

***Town of York ~ Planning Board  
Septic System Inspection Ordinance Subcommittee  
Meeting Minutes ~ April 3, 2014  
York Public Library***

***Present:*** Lew Stowe (Chair), Peter Smith (Secretary), Wes Cook, Priscilla Cookson,  
Leslie Hinz, Mike Kleist, Rob Rockwell, Helen Rollins

***Absent:*** None

1. Chairman Lew Stowe called the meeting to order at 10:06am. There were no members of the public in attendance.
2. Meeting minutes for March 27<sup>th</sup> were approved as written.
3. Lew introduced Ken Gardner who is a Soil Scientist and Licensed Site Evaluator (LSE) in the State of Maine. Although he is from Limington, Ken graciously offered to join us in place of Mike Cuomo who is a local resource, but was not available. Ken noted that he had read through the proposed ordinance amendment in preparation for our meeting.
4. Ken addressed several of our outstanding questions as follows:
  - a) In order to be a LSE, one must apprentice under a LSE, pass a field examination to identify soils and then sit for a State administered written examination.
  - b) As an LSE, Ken would be capable and interested in performing York's proposed septic inspection although he thinks a Certified Septic Inspector (CSI) would be well qualified to do so. As an LSE, ninety-five percent of his work is to inspect a potential septic site and design an appropriate septic system for the existing conditions. On occasion, he does perform inspections of existing septic systems.
  - c) He noted that any report he prepares goes exclusively to the client (who is usually the Buyer), unless the client releases it to others.
  - d) He confirmed that with perfect soil and a high quality original septic design, a well maintained septic system can function successfully for 40 to 50 years or even more.
  - e) He noted that existing local CSI's do a very good job and they tend to be very conservative.
5. Leslie pointed out that the State of Maine website provides lists of LSE's and CSI's.
6. Leslie also explained that if the Town requires that a Seller must provide an inspection report performed by either an LSE or a CSI, it would be considered a "third-party inspection" and as a result, a copy of the report would go to the Town. This would resolve the issue of a client not wanting to share a report.
7. There was a discussion of the impact of chemicals and drugs (especially chemotherapy drugs) on septic systems and how the problem has not yet been addressed.
8. After thanking Ken for sharing his expertise with us, the group returned to the task of reviewing the ordinance language in detail using the latest working copy. Leslie offered to also compare the State of Maine certification list to our Article 13.A.4 after we finish.

9. The group decided to change all references in the ordinance which say either “Licensed Site Evaluator” or “Certified Septic Inspector” to read “Licensed Site Evaluator or Certified Septic Inspector.”
10. Starting at line #100, the following updates were identified:
  - a) line #103 delete “*At a minimum*” and capitalize “*The septic....*”
  - b) line #118 and line #25 insert the title of the state statutes which are referenced
  - c) line #121 insert “*if no septic system design document is available from the town,*” at the beginning of the sentence
  - d) line #123 insert new item “*a. note the inspection date and time plus the weather and soil conditions*” and renumber the remainder of list (lines 124-133) as “*b. to j.*”  
**\*\*NOTE: the following reference original line numbers**
  - e) line #125 change to “*condition of the inlet and outlet baffles*”
  - f) line #128 change “*scum*” to read “*grease/scum*”
  - g) line #152 change “*both of the following provisions shall apply*” to read “*will result in the following:*”
11. Priscilla asked about the possibility of including “Grey Water” systems in the ordinance. One suggestion was to insert another item at the end of section 13-A.4.C as follows:  
“7. Identify the location and describe the condition of any sub-surface grey water system found on the property.” Resolution of the issue was tabled until our next meeting.
12. Our next meeting will be at 10:00am on Thursday, April 10<sup>th</sup> at the York public Library.

Meeting adjourned at 12:02 pm.

Respectfully submitted,

Peter Smith, Secretary