

MEETING MINUTES
January 26, 2004
Town Hall, Groton, MA 01450

Board of Health Members Present:

Dr. Susan Horowitz, Chairman; Jodi Deuger, Matthew Waterman

Others Present:

Debra Butcher, Ben Cutone, R.S.

Meeting Called to Order:

Chairman Horowitz called the meeting to order at 7:30pm.

Minutes: The regular session minutes of January 12, 2004 were approved as written.

Septic Permits Approved/Signed:

*169 Broadmeadow Road, Dana Sargent

Bills Approved/Signed:

- *Clean Harbors-\$3914.25
- *UMass Medical-\$1625.00
- *Advance Security Systems, Inc.-\$18.33
- *CTC Communications (SW)-\$31.19
- *ApparelMaster-\$77.28
- *Reliable Office Products-\$13.58
- *Buckley Energy-\$89.49
- *Reliable Office Products-\$209.89
- *CTC Communications (BOH)-\$60.25
- *Schwaab-\$34.05
- *Frank Mastrangelo (tobacco compliance)-\$8.00
- *Shattuck Oil-\$132.58
- *Shattuck Oil-\$217.90

213 Whiley Road Present: Janet Field, owner; Robbin Lawrence, abutter; Dan Wolfe, Ross Associates; Attorney Ray Lyons representing Mr. & Mrs. Sangiolo

Ms. Field stated that the property consisted of two bedrooms near the lake. She requested the following variance:

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Town of Groton's Local Regulations

Section I.F.I. - 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. The applicant is proposing the leach bed for 100% of Title 5 requirements.

Health Agent Ben Cutone stated that he conducted testing on the lot and the soils were sand and gravel. The Board asked him if a pressure dosed system should be designed. Mr. Cutone stated "no" because testing was done in June.

Member Deuger asked what currently exists on the property. Ms. Field stated that there was a cesspool and a point driven well. The Board recommended that the applicant have the well testing because of its close proximity to the lake.

Abutter Robbin Lawrence stated that he owns property close by and he has recommended that a shared system with a tank and pump chamber or gravity fed to a common system to the leaching areas be constructed.

Attorney Lyons stated that he represents Mr. & Mrs. Sangiolo who are abutters to this property. He stated that his clients were concerned about the nature of the soils in the area. He asked that the Board make their decision based on new construction standards. He stated that the property was a one bedroom dwelling and it was his opinion that it was in the Groton water resource district.

The Board asked that Mr. Cutone conduct a site walk on the property to determine bedroom count and continue the hearing. The Board took no action.

Skyfields Drive, Lot 6B Present: Arthur & Camilla Blackman, owners

Member Jodi Deuger recused herself as she is an abutter to the property.

Ms. Blackman stated that she was present to waive the Board's requirement under their well regulations:

Section IV – Well Construction/Deconstruction permit

An applicant for a well construction permit must secure a letter from the municipal water supply system stating that no public water is available within 500 feet of any lot line prior to seeking a permit. Applicant's property is approximately 25 feet (+/-) from the municipal water supply system.

Ms. Blackman stated that the property is currently under an agreement and the buyers were anxious to start building. She stated that the Water Department couldn't provide water to the property until mid-year.

Member Waterman suggested that the Board condition the approval to hook up to town water once construction began and to abandon the well then. Health Agent

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Cutone stated that the well met the criteria for an irrigation well if he applicants wanted to use it for that.

The Board had no other comments. Member Waterman made a motion to approve the variance. The motion carried unanimously.

Landfill Monitoring Bid Present: James Greacen

The Board reviewed Town Counsel's comments and had no problems with the bid specifications. Mr. Greacen stated that the monitoring of the wells should cost approximately \$22-\$25K. Ms. Butcher will prepare the bid specifications and submit them to the Central Register for a February 27, 2004 deadline.

169 Broadmeadow Road Present: Attorney Robert Collins, Robert Black, contractor

Attorney Collins stated that his client, Dana Sargent, has a failed septic system and has sold his house with a closing scheduled for January 27, 2004. He asked that the Board approve the following variance so the permit could be provided at the closing.

Mr. Collins stated that he would pursue the variance hearing at a later date.

Town of Groton's Local Regulations

Section I.A.5 - There must be a minimum of five (5) feet of pervious material between the bottom of the leaching facility and the ground water elevation and/or any impervious layer. The offset above ground water may be increased depending upon climatic and/or site conditions encountered. Applicant is proposing 4 feet.

Health Agent Ben Cutone stated that the percolation tests were witnessed. Member Waterman stated that he was concerned that the neighbors didn't have notice because it will be a mounded system. He said he wouldn't have concerns if abutter were able to come in to voice their concerns at a hearing. He recommended that the system not be constructed until the Board of Health actually grants the hearing.

Member Waterman made motion to approve the variance subject to the required variance hearing procedure. The motion approved unanimously.

OTHER BUSINESS

Reedy Meadow Estates – Comments to Planning Board – Definitive Subdivision

Mr. Cutone informed the Board that he has not received any sewage disposal plans as yet. He said that the only information he had was that the lots would be served by town water and sewer, especially the lots that were actually located in the Town of Pepperell. He felt that there was insufficient information to make any decision as yet. The Board agreed to send these comments to the Planning Board.

Contaminated Properties – Dr. Horowitz recommended that the Board of Health make the Planning Board aware of farmlands and previous uses of land during the permitting stage. She thought that it would be beneficial to town boards to know the history of the land before it approaches the subdivision stages. She asked that a letter be sent to Town Counsel asking for an opinion whether it would be legal to ask

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future developers what the previous use of their land was. The other members agreed. Ms. Butcher will contact Town Counsel.

22 Redskin Trail – Dr. Horowitz stated that she received an anonymous letter concerning the condition of the septic system. She asked that Mr. Cutone follow-up and inspects the site.

Transfer Station – Bruce Dubey stated that the Transfer Station was running smoothly. The Board sent their well wishes to David Roy's wife.

The meeting adjourned at 8:45pm.

GROTON BOARD OF HEALTH

Dr. Susan Horowitz, Chairman

Jodi Deuger

Matthew Waterman

Respectfully Submitted,
Debra A. Butcher

