

Size of Leaching Field

Is there a minimum size requirement for leaching fields?

Issue Overview Soil absorption systems come in various forms, such as leaching trenches and fields. Many municipalities require a minimum size in square feet for leaching fields. Some municipalities have a single minimum size requirement – for example, 800 square feet minimum for any leaching field. Some vary the size requirements according to number of bedrooms; some according to percolation rate; and some according to both number of bedrooms and percolation rate. A few municipalities prohibit leaching fields.

Title 5 has no minimum size requirement for leaching fields.

Title 5 states in Section 15.240: “Absorption trenches shall be used whenever possible. When trenches cannot be used because of area limitations, other soil absorption system configurations may be proposed for substitution.”

Title 5 establishes requirements for trenches, beds, fields, pits, galleries and chambers. Trenches have more surface area than beds/fields.

Research Coding Researcher looked for language such as “leaching area must be a minimum of 800 square feet,” or “the minimum allowable leaching area shall be 300 square feet per bedroom.” Some of the regulations have charts listing the minimum area based on percolation rates and/or bedrooms. General requirements for increasing the size of the leaching area by 150%, for example, without any specification of square footage are coded as No to this question.

Acton *Is there a minimum size requirement for leaching fields?*

Yes The Acton regulations provide that "leaching facilities with less than 800 square feet of leaching area shall be required to add an additional settling tank of equal or greater size than the septic tank or employ pressurized distribution through a dosing system. Said pressurization distribution shall adhere to 11-9.8." Acton Board of Health Rules and Regulations, Section 11-9.1.

In survey received 3/21/05 from Acton, the "no" marked for "Is there a minimum size required for leaching fields" was replaced with "800." Researcher changed answer to "yes."

Amesbury *Is there a minimum size requirement for leaching fields?*

Yes From amendment 5, "[T]he leaching area must be a minimum of 800 square feet, with a reserve area of equal size for new construction." (Amesbury Title V Septic Regulations Amendments, Amended 1999,2003)

Ashland *Is there a minimum size requirement for leaching fields?*

No The Ashland Regulations require the following: "The minimum length for the leaching area is to be one hundred (100) linear feet." Town of Ashland Board of Health, Rules and Regulations Governing the Subsurface Disposal of Sewage, Section 4.06 (1) (Adopted May 29, 1997).

This provision alone is the equivalent of the state's Title 5 requirement for leaching field size.

In addition, the Ashland Regulations require that: "Leaching area dimensions shall comply with the standards set forth in Title 5 with the exception that provisions for a garbage disposal unit shall be included in all calculations, whether or not such a garbage disposal unit is actually installed." Section 4.06. This section of the Ashland Regulations refers to Department of Environmental Protection Title 5, 310 CMR at 15.240(4), which states that "the minimum area for the design of a soil absorption system shall be determined by the results of the site evaluation set forth in 310 CMR 15.100 through 15.107 and in accordance with the appropriate long-term acceptance rate criteria specified in 310 CMR 15.242 (effluent loading rates). Area requirements will be increased by 50% when garbage grinders are installed."

Auburn *Is there a minimum size requirement for leaching fields?*

Yes From Section 5 Title 5 Amendments, the town of Auburn adds the following amendment (5.1):
"The minimum allowable leaching area requirements for residential single and multiple dwelling units shall be three hundred (300) square feet per bedroom.
And
Sidewall area shall be permitted in the design of leaching trenches as per Title V of the State Environmental Code, provided that the minimum size of the trench system shall still conform to the three hundred (300) square feet per bedroom requirement. Where conditions permit, leaching trenches shall take preference over field systems."

(Auburn Board of Health Regulations, Section 5 Title 5 Amendments)

Avon *Is there a minimum size requirement for leaching fields?*

No

Ayer *Is there a minimum size requirement for leaching fields?*

No No reference in the Ayer regulations to a minimum size requirement for leaching fields.

Bellingham *Is there a minimum size requirement for leaching fields?*

No Survey received from Bellingham Health Agent Mike Graf on 6/1/05 marks that Bellingham has local septic regulations. He writes that they were adopted before 1995 and the Title 5 changes in 1995 superceded most of the local regulations. The only answer he marked as "different from Title 5" is the setback from wells.

On the survey, he marks the answer to the question about minimum size for leaching fields: "No, but there should be."

Berkley *Is there a minimum size requirement for leaching fields?*

Yes The researcher did not find any reference to the minimum size required for a leaching field. However, in the Addendum, 2. "The soil absorption system shall be calculated 50% larger than the Title V requirements (e.g. Title V = 400 square feet - Berkley requirement = 600 square feet, etc.)."

(Board of Health Regulations, Adopted 1998)

Berlin *Is there a minimum size requirement for leaching fields?*

No No reference in the Berlin regulations to size requirements for leaching fields.

Beverly *Is there a minimum size requirement for leaching fields?*

Yes Joe Reale, Environmental Specialist for the City of Beverly, on 6/10/04, said that the City of Beverly has an outdated set of septic rules and mostly follows Title 5 with the exception of the minimum size of leaching fields.

The Beverly Regulations provide for minimum leaching field size as follows: "The size of the absorption field required shall be determined on the basis of the number of bedrooms and facilities provided in the dwelling and the results of percolation tests conducted. Disposal field for residential construction shall have a minimum area of 800 square feet." Regulations for Individual Sewerage Disposal Systems, Chapter 16, Section II(4) (adopted 1981). Additional size requirements (of pipes, lines, trenches, etc.) can also be found in that section.

