

Lake Auburn Watershed Septic System Inspection Program



Overview:

The Lake Auburn Watershed Protection Commission has implemented a financial assistance program to fund septic system inspections within the watershed, as outlined in this document,

Whereas, the City of Auburn has implemented Ordinances that require private sewerage conveyance systems within the watershed to be inspected at least once every five years or if a property sells, and

Whereas, the City of Auburn adopted a resolve requesting the Commission to fund these inspections at no cost to the residents in the Watershed.

Below is a drafted protocol to implement this program and provide guidance to property owners, inspectors, and Commission members.

Program Guidance:

Property Owners

Prior to a septic inspection, property owners must take the necessary steps to ensure their septic system can effectively be inspected. It is recommended that property owners consult with their selected inspectors to understand the conditions that must be met prior to scheduling an inspection.

Useful information to collect for the preparation of the septic inspections should include, but are not limited to:

- Location of Septic Design (HHE 200 Forms)
<https://www.maine.gov/dhhs/mecdc/environmental-health/plumb/SystemSearch.htm> or City Records
- Physical location of Septic Tank
- Physical location of Septic Field (drain field)

Once all conditions are met and the property owner is prepared to schedule a time with an inspector, they may schedule the service independently. However, the Watershed Outreach Coordinator will be available to work with the property owner and inspector to coordinate a time or provide on-site time, if desired.

Property owners are required to complete all necessary work to ensure the inspection is fully completed. Upon completion of an inspection, a property owner will be required to submit a copy of their inspection report to the City of Auburn Planning, Permitting, and Code, as completed by the licensed inspector. The inspection report must be submitted by the end of the year assigned by the City.

Once the inspection is completed and submitted to the City, the property owner may request a reimbursement for the inspection fee for up to \$400, as defined in the Program policy. To be eligible for

reimbursement, the homeowner must use a licensed septic system inspector who meets all qualifications laid out by the Commission in this policy. A list of qualified inspectors will be provided. However, if a property owner would prefer to use an inspector not on the list, the inspector of choice must meet the qualifications as listed by this policy in order to be eligible for reimbursement, which will not exceed the maximum reimbursement as outlined in this policy.

Reimbursements will only be considered for inspection costs. There may be costs associated with inspections that are ineligible “inspection” costs for the reimbursement program, and property owners should consult with their selected inspectors to understand the full costs associated with inspections and related services. The property owner is responsible for paying all costs to the inspector and should request receipt of payment, which will be needed to be eligible for reimbursement. Other information regarding reimbursements and eligibility are laid out in the policy.

Inspectors

The Commission will vet septic system inspectors based on qualifications listed in the Program policy. Approved inspectors are not required to participate in the Program, but their contact information will be provided to property owners on a list of qualified inspectors.

Licensed inspectors vetted to be eligible to participate in the Septic Inspection Program will inspect all septic systems following the guidance provided in the policy, and all elements of the inspection will be included in an inspection report. The inspection report must include, at minimum, the items provided in the Program policy.

Upon completion of the inspection, a copy of the inspection report will be provided to the property owner. It is the property owner’s responsibility to ensure the City receives a copy of the inspection report and to pay all costs to the septic inspector. A receipt of payment will be needed for the property owner to receive reimbursement through the Program.

LAWPC

The Commission will provide financial assistance to property owners in the form of reimbursement, as outlined in the Program policy. Additionally, it will provide staff support to provide coordination and limited technical assistance to property owners. The Watershed Outreach Coordinator will be available to provide basic information about septic systems, septic system maintenance, and potential effects to drinking water quality; to organize informal, educational meetings for the public to learn more about the ordinance and inspection program; to help coordinate inspection services; to process reimbursements; to input data associated with inspections; and to coordinate necessary follow-up required by the City of Auburn based on the results of the inspection.

Prior to the Program start date, the Watershed Outreach Coordinator will send informal materials to property owners responsible for inspections as they are defined by the Ordinance. These materials will provide basic outreach to property owners regarding the Ordinance, the Septic Inspection Program, and the importance of maintaining septic systems, specifically as it relates to their location in the watershed and source protection zone. The Coordinator will further put together informal, public meetings to

follow up on the outreach and provide active communications with those property owners who will be required to have their septic systems inspected.

