



# MANCHESTER-BY-THE-SEA

## BOARD OF HEALTH

TOWN HALL - 10 CENTRAL STREET

Manchester-by-the-Sea, Massachusetts 01944-1399

Telephone (978) 526-7385

FAX (978) 526-2009

January 23, 2024

MIRAMAR TRUST WILLIAM S. BONAC,  
c/o Edward Kettenbach  
15 Old Neck Road  
Manchester-by-the-Sea, MA 01944

### NOTIFICATION TO OWNER

Receipt on 1/23/2024 of the Title 5 Inspection Report amendments for the onsite sewage disposal system at:

Property Address: **15 OLD NECK ROAD, MANCHESTER-BY-THE-SEA**  
Property Owner: MIRAMAR TRUST WILLIAM S. BONAC,  
c/o BONACCORSO & ASSOCIATES

Licensed Title 5 Inspector: Benjamin Prescott, D.F. Clark Inc. SI# 13851

The Title 5 Inspection Report dated: 11/7/2023  
Amended Report Page 8 and Page 14 received on 1/23/2024

The Title 5 Inspection Report states the system **PASSES**.

NOTE: Received documentation of the cesspool being pumped on 1/3/2024.  
Received documentation that a plumber removed the garbage grinder on 1/11/2024

The Board of Health DID NOT find the septic system, as it is now used, to constitute a danger to the public health and subsequently did not order its repair/replacement at this time.

Reviewing Board of Health Agent:

  
Wendy Hansbury RS, Public Health Director

THIS INSPECTION reflects the **present** condition of the sanitary disposal system and is not any guarantee as to the life or future condition of said system. A passing Title 5 Inspection Report with pump receipts for three years within each calendar year may be used for sale of property. (Explanation: If there is a potential that your home will be sold within three years, you MUST have the septic tank pumped once a year, within a year of the date of the approved Title 5 Inspection Report for each of the three years. This allows the sale to occur with the use of the pumping reports and annual receipts abates the need for a "Title 5 System Inspection" for a property transfer within three years of the passing inspection, otherwise a passing Title 5 Inspection Report is only good for two years.)



# Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

RECEIVED  
JAN 23 2024  
BOARD OF HEALTH

15 Old Neck Road

Property Address

Miramar Trust

Owner's Name

Manchester-by-the-Sea

City/Town

MA

State

01944

Zip Code

November 7, 2023

Date of Inspection

Owner information is required for every page.

## D. System Information (cont.)

Revised

### 2. Commercial/Industrial Flow Conditions:

Type of Establishment: \_\_\_\_\_

Design flow (based on 310 CMR 15.203): \_\_\_\_\_

Gallons per day (gpd)

Basis of design flow (seats/persons/sq.ft., etc.): \_\_\_\_\_

Grease trap present?

Yes  No

Water treatment unit present?

Yes  No

If yes, discharges to: \_\_\_\_\_

Industrial waste holding tank present?

Yes  No

Non-sanitary waste discharged to the Title 5 system?

Yes  No

Water meter readings, if available: \_\_\_\_\_

Last date of occupancy/use: \_\_\_\_\_

Date

Other (describe below):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 3. Pumping Records:

Source of information:

The system was last pumped in 2012, per the home owner. There is no information on file at the BOH

Was system pumped as part of the inspection?

Yes  No

If yes, volume pumped:

1800 gallons

How was quantity pumped determined?

Gauge on truck

Reason for pumping:

The Cesspool was pumped as required by 310 CMR 15.000 on January 3, 2024



Commonwealth of Massachusetts  
**Title 5 Official Inspection Form**  
 Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner information is required for every page.

15 Old Neck Road  
 Property Address  
 Miramar Trust  
 Owner's Name  
 Manchester-by-the-Sea MA 01944 November 7, 2023  
 City/Town State Zip Code Date of Inspection

**D. System Information (cont.)**

Revised

11. **Soil Absorption System (SAS) (cont.)**

Comments (note condition of soil, signs of hydraulic failure, level of ponding, damp soil, condition of vegetation, etc.):

---

---

---

---

---

---

12. **Cesspools** (cesspool must be pumped as part of inspection) (locate on site plan):

Number and configuration	One (1)
Depth – top of liquid to inlet invert	90"
Depth of solids layer	12"
Depth of scum layer	N/A
Dimensions of cesspool	10' Diameter x 8.5' Deep
Materials of construction	Fieldstone and Red Brick
Indication of groundwater inflow	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments (note condition of soil, signs of hydraulic failure, level of ponding, condition of vegetation, etc.):

The single cesspool measures 10' in diameter and has an effective depth of 8.5'. There are no signs of hydraulic failure or infiltration of groundwater. The bottom of the cesspool is 117" below grade. There is a 32" cast iron cover to grade over the center of the cesspool.