Billerica *Is there a minimum size requirement for leaching fields?*

No No minimum size requirements for leaching fields in Billerica Board of Health Rules & Regulations.

Bolton *Is there a minimum size requirement for leaching fields?*

No No minimum size requirement for leaching fields.

Bolton requires a reserve area "of at least equal capacity suitable for subsurface sewage disposal and upon which not [sic] permanent structures will be constructed, must be provided for all sewage disposal systems. The reserve area must be at least ten (10) feet away from the primary leaching area. The area between the leaching pits, galleries, chambers, and trenches may both be used for part, or all, of the reserve area unless this ten foot requirements is met. The reserve area shall be accessible by gravity flow if the primary systems is gravity fed." From the Bolton Board of Health, Requirements for the Subsurface Disposal of Sanitary Sewage, Regulation 2 (Adopted 1977, Amended 2001).

Boxborough *Is there a minimum size requirement for leaching fields?*

No The town follows state guidelines unless the percolation rate is less than 20 minutes/inch. In such cases, Boxborough adjusts the L.T.A.R. to .33 gpd/sq.ft.

"The minimum leaching area to be installed shall be determined from 310 CMR 15.242 (1) with the following exceptions: percolation rates over 20 minutes an inch shall be designed by using the L.T.A.R. of 0.33 gpd/sq.ft. From Town of Boxborough Subsurface Disposal of Sewage Regulations, Section 6.1 (Adopted 10/18/00).

Boxford *Is there a minimum size requirement for leaching fields?*

No No minimum size requirement for leaching fields in the Boxford Regulations.

Boylston *Is there a minimum size requirement for leaching fields?*

Yes From Section II, 8, "[m]inimum square footage of a soil absorption system will be 750 square feet."
(Town of Boylston Massachusetts Board of Health Rules and Regulations, Amended 2003)

Bridgewater *Is there a minimum size requirement for leaching fields?*

Yes "A minimum of 1000 sq. feet for leaching fields and 600 square feet for leaching chambers counting bottom area only will be required." From The Town of Bridgewater's Wastewater Rules and Regulations, Design Requirements, no. 17 (Adopted 1989).

Bridgewater regulates the size of the leaching system in accordance to a site's percolation rate as well as the design flow of its system.

Table 1: Leaching System Design Criteria
Min/Inch Leaching Pitts, Per Inch Drop Leaching
Trenches Field
(sq. ft/gal) (sq. ft/gal)

<=2.0	0.74	<=2.0	1.5
2.5	0.84	2.5	1.62
3	0.93	3	1.74
3.5	0.99	3.5	1.82
4	1.05	4	1.9
5	1.12	5	2
6	1.19	6	2.12
7	1.28	7	2.22
8	1.36	8	2.32
9	1.44	9	2.42
10	1.5	10	3
15	2.25	15	3.5
20	2.62	20	4
>20	---*	>20	---*

---* is unsuitable

From The Town of Bridgewater's Wastewater Rules and Regulations, Site Approval, no. 13 (Adopted 1989).

"A suitable area must be designated as being reserved for expansion of the disposal system as may be necessary in the future. A 100 percent expansion of the leaching system must be provided." From The Town of Bridgewater's Wastewater Rules and Regulations, Design Requirements, no. 9 (Adopted 1989).

Canton *Is there a minimum size requirement for leaching fields?*

No John Ciccotelli, Director of Public Health, on 8/24/04, explained that Canton does not have a minimum size for a leaching field. "That is by Title 5," he said.

Canton Board of Health Regulations, Section 2.4 On-site Sewage Disposal Systems (received by fax August 2004)

7. Leaching Area

A. Every new leaching facility shall meet the requirements for the installation of garbage grinders (50% increase in the leaching area) whether or not a garbage grinder is proposed.

- B. Every new leaching facility shall be designed to serve a minimum of three bedrooms.
 - C. Leaching trench stone shall extend not less than twelve (12) inches deep beneath the bottom of the distribution pipes.
 - D. The minimum number of lines per leaching field shall be three.
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Carlisle *Is there a minimum size requirement for leaching fields?*

No No reference to minimum size requirements for leaching fields in the Town of Carlisle Supplementary Regulations.

Carver *Is there a minimum size requirement for leaching fields?*

Yes From Supplement to Regulation CMR 15.251&253, "[t]he minimum leaching area for all leaching trenches, infiltrators, galleys, fields and chambers shall be 750 sq. ft. for up to and including a four (4) bedroom home. Then consequently 1,000 sq. ft. for a five (5) bedroom home, 1,250 sq. ft. for a six (6) bedroom home, 1,500 sq. ft. for a seven (7) bedroom home, and so on, adding 250 square feet for each bedroom."

(Carver Board of Health Title V Supplemental Regulations)

Chelmsford *Is there a minimum size requirement for leaching fields?*

Yes "A. Minimum leaching area is 800 square feet of leaching bed or its equivalent (for one, two or three bedroom dwellings).
"B. Minimum leaching area for a four bedroom home is a 1,000 square foot bed or its equivalent but not less than 150 gallons per bedroom (Exception: If perc rate is two (2) or less than two (2), the smaller minimum is accepted)."

Town of Chelmsford General Provisions, Chapter 200, Article VI, Board of Health, Subsurface Sewage and Wastewater Disposal, Groundwater Protection, Section 201-24(A and B) (applicable as amended 4/3/95).