For the scheduled inspection, the property owner can request the presence of the Watershed Outreach Coordinator, if interested. If scheduling allows, the Watershed Outreach Coordinator can coordinate a time within standard working hours. A request does not guarantee the presence of the Coordinator at the inspection. There may be times where the Watershed Outreach Coordinator makes the request to be on-site based on factors such as, but not limited to, age or location of septic system, where the Coordinator may foresee issues arising and the need to act quickly to follow up with the homeowner, inspector, or the City. In either case, the role of the Watershed Outreach Coordinator is to be available to provide education, help assist the homeowner with next steps based on the results of the inspection, and engage with the homeowner about the Watershed and the protection of Lake Auburn.

Following the inspection, the Coordinator will be responsible for processing reports and reimbursements and following the protocols set forth by the Commission in this policy. Based on the results of the inspection, the Coordinator may be available to provide further information and coordination regarding any next steps deemed necessary by the City. The Coordinator will not be available to provide direct services or financial assistance but will be available to offer guidance and further education as related to the Program and other Watershed-related concerns.

The approval of this Program makes no guarantees regarding the availability of the Coordinator.

Policy & Protocols:

Ordinance

All information regarding the City of Auburn's requirements for subsurface wastewater system (septic system) inspections in the Lake Auburn Watershed can be found in Chapter 60, Zoning, of the City of Auburn Code of Ordinances, in Article XII, Environmental Regulations, Division 4 Lake Auburn Watershed Overlay District. Section 60.952, Use and Environmental Regulations, describes provisions for subsurface wastewater systems. The ordinance language can be found in Appendix A.

Inspector Selection Criteria

The Commission will develop a Request for Qualifications and Pricing (RFQ) for inspectors who are licensed by the State of Maine for the inspection of subsurface wastewater systems. This will establish a list of licensed inspectors that will be approved to provide the services outlined in this Program based on a set of necessary qualifications to complete the inspections. Proper contact information for inspectors and costs will be provided. Property owners using any inspector on the provided list will be reimbursed following the remaining provisions of the Program policy.

For those property owners using inspectors not on the pre-qualified list, documentation that the inspectors used meet the qualification criteria must be submitted. If the inspector does not meet the criteria, the property owner may not be eligible for reimbursement; thus, property owners should reach

out to the Watershed Outreach Coordinator to understand if an inspector is qualified prior to scheduling service if planning to participate in the reimbursement program.

The list of qualified providers will be listed in Appendix B. The list is subject to change and will be reviewed annually.

Inspections

Property owners can expect the following elements to be included in an inspection:

- Review of the system permit, design, and installation records (including system age), if available
- Review of the septic tank pumping and system maintenance records
- Opening and inspecting all tanks (septic tank, pump station, distribution box)
- Evaluating the septic tank sludge and scum levels and determining the need to pump
- Assessing the condition of the sanitary-tee or concrete baffle inside the septic tank
- Assessing the condition of the septic tank effluent filter (if installed)
- Looking for signs of leakage, such as low water levels in the tank
- Looking for signs of backup, such as staining in the tank above the outlet pipe
- Evaluating the integrity of the tank, inlet and outlet pipes and looking for signs of corrosion
- Verifying all electrical connections, pumps, controls, and wiring are intact
- Possibly using a camera to look at solid pipes and leach lines for blockages or collapsed piping
- Evaluating the drainfield for signs of system failure, such as standing water (surfacing) or unequal drainage
- Possibly excavating parts of the drainfield to look for signs of ponding in the system or groundwater impacting the drainfield
- Examining the distribution box for structural integrity and making sure drain lines are receiving equal flow
- Reviewing other available records on water use and required inspections, monitoring, and reporting to ensure system compliance with local regulations regarding function and permit conditions.

Reporting

The Commission has adopted a State-approved septic inspection form that must be used and followed by licensed inspectors. This form is consistent with the requirements laid out by the City of Auburn. The State-approved form can be found in Appendix C.

The inspection report should be sent to the City of Auburn Planning, Permitting, and Code Department by the deadline provided in the inspection notification to the property owner. For this Program, the Commission requests the materials required for reimbursement, which include verification the septic inspection report has been submitted to the City, should be received no later than 60 days after the inspection.

Reimbursement and Eligibility

The Commission will reimburse eligible property owners for their inspections up to \$400. That amount will be calculated through the estimates provided through the RFQ process. This Program will only fund the *inspection* of septic systems in the watershed, which include locating and examining the septic tank, inspection of pumps and lines, assessing leach field and soil saturation, and any items needed to complete the field checklist listed on page 19.

