

Meeting Minutes  
August 11, 2003  
Town Hall, Groton, MA

Board of Health Members Present:

Dr. Susan Horowitz, Chairman; Jodi Deuger, Member

Others Present:

Benjamin Cutone, R.S., Debra Butcher

Meeting Called to Order:

Chairman Horowitz called the meeting to order at 7:00pm.

Permits Signed/Approved:

- \*Boathouse Road, Lot 225; Mark Enright
- \*Lowell Road, Lot 12G; Dermco LLC (transfer)
- \*21 Moose Trail, Tom Wilson
- \*6 Hazelwood Avenue, Frances Carson
- \*79 Kemp Street, Lot 2; Rhonda Wayne/Cynthia Reardon
- \*1 Yvonne Drive, Wayne Keefner
- \*Tavern Road, Lot 17; Don Haberman
- \*Tavern Road, Lot 19; Don Haberman
- \*499 Longley Road; John Boisse
- \*19 Spruce Road; Lot 285-289; Hickory Homes LLC (transfer)
- \*12 Skinner Lane, Sam Palmer
- \*312 Chicopee Row, Stanley & Debra Lackey

Bills Signed/Approved:

- \*Metrostat-\$25.00
- \*ApparelMaster-\$96.00
- \*Casey & Dupuis-\$3,182.00
- \*Routhier Tires-\$156.25
- \*Geo-Insight-\$3,530.80
- \*Rick Lamarre & Son-\$1054.35
- \*Rick Lamarre & Son-\$834.57
- \*Rick Lamarre & Son-\$728.64
- \*Rick Lamarre & Son-\$862.29
- \*Rick Lamarre & Son-\$737.55
- \*Rick Lamarre & Son-\$621.72
- \*Rick Lamarre & Son-\$711.81
- \*Boxes & Bags, Unlimited-\$1597.44
- \*Covanta-\$3,686.58
- \*East Coast Electronics-\$585.00
- \*Debra Butcher, Seminar at Holiday Inn-\$27.00
- \*CTC Communications (BOH)-\$59.86
- \*Belmont Springs-\$27.00
- \*Groton Herald-\$172.00
- \*Moison Ace Hardware-\$51.35
- \*CTC Communications (SW)-\$34.89

704 Chicopee Row: Present: Robert Grosskopf, owner

Representing himself, the homeowner requested a variance for approval of a shallow well for his property. He said that the dwelling was currently served by a deep well in excess of 600 feet but the water quantity was less than 2 gallon per day. Mr. Grosskopf stated that his neighbors' wells were shallow and were producing in excess of 10 gallons per day.

Chairman Horowitz asked if Health Agent Ben Cutone had any issues with the request. He stated that he did not. After a brief discussion on the proposed well location, Member Jodi Deuger made a motion to approve the request for a shallow well. The motion carried unanimously.

21 Moose Trail: Present: Dan Wolfe, P.E.; Tom Wilson

Mr. Wolfe presented the septic design for an upgrade for this property. He stated that the property was on the water's edge and that there wasn't a lot of room to work with for the upgrade. He stated that testing was conducted and the following variances were requested:

#### Local Upgrade Approval

- 15.405(1)d - A 25% reduction in the sizing of the leaching area.
- 15.405(1)h - Minimum offset from the sewage disposal system to a well and suction pump is 100 feet. An 81-foot offset to the well and a 51-foot offset to the suction pump is proposed.

#### Groton Board of Health Regulations

- Section 1.E.1 - Minimum offset from the sewage disposal system to a wetland area is 100 feet. A 52-foot offset is proposed.
- Section 1.E.6 - Minimum offset from the sewage disposal system to a sideline of a road shall be 35 feet. A 10-foot offset proposed.
- Section 1.E.7 - Minimum offset from the sewage disposal system to a property line is 20 feet. A 10-foot offset proposed.

-2-

- Section 1.E.9 - Use of impervious barriers to adjust the side slope requirements are not allowed. An impervious barrier is utilized.
- Well Regulation IV - Minimum offset from the sewage disposal system to a well and suction pump is 100 feet. An 81-foot offset to the well and a 51-foot offset to the suction pump is proposed.

Mr. Wolfe stated that the soils were coarse sand and gravel. Chairman Horowitz asked how many bedrooms in the house. Mr. Wolfe stated "3". She asked if the property was for sale. Mr. Wolfe stated "no". He said that he homeowner was being proactive in tidying up the premises. He said that there was currently a cesspool on site.