Cohasset *Is there a minimum size requirement for leaching fields?*

No No reference in the Cohasset Regulations to a minimum leaching field size.

Concord *Is there a minimum size requirement for leaching fields?*

No No reference to minimum leaching field size in the Concord Regulations.

Douglas *Is there a minimum size requirement for leaching fields?*

No Researcher found no reference to a minimum size leaching field in the Title 5 amendments and thus determined it to be the same as the state. The town does, however, set the minimum effluent loading rate for determining leaching field size. From Section I, C.3., "[t]he minimum effluent loading rate for

design shall be 0.6 gpd/sq.ft."

(Town of Douglas Board of Health Title 5 Amendments, Adopted 1999, Amended 2002)

Dover *Is there a minimum size requirement for leaching fields?*

No No reference to a required leaching field size. However, when discussing the local modifications to section 15.240 of Title 5 ("Soil Absorption Systems), the Dover Regulations provide that "area requirements shall be increased by 50% in the event that garbage grinders will be later installed against Board of Health recommendations." Code of the Town of Dover, Massachusetts, Part II, Chapter 217, section 217-3(11)(b) (updated through 8/1/2004).

Dracut *Is there a minimum size requirement for leaching fields?*

No Representative of the Board of Health said (10/13/04) that they only enforce one regulation that supplements Title 5 -- the setback from wetlands.

Dunstable *Is there a minimum size requirement for leaching fields?*

No The town does not have a set minimum size for a leaching field. However, the amendments do change the way a the size of a necessary leaching field is calculated. From Section V, Leaching Area Requirement, "[t]he area required for treatment and disposal of sanitary wastewater shall be computed without regard to soil type using a Long Term Acceptance Rate (LTAR) of seepage of 0.33 gallons/day per sq.ft. except in those circumstances where a smaller value is required by State regulations. The seepage area includes both the bottom area and sidewall area to the bottom of the distribution pipe in the disposal system."

(Town of Dunstable Board of Health Rules for On-site Disposal Supplemental to the State Environmental Code, Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, Title 5, Adopted 1996, Amended 2000)

Duxbury *Is there a minimum size requirement for leaching fields?*

No According to Jennifer Dalrymple, the health agent for the Duxbury Board of Health, the municipality does not require a minimum size for the leaching field. (7/14/04)

Easton *Is there a minimum size requirement for leaching fields?*

No No reference in the Easton Regulations to a minimum size requirement for leaching fields.

Essex *Is there a minimum size requirement for leaching fields?*

No The Essex regulations affirmatively provide that leaching trenches, beds, and pits, galleries, and chambers should conform to their respective Title 5 requirements (Essex On-Site Systems Design Standards, Section 700.3.2 (F-H) (adopted 1/27/98; amended 1/26/99).

Foxborough *Is there a minimum size requirement for leaching fields?*

No No references in the Foxborough Regulations to a minimum leaching field size requirement.

Georgetown *Is there a minimum size requirement for leaching fields?*

No No reference in the Georgetown regulations to minimum size requirements for leaching fields.

Gloucester *Is there a minimum size requirement for leaching fields?*

No No reference in the Gloucester regulations to a minimum size requirement for leaching fields.

Grafton *Is there a minimum size requirement for leaching fields?*

No No reference in the Grafton regulations to a minimum size requirement for leaching fields.

Groton *Is there a minimum size requirement for leaching fields?*

Yes From SECTION I – REGULATIONS FOR SUBSURFACE SEWAGE DISPOSAL, F. Square Footage Requirements,
"1. Leach beds and pits will be sized at 150% of Title 5 requirements. Leaching areas based on percolation rates greater than 14 minutes/inch shall have a reserve area of 150% of the primary area."

Then from SECTION I – REGULATIONS FOR SUBSURFACE SEWAGE DISPOSAL, C. Design Requirements,
"9. Percolation rates over fourteen (14) minutes/inch require leaching trenches."

(Town of Groton Sewage Disposal Requirements, Adopted 2001, Amended 2003)

Groveland *Is there a minimum size requirement for leaching fields?*

No No reference in the Groveland regulations to minimum size for leaching fields.

Halifax *Is there a minimum size requirement for leaching fields?*

No No reference in the Halifax regulations to minimum size for leaching fields.

Hanover *Is there a minimum size requirement for leaching fields?*

Yes The Hanover regulations regulate the size of the leaching field as follows:

"A minimum of one thousand (1000) square feet (bottom area only) will be required for leaching field or leaching chambers. A minimum of eight hundred (800) square feet counting bottom and side area will be required for leaching trenches or leaching galley construction." Rules and Regulations, Disposal of Wastewater in the Town of Hanover, Massachusetts, Section "Design Requirements" (9) (adopted 11/30/98, effective 1/1/99).

Hanson *Is there a minimum size requirement for leaching fields?*

No The regulations only cover what needs to be presented in submitted plans.

Harvard *Is there a minimum size requirement for leaching fields?*

Yes 2-4 bedrooms with a percolation rate 0-5 min must have a leaching field of 800 ft, with room for 100% expansion as well as 10 ft between the leaching area and the proposed expansion area.

2-4 bedrooms with a percolation rate of 5-14 minutes must have a leaching field of 1000 sq. ft., with room for 100% expansion as well as 10 ft. between the leaching area and the proposed expansion area.