The Commission will not reimburse any additional costs incurred to prepare for the inspection or as a result of the inspection. Property owners must submit a copy of their completed inspection report and verification that the inspection report has been submitted to the City. An itemized receipt of payment must also be submitted to the Watershed Outreach Coordinator. If a property owner used an inspector not on the pre-qualified list of inspectors, documentation must be provided showing that the inspector met all qualifications required by the Commission.

The Commission will prioritize reimbursements to property owners in the current assigned year. This means that during the first annual cycle, only property owners who were notified they must complete their inspections by the end of 2025 will be reimbursed. In the second annual cycle, the property owners who must complete inspections by the end of 2026 will be prioritized along with property owners who fell behind from the 2025 cycle, and so forth. Property owners wishing to have their systems inspected earlier than their assigned year may submit their materials for reimbursement but may have to wait until their assigned cycle year. The Commission requests that property owners submit for reimbursement within 60 days of their septic inspection for record-keeping purposes, but funding will continue to be available for reimbursement as outlined in this Program if circumstances do not allow for submission within a 60-day period.

The Commission will work individually with property owners who are required to complete an inspection in the first annual cycle and who went through the inspection process prior to the notification and the implementation of this Program, after the amendment of the ordinance. The reimbursement maximum for these owners will not differ from the amount set in this policy, and owners must showcase they met all requirements requested by the City. Property owners can reach out to the Watershed Outreach Coordinator for assistance.

The Commission will pay only once for the inspection of a listed septic system in the watershed under the five-year program cycle. After the five-year program cycle, if the Program continues to be funded, any septic system for which the property owner has previously received funding under part of the Septic Inspection Program will not be eligible for additional funding through the Program until all other listed systems have been addressed.

Point-of-Sale Inspections

The Commission will reimburse for inspections at Point of Sale under the same conditions as all sections of this policy. This means that the reimbursement will go to the property owner who paid for the inspection and can provide receipt of payment and a copy of the inspection. This may mean that the property owner must wait for reimbursement until the assigned year for the property and that the system will not be eligible for reimbursement in the remainder of the five-year cycle. However, the inspection

report shall be documented with the City to meet the requirements of the ordinance. For property owners required to have an additional septic inspection at point of sale after already having a reimbursed inspection, this Program will not cover a second inspection for the same property in the five-year cycle.

Limitations of LAWPC responsibilities

In accordance with the City of Auburn’s City Council Resolve 6-07012024, the Lake Auburn Watershed Protection Commission has been called upon to institute a program to perform, without charge, the subsurface wastewater treatment system inspections within the Lake Auburn Watershed Overlay District, whereas the City of Auburn has enacted municipal ordinances that require property owners operating subsurface wastewater treatment systems within the Lake Auburn Watershed Overlay District to have their subsurface wastewater treatment systems inspected by a qualified inspector who shall report their findings to the City.

Thus, the Commission has been tasked only with providing financial assistance for inspections. The Commission has chosen, along with the creation of a reimbursement program that will provide this financial assistance, to provide technical assistance to eligible property owners in coordinating services, processing reimbursements, and providing additional information as requested. The Commission holds no obligation to provide further financial assistance beyond the reimbursements for inspections as outlined in this policy, nor does it hold any obligation to continue funding the program after the initial five-year period.

Further, the Commission, while providing technical and financial assistance as outlined in this Program, holds no responsibility for any property owner being out of compliance with the City’s ordinance or missing deadlines as implemented by the City under the ordinance.

The Commission will evaluate this Program on an annual basis. The Program is subject to change upon evaluation.

Approved 02/12/2025 by Lake Auburn Watershed Protection Commission

Appendix A: Subsurface Wastewater Ordinance, City of Auburn

City of Auburn

City Council Ordinance

Chapter 60 Zoning

Article XII. Environmental Regulations

Division 4. Lake Auburn Watershed Overlay District

Sec. 60-951. - Boundaries and definitions.

- (a) *Boundaries.* The Lake Auburn Watershed Overlay District is that section of the city in which surface and subsurface waters ultimately flow or drain into Lake Auburn as such section is delineated on a watershed map and survey by the Auburn Water District on file in the office of the Auburn Water District, the city planning, permitting and code department and the city clerk. The Lake Auburn Watershed Overlay District shall be superimposed over underlying zoning districts within the city. Permitted uses in the underlying districts shall continue subject to compliance with the provisions of the Lake Auburn Watershed Overlay District.
- (b) *Definitions.* For purposes of this division, the following words and terms as used herein shall have the meanings or limitations of meaning hereby defined, explained or assigned.

