

TOWN OF GROTON

Groton Board of Health
173 Main Street
Groton, MA 01450
(978) 448-1120
FAX: 978-448-1130

e-mail: dbutcher@ci.groton.ma.us

MEETING MINUTES February 7, 2005 Town Hall, Groton, Massachusetts

Board of Health Members Present:

Dr. Susan Horowitz, Chairman; Matthew Waterman; Robert Hanninen

Others Present:

Debra Butcher; Ben Cutone (arrived at 8:10pm)

Meeting Called to Order:

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

Permits Signed/Approved:

*Worthen Drive, Lot 1; Jodi Gilson

*Pond Hill Lane, Lot 21-22; Robert Carrig Irrevocable Investment Trust

Bills Signed/Approved:

*CTC Communications (BOH)-\$61.71

*Metro Stat-\$35.00

*A1 Overhead Door-\$322.00

*Advance Security Systems-\$18.33

*Airgas-\$24.50

*Ayer Auto Parts-\$228.10

*Belmont Springs-\$27.74

*Buckley Energy-\$61.68

*Casey & Dupuis-\$30.32

*CCP Industries-\$274.33

*Chromate Industrial Corp.-\$452.87

*CTC Communications (SW)-\$29.15

*Granite State Cover-\$230.00

*Groton Electric Light-\$6.97

*Groton Electric Light-\$202.13

*Groton Electric Light-\$62.03

*Liberty Supply-\$40.00

*Liberty Supply-\$270.00

*Mobile Consultants-\$10.08

*Moison Ace Hardware-\$25.96

*R&D Tool-\$74.75

*Shattuck Oil-\$80.12

*Shattuck Oil-\$180.04

February 7, 2005 meeting minutes

Page 2

*ZEP-\$111.30

106 Peabody Street: Present: Alan Hoch, owner

The hearing was continued from December 20, 2004 in order that Health Agent Ben Cutone could perform a site walk.

Mr. Cutone reported that the site walk was conducted on January 14, 2005 where he inspected the interior and exterior of the detached building. He said there was no evidence of any plumbing or any sealed or abandoned pipe locations or any pipes leaving the building.

Debra Butcher reported that Groton School submitted a letter determining that to the best of their knowledge, Groton School never owned nor operated a cleaning business, known as Campus Cleaners, at 106 Peabody Street.

Chairman Horowitz felt comfortable that the Board of Health had done its due diligence in researching this site and was assured that the site was used as a way station and not the site of the actual dry cleaning. The Board members concluded that the matter should be *dismissed* and took no action.

Squannacook Hills 40B Comprehensive Permit: Present: David Kelley, LandTech Consultants, Inc.

Member Matthew Waterman recused himself from discussion as he is an employee of LandTech Consultants, Inc.

Mr. Kelley requested a preliminary discussion with the Board to review this project. He stated he has drafted preliminary design plans for the sewage disposal system and proposed a 24-unit development with 48 bedrooms (2 bedrooms per unit) which would account for 5,280 gallons per day of sewage flow. He said that the design plan was not detailed enough to obtain any definitive approvals at this time from the Board of Health.

The plan shows the following preliminary variances:

Town of Groton's Local Regulations

Section I.A.1 - Testing Requirements – Deep observation holes for determination of ground water elevations may be performed during the months of April and May – *Testing was performed in July.*

Section I.C.5 - Design Requirements – The area between the trenches shall not be used for future expansion of a system." *Plan proposes future expansion trenches between the primary trenches.*

Section I.E.3 - Distance Requirements – Minimum of 10 feet must be available between the primary and expansion leaching facilities. *Plan proposes a separation of one foot between the primary and expansion leaching facilities.*
February 7, 2005 meeting minutes
Page 3

Section I.E.6 - Distance Requirements – Minimum of thirty five (35) feet must be available between the edge of any street, passageway or road line and the entire exterior perimeter of any proposed leach area. *Plan proposes a one foot separation between the edge of the proposed access drive and the proposed leach area.*

Chairman Horowitz stated that she was glad to have Mr. Kelley come in to discuss the plans for the septic system at this stage. She stated that the testing could be performed during the normal testing season between March 1st and April 30th. She stated that she didn't like having the primary/reserve area for the septic together and also wanted to see the groundwater mounding calculations put on the plan. Member Hanninen agreed that the primary/reserve area should be

separated for any future system repairs.

Mr. Kelley explained how the FAST system would work and how the inspection and maintenance schedule would proceed. He stated that there was no chance in the system clogging because of the treatment process. He said that if failure occurred, the system would be used "like a tight tank" and pumped often.