---

---

---



Commonwealth of Massachusetts  
 City/Town of Manchester  
**System Pumping Record**  
 Form 4



DEP has provided this form for use by local Boards of Health. Other forms may be used, but the information must be substantially the same as that provided here. Before using this form, check with your local Board of Health to determine the form they use. The System Pumping Record must be submitted to the local Board of Health or other approving authority within 14 days from the pumping date in accordance with 310 CMR 15.351.

**A. Facility Information**

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. System Location:  
 15 Old Neck Road

Manchester MA 01944  
 City/Town State Zip Code

2. System Owner:  
 Miramar Trust\Edward Kettenbach  
 Name

Address (if different from location)

City/Town State Zip Code

Telephone Number

**B. Pumping Record** Revised

1. Date of Pumping 1/3/24 Date 2. Quantity Pumped: 1,800 Gallons

3. Type of system:  Cesspool(s)  Septic Tank  Tight Tank  Grease Trap  
 Other (describe):

4. Effluent Tee Filter present?  Yes  No If yes, was it cleaned?  Yes  No

5. Condition of System:  
 Condition of cesspool is good.

6. System Pumped By:  
 Joseph Ciluffo W92620: SH-23-2  
 Name Vehicle License Number  
 D.F. Clark, Inc.  
 Company

7. Location where contents were disposed:  
 Ipswich Wastewater Treatment Plant

Signature of Hauler 1/3/24 Date  
 Signature of Receiving Facility Date

RECEIVED  
 JAN 23 2024

BOARD OF HEALTH

# Invoice

## Milne Plumbing and Heating Inc.

P.O. Box 603

Manchester, MA 01944

(978) 526-1751 Fax: (978) 526-8118 MA LIC.#9882

laura@milneph.com

January 19, 2024

██████████ 8652-79148

██████████ JEREMY

██████████ 1/19/2024

██████████ 1/11/2024

████████████████████  
 Katherine & Teddie Kettenback  
 15 Old Neck Rd  
 Manchester, MA 01944

████████████████████  
 Katherine & Teddie Kettenback  
 15 Old Neck Rd  
 Manchester, MA 01944

401-263-9872 WIFE

978-809-7003

401-263-9872 WIFE

978-809-7003

Item Code	Description	Hrs/Qty	Price	Amount
As requested, Milne Plumbing removed garbage disposal, added strainer and straightened pipes.				
	Dearborn 17BN basekt strainer	1.00	38.95 EA	38.95
	Carpentry	1.00	1500.00	1500.00
	1 1/2" PVC P-Trap w/co	1.00	21.30 EA	21.30
	1 1/2" PVC coupling	1.00	3.60 EA	3.60
	1 1/2" PVC trap adapter (Desanco)	1.00	18.60 EA	18.60
	1 1/2" PVC pipe	12.00	4.27 FT	61.24
	Plumbing Labor (Jeremy)	1.00	140.00 HR	140.00

Material	Labor	Subtotal	Total
1633.59	140.00	1773.59	\$1,773.59

All material is guaranteed to be as specified. Milne Plumbing is not responsible for any owner provided fixtures. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees. There is a minimum charge of one hour for all service calls.

Terms: Upon Receipt

Signature \_\_\_\_\_

Date \_\_\_\_\_

THANK YOU FOR YOUR BUSINESS



# D.F. CLARK, INC.

December 4, 2023

Miramar Trust  
c/o Edward Kettenbach  
15 Old Neck Road  
Manchester, MA 01944

RE: 15 Old Neck Road, Manchester

Dear Edward:

Please find enclosed the Subsurface Sewage Disposal System Inspection Report for the above-referenced property. As noted on Part B (Certification) of the report, the system Passes the inspection criteria. The inspection is good for the next two (2) years; you may extend the life of the inspection to three (3) years by having the septic tank pumped annually (before anniversary date of inspection).

Thank you for allowing us to be of service to you on this project. Please contact us if you have any questions regarding this matter.

Sincerely,  
D.F. Clark, Inc.

Benjamin "Jamie" Prescott  
Title 5 Inspector

Enclosure

cc: Manchester Board of Health with review fee  
D.F. Clark, Inc. file





Commonwealth of Massachusetts  
**Title 5 Official Inspection Form**  
 Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner information is required for every page.

15 Old Neck Road  
 Property Address  
 Miramar Trust  
 Owner's Name  
 Manchester-by-the-Sea MA 01944 November 7, 2023  
 City/Town State Zip Code Date of Inspection

Inspection results must be submitted on this form. Inspection forms may not be altered in any way. Please see completeness checklist at the end of the form.

