



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

MEETING MINUTES
August 4, 2014

Board of Health Members Present:

Jason Weber, Chairman
Robert Fleischer, Member

NOT Present:

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.

96 Mill Street – Erin Blodgett, Homeowner, Matt Waterman, Engineer

Mr. Waterman was present before the board to have an informal discussion regarding bedroom count for the above mentioned property. The system design was submitted as a 4 bedroom design. The original permit listed a 2 bedroom house. He stated a number of years ago the homeowners upgraded and added a dormered room to the second floor. The Board of Health flagged the upgrade and noted it as an increase. Someone said it was okay, no one knows who may have agreed to that as the building permit was never finalized. The homeowners are still trying to get the building permit finalized. A decision was needed from the Board on an agreed upon design flow while the Blodgetts straighten out the Building permit signoffs. The house is currently on the market.

Mr. Grossman noted the rooms on the second floor that were to remain unfinished are now finished. He went on further to state the property terrain is difficult at best with a wetland issue and a well somewhere onsite that needs to be properly decommissioned. Member Fleischer asked how many bedrooms were currently in the dwelling. Mr. Grossman stated that it is being advertised as a 4 bedroom. Ms. Blodgett stated all the bedrooms were moved upstairs (3 plus a playroom with no closet. Mr. Grossman told Ms. Blodgett a closet is not a requirement to be a bedroom.

Matt Waterman of LandTech Consultants chimed in that the original design was a 4 bedroom system. He had only recently seen a Re-Max listing handout stating it was a 4 bedroom. He suggests a design flow and deed restriction for a 3 bedroom.

Mr. Grossman stated a 4 bedroom system would be out of the question. He stated he was very uncomfortable with the plans and the marketing.

Member Fleischer asked if they checked for any wells in abutting property. Mr. Waterman answered not really.

*At this time Chairman Weber would like to disclose that Mr. Blodgett has plowed his driveway on occasion.

Member Fleischer stressed that he would like to see any wells within 100 feet identified.

Mr. Grossman stated this never would have been approved. It never went to Conservation and never had Board of Health Final approval. Ira stated it should a 3 bedroom design.

200 Townsend Road – Paul Penti

Mr. Grossman outlined for the board a housing issue brought on by a complaint from a tenant. The owner Mr. Paul Penti stated the issues were all fixed. A tenant recently fell down a flight of stairs on the premises which is what prompted another letter to be sent to Mr. Penti. Mr. Grossman stated if he does not hear from Mr. Penti regarding the remaining issues he will just file a complaint in court.

49 Boathouse Road – Brian Barbieri, Scott Dupre, Clear Water Environmental

Mr. Grossman asked why there was a well shown on the plan. Mr. Dupre stated the well is existing and he wasn't sure about town water availability. Mr. Grossman stated that town water was proposed for this plan.

Mr. Grossman stated he would have an issue if town water wasn't being used. He is not a huge fan of point wells and if town water is located within 500 feet these types of requests have typically not been approved. Mr. Grossman stated he wanted water quality tests from the well, a definitive statement from the water department on the distance of town water, and inclusion of all wells within 100 feet on the plan.

28 Townsend Road – Chris Broughton

Mr. Broughton was before the board to ask for guidance on a proposed square footage/footprint increase with an addition to his property. In order to move on with the proposed project he would need to relocate some septic components.

Mr. Grossman stated Mr. Broughton would further be increasing his non-conformance with a tank and pump chamber and requiring a force main line to move. He could not approve it so he suggested Mr. Broughton appear before the board to ask for approval.

Mr. Broughton said he was just looking to remodel his kitchen and gain a little footage.

Mr. Grossman stated a local approval had to be done in order to fit but that state says the Board should care about the 10 feet from foundation wall. Chairman Weber asked from a public health standpoint would moving forward add any risk. Mr. Grossman stated no it was more

administrative. Chairman Weber asked Mr. Broughton to submit a formal variance request along with a new plan & configuration.

43 Boston Road Agreement

Still awaiting signature and then recording from Mr. Atwood.

Raw Milk

Chairman Weber made a couple of points on the subject for the Board:

- The Board is accepting variance requests
- Ask Framingham and Andover about their experiences
- Come up with Standard Conditions (Work with farmers, visit facilities prior to approval)
- Reach out to MDAR for guidance?
- Decide to strike or keep the current regulation?

Member Fleischer made a motion to adjourn the meeting at 8:45 PM. Member Horowitz seconded the motion and the vote was unanimous.

Respectfully Submitted

Regina Beausoleil
Interdepartmental Assistant

Approved 1/4/16