2-4 bedrooms with a percolation rate between 15-20 must have room for 150% expansion as well as 10 ft. between the leaching area and the proposed expansion area.

From the chart, "Square footage of land that must be available for leaching area," 2-4 bedrooms with a percolation rate 0-5 min/inch must have a bed of at least 800 square feet. If the percolation rate is 5-14 minutes than the bed must be 1000 square feet. From Harvard Board of Health Regulations, Article 1, 145-1 (G) (Adopted 1974, Amended 1987).

Additionally, there must be room for 100% expansion of the leaching area when the percolation rate is between 0-14 min/inch or 150% expansion when the percolation rate is 15-20 min/inch (See Chart Article 1, 145-1 (G) in the Harvard Board of Health Regulations).

Furthermore, the Harvard Board of Health requires a minimum of 10 feet between the primary leaching area and the proposed expansion area.

"There must be a minimum offset distance of 10 feet between the primary area and the expansion area" From Harvard Board of Health Regulations, Article 1, 145-3 (c) (Adopted 1974, Amended 1987).

Haverhill *Is there a minimum size requirement for leaching fields?*

No No reference in Haverhill regulations to minimum size requirements for leaching fields.

Hingham *Is there a minimum size requirement for leaching fields?*

No No mention of minimum size requirements for leaching fields in the Hingham regulations.

Holliston

Is there a minimum size requirement for leaching fields?

Leachi The town of Holliston does not allow for leaching fields. From Section VI. Specification for Systems, 4. Leaching Facilities, "A.General: Leaching trenches shall be used ... C. Leaching beds or fields or chambers in a bed configuration will not be approved for new construction...D. All single family dwellings shall be designed for a minimum for 3 bedrooms. A system may be designed for 2 bedrooms if a deed restriction, with proof of recording at the registry of deeds, limiting the use of the dwelling to 2 bedrooms, recorded at the Registry of Deeds, is provided."

(Holliston BOH OSDS Regulations, Adopted 1997)

Hopedale

Is there a minimum size requirement for leaching fields?

No The Board of Health (11/30/04) indicated that the only local requirement for septic systems related to filters.

Hopkinton

Is there a minimum size requirement for leaching fields?

No No explicit reference to minimum leaching field size. However, the Hopkinton Regulations prohibit the installation of garbage grinders unless the system is designed and installed in accordance with 310 CMR 15.223 and 310 CMR 15.240.

Ipswich

Is there a minimum size requirement for leaching fields?

No No reference in the Ipswich regulations to a minimum size requirement for leaching fields.

Kingston

Is there a minimum size requirement for leaching fields?

Yes "All septic systems must have a minimum of 800 square feet of leaching area. Except in a water overlay districts where the minimum allowance will follow Title 5 regulations for gallons per day." From the Town of Kingston Board of Health Rules and Regulations Supplement to Title V, page 5 (Revised 2002).

Lakeville

Is there a minimum size requirement for leaching fields?

Yes From Regulations for Cesspools, Septic Tanks, Vault Privies and Public Sewers, Section 6, "[a]ll sewage disposal works hereafter constructed or installed shall be approved material and design and contain a minimum of 150 square feet of leaching area, and unless otherwise specified by the Board of Health, shall be located not less than twenty (20) feet from any dwelling, not less than twenty-five (25) feet from any stream, not less than ten (10) feet from line of adjoining lot; all measurements being taken from the nearest portion of the sewage disposal works."

(Lakeville Board of Health Regulations, Adopted 1987)

Lancaster *Is there a minimum size requirement for leaching fields?*

No No reference in the Lancaster regulations to minimum size requirements for leaching fields.

Leicester *Is there a minimum size requirement for leaching fields?*

Yes From amendment 5, "300 square feet of leaching area per bedroom, based on a 3 bedroom minimum, for a perc rate over 10 min/inch."
(Leicester Board of Health Title 5 Amendments, Amended 1988)

Leominster *Is there a minimum size requirement for leaching fields?*

Yes From 15.252 Leaching Fields: "[m]inimum leaching area required = 1,000 sq. ft."
(City of Leominster Requirements in addition to 310 CMR 15.00)

Lexington *Is there a minimum size requirement for leaching fields?*

No No reference in the Lexington regulations to minimum size requirements for leaching fields.

Lincoln *Is there a minimum size requirement for leaching fields?*

leachin Lincoln prohibits the construction of leaching beds or fields.
"Section 15.252 Beds or Fields
Amend (1) to read as follows:
The construction of leaching beds or fields is prohibited."

Littleton *Is there a minimum size requirement for leaching fields?*

No No reference to minimum leaching field size in the Littleton regulations.

Lunenburg *Is there a minimum size requirement for leaching fields?*

No No reference in the Lunenburg regulations to minimum size requirements for leaching fields.

Manchester-by- *Is there a minimum size requirement for leaching fields?*

No No reference to the minimum size required for a leaching field.

Mansfield *Is there a minimum size requirement for leaching fields?*

No No reference in the Mansfield regulations to minimum percolation rates.

Marshfield *Is there a minimum size requirement for leaching fields?*

No No reference in the Marshfield regulations to minimum size for leaching fields.

"An additional area shall be reserved for future expansion or replacement of the disposal fields. The Board of Health shall require observation pits and percolation tests to be taken in this expansion area."
From Marshfield Rules and Regulations for the Disposal of Sanitary Sewage, Section 15.6.1 (Adopted 1978, Amended 2000).