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**A. Inspector Information**

Benjamin "Jamie" Prescott  
 Name of Inspector  
 D.F. Clark, INC.  
 Company Name  
 22 Mitchell Road, PO Box 265  
 Company Address  
 Ipswich MA 01938  
 City/Town State Zip Code  
 (978) 356-5638  
 Telephone Number SI13851  
 License Number

**B. Certification**

I certify that: I am a DEP approved system inspector in full compliance with Section 15.340 of Title 5 (310 CMR 15.000); I have personally inspected the sewage disposal system at the property address listed above; the information reported below is true, accurate and complete as of the time of my inspection; and the inspection was performed based on my training and experience in the proper function and maintenance of on-site sewage disposal systems. After conducting this inspection I have determined that the system:

1.  Passes
2.  Conditionally Passes
3.  Needs Further Evaluation by the Local Approving Authority
4.  Fails

Inspector's Signature

November 7, 2023  
 Date

The system inspector shall submit a copy of this inspection report to the Approving Authority (Board of Health or DEP) within 30 days of completing this inspection. If the system has a design flow of 10,000 gpd or greater, the inspector and the system owner shall submit the report to the appropriate regional office of the DEP. The original form should be sent to the system owner and copies sent to the buyer, if applicable, and the approving authority.

**Please note: This report only describes conditions at the time of inspection and under the conditions of use at that time. This inspection does not address how the system will perform in the future under the same or different conditions of use.**



Commonwealth of Massachusetts

# Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

15 Old Neck Road

Property Address

Miramar Trust

Owner's Name

Manchester-by-the-Sea

City/Town

MA

State

01944

Zip Code

November 7, 2023

Date of Inspection

Owner information is required for every page.

## C. Inspection Summary

Inspection Summary: Complete 1, 2, 3, or 5 and all of 4 and 6.

### 1) System Passes:

I have not found any information which indicates that any of the failure criteria described in 310 CMR 15.303 or in 310 CMR 15.304 exist. Any failure criteria not evaluated are indicated below.

Comments:

The system meets all criteria for a passing Title V inspection as set forth in 310 CMR 15.300

### 2) System Conditionally Passes:

One or more system components as described in the "ConditionalPass" section need to be replaced or repaired. The system, upon completion of the replacement or repair, as approved by the Board of Health, will pass.

Check the box for "yes", "no" or "not determined" (Y, N, ND) for the following statements. If "not determined," please explain.

The septic tank is metal and over 20 years old\*or the septic tank (whether metal or not) is structurally unsound, exhibits substantial infiltration or exfiltration or tank failure is imminent. System will pass inspection if the existing tank is replaced with a complying septic tank as approved by the Board of Health.

\* A metal septic tank will pass inspection if it is structurally sound, not leaking and if a Certificate of Compliance indicating that the tank is less than 20 years old is available.

Y       N       ND (Explain below):



Commonwealth of Massachusetts

# Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

15 Old Neck Road

Property Address

Miramar Trust

Owner's Name

Manchester-by-the-Sea

City/Town

MA  
State

01944  
Zip Code

November 7, 2023  
Date of Inspection

Owner information is required for every page.

## C. Inspection Summary (cont.)

### 2) System Conditionally Passes (cont.):

Pump Chamber pumps/alarms not operational. System will pass with Board of Health approval if pumps/alarms are repaired.

Observation of sewage backup or break out or high static water level in the distribution box due to broken or obstructed pipe(s) or due to a broken, settled or uneven distribution box. System will pass inspection if (with approval of Board of Health):

broken pipe(s) are replaced       Y    N    ND (Explain below):

obstruction is removed       Y    N    ND (Explain below):

distribution box is leveled or replaced       Y    N    ND (Explain below):

The system required pumping more than 4 times a year due to broken or obstructed pipe(s). The system will pass inspection if (with approval of the Board of Health):

broken pipe(s) are replaced       Y    N    ND (Explain below):

obstruction is removed       Y    N    ND (Explain below):

### 3) Further Evaluation is Required by the Board of Health:

Conditions exist which require further evaluation by the Board of Health in order to determine if the system is failing to protect public health, safety or the environment.

**a. System will pass unless Board of Health determines in accordance with 310 CMR 15.303(1)(b) that the system is not functioning in a manner which will protect public health, safety and the environment:**



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

15 Old Neck Road

Property Address

Miramar Trust

Owner's Name

Manchester-by-the-Sea

City/Town

MA
State

01944
Zip Code

November 7, 2023
Date of Inspection

Owner information is required for every page.

