



TOWN OF GROTON  
Board of Health  
173 Main Street  
Groton, Massachusetts 01450

MEETING MINUTES  
January 3, 2010

Board of Health Members Present:

Robert Fleischer, Member  
Dr. Susan Horowitz, Member

Others Present:

Nashoba Associated Board of Health Agent Ira Grossman  
Land Use Assistant Dawn Dunbar

Meeting Called to Order:

Member Fleischer called the meeting to order at 7:00 pm in the Town Hall.

**Variance(s) Signed:**

13 Branch Lane

**Invoice(s) Signed:**

Verizon Wireless

**Minutes Approved:**

A motion was made to accept the minutes of December 6, 2010 and all were in favor.

**274 Boston Road**

Present: Paul Leone, contractor  
Nancy Van West, homeowner

Mr. Leone explained that he was before the Board representing homeowner, Nancy Van West, to speak about the existing dairy barn with an apartment on the 2<sup>nd</sup> floor. He further explained that there was currently a 4-bedroom septic system that had a passing Title 5 done in December 2010.

Mr. Leone explained that Ms. Van West would like to decommission the apartment from its present use and add a new modular dwelling adjacent to the barn. The two structures will be connected. Mr. Leone then showed the Board members plans to join the existing barn to the new modular structure. He also explained that the first floor of the barn would be used as an

open space recreation room, the 2<sup>nd</sup> floor which is largely used as a storage area would be still mostly storage and one “guest bedroom” would be left with the existing bathroom..

Member Horowitz asked how many bedrooms there would end up being.

Mr. Leone replied that there would be 4 bedrooms.

Member Horowitz stated that according to the house plans shown to the Board, the milk room was to remain intact. She asked how the recreation room would be heated and also asked if it was currently being heated.

Mr. Leone replied that the room was not currently being heated and that the plan was to heat the recreation room with electric heat.

Member Horowitz asked what the proposed total room count was.

Ms. Van West stated that even if you counted the kitchen as a separate room, the total number of proposed rooms was 9.

Total room count including the barn is to be nine.

Discussion shows the proposal is not new construction and that it did not require a variance but she would like to see an asterisk placed on the permit as this property has had a huge amount of controversy over it over the past years.

Member Horowitz stated that a condition should be added to the decision that there are no more rooms or bedrooms added unless the septic system is made larger. She further stated that she would like to have the memorandum to the Board of Assessors (from the file) referencing a May 14, 2007 meeting included as back-up.

**Member Horowitz made the following motion:**

**The SDS of 1989 is sufficient for the addition of a 3-bedroom use along with continuing use of the original bedroom in the barn making a total of 4 bedrooms. The total room count shall not exceed 9 rooms. The memorandum to the Board of Assessors dated May 2007 is to also be included in the determination. In the future, any alterations or changes to the old and new structures are to be approved by the Board of Health and all the standard conditions apply.**

**Member Fleischer read the following standard conditions:**

1. The applicant must submit any proposed change in the above referenced plans to the Board of Health for its review and approval before the change is implemented.
2. The applicant is responsible for obtaining any other permits (including but not limited to) those required by the Board of Selectmen, Conservation Commission, Building Inspector, DPW Director, Planning Board, Stormwater Advisory Committee, and Zoning Board of Appeals.
3. Any construction (or related activity) within 100 ft of a wetland or resource protection area requires approval of the Groton Conservation Commission.

4. It is the applicant's responsibility to insure that the contents of this permit are made known to all contractors who perform work at this site.
5. It is the applicant's responsibility to contact Dig Safe prior to the commencement of any work at the site.
6. If the project is not completed within 2 years from the date a building permit is issued, it is the responsibility of the applicant to request an extension. The Board of Health may grant extensions for additional time provided that the applicant submits a written request for renewal no later than 30 days prior to expiration of the permit.
7. Any change in use or increased sewage flow is not to be made without prior approval of the Board of Health and any other applicable Board or Commission.
8. The existing 4-bedroom structure is to remain a 4-bedroom structure with no increase in the number of bedrooms, unless expansion plans are reviewed and approved by the Groton Board of Health.
9. This was omitted.

**Member Fleischer seconded the motion and all were in favor.**

**Member Horowitz moved to make the Boards meeting on February 28<sup>th</sup> a working meeting.  
Member Fleischer seconded the motion and all were in favor.**

### **AL Prime**

Mr. Grossman explained that AL Prime had been selling coffee and that there had been no response to numerous emails, letters, etc., asking them to comply with the well regulations.

Member Horowitz asked if there were other steps that could be taken to get them to comply with the regulations.

Mr. Grossman replied that he would put some thought into it and let the Board know at their next meeting.

The meeting was adjourned at 7:48pm.

Respectfully submitted,

Dawn Dunbar