The Board concluded that more information on the final engineering plans was needed with more testing and that the applicant would need to return. The Board requested that a memo be sent to the Zoning Board of Appeals notifying them that they have met with the applicant and that Chairman Horowitz would be attending their meeting on February 23, 2005 representing the Board of Health's concerns.

530 Lowell Road Present: Jack Visniewski, P.E.

Mr. Visniewski explained that he designed the sewage disposal system in 1984 for a four bedroom dwelling but was approved by the Board of Health for a three bedroom dwelling since the existing house had only two bedrooms at the time of the design. He said that the system was built according to the four bedroom design and was over-designed and in good working order. He stated that the system has a 1000 gallon tank and this would need to be upgraded to a 1500 gallon tank.

He stated that the current owners would like to add two bedrooms to the existing house and utilize the current system. He said that if he calculated adding one trench to the leaching area, replacing the septic tank with a 1500 gallon tank and provided some minor grading, the system could be brought up to current Title 5 standards for a four bedroom house.

Chairman Horowitz requested comments from Health Agent Ben Cutone. Mr. Cutone stated that he understood the engineer's rationale that the system was large enough to accommodate four bedrooms, but he said he was hesitant to allow a 20 year old system be used for a new construction project. His recommendation was to require that the applicant provide the Board with a formal Title 5 inspection report, conduct some witnessed soil testing and have the engineer provide a new plan for permitting.

Chairman Horowitz said that she attempted to drive by the property but the house was set back a long way. Member Waterman recommended that a new distribution

February 7, 2005 meeting minutes
Page 4

box be constructed for extra distribution. Mr. Visniewski said that he would look at that.

Member Robert Hanninen made a motion to have the property comply with the current Title 5 standards and obtain a permit from the Nashoba Associated Boards of Health. The motion was seconded and approved unanimously.

OTHER BUSINESS

1. Minutes: The regular session minutes of January 18, 2005 were tabled.
2. Angus Hills/Plan Modification: The Board understands that the lots will be served by town water.
3. Proposed legislation concerning water fluoridation: The Board agreed to work with the Water Superintendent concerning possible legislation and wait until it came before the local boards.
4. Accessory Apartment By-law: Mr. Cutone explained the Title 5 requirement for accessory apartments/two family dwellings and said that the dwelling would require a two-compartment tank. Chairman Horowitz felt it would be beneficial to incorporate language into the current sewage disposal system regulations. The Board requested that a memo be sent to the Planning Board explaining the Title 5 requirements.
5. Public Hearing – Proposed language for the review/testing requirements of non-subdivision

- lots/ANR lots and commercial projects: The Board voted 2-1 (with members Chairman Horowitz and Member Hanninen voting in the affirmative) to conduct a public hearing in March.
6. Groton Collision – Comments to Planning Board: The Board voted to send the following comments:
- a) The Board is concerned about vehicles leaking hazardous materials in the gravel area.
 - b) The plan does not indicate if all existing and proposed buildings will be served by municipal sewer or an onsite sewage disposal system.
 - c) Are there any existing or proposed floor drains?
 - d) Was this property contaminated by Conductor Lab? Has environmental testing for contamination occurred at this site?
 - e) The Board is requesting that the applicant meet with them.
7. Oak Ridge 40B: The Board voted 2-0 (Member Waterman recused) to send the following comments to the Zoning Board of Appeals:
- a) The Board of Health was informed by their Health Agent that water mounding calculations can be performed for under \$500 and the Board would like them performed for this project.
 - b) The Board has been informed that the proposed retaining wall to serve the reserve area is 12 feet tall. It is the Board's understanding that a new septic plan was reviewed at the ZBA's meeting on February 4, 2005 and are requesting a copy of that plan. The Board does not believe a retaining wall of that size should be given a waiver.
8. Surrenden Farm: Chairman Horowitz stated that Town Counsel has not heard back from Paul Locke of the Department of Environmental Protection.

*February 7, 2005 meeting minutes
Page 5*

9. 366 Lost Lake Drive: Health Agent Ben Cutone reported that "little to no progress" has been made in the clean up of this property. He will send a letter to the property owner and take pictures of the site.
10. GDAY: Member Hanninen provided an update on a recent conference he attended on teen suicide/drug/alcohol prevention.
11. Pesticide Awareness: The Board requested that the "Healthy Lawns" brochure be mailed and distributed to town residents.

The meeting adjourned at 9:30pm.

GROTON BOARD OF HEALTH

Dr. Susan Horowitz, Chairman

Matthew Waterman

Robert Hanninen

Respectfully submitted,
Debra A. Butcher