Medfield *Is there a minimum size requirement for leaching field?*

Leachi From Section VII. Specifications for Systems, 4. Leaching Facilities, "A. General: Leaching trenches shall be used...C. Leaching beds or fields or chambers in a bed configuration will not be approved for new construction..."

(Medfield BOH OSDS Regulations, Adopted 1995)

Medway *Is there a minimum size requirement for leaching fields?*

No No reference in the Medway regulations to a minimum leaching field size requirement.

Merrimac *Is there a minimum size requirement for leaching fields?*

Yes From Section 1. Minimum General Requirements, "f)The minimum area of leaching fields for a three-bedroom house is to be eight hundred (800) square feet, and a minimum of one thousand (1000) square feet for a four-bedroom where applicable."

(Merrimac Subsurface Sewage Disposal Systems Regulations, Amended 2000)

Middleborough *Is there a minimum size requirement for leaching fields?*

No No reference in the Middleborough regulations to minimum size requirements for leaching fields.

Middleton *Is there a minimum size requirement for leaching fields?*

No No reference in the Middleton Regulations to a minimum leaching field size. However, the Middleton Regulations do require that "if the design flow exceeds 2,000 gpd, then the soil absorption system shall be divided into 2 separate leaching systems, each capable of supporting one-half of the design flow. Each pump shall alternate cycles and be capable of delivering flow to alternate fields."

Millbury *Is there a minimum size requirement for leaching fields?*

No The researcher found no reference to the minimum size required for a leaching field and thus determined it to be the same as the state. However, the town does set the minimum effluent loading rate for leaching field size design. From Section C, Plan requirements, (3), "[t]he minimum effluent loading rate for design shall be 0.6 gpd/sq.ft."

(Town of Millbury Board of Health Title 5 Procedures, Adopted 1999)

Millis *Is there a minimum size requirement for leaching fields?*

No According to Millis Board of Health Subsurface Sewage Disposal Systems Regulations, Section 7(A)(effective 1995), states that, "[t]he minimum design criteria is to be for a three-bedroom dwelling as defined by Title V. All septic systems shall consist of a septic tank, a distribution box, and a leaching area along with an expansion leaching area. There shall be a minimum of one hundred (100) lineal feet of pipe plus such additional lengths as indicated by the percolation tests."

Natick *Is there a minimum size requirement for leaching fields?*

Yes According to Roger Wade, Director of Public Health, (8/5/04), Natick has a minimum size for the leaching field in its regulation, but hasn't been enforced for 20 years. Mr. Wade stated to researcher that the provision just hasn't been repealed, but is not used in practice.

Board of Health Regulations, Section 21: "there shall be a minimum of 450 sq. ft. of leaching area, and such additional area as indicated by the percolation tests." Natick Board of Health Regulations, Chapter 5, Section 21 (November 9, 1992).

In addition, the Natick Regulations do provide for an increased leaching field size requirement should a garbage grinder be installed: "Area requirements for all subsurface sewage disposal design shall be increased by 50% for all new construction in the event that garbage grinders are to be later installed against Board of Health recommendations." Natick Board of Health Regulations, Chapter 5, Section 9 (November 9, 1992).

Newbury *Is there a minimum size requirement for leaching fields?*

No No reference in the Newbury regulations to a minimum size requirement for leaching fields.

Norfolk

Is there a minimum size requirement for leaching fields?

Leachi 4. LEACHING FACILITIES:

- A. General: Leaching trenches shall be used.
 - B. Leaching galleys, chambers, or similar types of alternative leaching system structures shall only be allowed if proposed in a trench configuration, along the longitudinal axis of the galley, chamber, or other structure.
 - C. Leaching beds or fields or chambers in a bed configuration will not be approved for new construction. For unusual necessitating circumstances, such as for replacement of a "failed" leaching area on a lot that has insufficient space to provide for trenches, bed configurations may be used. If such bed configurations are used, 75% of the bottom area shall be considered leaching area for chambers, and 50% of the bottom area shall be considered leaching area for leaching beds or fields. No credit shall be given for sidewalls.
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North Andover

Is there a minimum size requirement for leaching fields?

Yes 900 square feet (leaching bed)

"9.01 Size: The minimum size subsurface sewage disposal system for new construction shall in no case be less than the following:

- 1. a minimum of 900 sq.ft. leaching bed
- 2. a minimum of two (2) leaching trenches having a minimum area of 500 square feet"

Town of North Andover, Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, Section 9.01 (revised June 1997).

North Attleboro

Is there a minimum size requirement for leaching fields?

No "The minimum leaching area to be installed shall be determined as set forth in Title 5 but no less than 330 gallons/day." Town of North Attleboro Rules and Regulations for Septic Systems & Cesspools, Section V (E.2), (Adopted 1998).

"In addition to the layout of the sewage disposal system a suitable area shall be designated as being reserved for such expansion of the disposal system as may become necessary. The area so designated shall provide for a 100% relocation of the leaching area and to be in an area suitable for sewage disposal in accordance with these regulations." Town of North Attleboro Rules and Regulations for Septic Systems & Cesspools, Section V (A), (Adopted 1998).

North Reading

Is there a minimum size requirement for leaching fields?

Yes The North Reading Regulations require that "the disposal bed shall be (a) minimum of 800 sq. ft." The North Reading Board of Health Local Regulations, Sewage Disposal Installations, "Disposal Bed (1)" (effective 12/24/62).

Northbridge

Is there a minimum size requirement for leaching fields?

