



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

MEETING MINUTES
April 4, 2011

Board of Health Members Present:

Jason Weber, Chairman
Robert Fleischer, Member
Dr. Susan Horowitz, Member

Others Present:

Nashoba Associated Board of Health Agent Ira Grossman
Land Use Assistant Dawn Dunbar
Board of Selectmen Stuart Schulman (present for second half of meeting)

Meeting Called to Order:

Chairman Weber called the meeting to order at 7:00 pm in the Town Hall.

Invoices Signed:

Verizon Wireless; Nashoba Associated Board of Health

Permits Signed:

13 Branch Lane, Upgrade; 162 Common Street, Extension; 15 Whitewood Road, Upgrade; Greater Lowell Family YMCA, Full System

Nashoba Paddler

Present: Diane Carson, Nashoba Paddler

Ms. Carson said that she was before the Board looking to renew a variance from the Camp Regulation 105 CMR 430.370: Toilet Facilities Required for the summer 2011 season. She explained that the canoeing camp had been around since 1997 offering sessions to children ages 6-17. They have a porto-potty and hand washing facility at the beginning and end of the day at the home base and have a portable toilet that can be used for emergencies during the course of the day.

Chairman Weber asked Mr. Grossman if he had any questions or comments. Mr. Grossman replied that he did not.

Member Fleischer made a motion to approve the variance from the Camp Regulation 105 CMR 430.370. Chairman Weber seconded the motion and all were in favor with a unanimous vote.

Member Horowitz arrived late and was not present for the vote above.

Great Lowell Family YMCA / Camp Massapoag

Present: Jeff Hannaford, Norse Design
Dan Morency, Greater Lowell YMCA

Mr. Hannaford explained that he was before the Board on behalf of his client, Greater Lowell Family YMCA regarding Camp Massapoag which has land in both Dunstable and Groton. Camp Massapoag was previously owned by Cambridge YMCA up until 6 months ago when Greater Lowell YMCA purchased the property from Cambridge YMCA. A Title V inspection was done prior to the sale and showed that all systems on the property were in failure. Upon a survey of the land it was found that the Groton-Dunstable town line went right through the center of the camp.

Mr. Hannaford said that they had originally done soil testing in June 2010 and thus came before the Board to seek a variance from the Local Groton Board of Health regulation Section 1.A.2 for "in season" soil testing. He explained that because of the way the camp was set up it made more sense to give each of the 3 "main" buildings their own tanks, each of which flow down to a single chamber and flow to a shared leach field. The best place to put the leach field was in Groton and why they were before the Board. The system was designed based on 350 campers/counselors, 3,500 gallons/day and a 5,000sqft pressure dosed leach field. The area where they performed the soil testing had very good soils and medium to course sands.

Chairman Weber asked Mr. Grossman if he had any questions or comments. Mr. Grossman replied that Bridgette Braley from NABH had done all of the testing thinking the system was located in Dunstable.

Member Fleischer asked if the camp was used year round. Mr. Hannaford replied that it was not equipped with heating to be used during the cold months.

Member Horowitz asked how large the parcel was. Mr. Hannaford replied that the camp area was 5 to 6 acres but that the whole parcel was approximately 30 acres.

Member Horowitz asked when installation was planned for. Mr. Hannaford replied in the month of April.

Member Horowitz moved to accept the variance from in season testing for Camp Massapoag. Chairman Weber seconded the motion.

Member Fleischer asked if the YMCA had to go before the Dunstable BOH as well. Mr. Hannaford replied that they did.

Chairman Weber asked if one pump failed would the whole system shut down. Mr. Grossman replied that the system was designed with dual pumps, pressure dosing and alarms so if a single pump failed the alarm would be sounded but because each tank had dual pumps the whole system would not shut down in this instance.

Member Fleischer asked if they were proposing tearing down the dining hall; were there plans for future expansion and if so would the system be built to accommodate expansion. Mr. Hannaford replied that the number of 350 campers/counselors he had provided took into account for future expansion and an increase in capacity. He stated that they were currently looking into installing larger tanks now to accommodate any future expansion. Mr. Hannaford mentioned that they had room for an additional leach field area should they need it in the future.