C. Inspection Summary (cont.)

- Cesspool or privy is within 50 feet of a surface water
Cesspool or privy is within 50 feet of a bordering vegetated wetland or a salt marsh

b. System will fail unless the Board of Health (and Public Water Supplier, if any) determines that the system is functioning in a manner that protects the public health, safety and environment:

- The system has a septic tank and soil absorption system (SAS) and the SAS is within 100 feet of a surface water supply or tributary to a surface water supply.
The system has a septic tank and SAS and the SAS is within a Zone 1 of a public water supply.
The system has a septic tank and SAS and the SAS is within 50 feet of a private water supply well.
The system has a septic tank and SAS and the SAS is less than 100 feet but 50 feet or more from a private water supply well\*\*.
Method used to determine distance:

\*\* This system passes if the well water analysis, performed at a DEP certified laboratory, for fecal coliform bacteria indicates absent and the presence of ammonia nitrogen and nitrate nitrogen is equal to or less than 5 ppm, provided that no other failure criteria are triggered. A copy of the analysis must be attached to this form.

c. Other:

Blank lines for additional information.

4) System Failure Criteria Applicable to All Systems:

You must indicate "Yes" or "No" to each of the following for all inspections:

- Yes No Backup of sewage into facility or system component due to overloaded or clogged SAS or cesspool
Yes No Discharge or ponding of effluent to the surface of the ground or surface waters due to an overloaded or clogged SAS or cesspool



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

15 Old Neck Road

Property Address

Miramar Trust

Owner's Name

Manchester-by-the-Sea

City/Town

MA

State

01944

Zip Code

November 7, 2023

Date of Inspection

Owner information is required for every page.

C. Inspection Summary (cont.)

4) System Failure Criteria Applicable to All Systems: (cont.)

- Table with 2 columns: Yes, No. Rows include criteria for static liquid level, liquid depth, pumping frequency, and proximity to water supplies.

5) Large Systems: To be considered a large system the system must serve a facility with a design flow of 10,000 gpd to 15,000 gpd.

For large systems, you must indicate either "yes" or "no" to each of the following, in addition to the questions in Section C.4.

- Table with 2 columns: Yes, No. Rows include criteria for proximity to drinking water supply and nitrogen sensitive areas.



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

15 Old Neck Road

Property Address

Miramar Trust

Owner's Name

Manchester-by-the-Sea

City/Town

MA

State

01944

Zip Code

November 7, 2023

Date of Inspection

Owner information is required for every page.

C. Inspection Summary (cont.)

If you have answered "yes" to any question in Section C.5 the system is considered a significant threat, or answered "yes" to any question in Section C.4 above the large system has failed. The owner or operator of any large system considered a significant threat under Section C.5 or failed under Section C.4 shall upgrade the system in accordance with 310 CMR 15.304. The system owner should contact the appropriate regional office of the Department.

6. You must indicate "yes" or "no" for each of the following for all inspections:

- Yes No
Pumping information was provided by the owner, occupant, or Board of Health
Were any of the system components pumped out in the previous two weeks?
Has the system received normal flows in the previous two week period?
Have large volumes of water been introduced to the system recently or as part of this inspection?
Were as built plans of the system obtained and examined? (If they were not available note as N/A)
Was the facility or dwelling inspected for signs of sewage back up?
Was the site inspected for signs of break out?
Were all system components, excluding the SAS, located on site?
Were the septic tank manholes uncovered, opened, and the interior of the tank inspected for the condition of the baffles or tees, material of construction, dimensions, depth of liquid, depth of sludge and depth of scum?
Was the facility owner (and occupants if different from owner) provided with information on the proper maintenance of subsurface sewage disposal systems? The size and location of the Soil Absorption System (SAS) on the site has been determined based on:
Existing information. For example, a plan at the Board of Health.
Determined in the field (if any of the failure criteria related to Part C is at issue approximation of distance is unacceptable) [310 CMR 15.302(5)]



Commonwealth of Massachusetts  
**Title 5 Official Inspection Form**  
 Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner information is required for every page.

15 Old Neck Road  
 Property Address  
 Miramar Trust  
 Owner's Name  
 Manchester-by-the-Sea MA 01944 November 7, 2023  
 City/Town State Zip Code Date of Inspection

**D. System Information**

**1. Residential Flow Conditions:**

Number of bedrooms (design): N/A Number of bedrooms (actual): Six (6)

DESIGN flowbased on 310 CMR 15.203 (for example: 110 gpd x # of bedrooms): N/A

Description:  
 No design plan is available.

Number of current residents: Three (3)

Does residence have a garbage grinder?  Yes  No

Does residence have a water treatment unit?  Yes  No

If yes, discharges to: \_\_\_\_\_

Is laundry on a separate sewage system? (Include laundry system inspection information in this report.)  Yes  No

Laundry system inspected?  Yes  No

Seasonal use?  Yes  No

Water meter readings, if available (last 2 years usage (gpd)): 212 gpd

Detail:  
 July 7, 2021 - July 6, 2023 = 154,836 gallons divided by 729 days = 212 gallons per day.