No The researcher found no reference to the minimum size required for a leaching field and thus determined it to be the same as the state. Minimum effluent loading rate for leaching field size is given. From Section C.3, "[t]he minimum effluent loading rate for design shall be 0.6 gpd/sq."

(Town of Northbridge Code of Regulations - Sewage Disposal, Amended 1999)

Norton *Is there a minimum size requirement for leaching fields?*

No "All subsurface sewage disposal systems will be designed using the Flow Design Criteria set forth in the Massachusetts State Environmental Code Title V, Regulation 310 CMR 15.203 as long as the sections 310 CMR15.242 and 310.253 remain in force and effect as of 3/31/95, or are changed to require larger leaching system areas for a given flow rate. If, at any time, Section 310 CMR 15.242 and 310 CMR 15.253 are deleted, altered, or superceded to allow for smaller leaching area requirement will revert to 165 gpd per bedroom for residential structures until such time as the Board of Health takes action to change the requirement."
From Norton Rules and Regulations of the Board of Health, Section 3.14 (Revised 2002).

Norwell *Is there a minimum size requirement for leaching fields?*

No No reference to minimum leaching field size requirement in the Norwell regulations.

Norwell does require a minimum total lot size based on percolation rate:

"27.New Construction when Percolation Rates are between 30 and 60 minutes/inch
"On January 1, 2004, Title 5 was changed to allow new construction in areas that have a percolation rate of between 30 and 60 minutes per inch. On this date Title 5 considers any percolation rate greater than 60 minutes per inch impermeable. The lower percolation rates will require larger soil absorption systems.

"Therefore, when the percolation rate exceeds 30 minutes per inch, lot size shall increase. For each one acre lot, when the dwelling exceeds three bedrooms or six rooms, an additional 10,000 square feet is required for each bedroom.

"Pressure dosing is required on any system where the percolation rate is greater than 30 minutes per inch."

The regulations are titled the "Town of Norwell Board of Health Rules and Regulations, Sanitary Disposal of Sewage, Management of Private Water Supplies, & Floor Drainage Regulations, Part 2, Section 27 (adopted 8/13/73, effective with amendments and revisions 1/1/04).

Pembroke *Is there a minimum size requirement for leaching fields?*

No No reference in the Pembroke regulations to a minimum size for leaching fields.

Pepperell *Is there a minimum size requirement for leaching fields?*

No No reference in the Pepperell regulations to a minimum size for leaching fields.

Plainville *Is there a minimum size requirement for leaching fields?*

No From Section 5.6 SPECIFICATIONS FOR SYSTEMS,
"C.LEACHING FACILITIES:
(1) General: Leaching trenches shall be used... (4) For new construction, all single family dwellings shall be designed for a minimum for 3 bedrooms. A system may be designed for 2 bedrooms if a deed restriction limiting the use of the dwelling to 2 bedrooms is provided."

(5. PLAINVILLE BOARD OF HEALTH REGULATIONS FOR THE SITING, CONSTRUCTION, INSPECTION, UPGRADE, REPAIR, AND

Plymouth *Is there a minimum size requirement for leaching fields?*

No No reference in the Plymouth regulations to a minimum size requirement for leaching fields.

Plympton *Is there a minimum size requirement for leaching fields?*

No From the amendment of 15.240,
"Soil Absorption Systems (4) ... Area requirements will be increased by 100% when garbage grinders are installed(5) All soil absorption systems designed to serve a single dwelling shall be designed to serve a minimum of four bedrooms .."

(Plympton Board of Health Title V Amendments)

Raynham *Is there a minimum size requirement for leaching fields?*

No "When calculating the leaching area required for a septic system, the design capacity of the system must meet or exceed 150% of the capacity required by 310 CMR 15.000, State Environmental Code, Title V." From the Town of Raynham Regulations Pertaining to the Design, Construction and Maintenance of Sewage Disposal Systems, "Design and Construction" (Adopted 2003).

Rehoboth *Is there a minimum size requirement for leaching fields?*

No No reference in the Rehoboth regulations to minimum size requirements for leaching fields.

Rockport *Is there a minimum size requirement for leaching fields?*

No No reference in the Rockport regulations to a minimum size for leaching fields.

Rowley *Is there a minimum size requirement for leaching fields?*

No No reference in the Rowley regulations to a minimum size requirement for leaching fields.

Salisbury *Is there a minimum size requirement for leaching fields?*

Yes According to Mr. Baxter, Health Agent, the minimum leaching field size is 600 square feet. (10/22/04)

Scituate *Is there a minimum size requirement for leaching fields?*

No No reference in the Scituate regulations to a minimum required size for leaching fields.

Sharon *Is there a minimum size requirement for leaching fields?*

No 7.03 LOCATION
6) Any lot of less than 40,000 square feet in area shall be deemed too small for both water supply and sewage disposal on the same lot.

Sherborn *Is there a minimum size requirement for leaching fields?*

Yes The Sherborn regulations require that "there shall be a minimum of (400) square feet of leaching area, plus such additional area s indicated by the percolation tests." Sherborn Board of Health Regulations, Section I, 7.0(A) (effective as of reprint date of 2/2004).
The additional area must be calculated using a table that appears at Section I, 7.1(B).

Shirley *Is there a minimum size requirement for leaching fields?*

Yes The minimum size for a leaching field is dependent upon the number of bedrooms as well as the results of the perc test. In amendment 10.1 there is a table title "Required Square Footage of Effective Leaching Area" which is recreated below.

