

NATICK BOARD OF HEALTH REGULATION

CHAPTER 5A

UPGRADING SYSTEMS CONSISTING OF ONE OR MORE CESSPOOLS

Section 1. Purpose

The purpose of this regulation is to enhance the MA Department of Environmental Protection 310 CMR 15:000: The State Environmental Code Title 5, to provide additional public health protection to the residents of the Town of Natick, drinking water supplies, and groundwater quality.

Section 2. Authority

This regulation is adopted, pursuant to the authority under Massachusetts General Laws Chapter 111, Section 31 and Chapter 21A, Section 13 to protect the public health and safety of the community.

Section 3. Definitions

Board of Health: Natick Board of Health

Cesspool: A pit with open-jointed linings or holes in the bottom and/or sidewalls into which raw sewage is discharged, the liquid portion of the sewage being disposed of by seeping or leaching into the surrounding soils, and the solids or sludge being retained in the pit.

Title 5: 310 CMR 15.000: The State Environmental Code, Title 5: Standard Requirements for the Siting, Construction, Inspection, Upgrade and Expansion of On-Site Sewage Treatment and Disposal Systems and for the Transport and Disposal of Septage

Section 4. Regulation

All cesspools shall be deemed automatically failed and shall be upgraded to comply with Title 5 and Natick Board of Health Regulations Chapter 5 at the following thresholds:

1. Prior to transfer of property title
2. A Title 5 inspection, completed by a State licensed Septic Inspector
3. Prior to the issuance of a Certificate of Occupancy for a proposed expansion in the existing footprint of a residential dwelling or commercial structure

Section 5. Enforcement

Enforcement of this regulation shall be by the Board of Health or its designated agent(s).

Section 6. Severability

If any provision of this regulation is declared invalid or unenforceable, the other provisions shall not be affected thereby but shall continue in full force and effect.


Section 7. Non-Criminal Disposition

Whoever violates any provision of this regulation may be penalized by the non-criminal method of Disposition as provided in Massachusetts General Laws, Chapter 40, Section 21D or by filing a criminal complaint at the District Court.

Each day any violation exists shall be deemed to be a separate offense.

Section 8. Effective Date:

This regulation shall take effect on January 12, 2026.

1.  Karla H. Sangrey, PE Chair

2.  Peter A. Delli Colli, DMD, Vice Chair

3.  Donald J. Breda, PE, Clerk