



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

MEETING MINUTES
February 3, 2014

Board of Health Members Present:

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

Others Present:

Ira Grossman, Health Agent
Regina Beausoleil, Interdepartmental Assistant

Meeting Called to Order:

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

87 Skyfields Drive

Chairman Weber gave a brief overview of the letter John and Nancy Bonenfant sent to the Board requesting a variance for a well. Mr. Grossman added the Bonenfans came before the board previously for a septic system. The Board of Health and Building Department approved the Building permit on the predication the property would be served by Town Water. Chairman Weber asked the Bonenfans if they understood why they are before the Board. Nancy Bonenfant stated she had asked someone in the BOH office if a well variance has ever been approved and she was told yes by that person. She went on further to say this person said they may have a chance so they decided to move forward with the request. Chairman Weber stated the Town has made investments to bring Town water up Skyfields drive. He asked if the fundamental request is being made due to the assumption Town Water will be too expensive to tie into. Ms. Bonenfant stated that usually a developer would be able to disperse the costs of the infrastructure during the development of the lots, they are just a single family, Senior citizens. She stated it was a huge cost for a single family and that the cost was even well beyond 10% of the valuation of the house. Neighbor Gary Rutherford stated he does not want town water going to his property, he feels this will be a terrible hardship on the Bonenfans. Tom Orcutt, Water Superintendent stated the Booster pump station was built to serve all of the domestic connections on Skyfields Drive. He stated the service line can service one or 10 homes. He feels this is a homeowner/Realtor issue in where the realtor did not state the facts to the prospective homebuyers. There has been issues in Private wells with Arsenic levels. Mr. Grossman stated that he is not aware of any variances issued for wells since he has been the towns Health Agent. He feels he has been very upfront about Town Water being available and having to be used.

Chairman Weber reiterated the fact that the Town made an investment to serve these properties. Ratepayers have already funded this, and that the Bonenfants were made aware that they were to tie into town water before occupancy. Ms. Bonenfant asked why the water department put the pumping system in if all the wells were fine. Mr. Orcutt answered that the developer pulled out of the Pump system agreement at the 11th hour. The Groton Water Dept. decided to move forward with the infrastructure to help the houses that were measuring at 20PSI at the top of the hill on Skyfields Drive. Mr. Orcutt feels that some of the estimates the Bonenfants have received have been inflated.

Mr. Orcutt asked the Bonenfants what would be an equitable number to bring in Town water. Mr. Grossman charged the board with looking at the overall picture rather than the current situation. Mr. Grossman stated the cost could be 10% of the total assessed value of the house when completed. We are dealing with a known entity (public water supply) vs an unknown entity (undug private well).

Member Horowitz made a motion to continue to March 3rd. Member Fleischer seconded the motion and the vote was unanimous.

Chairman Weber then moved to reopen the discussion. Member Fleischer seconded the motion and the vote was unanimous.

Chairman Weber requested the Bonenfants answer Mr. Orcutt previous question regarding an equitable amount for Town Water. Ms. Bonenfant stated that she was unable to answer at this time.

Chairman Weber made a motion to in fact continue the matter to March 3rd. Member Horowitz seconded the motion and the vote was unanimous.

40 Townsend Road – Kevin Ritchie, Civil Solutions, Vera Strickland, Executrix of property
Mr. Kevin Ritchie was before the board Mr. Grossman stated he will need a perimeter survey plan recorded along with a 2-bedroom deed restriction

Member Fleischer made a motion to grant the variances as requested. Member Horowitz seconded the motion and the vote was unanimous.

Mr. Grossman added that since there was no formal Title 5 inspection performed a Failure date needed to be established. He stated the date of soil testing can be used as the failure date.

Dan Wolfe – 128 Main Street – Informal Discussion

Mr. Wolfe was before the board for an informal discussion regarding the site of the former Groton Inn. Test holes proved to show some debris being buried on the site. So far old carpeting, wall scraps thrown in a pile and buried on the site. He stated the reason it is an issue is because it can be a substantial cost to remove the debris. Mr. Grossman added that it seemed to be a miscellaneous collection of stuff. It will be hard to say if there will be sinkholes as a result due to the materials not being “natural”, so the hazard is unknown. In some spots the debris is 7 feet down in other places it’s almost 11 feet. A Licensed Site Professional can test the soil for contaminants if need be in a 21E study. We are not asking for that. Member Horowitz and Member Fleischer stated they would like to see more information regarding what is buried on the

site. Mr. Wolfe stated he will look into an LSP. He likes the idea of capping it and leaving it undisturbed.

Chamberlains Mill

Based on material submitted all SDS design should adhere to state & local ordinances in regards to Title 5.

Board members suggested Ira Grossman draft a letter to send to the Sewer commissioners inviting them to our next regularly scheduled meeting to discuss Chp 190 Sewer Regulations.

Chairman Weber made a motion to adjourn the meeting at 8:50PM. Member Horowitz seconded the motion and the vote was unanimous.

Respectfully submitted

Regina Beausoleil
Interdepartmental Assistant