Building has the same meaning as in section 60-2.

Curtain drain means a trench to intercept laterally moving ground water and divert it away from a septic system disposal field.

Dwelling unit has the same meaning as in section 60-2.

Hobby agricultural use means uses of land for chicken farms, cattle farms, horse farms, egg farms, piggeries, sheep farms, stables, crop farming and other agricultural purposes where:

- (1) The products produced through such use of the land is for personal consumption, pleasure or sustenance by those occupying the land and does not involve the sale of the products produced through such use of the land for profit; and
- (2) The allowances set forth in section 60-2 regarding "farm, livestock" of this chapter and the allowances set forth in article VII, division 4 of chapter 8 of this Code are not exceeded.

Lake Auburn Watershed Protection Commission or *LAWPC* means the commission formed through an interlocal cooperation agreement between and among the Auburn Water District, City of Lewiston, and the Town of Turner, consisting of three commissioners appointed by the Auburn Water District, three commissioners appointed by the City of Lewiston, one commissioner appointed by the Town of Turner, one commissioner appointed by the Towns of Hebron, Minot and Buckfield, and one commissioner appointed by the Androscoggin Valley Council of Governments.

Local plumbing inspector means a plumbing inspector or alternate plumbing inspector as defined in section 12-22.

Non-hobby agricultural use means uses of land for chicken farms, cattle farms, horse farms, egg farms, piggeries, sheep farms, stables, crop farming and other agricultural purposes where the products produced through such use of the land are sold for profit.

Normal high-water line and *normal high-water mark* mean that line which is apparent from visible markings, changes in the character of soils due to prolonged action of the water or changes in vegetation, and which distinguishes between predominantly aquatic and predominantly terrestrial land.

Soil horizon means a layer within a soil profile differing from the soil above or below it in one or more soil morphological characteristics. The characteristics of the layer include the color, texture, rock-fragment content, and consistency of each parent soil material.

Soil horizon, limiting or limiting soil horizon means any soil horizon or combination of soil horizons, within the soil profile or any parent material below the soil profile, that limits the ability of the soil to provide treatment or disposal of septic tank effluent. Limiting horizons include bedrock, hydraulically restrictive soil horizons and parent material excessively coarse soil horizons and parent material, and the seasonal groundwater table. Any of these limiting horizons may from time to time be referred to as a "limiting factor."

Soil profile means a vertical cross section of the undisturbed soil showing the characteristic soil horizontal layers or soil horizons that have formed as a result of the combined effects of parent material, topography, climate, biological activity, and time.

Soil filter media means a soil mixture that consists of a loamy sand lower fill layer meeting the following lower fill layer specifications, plus a minimum of six inches of upper fill layer meeting the following upper fill layer specifications.

Soil Filter Media Specifications

Upper fill layer	
<i>Sieve #</i>	<i>% passing by weight</i>
No. 4	75-95
No. 10	60-90
No. 40	35-85
No. 200	20-40
200 (clay size)	< 2.0
Lower fill layer	
<i>Sieve #</i>	<i>% passing by weight</i>
No. 10	85-100
No. 20	70-100
No. 60	15-400
No. 200	6—8
200 (clay size)	< 2.0

State licensed site evaluator means a person licensed by the Maine Department of Health and Human Services to evaluate soils for the purpose of designing subsurface wastewater disposal systems.

Stream or brook means a channel between defined banks as depicted as a solid or broken blue line on the most recent edition of the U.S. Geological Survey 7.5-minute series topographic map.

Subsurface wastewater disposal system inspector means a person who holds a current certification issued by the Maine Department of Health and Human Services, Division of Environmental and Community Health as a subsurface wastewater disposal system inspector.

(Ord. of 9-21-2009, § 5.3B; Ord. No. 28-11202023, 12-4-2023; Ord. No. 13-07012024, 7-15-2024)

Sec. 60-952. - Use and environmental regulations.