Sump pump?  Yes  No

Last date of occupancy: Currently Occupied



Commonwealth of Massachusetts

# Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner information is required for every page.

15 Old Neck Road

Property Address

Miramar Trust

Owner's Name

Manchester-by-the-Sea

City/Town

MA

State

01944

Zip Code

November 7, 2023

Date of Inspection

## D. System Information (cont.)

### 2. Commercial/Industrial Flow Conditions:

Type of Establishment: \_\_\_\_\_

Design flow (based on 310 CMR 15.203): \_\_\_\_\_

Gallons per day (gpd) \_\_\_\_\_

Basis of design flow (seats/persons/sq. ft., etc.): \_\_\_\_\_

Grease trap present?

Yes  No

Water treatment unit present?

Yes  No

If yes, discharges to: \_\_\_\_\_

Industrial waste holding tank present?

Yes  No

Non-sanitary waste discharged to the Title 5 system?

Yes  No

Water meter readings, if available: \_\_\_\_\_

Last date of occupancy/use: \_\_\_\_\_

Date

Other (describe below):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 3. Pumping Records:

Source of information:

The system was last pumped in 2012, per the home owner. There is no information on file at the BOH

Was system pumped as part of the inspection?

Yes  No

If yes, volume pumped:

gallons \_\_\_\_\_

How was quantity pumped determined? \_\_\_\_\_

Reason for pumping:

The Cesspool was not pumped as required by 310 CMR 15.000 due to the lack of liquid in the Cesspool



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

15 Old Neck Road

Property Address

Miramar Trust

Owner's Name

Manchester-by-the-Sea

City/Town

MA

State

01944

Zip Code

November 7, 2023

Date of Inspection

Owner information is required for every page.

D. System Information (cont.)

4. Type of System:

- Septic tank, distribution box, soil absorption system
Single cesspool
Overflow cesspool
Privy
Shared system (yes or no) (if yes, attach previous inspection records, if any)
Innovative/Alternative technology. Attach a copy of the current operation and maintenance contract...
Tight tank. Attach a copy of the DEP approval.
Other (describe):

Approximate age of all components, date installed (if known) and source of information:

Unknown - No folder on file at the BOH

Were sewage odors detected when arriving at the site?

Yes No

5. Building Sewer (locate on site plan):

Depth below grade:

1.5 feet

Material of construction:

cast iron 40 PVC other (explain):

Distance from private water supply well or suction line:

feet

Comments (on condition of joints, venting, evidence of leakage, etc.):

The building sewer pipe is in good condition with no evidence of leakage.



Commonwealth of Massachusetts

# Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner information is required for every page.

15 Old Neck Road

Property Address

Miramar Trust

Owner's Name

Manchester-by-the-Sea

City/Town

MA

State

01944

Zip Code

November 7, 2023

Date of Inspection

## D. System Information (cont.)

### 6. Septic Tank (locate on site plan):

Depth below grade:

feet

Material of construction:

concrete

metal

fiberglass

polyethylene

other (explain)

If tank is metal, list age:

years

Is age confirmed by a Certificate of Compliance? (attach a copy of certificate)

Yes

No

Dimensions:

Sludge depth:

Distance from top of sludge to bottom of outlet tee or baffle

Scum thickness

Distance from top of scum to top of outlet tee or baffle

Distance from bottom of scum to bottom of outlet tee or baffle

How were dimensions determined?

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

15 Old Neck Road

Property Address

Miramar Trust

Owner's Name

Manchester-by-the-Sea

City/Town

MA

State

01944

Zip Code

November 7, 2023

Date of Inspection

Owner information is required for every page.

D. System Information (cont.)

7. Grease Trap (locate on site plan):

Depth below grade:

feet

Material of construction:

concrete

metal

fiberglass

polyethylene

other (explain):

Dimensions:

Scum thickness

Distance from top of scum to top of outlet tee or baffle

Distance from bottom of scum to bottom of outlet tee or baffle

Date of last pumping:

Date

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):

8. Tight or Holding Tank (tank must be pumped at time of inspection)(locate on site plan):

Depth below grade:

Material of construction:

concrete

metal

fiberglass

polyethylene

other (explain):

Dimensions:

Capacity:

gallons

Design Flow:

gallons per day



Commonwealth of Massachusetts

# Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

15 Old Neck Road

Property Address

Miramar Trust

Owner's Name

Manchester-by-the-Sea

City/Town

MA

State

01944

Zip Code

November 7, 2023

Date of Inspection

Owner information is required for every page.

