



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

MEETING MINUTES
July 25, 2013

Board of Health Members Present:

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

Others Present:

Nashoba Associated Board of Health Agent, Ira Grossman

Meeting Called to Order:

Chairman Weber called the emergency meeting to order at 6:03 pm in the Town Hall.

95 Birchwood Ave – James Morey, Skillings & Sons; Mary Scriven, owner

Mr. Morey said that the existing point well, which had multiple points had dried up. He said they were proposing a new well to be located at the end of the driveway. He said there would be no change in the distance to the property lines. He said the exact location of the neighbors' septic system was unknown but was believed to be on the opposite side of the house. Mr. Morey requested the following variances:

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|------------------|--------------------------------------------------------------------------|
| 1. Section 330-6 | Well to be 8ft from the property line |
| 2. Section 330-6 | Well to leaching area to be 40' 6" (down from 50' as per Title 5) |
| 3. Section 330-9 | Casing to be below grade by 6" from a minimum of 18" above grade. |
| 4. Section 330-6 | Location of well to wetland buffer is approximately 50ft to the surface. |

Mr. Grossman reiterated the five (5) criteria that support a local variance to the 50' Title 5 requirement adding that all of the criteria had been factored in and supported the variance request.

Member Fleischer moved to grant the 4 variances. Member Horowitz seconded the motion.

Member Fleischer asked about issuing conditions regarding water testing. Member Horowitz said that water testing should be done annually and that conditioning this variance with annual water testing would follow the usual practice. Mr. Morey asked if tests should be conducted for E. coli and total plate counts. Member Horowitz said "yes" adding that if town water became available the owner would be required to hook up.

Member Horowitz asked if the house could change sizes. Mr. Grossman said that part of the septic approval was that the home was to remain a two (2) bedroom unless otherwise approved by the BOH. Member Fleischer asked how many bedrooms it had. Mr. Grossman said two (2). Member Horowitz asked if a replacement system would have to be installed in the same spot should this one fail. Mr. Grossman said yes adding that there was no other choice. Member Horowitz said that if sewer was to become available, the owner would have to tie in. Member Fleischer agreed. Mr. Grossman mentioned that the original bedroom restriction from the septic upgrade in 2006 had never been recorded. Member Horowitz said that it needed to be recorded prior to the hookup of the well to the house. Mr. Grossman had no other issues with the request as long as the deed notices were recorded as stated.

Chairman Weber said that the motion was for:

July 25, 2013

Page 2

1. 4 variances;
2. Annual water testing for E. Coli & nitrates (Title 5 requirements);
3. Filing of original (septic) deed restriction prior to the connection of the well to the house;
4. Filing of a notice of this decision;
5. Requirement to connect to town water within 60 days of availability;
6. Requirement to connect to town sewer within 60 days of availability.

Mr. Grossman added that the homeowner needed to speak to the Conservation Commission before beginning construction.

The motion carried unanimously.

Mr. Morey said that they would be talking to the Conservation Commission the next day, that the drilling rig would be available on Monday or Tuesday, and that the test rig would pump for 2-3 days at which point they would contact Mr. Grossman to obtain a water sample. He figured it would take about 10 days to have the house connected to water.

The meeting adjourned at 6:43pm.

Respectfully submitted,

Jason Weber, Board of Health Chairman
& Dawn Dunbar, Land Use Assistant