(a) *Subsurface wastewater disposal systems.*

- (1) *Dwelling units in the agriculture and resource protection zoning district.* Notwithstanding the provisions of subsections 60-145(a) (1), 60-145(b)(18) and 60-146(1)c., new dwelling units are prohibited in that part of the Lake Auburn Watershed Overlay District which overlies the agriculture and resource protection zone. Pursuant to 30-A M.R.S.A. §§ 4364(9), 4364-A(1-A), and 4364-B(1-A), each as may be amended from time to time, the affordable housing density, residential density and accessory dwelling unit provisions of P.L. 2021, ch. 672, "An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions" and any related state regulations do not apply in the Lake Auburn Watershed Overlay District.
- (2) *Private subsurface wastewater disposal systems.* Each new building, or any existing building for which there is any addition, alteration, or change of use, each new dwelling unit, or any existing dwelling unit for which there is an addition or alteration thereto that includes the addition of one or more bedrooms, in the Lake Auburn Watershed Overlay District, not served by public sewer, shall, in the development of a private subsurface wastewater disposal system, adhere to the requirements of this section as well as the requirements of the latest version of the Maine Subsurface Wastewater Disposal Rule, 10-144 C.M.R. ch. 241. Notwithstanding any provision of the Maine Subsurface Wastewater Disposal Rule, 10-144 C.M.R. ch. 241, the rule shall be applied regardless of whether the addition or alteration is an initial or subsequent addition or alteration.
 - a. Disposal fields are prohibited on sites with less than 12 inches to the limiting soil horizon. In addition to having at least 12 inches to the limiting soil horizon, disposal fields shall have at least 24 inches of suitable natural soil or soil filler media below the bottom of the disposal field, such that there is at least a 36-inch separation between the bottom of the disposal field and the limiting soil horizon. The local plumbing inspector shall require that a state licensed site evaluator affirm that these design requirements are met before the local plumbing inspector finds the design or installation of the system to comply with this section.
 - b. New (first use), expanded, or replacement disposal fields shall be set back from the normal high-water mark of any lake, pond, stream, or brook as follows:
 1. Where the daily wastewater flow is, or is reasonably likely to be, 2,000 gallons or less, the system shall be set back at least 400 feet from the normal high-water mark of any lake, pond, stream, or brook.
 2. Where the daily wastewater flow is, or is reasonably likely to be, in excess of 2,000 gallons, the system shall be set back at least 1,000 feet from the normal high-water mark of any lake, pond, stream, or brook.
 - c. All new (first use), expanded, or replacement private subsurface wastewater disposal systems shall include one of the two following design elements. The selection of which design element is most appropriate shall be determined by a state licensed site evaluator based upon the evaluation of the groundwater conditions, soils, and slopes present at the site where the system is to be installed.
 1. Curtain drain installed per Section 12(H) of the Maine Subsurface Wastewater Disposal Rules, 10-144 C.M.R. ch. 241 (2023), as may be amended from time to time; or

2. Diversion ditch, upslope of the disposal field, installed for the disposal field's entire length including fill extensions, and constructed so that the curtain drain or diversion ditch is located to prevent any short circuiting of the disposal field.
- d. All new (first use), expanded, or replacement private subsurface wastewater disposal systems shall be installed on the same lot as the building or dwelling unit being served by the system, unless the system can be developed outside of the Lake Auburn Watershed Overlay District or, in the case of an expanded or replacement system, the property owner can demonstrate to the local plumbing inspector that it is physically impossible for the replacement system to be located on the same lot, in which case the local plumbing inspector may approve all or a portion of the expanded or replacement system's location on adjacent lots if the property owner holds a perpetual easement from the adjacent lot owner allowing the installation and maintenance of the system.
 - e. Commencing July 1, 2024, the owner of each building or dwelling unit in the Lake Auburn Watershed Overlay District, not served by public sewer, shall have their private subsurface wastewater disposal system inspected to ensure continuing compliance with this section and the latest version of the Maine Subsurface Wastewater Disposal Rule, 10-144 C.M.R. ch. 241.
 1. *Inspections.* An initial inspection shall be completed by the completion date specified in the Lake Auburn Watershed Overlay District Septic Systems Inspection Map, dated March 19, 2024, which is on file in the office of the city planning, permitting and code department. Subsequent inspections shall be completed within five years of the initial inspection and every subsequent inspection, unless the property is sold, in which case a subsequent inspection shall be conducted at the time of sale. Such inspections shall be completed by a certified subsurface wastewater disposal system inspector. Such inspector shall inspect the private subsurface wastewater disposal system using the minimum requirements established by the Maine Department of Health and Human Services, Division of Environmental and Community Health for evaluating and reporting on existing subsurface wastewater disposal systems.
 2. *City record keeping and notifications.* The city planning, permitting and code department shall maintain, within the city GIS system, a record of each subsurface wastewater disposal system within the Lake Auburn Watershed Overlay District that requires inspection. The record must include, at a minimum, the city parcel identifier, date the next inspection is due, and date of the last inspection. The city planning, permitting and code department shall provide the owner of each building or dwelling unit written notices by regular mail, to the address shown on the city property tax records, of the date by which the inspection of the subsurface wastewater disposal system must be completed. The first notice shall be mailed 12 months prior to each required completion date and the second notice six months prior to each required completion date.
 3. *Reporting and reviewing of results of inspections.* Reporting shall be made utilizing the latest version of the HHE-240 reporting form, for initial inspections, and the Supplement HHE-240 reporting form, for subsequent inspections, as published by the Maine Department of Health and Human Services, Division of Environmental and Community Health. Such reports shall be submitted to the local plumbing inspector.
 The local plumbing inspector shall review the report and determine if corrective action is required to ensure that:
 - (i) For subsurface wastewater disposal systems for which a design is on file with the planning, permitting and code department, the system is functioning per the design on file,