## D. System Information (cont.)

### 8. Tight or Holding Tank (cont.)

Alarm present:

Yes  No

Alarm level: \_\_\_\_\_

Alarm in working order:  Yes  No

Date of last pumping:

\_\_\_\_\_ Date

Comments (condition of alarm and float switches, etc.):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* Attach copy of current pumping contract (required). Is copy attached?

Yes  No

### 9. Distribution Box (if present must be opened)(locate on site plan):

Depth of liquid level above outlet invert \_\_\_\_\_

Comments (note if box is level and distribution to outlets equal, any evidence of solids carryover, any evidence of leakage into or out of box, etc.):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

15 Old Neck Road

Property Address

Miramar Trust

Owner's Name

Manchester-by-the-Sea

City/Town

MA

State

01944

Zip Code

November 7, 2023

Date of Inspection

Owner information is required for every page.

D. System Information (cont.)

10. Pump Chamber (locate on site plan):

Pumps in working order:

Yes  No\*

Alarms in working order:

Yes  No\*

Comments (note condition of pump chamber, condition of pumps and appurtenances, etc.):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* If pumps or alarms are not in working order, system is a conditional pass.

11. Soil Absorption System (SAS) (locate on site plan, excavation not required):

If SAS not located, explain why:

\_\_\_\_\_  
\_\_\_\_\_

Type:

- leaching pits number: \_\_\_\_\_
- leaching chambers number: \_\_\_\_\_
- leaching galleries number: \_\_\_\_\_
- leaching trenches number, length: \_\_\_\_\_
- leaching fields number, dimensions: \_\_\_\_\_
- overflow cesspool number: \_\_\_\_\_
- innovative/alternative system

Type/name of technology: \_\_\_\_\_



# Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

15 Old Neck Road

Property Address

Miramar Trust

Owner's Name

Manchester-by-the-Sea

City/Town

MA  
State

01944  
Zip Code

November 7, 2023  
Date of Inspection

Owner information is required for every page.

## D. System Information (cont.)

### 11. Soil Absorption System (SAS) (cont.)

Comments (note condition of soil, signs of hydraulic failure, level of ponding, damp soil, condition of vegetation, etc.):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 12. Cesspools (cesspool must be pumped as part of inspection) (locate on site plan):

Number and configuration	One (1)
Depth – top of liquid to inlet invert	90"
Depth of solids layer	12"
Depth of scum layer	N/A
Dimensions of cesspool	10' Diameter x 8.5' Deep
Materials of construction	Fieldstone and Red Brick
Indication of groundwater inflow	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments (note condition of soil, signs of hydraulic failure, level of ponding, condition of vegetation, etc.):

The single cesspool measures 10' in diameter and has an effective depth of 8.5'. There is no signs of hydraulic failure or infiltration of groundwater. The bottom of the cesspool is 117" below grade. The cesspool was not pumped due to lack of water present. There is a 32" cast iron cover to grade over the center of the cesspool.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Commonwealth of Massachusetts

# Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

15 Old Neck Road  
Property Address

Miramar Trust  
Owner's Name

Manchester-by-the-Sea MA 01944 November 7, 2023  
City/Town State Zip Code Date of Inspection

Owner information is required for every page.

## D. System Information (cont.)

13. Privy (locate on site plan):

Materials of construction: \_\_\_\_\_

Dimensions \_\_\_\_\_

Depth of solids \_\_\_\_\_

Comments (note condition of soil, signs of hydraulic failure, level of ponding, condition of vegetation, etc.):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Commonwealth of Massachusetts

# Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

15 Old Neck Road

Property Address

Miramar Trust

Owner's Name

Manchester-by-the-Sea

City/Town

MA  
State

01944  
Zip Code

November 7, 2023

Date of Inspection

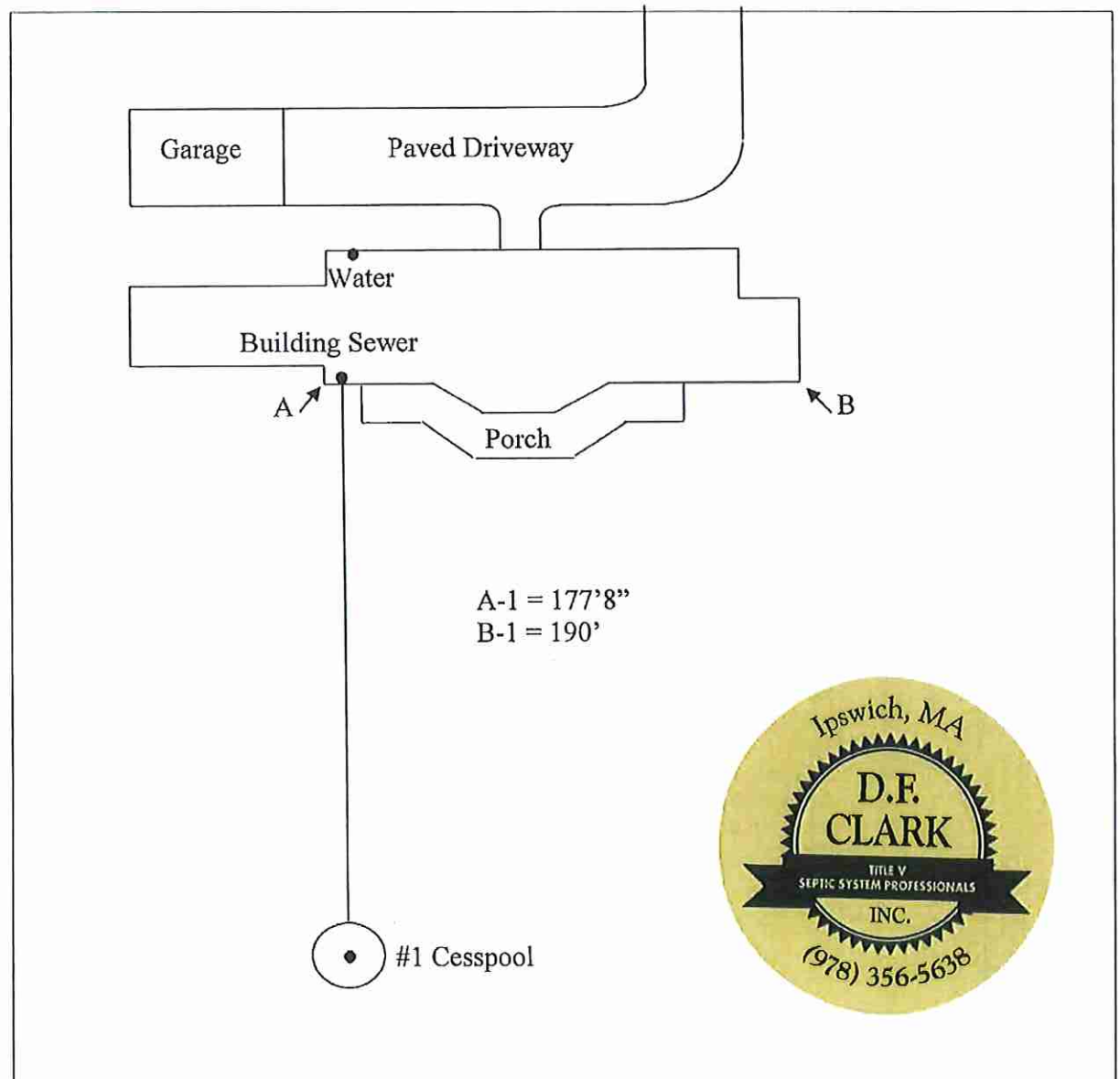
Owner information is required for every page.

## D. System Information (cont.)

### 14. Sketch Of Sewage Disposal System:

Provide a view of the sewage disposal system, including ties to at least two permanent reference landmarks or benchmarks. Locate all wells within 100 feet. Locate where public water supply enters the building. Check one of the boxes below:

- hand-sketch in the area below
- drawing attached separately





Commonwealth of Massachusetts  
**Title 5 Official Inspection Form**  
 Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner information is required for every page.

15 Old Neck Road  
 Property Address \_\_\_\_\_  
 Miramar Trust  
 Owner's Name \_\_\_\_\_  
 Manchester-by-the-Sea MA 01944 November 7, 2023  
 City/Town State Zip Code Date of Inspection

**D. System Information (cont.)**

15. Site Exam:

- Check Slope
- Surface water
- Check cellar
- Shallow wells

Estimated depth to high ground water: >117" feet

Please indicate all methods used to determine the high ground water elevation:

- Obtained from system design plans on record  
 If checked, date of design plan reviewed: \_\_\_\_\_ Date
- Observed site (abutting property/observation hole within 150 feet of SAS)
- Checked with local Board of Health - explain:  
 Neighboring Property \_\_\_\_\_
- Checked with local excavators, installers - (attach documentation)
- Accessed USGS database - explain:  
 \_\_\_\_\_

You **must** describe how you established the high ground water elevation:

Soil testing was performed at 23 Old Neck Road on November 1, 2002 by John Bennett. ESHGW was observed in all three (3) test pits: TP1 @ 54", TP2 @ 78" and TP3 @ 92". This property sits 7'-8' lower than 15 Old Neck Road. Based on the elevation difference, the cesspool being dry, no evidence of ground water infiltration and no sump pump in use in a dry basement, I do not believe there is interfacing between the bottom of the cesspool and ESHGW. At the time of inspection a site exam was made, the property slopes away from the dwelling in the back down to the cesspool with no shallow wells or surface water observed. The cellar is dry with no sump pump in use.