Member Horowitz amended the original motion to include a request by the Board to perform in season test holes at the time of construction.

All were in favor with a unanimous vote.

36 Anthony Drive

There was no one present.

Mr. Grossman explained that he asked for this property to be on the agenda and had contacted the property owner by mail to inform them of the meeting ahead of time. After multiple letters requesting an as-built and a well destruction permit application they have not been in contact to satisfy their outstanding obligations.

Member Horowitz asked Mr. Grossman what he wanted the Board to do. Mr. Grossman suggested holding a hearing and recommended condemnation or court action.

Member Horowitz moved to have the property owners of 36 Anthony Drive in for a hearing ASAP. Chairman Weber seconded the motion and added that the letter should be very specific asking for a well deconstruction permit and an engineer's as-built and that the letter be sent to both addresses on file for the property owner. All were in favor and the vote was unanimous.

Lost Lake Properties

Mr. Grossman said that he was asked by the Board at their previous meeting to compile a list of properties in the Lost Lake area that are in non-compliance but have been waiting to hear if Town Sewer is forthcoming. It was Mr. Grossman's estimation that Town Sewer could still be up to 5 years away depending on funding.

Member Horowitz asked Board of Selectmen Stuart Schulman, who happened to be present for this portion of the meeting, if the Board of Health decided to enforce compliance with the property owners listed would the Selectmen object. Mr. Schulman replied that the way in which the Board handled the matter would be a concern of the Selectmen.

Selectman Schulman asked if all properties listed had septic systems in failure. Mr. Grossman replied that they were all in failure but at different levels.

Member Fleischer asked if there were any programs available to help homeowners out with the costs of replacing their system. Mr. Grossman replied that the town had a revolving grant but that was no longer available. He added that there were low interest loans available and that information about the loans had been relayed to the owners.

Member Horowitz asked what Mr. Grossman recommended they do. Mr. Grossman replied that he could send a notice explaining that at the present time, town sewer may be still another 5 years out and invite them to come to a hearing to discuss their septic and plans for compliance. Selectmen Schulman added that anything the Board could do to avoid legal action would be more desirable.

Member Horowitz explained that she felt it was important that the Selectmen and the Town Manager be involved in the process.

Chairman Weber said that he liked the idea of a blanket communication to the property owners in an attempt to try to get them to come to a meeting and speak with the Board.

Selectmen Schulman asked if a tight tank was expensive. Mr. Grossman replied that it was not, only a few thousand dollars which was a lot less expensive than installing a new system. Mr. Grossman added that he had no problem with the property owners installing tight tanks while they wait for town sewer. Selectmen Schulman said that he liked the idea of offering a tight tank and hoped that owners would comply knowing that this was an option available to them.

Member Horowitz moved to allow Mr. Grossman to send letters to all property owners on the list with septic systems currently in non-compliance.

Chairman Weber asked if it was worth putting the properties listed on a public list as a way of shaming them into complying. Selectmen Schulman asked if the Board of Health wanted him to

bring this issue up at the next Selectmen's meeting. Member Horowitz liked the idea and liked that it would be televised as well.

Member Fleischer seconded the motion made by Member Horowitz and all were in favor with a unanimous vote.

Minutes:

Member Horowitz moved to approve the minutes of March 21, 2011 with minor edits. Member Fleischer seconded the motion and all were in favor. The vote was unanimous.

Member Horowitz moved to approve the minutes of February 7, 2011 as is. Chairman Weber seconded the motion and all were in favor. The vote was unanimous.

Old/Other Business

Terracon: The Board Members reviewed and Chairman Weber signed a new 3 year contract with Terracon for monitoring of the landfill to begin on July 1, 2011.

Member Horowitz said that she saw an advertisement in the Action Unlimited for a new bakery in Groton. Mr. Grossman believed it was a residential permit but was going to check with Bridgette Braley to make sure she was aware.

Well Regulations: Mr. Grossman said that there were a few items that were left to be discussed on the well regulations. It was discussed that the Board would talk about them at their next meeting in May. Mr. Grossman added that they were required to hold a public hearing including a posting in the local newspaper, prior to any changes being finalized.

The meeting was adjourned at 8:30pm.

Respectfully submitted,
Dawn Dunbar