Member Jodi Deuger asked if the property was seasonal. Mr. Wilson stated that currently nobody was living there. Health Agent Ben Cutone stated that the location of the upgrade was the only possible site. He also stated that a condition on the permit would be that a Title 5 water test be submitted prior to receiving a Certificate of Compliance.

Chairman Horowitz asked whether the property would ever be increased larger than a 3-bedroom home. Mr. Wolfe stated "no". Mr. Cutone stated that the property was too limited to go to a four bedroom home. Chairman Horowitz asked that a condition be placed that the house be served by town water when available. Mr. Wolfe felt that was a reasonable way to go and agreed to the condition.

Member Jodi Deuger made a motion to approve the requested variances. The motion carried unanimously.

Boathouse Road, Lot 225: Present: Russ Wilson, R. Wilson & Associates; Mark Enright

The hearing was continued from July 21, 2003 in order that Member Matthew Waterman could visit the site.

Mr. Wilson provided a brief statement on the site conditions. He stated that the soils were coarse sand and gravel and testing was witnessed by prior Health Agent Robert Overton. He said that the bottom of the trenches were 9 feet above water. Chairman Horowitz asked if the property could be served by a tight tank. Mr. Cutone stated that the septic system and water issues will be resolved, however, the State would not accept a tight tank.

Mr. Cutone stated that a condition of the approval would be a two-bedroom deed restriction and hook-up to town water. Mr. Wilson stated that town water was on the street but not served by the house yet.

-3-

Member Jodi Deuger made a motion to accept the variances with the following conditions:

- Town Water required.
- Two-bedroom deed restriction.
- No additional square footage to the premises.
- Issue of permit based on Member Matthew Waterman's approval on variances.

The motion carried unanimously.

Habitat for Humanity: Present: Dan Wolfe, John Llodra, Terry Ragot

Mr. Wolfe requested an informal discussion concerning property on Whitney Pond Road donated by the Groton Conservation Trust for the project.

Mr. Wolfe stated that initial soil testing was conducted and the soils were coarse sand and gravel. He said that even though the land was large enough, it had some physical constraints due to a paper road that would require variance approvals. Discussion continued regarding the topography of the land and the trails surrounding the site.

In closing, the Board recommended that a formal request be put in writing in order to take any further action. Mr. Llodra requested whether all fees could be waived both from the Town and the Nashoba Boards of Health. Mr. Cutone stated that he would need to consult with the Director of the Nashoba Boards of Health prior to a decision. The Board requested that it be addressed when the formal request is made.

The Board took no action.

Surrenden Farm – Present: Atty. Ray Lyons, Dr. Susan Sundstrom, Representatives from Geo Insight, Inc.

The applicants asked for a continuance in order for both parties to deliberate on the site conditions and land remediation. The meeting will be rescheduled to September 8, 2003.

#### OTHER BUSINESS

1. 18 Breakneck Road – The Board voted unanimously to send a letter to Mr. Vlahos informing him that beginning on September 1, 2003, the Board would be fining him \$500 per day as a result of violations on his property that have not been resolved.

-

2. Groton Gardens-Comprehensive Permit Comments to Zoning Board of Appeals – The Board had no comments at this time since the property is served by town water and town sewer.
3. Brooks Orchard-Comments to Planning Board – The Board commented that they are aware of contamination on this site and have not seen any remediation yet. Mr. Cutone stated that initial soil evaluations have been performed but no sewage disposal plans have been submitted.
4. Gibbet Hill Restaurant – Comments to Planning Board – The Board stated that initial soil evaluations have been performed but no sewage disposal plans have been submitted. Chairman Horowitz asked that the applicant meet with the Board at the next meeting on September 8, 2003 to review the plans for the restaurant.
5. Deerhaven Subdivision – Ben Cutone stated that some design changes are being proposed. The Board recommended that the owner come into the next Board of Health meeting to discuss the changes.
6. Baddacook Pond Road – Chairman Horowitz requested that Town Counsel be contacted for an update on the lawsuit.
7. Portable Toilets – Chairman Horowitz requested that the Board develop a permitting process so the Board knew exactly where portable toilets were being used and when they were being emptied. She felt it was a good practice to have pumping records on file. The Board agreed to table discussion until the next Board of Health meeting.
8. Capital Planning – The Board requested that Bruce Dubey beginning planning for this for next year's budget.

The meeting adjourned at 8:25pm.

GROTON BOARD OF HEALTH

---

Dr. Susan Horowitz  
Chairman

---

Jodi Deuger

---

Matthew Waterman

Respectfully Submitted,  
Debra A. Butcher