- (ii) For subsurface wastewater disposal systems for which there is no design on file with the planning, permitting and code department, the system is functioning as built.
4. Alternative design for replacement subsurface wastewater disposal systems. For buildings or dwelling units that exist in the Lake Auburn Watershed Overlay District as of July 1, 2024, should the local plumbing inspector determine, upon review of the report from the subsurface wastewater disposal system inspector, through personal observation, or through independent means, that the subsurface wastewater disposal system is not functioning as designed or built and a replacement system is required, and:
- (i) A state licensed site evaluator informs the local plumbing inspector that the parcel on which the building or dwelling unit is situated is not suitable to site a replacement subsurface wastewater disposal system that meets the requirements of this section and the latest version of the Maine Subsurface Wastewater Disposal Rule, 10-144 C.M.R. ch. 241; and
 - (ii) The local plumbing inspector determines that the replacement subsurface wastewater disposal system cannot be sited pursuant to [subsection d. above];
 then a state licensed site evaluator may propose, and the local plumbing inspector may approve, after consultation with the Lake Auburn Water Protection Commission, an alternative subsurface wastewater design that does not meet the requirements of this section and the latest version of the Maine Subsurface Wastewater Disposal Rule, 10-144 C.M.R. ch. 241 but which meets as many of the requirements as possible, and for those requirements that cannot be met, includes design elements that maximize the efficacy of the treatment of the wastewater.
- f. In coordination with the local plumbing inspector, LAWPC, or its designee, shall have the right to inspect any subsurface wastewater disposal system within the Lake Auburn Watershed Overlay District during its construction and operation and may notify the city health officer, police chief, local plumbing inspector or code enforcement officer of any observed defects or malfunction that require corrective action by the property owner or operator.
- g. The local plumbing inspector shall furnish a copy of all site evaluation and inspection reports in the Lake Auburn Watershed Overlay District to LAWPC.
- h. Commencing on July 1, 2024, a maximum of three new dwelling units per calendar year are permitted in that part of the Lake Auburn Watershed Overlay District in which new dwelling units are permitted. The city planning, permitting, and code department shall, on an annual basis, provide a report to the planning board as to the extent and effect of the construction of new dwelling units in the Lake Auburn Watershed Overlay District. The report shall include, at a minimum, the number of new dwelling units constructed in the past year, the cumulative number of new dwelling units constructed since July 1, 2024, and the effect of such construction on the Lake Auburn water quality.

Should the planning board conclude, based on the city planning, permitting and code department report that the construction of new dwelling units has had an adverse effect on the Lake Auburn water quality, the planning board shall consider what action is to be taken to prevent further degradation of Lake Auburn water quality from the construction of new dwelling units.

(Ord. of 9-21-2009, § 5.3C; Ord. No. 19-12022019, 12-9-2019; Ord. No. 10-06202023, 7-10-2023; Ord. No. 28-11202023, 12-4-2023; Ord. No. 13-07012024, 7-15-2024)

Appendix B: List of Qualified Septic Inspectors

Gail Guile

Septic Inspector

22 Pearl Street, Biddeford, ME 04005

(207) 730 – 1548

scheduling@septicinspector.net

Richard Browning

Upfront Home Inspection

PO Box 584, New Gloucester, ME 04260

(207) 536 – 9691

rick@upfronthi.com

Larry Winslow

Winslow Co. Septic Solutions

14 Crystal Lane, Windham, ME 04062

(207) 329-8999

lrw62@icloud.com

Appendix C: State-Approved Inspection Form



Department of Health and Human Services
Maine Center for Disease Control and Prevention
286 Water Street
11 State House Station
Augusta, Maine 04333-0011
Tel. (207) 287-8016
Fax (207) 287-9058; TTY (800) 606-0215
Fax (207) 287-4172