For 2-4 bedrooms:

Min. for perc rate (min/inch)	Bed (sq.ft.)
0-5	600
6-13	1000
14-20	1500

For 5-6 bedrooms:

0-5	1200
6-13	1440
14-20	1700

For over 6 bedrooms:

20	400 sqft/bdrm
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In addition, amendment 10.2 reads "[n]o more than two (2) units of multi-family can be on one system is the multi-family is six bedrooms or less."

(Shirley Board of Health Regulations for Sewage Disposal, Adopted 1984, Amended 1995)

Shrewsbury *Is there a minimum size requirement for leaching fields?*

Yes

From Section A (7), Minimum Leaching Area:

"The minimum leaching area to be installed shall be determined from the following table for the initial 1,000 gallons of design flow.

Perc Rate (min/inch)	Sidewall Area (sq ft/gal)	Bottom Area (sq ft/gal)
2.0 or less	1.0	2.0
4.0	1.1	2.1
6.0	1.2	2.2
8.0	1.3	2.3
10.0	1.4	2.4
15.0	1.5	2.5
20.0	2.0	3.0
25.0	2.5	
30.0	3.0	

A. The use of bottom area for the computation of minimum leaching area is not permitted for conventional trenches and pits. Only sidewall area is permitted for the computation of minimum leaching area for conventional trenches and pits.

B. The use of bottom area and sidewall area is permitted for the computation of minimum leaching area for infiltrator chambers which do not require stone.

C. The use of bottom area only is permitted for the computation of minimum leaching area for leaching beds and fields."

(Shrewsbury Board of Health Title V Amendments)

Southborough

Is there a minimum size requirement for leaching fields?

No

No reference in the Southborough regulations to a minimum size for leaching fields.

Sterling

Is there a minimum size requirement for leaching fields?

Yes

From Section 2. Minimum size, "The following minimum size leaching facilities are required.

Leach bed 1,000 square feet.

Leach trenches 150 feet total length, 3 ft. wide with 1 ft. of stone.

Leach pits 1-6 ft. by 12 ft. leach pit or, 2-3 ft. by 12 ft. leach pits off a distribution box."

(Sterling Board of Health, Adopted 1995)

Stoughton

Is there a minimum size requirement for leaching fields?

Yes

The town engineer said (1/4/05) that the Septic Regulations (Adopted Sept. 1976) follow Title 5 in every way except that the area requirement for the leaching fields is doubled.

According to James Conlon, health agent, (6/22/04) Stoughton has a minimum size of 600 sq. ft. for the leaching field.

Stow

Is there a minimum size requirement for leaching fields?

Yes The Stow regulations require a minimum leaching field size only for systems designed to handle more than 1,000 gallons/day: "septic systems designed for more than 1,000 gallons per day shall allow a minimum of one square foot of leaching area per gallon of design flow."

The Stow regulations also require that the leaching field area be large enough to handle 150% the design flow of the system.

Stow Board of Health Regulations, Section C (effective as amended 11/21/96).

Sudbury *Is there a minimum size requirement for leaching fields?*

Yes The Sudbury regulations do require minimum square footage of the leaching area based upon the number of bedrooms and the applicable percolation rate. Based on the table that appears in the Sudbury regulations at Section III, for leaching area comprised of trenches, the minimum square footage required per bedroom is: 150 (perc. rate of 1-10 min.); 170 (perc. rate over 10 - 20 min.); or 225 (perc. rate over 20 - 30 minutes). If the leaching area is comprised of a pit or galleries, the minimum square footage required per bedroom is: 50 (perc. rate 1 - 10 min.); 75 (perc. rate over 10 - 20 min.); 100 (perc. rate over 20 - 30 min.).

The Sudbury Regulations base the square footage requirements on "the sidewall area only."

Sudbury Rules & Regulations Governing the Subsurface Disposal of Sewage, Section III (adopted 2/15/84, effective with amendments and revisions as of 3/26/98).

Also note that the Sudbury Regulations appear to be based on a maximum percolation rate of 30 minutes per inch, while Title 5 has since increased the maximum allowable percolation rate to 60 minutes per inch.

Sutton *Is there a minimum size requirement for leaching fields?*

No No reference in the Sutton regulations to minimum size for leaching fields. The town does define a maximum loading rate that the researcher has noted as the minimum loading rate in other Title V amendments (see Douglas, Northbridge). According to Section C.3, "[t]he maximum effluent loading rate for design shall be 0.6 gpd/sq.ft." The researcher assumed this was a typo, and the town was specifying the minimum flow rate.

(Sutton Board of Health Title V Amendments, Amended 2003)

Swansea *Is there a minimum size requirement for leaching fields?*

No No reference in the Swansea regulations to minimum size requirements for leaching fields.

Tewksbury *Is there a minimum size requirement for leaching fields?*

No No reference in the Tewksbury regulations to minimum size requirements for leaching fields.

