

Board of Health Standard Conditions 2-1-17

1. All work shall conform to the site plan entitled “name of plan” dated “...”, prepared by “...” for “...” (.. sheets). If the site plan should be revised, it shall be resubmitted to the Board of Health for further review and approval.
2. Prior to commencement of construction, a “Stormwater Declaration of Covenant” shall be executed by the owner, subject to the approval of the Board of Health and recorded with the Norfolk County Registry of Deeds, to assure the continuous and perpetual maintenance and the operation of the stormwater management system, will be the responsibility of the owner(s) of the property. The Covenant will “run with the land” and be enforceable by the Town of Plainville. **Optional language, This Covenant shall expire upon the Town of Plainville accepting as public ways, name streets, as shown on the above referenced plans.**
3. On or before February 1 of each year, the owner shall submit to the Board of Health, copies of the stormwater systems operation and maintenance logs for the previous calendar year. Such report, at a minimum, shall describe the dates of inspections and type of maintenance (and repair if necessary) performed during the previous calendar year.
4. A pre-construction meeting shall be held with the Board of Health’s peer review engineer prior to start of construction. The Board may require the services of a peer review engineer to inspect portions of the work both during and after construction. The costs for these inspections shall be borne by the Applicant. Based on the results of the pre-construction conference, a review deposit may be required from the Applicant at that time, but failure to require a deposit at that time shall not preclude the Board from requiring a deposit at a later date if it deems additional inspections are needed. Upon a mutual agreement with the Planning Board, the Board of Health may allow the pre-construction meeting and inspections to be conducted in conjunction with the Planning Board.
5. Prior to the commencement of construction, a copy of the project Storm Water Pollution Prevention Plan (SWPPP) for the plans as described above shall be submitted to the Board of Health for review.
6. Prior to the commencement of construction, a copy of the filing of the NPDES Notice of Intent shall be submitted to the Board of Health and a copy of the NPDES Notice of termination shall be submitted to the Board of Health at the completion of the project.
7. Prior to Board of Health approval of the constructed stormwater management system, an as-built plan shall be prepared by a Registered Engineer, who shall certify that the drainage structures shown thereon have been constructed in accordance with the approved plan and the Board of Health and town regulations. Such plan shall be submitted to the Board of Health for review and approval prior to the issuance of an occupancy permit.
8. This permit shall expire 3 years after the date of endorsement unless the project is commenced within the three years and diligently prosecuted. If the project does not commence within the three years, the applicant may apply for one year extensions, up to three years maximum. Any application for an extension of time must be received by the Board of Health prior to the expiration of the permit.

Board of Health Standard Conditions

GENERAL CONDITIONS

1. Off-site surface water runoff shall not result in flow channelization without approval of the Board of Health and the written consent of all owners of all the land affected, in the form of a permanent grant of easement, recorded at the Registry of Deeds.

SEPTIC SYSTEMS

1. The on-site sanitary disposal system shall conform to the regulations of the Code of the Town of Plainville, Division 5: Board of Health Regulations, Chapter 767, Wastewater Disposal Systems, Section 747, along with all applicable state and federal regulations. A Certificate of Compliance for the sanitary disposal system has been issued stating the maximum design flow for the system is (XXXXX) gallons per day.

Since the actual use or purpose of the facilities have not been finalized, any Board of Health approval for the on-site sanitary disposal system will be subject to the condition that the design flow, as determined by the specific flow capacity in Title 5, not be exceeded. Each proposed building occupancy and specific use must be submitted to the Plainville Board of Health for review and approval of the sanitary waste flow based upon an assessment of data to be submitted with each application addressing waste flow volume and character of the waste stream. The design flow will have to be established on a case by case basis, with review and approval of any occupancy or use of the building by the Plainville Board of Health and must meet the requirements of 310 CMR 15.000, State Environmental Code, Title 5, 15.010: Division and Aggregation of Facilities and 15.011: Criteria to Assess Whether Facilities are in Separate Ownership or Control.

2. The on-site sanitary disposal system shall conform to the regulations of the Code of the Town of Plainville, Division 5: Board of Health Regulations, Chapter 767, Wastewater Disposal Systems, Section 747-14, Special Industrial and Commercial Requirements. For industrial or commercial projects or for any other project except for construction of single- and two-family dwellings, as well as any industrial or commercial operations conducted on residential dwelling property of any size, and also to any hobbyist operation which utilizes materials on the Massachusetts Substance List, septic tanks serving any such facilities shall have the contents of the septic tank serving the facility sampled and tested on an annual basis for volatile organic compounds (EPA 624 or equivalent) and pH, as well as any other parameters required by the BOH on a case-by-case basis, including but not limited to hydrocarbons, heavy metals, pesticides, semi-volatile organics, and nonvolatile organics. The sampling shall be performed and the results submitted to the BOH without having to be requested. The sample shall be taken in the time period of March, April, or May of each year and the results submitted to the BOH prior to July 1. No floor drains from such facilities, except those serving only sanitary facilities, shall be discharged to an OSDS.

FLOOR DRAINS

3. All floor drains, except as serving only sanitary facilities shall be discharged to a tight collection tank and taken away by a licensed waste hauler. Such floor drains shall not be discharged to any septic system, dry well, or other surface or subsurface discharge point. Prior to issuance of an occupancy permit, the applicant shall submit a copy of Massachusetts Department of Environmental Protection (MA DEP) Form DEP-1 (a DEP-required compliance certification requirement) for the industrial wastewater holding tank. Construction of the industrial wastewater holding tank shall comply with MA DEP requirements, including 314 CMR 18.00.