



COOPER  
ENVIRONMENTAL  
— SERVICES, LLC —

33 Old Dunham's Corner Way  
Edgartown • MA 02539

Office: 508.627.9586  
Cell: 508.269.8554

coopenv@comcast.net

www.cooper-environmental.com

February 10, 2021

Stephen & Ellie Wise  
#20 Rocky Point Rd.  
Old Greenwich, CT 06870

RE: Septic System Evaluations for #189 & 191 Katama Rd. Edgartown

Dear Ellie and Stephen:

As requested, I completed an assessment of the septic systems serving the dwellings at the above-referenced addresses. I have prepared "preliminary" Title 5 inspection and certification reports for the properties but will not finalize or file these until you feel it appropriate to do so. Prior to visiting the site, I reviewed documentation from the Edgartown Board of Health files, including a 1990 permit and system design plan by John Lovewell, P.E. (for #189) and a 1972 permit and a system installer sketch by Grant Bros. excavation (for #191).

My findings are as follows:  
#189 Katama Rd.

This system is a 9-bedroom design from 1990. The system has a 1500-gallon septic tank, a pump chamber and a 6' dia. x 10' deep pre-cast concrete leaching pit. The leaching pit is located remote from the dwelling to maximize separation from the coastal wetlands and water table as well as assuring adequate distance from the on-site well. The septic tank and baffles are in sound condition. Solids accumulation in the tank is significant enough at this point to warrant a maintenance pump out in the near future. The pump chamber contains a single effluent pump that was not operational at the time of my visit. The pump showed considerable corrosion and the float apparatus was not secure. An older pump that had been replaced at some time in the past had not been removed and was still sitting in the bottom of the pump chamber. A fairly new electrical junction box was present, indicating that the electric supply to the pump may have been upgraded recently. I would suggest that the pump chamber be refitted with a new pump and floats for activating the pump, as well as a high-water alarm.

The leaching pit for this system was found in excellent condition and has significant excess capacity for the current seasonal usage and probably year 'round use as well. Based on the size of the pit and the sandy soil conditions, this system should continue to function effectively under normal residential use.



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#191 Katama Rd.

This system was permitted in 1972 for 3 bedrooms (no design plans are available as was common in that era). The system consists of a 1000-gallon septic tank, a distribution box and two 75' long leaching trenches. The dwelling has basement plumbing fixtures with waste piping that exits beneath the slab. This means that the septic tank and leaching trenches are extraordinarily deep. I was able to locate and examine the septic tank and found no conditions that indicate malfunction. Due to the depth of the outlet pipe from the tank and the increasing grade toward the leaching system, it is my estimate that the leaching trenches may be 6' to 7' below grade.

The Lovewell plan for #189 shows underground utilities crossing the route for the septic leaching facility. As such, I am reluctant to utilize a backhoe to expose the system at this time. Based on my observations, it appears that this system is functioning adequately for the current light year 'round use. The depth of the system indicates that it may only marginally be separated from the local groundwater table. If improvements are planned for this structure, it would be unlikely that the Board of Health would allow continued use of this system. Rather, a system with a modern 1500-gallon septic tank, pump chamber and remote leaching field would most likely be required. Since the system is functioning without any indications of failure, you could request up to two years to complete design, permitting and installation of an upgraded system. The Board of Health has historically been lenient for properties where there is a legally enforceable agreement to perform such an upgrade.

I hope this review proves useful to you. I have attached the "preliminary" Title 5 inspection reports for your perusal. Please feel free to contact me if I can be of further assistance as you assess your options for the properties.

Sincerely,

Douglas E. Cooper, R.S.  
Principal Earth Scientist  
MA DEP Certified Septic System Inspector # 2857