Subsurface Wastewater Unit

Septic System Inspection Report

Client Information
Name: _____
Mailing Address, Town, State, ZIP Code: _____
Telephone: _____ Mobile Phone: _____
E-mail: _____

Property Owner Information
Same as Client Yes No
Name: _____
Mailing Address, Town, State, ZIP Code: _____
Telephone: _____ Mobile Phone: _____
E-mail: _____

1. Inspector's Information

Company: _____
Inspector's Name: _____ Certification # _____
Mailing Address, Town, ZIP Code: _____
Telephone: _____ Mobile Phone: _____
E-mail: _____

2. Property Information

Location (road, town) _____
Tax Map # _____ Lot # _____ Lot Size: _____ acres square feet
Zoning: Shoreland Zone Other: _____

3. Design Information:

Current use of system: _____

The subject system was installed after July, 1974. Yes No

A record search was conducted, including owner, municipal, and state sources. Yes No

An HHE-200 Form (septic system design and permit application form) for the septic system serving this property is is not available.

If available, a copy is is not attached.

A permit was was not unknown issued for this system. If "yes", permit # _____.

If known: designer: _____, SE installer: _____

4. Septic or Holding Tank

Holding Tank Septic tank capacity: _____ gallons

Tank material: concrete plastic fiberglass metal

Tank condition: Good Fair Poor

requires replacement requires repair: _____

Septic Tank Outlet baffle tee-fitting tee-fitting with filter

Septic Tank Outlet condition: Good Fair Poor clogged filter

requires replacement requires repair: _____

Tank setbacks from nearest:

waterbody: _____ feet, structure: _____ feet,

well: _____ feet, road: _____ feet, property line: _____ feet

5. Disposal Area

Disposal area type: stone bed concrete chambers plastic chambers

fabric wrapped tubes fabric wrapped blocks

other: _____

Disposal area condition: Good Fair Poor Malfunctioning

requires replacement requires repair: _____

Disposal area setbacks from nearest:

waterbody: _____ feet, structure: _____ feet,

well: _____ feet, road: _____ feet, property line: _____ feet

6. Other Components

Lift station capacity: _____ gallons

Lift station material: concrete plastic fiberglass metal

Lift station condition: Good Fair Poor

requires replacement requires repair: _____

Lift station alarms and float switches: Good Fair Poor

requires replacement requires repair: _____

Lift station setbacks from nearest:

waterbody: _____ feet, structure: _____ feet,

well: _____ feet, road: _____ feet, property line: _____ feet

Building sewer: Good Fair Poor

requires replacement requires repair: _____

Building Drain: Good Fair Poor

requires replacement requires repair: _____

Distribution box: Good Fair Poor None

requires replacement requires repair: _____

7. The following discrepancies from the design and/or deficiencies were observed:

Additional page(s) attached.

8. Additional Information:

Additional page(s) attached.

9. Conclusions

The system appeared to have been installed prior to adoption of the Subsurface Wastewater Disposal Rules in July of 1974. Yes No If "no":

The system appeared to have been installed in conformance with the design dated _____,
by _____, S.E. Yes No

The system appeared to have met the Subsurface Wastewater Disposal Rules in effect at the time of installation.
 Yes No

The system appeared to be functioning at the time of inspection. Yes No System Not In Use

10. Signature:

On _____ (date) I completed an inspection of the subsurface wastewater disposal system serving the subject property. The inspection included a review of property owner, municipal and state records as appropriate and a visit to the property. The information contained in this document accurately describes the conditions observed relative to the specific items referenced in this report that existed on the inspection date. No warranty is made or implied that the conditions described herein are representative of past conditions; will continue beyond the inspection date; or that the subsurface wastewater disposal system will function in compliance with the Maine Subsurface Wastewater Disposal Rules. No inference can be made regarding the condition, status, or functionality of any system characteristic not specifically described in this report

