastewater Regulation, Section 2.1).
- To reduce the required setback from a soil absorption system to a habitable space from 20' to 10' (Gloucester Board of Health Onsite Wastewater Regulation, Section 2.1).

**46 Atlantic Ave (Map 257, Lot 167), prepared for Francis Goodhue, presented by John Judd, Gateway Consultants.**

Variance Requests for new construction septic system plan:

- 310 CMR 15.211 requires 50 feet between a coastal dune and a leaching facility and 25 feet between a coastal dune and a septic tank.
- The GOSWR requires 200 feet between a leaching facility and coastal dune and 100 feet between a septic tank and coastal dune. The entire site is situated within a secondary coastal dune, so 0' setbacks are requested.

**18R Bungalow Road (Map 257, Lot 64), prepared for Marcia Sassoon, represented by Dan Johnson, Domestic Septic Design, Inc.**

Variance Requested to Title 5: to reduce the distance between the bottom of the leaching area to the ESHWT from 5' to 4' using an alternative technology (Waterloo Biofilter, Model 550) within a Coastal Resource Area.

Variance Requested to Gloucester BOH Regulations: to allow the proposed septic system be installed within 200' of a Coastal Resource Area (Primary and Secondary Dunes). The entire site is situated within a Coastal Resource Area.

**605 Western Ave (Map 199, Lot 12), prepared for Michael Hayes, represented by John Judd, Gateway Consultants, Inc.**

Variances Requested:

- 310 CMR 15.211 requires 50 feet between a wetland and a leaching facility and 25 feet between a wetland and a septic tank. The GOSWR requires 100 feet between a leaching facility and wetland and 100 feet between a septic tank and wetland. The attached plan proposes 50 feet between a wetland and the leaching facility with 50 feet between a wetland and the tanks.
- 310 CMR requires a percolation test within the disposal area; however a textural analysis is requested and allowed under 15.405 (1) i when existing soil is saturated.
- 50% reduction in the required leaching area is requested, as allowed under the DEP Remedial Use Approval Certification for the proposed Effluent Treatment Device.

**77 Eastern Point Blvd (Map 136, Lot 9) - prepared for George Parkhurst, presented by John Judd, Gateway Consultants**

Variance Requests

- 310 CMR 15.00 requires a 4 foot vertical separation between the ESHWT and the bottom of a proposed leaching facility (2 feet is proposed with Singulair effluent treatment and pressurized effluent distribution of leaching facility).

- A reduction in the required 2 feet of naturally occurring pervious material (NOPM) is requested, as allowed under the DEP Remedial Use Approval Certification for the proposed Singlair Effluent Treatment Device (1.2' of NOPM provided).
- The Gloucester On-Site Wastewater Regulations (GOSWR) require 200 feet between a coastal resource area and a leaching facility and 50 feet between coastal resource area and tanks. The attached plan proposes 50 feet between the coastal bank and the leaching facility and 10 feet between coastal bank and tanks.

Local Upgrade Approval Requests

- 310 CMR 15.00 requires a 20 foot separation between a leaching facility and a foundation (13 feet provided).
- A percolation test is required in a septic disposal area unless a soil textural analysis is provided with permission from Board of Health (Textural Analysis provided)

Remedial Special Conditions for I/A Treatment Device

- 50% Reduction in required leaching area allowed with effluent treatment device as proposed

**117 Concord Street (Map 242, Lots 142 and 156), prepared for George Parkhurst, presented by John Judd, Gateway Consultants**

Variations Requested:

- Gloucester On-Site Wastewater Regulations (GOSWR): 200 feet required between a coastal resource area and a leaching facility (145 feet between the marsh and the leaching proposed)
- 310 CMR 15.00 requires a 5 foot vertical separation between the ESHWT and the bottom of the proposed leaching facility (between 3 and 5 feet is proposed with Presby Sand Filter).
- A reduction in the required 48 inches of naturally occurring pervious material is requested, as allowed under the DEP Remedial Use Approval Certification for the proposed Presby Enviro Septic Field (28" NOPM provided).

**Consistent with Ch. 107 of the Acts of 2022, this meeting will be conducted by remote participation. The public may not physically attend this meeting but every effort will be made to allow the public to view and listen to the meeting in real-time and participate when necessary.**

**Additionally, all votes taken by the Board of Health during this and future remote meetings will be by roll call vote. If you are calling in on a phone you can press Star 9 (\*9) to request to speak.**

**If you are watching on a computer or device, there is a “raised hand” button that you can tap or press to request to speak. Please use either of these options during oral communications to be recognized to speak.**