



Town of Orleans

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Health Department

19 School Road - Orleans, MA 02653-3699

Date: November 25, 2019

To: George Meservey, Director of Community Development

From: Bob Canning, Health Agent

Re: 107 Main Street

In response to your inquiry regarding the historic sewage flow generated at 107 Main Street I reviewed the Health Department and Building Department files for information pertaining to sewage disposal. Based on this review I have the following findings:

Building Department Files:

Permit 1971 #193

- The building permit was approved in 1971 for the construction of a Fraternal Lodge.
 - The building was a two story, split level, structure that is 84' deep by 44' wide.
 - The lower level consists of banquet hall, kitchen, and parlor. The second floor consists of a Lodge Room, preparation room (dressing room), reception room, and a lobby.
- The Certificate of Occupancy was issued on September 5, 1974.
- The septic permit was dated May 2, 1974 (permit 1974 - #193), under the provisions of Article XI of the State Sanitary Code
 - Although a design plan would have been required, it could not be located.
 - The permit states that the proposed system consists of two tanks and two leaching pits.
 - The permit does not state the proposed use or the approved capacity.
- The Certificate of Compliance for the installation of the septic system was on May 3, 1974.

Permit 1991 #192

- Reconstruct of the access ramp that was damaged by the hurricane.

Permit 1996 #47

- Installation of a shaft from the Basement ceiling to the roof for the purpose of housing a gas range hood exhaust duct.

Health Department Files:

- The Health Department has issue Food Service Establishment Licenses to the Universal Lodge beginning in 1987 thru 2016.
 - The number of seats on the license has been listed at 150 seats since 1988.
 - Several temporary food licenses have been issued to the Universal Lodge in the past 30 years.
- The septic system was inspected under the provisions of the Town's Inspection and Maintenance Program. Under this program the first component of the septic system was inspected to determine if pumping is required. The report indicates that the first component of the septic system is a tank.

The Orleans Nutrient Management Regulations limits the increase in nutrients to the groundwater by addressing the generation of wastewater on a parcel by parcel basis. The Universal Lodge/107 Main Street is located in the Residential District which is limited to either its established flow or a maximum of 440 gallons of sewage per 40,000 square feet of land.

The parcel of land at 107 Main Street is a 54,450± square feet, which if this was a vacant lot would be limited to 599 gallons per day. However, the Universal Lodge which was licensed and in operation on July 1, 2009, would be considered a 150 seat function hall. The sewage flow of a function hall is 15 gallons per seat per day (150 x 15 = 2,250).

Based on the above, it is my opinion that the established sewage flow at 107 Main Street would be 2,250 gpd. Please understand that the burden of proof in determining the established flow is on the owner of the property. If the owner is able to prove, to the satisfaction of the Board of Health that the established flow should be calculated differently the figure of 2,250 gpd could possibly be increased.

Additionally, because there is no design information for the septic system and its age, if the property is to be redeveloped it is likely that a new septic system will have to be installed.

I hope this summary clarifies the sewage disposal issues at the property. This summary applies only to the sewage disposal system at 107 Main Street.

Please call me if you have any questions.