**Before filing this Inspection Report, please see Report Completeness Checklist on next page.**



Commonwealth of Massachusetts

# Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

15 Old Neck Road

Property Address

Miramar Trust

Owner's Name

Manchester-by-the-Sea

City/Town

MA

State

01944

Zip Code

November 7, 2023

Date of Inspection

Owner information is required for every page.

## E. Report Completeness Checklist

Complete all applicable sections of this form inclusive of:

A. Inspector Information: Complete all fields in this section.

B. Certification: Signed & Dated and 1, 2, 3, or 4 checked

C. Inspection Summary:

1, 2, 3, or 5 completed as appropriate

4 (Failure Criteria) and 6 (Checklist) completed

D. System Information:

For 8: Tight/Holding Tank – Pumping contract attached

For 14: Sketch of Sewage Disposal System drawn on pg. 16 or attached

For 15: Explanation of estimated depth to high groundwater included



# Customer Transaction Summary

### Customer Information

Account No: 40574  
MIRAMAR TRUST  
131 DARTMOUTH ST. STE. 501  
BOSTON, MA 02116-

### Location Information

Location No: 1102200  
15 OLD NECK ROAD  
MANCHESTER, MA 01944

Date	Type	More Info	Reading	Usage	Prior Balance	Transaction Amount	Balance
08/15/2018	F Charge	08/15/2018	3835	0	0.00	0.00	0.00
11/15/2018	Charge	10/03/2018	4114	1	27900	0.00	2020.53
12/12/2018	Payment	ONLINE			2020.53	-2020.53	0.00
02/15/2019	Charge	01/08/2019	4314	1	20000	0.00	1409.86
02/21/2019	Payment	ONLINE			1409.86	-1409.86	0.00
05/15/2019	Charge	04/11/2019	5554	1	124000	0.00	9933.56
08/15/2019	Charge	07/12/2019	5794	1	24000	9933.56	1783.89
09/30/2019	Interest				11717.45	137.09	11854.54
10/01/2019	Penalty				11854.54	5.00	11859.54
11/04/2019	Interest				11859.54	137.09	11996.63
11/15/2019	Charge	10/08/2019	5801	1	700	11996.63	12039.40
01/08/2020	Interest				12039.40	137.59	12176.99
01/08/2020	Penalty				12176.99	5.00	12181.99
02/15/2020	Charge	01/08/2020	5802	1	100	12181.99	6.11
05/15/2020	Charge	04/06/2020	5802	1	0	12188.10	0.00
07/13/2020	Interest				12188.10	137.67	12325.77
07/14/2020	Penalty				12325.77	5.00	12330.77
07/30/2020	Adjustment				12330.77	-2357.16	9973.61
08/17/2020	Charge	07/14/2020	5822	1	2000	9973.61	125.32
10/09/2020	Payment	UNIBANK			10098.93	-10098.93	0.00
11/16/2020	Charge	10/06/2020	5923	1	10100	0.00	716.82
01/21/2021	Payment	UNIBANK			716.82	-716.82	0.00
02/16/2021	Charge	01/07/2021	5959	1	3600	0.00	238.67
05/17/2021	Charge	04/07/2021	5988	1	2900	238.67	190.02
05/24/2021	Payment	UNIBANK			428.69	-428.69	0.00
08/16/2021	Charge	07/07/2021	6034	1	4600	0.00	308.17
09/08/2021	Payment	UNIBANK			308.17	-308.17	0.00
11/15/2021	Charge	10/05/2021	6058	1	2400	0.00	158.77
12/03/2021	Payment	UNIBANK			158.77	-158.77	0.00
02/11/2022	Payment	UNIBANK			0.00	-151.66	-151.66
02/15/2022	Charge	01/04/2022	6081	1	2300	-151.66	151.66
05/16/2022	Charge	04/05/2022	6104	1	2300	0.00	151.66
08/15/2022	Charge	07/13/2022	6127	1	2300	151.66	151.66
10/04/2022	Interest				303.32	3.55	306.87
10/05/2022	Penalty				306.87	5.00	311.87
11/15/2022	Charge	10/06/2022	6141	1	1400	311.87	92.25
02/15/2023	Charge	01/05/2023	6172	1	3100	404.12	214.71
05/15/2023	Charge	04/05/2023	6211	1	3900	618.83	273.27
08/15/2023	Charge	07/06/2023	6241	1	3000	892.10	207.39
							1099.49