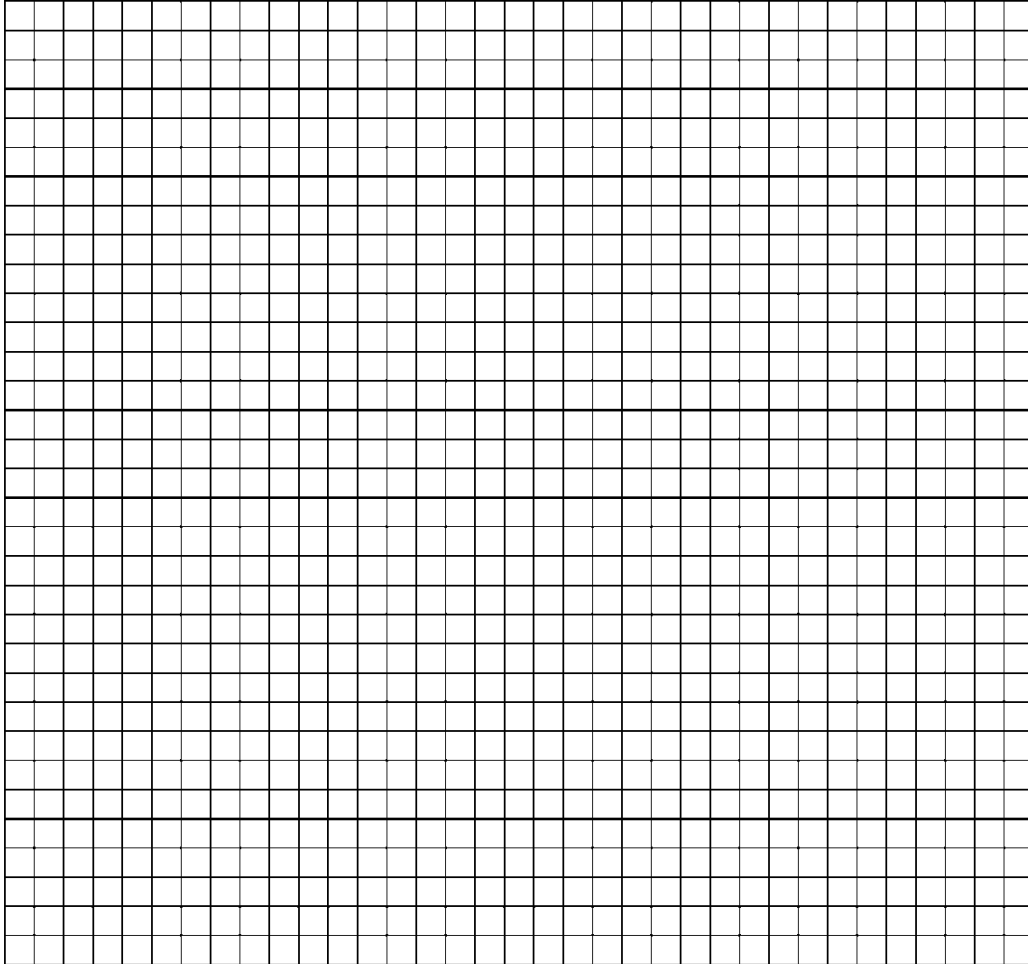
I, _____, Certified System Inspector hereby state that this report

PLEASE PRINT

is accurate to the best of my knowledge.

Inspector's Signature _____ Date of Signature _____

Site Sketch



**FIELD
CHECKLIST**

<input type="checkbox"/>	General Condition OK	No visible cracks or holes in observable portion of tank.
<input type="checkbox"/>	Size OK	Adequate for the number of bedrooms.
<input type="checkbox"/>	Access for Pumping OK	Covers can be located and removed.
<input type="checkbox"/>	Baffles OK	Baffles are present and functional.
<input type="checkbox"/>	Outlet Filter OK	Outlet filter present and functional.
<input type="checkbox"/>	Liquid Level OK	Liquid level at or below outlet invert.
<input type="checkbox"/>	Solids Level OK	Scum & sludge occupy 1/3 or less of tank capacity.
<input type="checkbox"/>	General Condition OK	No visible cracks or holes in observable portion of tank.
<input type="checkbox"/>	Alarm & Circuit OK	Separate electrical circuits exist for pump & alarm.
<input type="checkbox"/>	Access for Service OK	Covers can be located and removed.
<input type="checkbox"/>	Float Switches OK	Float switches are present and functional.
<input type="checkbox"/>	General Condition OK	No components visible; no trees or objects on system.
<input type="checkbox"/>	Effluent Contained Below Surface	No malfunction per definition.
<input type="checkbox"/>	Ground Cover OK	No visible evidence of surface erosion.
<input type="checkbox"/>	Water Supply Setback OK	System meets setback on design plan or current rule minimum.
<input type="checkbox"/>	Major Waterbody Setback OK	System meets setback on design plan or current rule minimum.