Topsfield *Is there a minimum size requirement for leaching fields?*

Yes "Section 18. Leaching Area Requirements. A minimum of six hundred (600) square feet for three (3) or fewer bedrooms and an additional two hundred (200) square feet for each additional bedroom of primary leaching area and an equal amount for the reserve area shall be provided for all new construction." Topsfield Board of Health, Supplemental Regulations to 310 CMR, 15.00 Title 5 of the State Environmental Code, Section 18 (effective

Townsend *Is there a minimum size requirement for leaching fields?*

No From Amendment 12.3 Square Footage Requirements for Leaching Area, "[t]he system minimum dimensions shall conform to Title 5. The Board reserves the right to require a larger system where specific site or system conditions warrant." In addition, the town regulates the necessary expansion area. From amendment 12.4 Future Expansion/Reserve "12.4.1 The expansion/reserve area shall meet all requirements of these regulations and Title 5 of the State Environmental Code. 12.4.2 The expansion area shall not be built upon within a twenty-five (25) foot radius around the perimeter of this area, with the exception of movable structures. Additions to the dwelling or in-ground swimming pools which would preclude the expansion area from meeting requirements of these regulations or Title 5 of the State Environmental Code may not be constructed."

(Townsend Board of Health Sub Surface Sewage Disposal Regulations, Adopted 2004)

Tyngsborough *Is there a minimum size requirement for leaching fields?*

No No reference in the Tyngsborough regulations to minimum size requirements for leaching fields.

Upton *Is there a minimum size requirement for leaching fields?*

No No reference in the Upton regulations to minimum size requirements for leaching fields.

Uxbridge *Is there a minimum size requirement for leaching fields?*

Yes From Section II Design Plans, B, "[l]eaching fields, beds or other Massachusetts Department of Environmental Protection-approved alternate technologies are not allowed for new construction unless prior written approval is obtained from the Board of Health. If allowed, the minimum size shall be 800 square feet of leaching area for new or repair construction."

(Uxbridge Minimum Requirements for Subsurface Septic Systems, Adopted 2000)

Walpole *Is there a minimum size requirement for leaching fields?*

No There is not one specific minimum size for a leaching field. However, researcher found the following requirement in the Walpole Regulations:

"1) Leaching area requirements must be increased by 50 percent for all new construction on-site septic systems." Walpole Board of Health, Rules & Regulations & Procedure for Construction of On-Site Septic Systems, Section 1, (Revised September 19, 2004)

Agent Gail Nixon informed researcher on 8/10/04 that this 50% requirement serves to increase the size of the fields 50% over the adequate system size for the home, whether or not a garbage grinder is planned. For example, she stated that if two trenches are adequate for leaching, Walpole will require three, whether or not a garbage grinder is to be installed.

Wayland

Is there a minimum size requirement for leaching fields?

Yes The Wayland regulations provide the following regarding minimum leaching field size:

"2. Minimum Leaching Area: The minimum leaching area to be installed for residential uses shall be determined from the following chart:

- 3 BEDROOMS 800 S.F.
- 4 BEDROOMS 900 S.F.
- 5 BEDROOMS 1000 S.F.

"For each additional bedroom, add two hundred square feet of leaching area.

"Leach fields, leaching trenches, leaching pits and leaching galleys may be designed to Title 5 standards with the approval of the Director of the Board of Health."

Wayland Board of Health Regulations for On-Site Subsurface Sewage Disposal Systems, Section II(C)(1) (Adopted 1974, Revised 1999).

Wellesley

Is there a minimum size requirement for leaching fields?

No No reference in the Wellesley regulations to a minimum size for leaching fields.

West Bridgewater

Is there a minimum size requirement for leaching fields?

No No reference in the West Bridgewater regulations to a minimum size requirement for leaching fields.

West Newbury

Is there a minimum size requirement for leaching fields?

Yes According to Section II (F.3), "[m]inimum effective leaching area, leaching fields: 1000 square feet."

(West Newbury Board of Health Regulations for Percolation Testing and Septic Systems, Adopted 2003, Amended 2003)

Westford

Is there a minimum size requirement for leaching fields?

No The Westford regulations contain no minimum size for the leaching field itself, but also state that: "A minimum of one thousand (1,000) square feet shall be available on each single family residential lot for the installation of the primary sewage disposal system, and an additional one thousand square feet shall be available on the lot for the installation of the reserve or replacement sewage disposal system. If reserve leaching trenches are specified between primary trenches than both the primary and reserve systems shall be constructed simultaneously." Westford Board of Health Regulations, Requirements for the Subsurface Disposal of Sanitary Sewage, Section 6.3 (undated).

Weston

Is there a minimum size requirement for leaching fields?

No No reference in the Weston regulations to minimum size requirements for leaching fields.

Wilmington**Is there a minimum size requirement for leaching fields?****Yes**

"5.2 Minimum requirements for design criteria:

- 800 square feet minimum in a leach bed.
- 4 Bedroom minimum flow per unit"

The regulations also state that if "the minimum size of a leaching bed for a dwelling in which the number of bedrooms has been reduced to a number less than four according to the above procedure shall be:

Bedrooms Minimum sq. ft.

3 600
2 or 1 400"

Town of Wilmington Massachusetts Board of Health Code of Regulations, Section 5.2, 5.4 (Adopted 1989, Revised 2004)

Wrentham**Is there a minimum size requirement for leaching fields?**

Leachi Leaching fields are not permitted for new construction.

From Section 4. Leaching Facilities, "A. General: Leaching trenches shall be used...C. Leaching beds or fields or chambers in a bed configuration will not be approved for new construction....D. For new construction, all single family dwellings shall be designed for a minimum for 3 bedrooms. A system may be designed for 2 bedrooms if a deed restriction limiting the use of the dwelling to 2 bedrooms is provided."

(Wrentham BOH OSDS Regulations, Adopted 1996)
