



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

**MEETING MINUTES**  
**December 01, 2014**

Board of Health Members Present:

Jason Weber, Chairman (7:12PM)

Robert Fleischer, Member

Others Present: Ira Grossman, Health Agent

Regina Beausoleil, Interdepartmental Assistant

Not Present: Susan Horowitz

Meeting Called to Order:

Chairman Weber called the meeting to order at 7:12 pm in the Town Hall.

**583 Lowell Road** - Bob Collins, Esq

Mr. Collins was before the board to present a proposed irrigation well located at 583 Lowell Road for homeowner Linda Iovino. He said the property was connected to Town water. He continued that the Regulations state a property is not allowed to have a well if such a well would be serving a building also served by Municipal water. He explained that the proposed well would not serve the house in a domestic use capacity, and that this was an application for an irrigation well. Mr. Collins said the homeowners would agree to a deed restriction stating the water from the proposed well was for irrigation purposes only, and was not to be used for any domestic purposes, and that the garage being built would only be used for vehicle storage. He closed by saying that he felt that a variance was not required, but it seemed most prudent to come before the Board.

Mr. Grossman disagreed with Mr. Collins' interpretation of the regulations, and argued that a variance request was in fact required. In his reading of them, he believed the regulations prohibit a property within 500 feet of municipal water of applying for a well permit. He added that the request as proposed did not comply with CHP 330-4 §D. Mr. Collins said that he would formally apply for a variance.

Mr. Grossman said he would recommend denying the application due to the property being located in a Zone II water protection district.

**Groton School** – Bob Collins, Esq.

Mr. Collins was before the board acting upon a request from the Groton Water Commissioners directed to Groton School trustees asking them (the trustees) to apply for irrigation well permits for Athletic field maintenance. The intent of this effort was to alleviate the amount of potable water the institution uses.

Mr. Grossman said in this case he agreed with the request for irrigation wells. He urged Mr. Collins to apply for a formal variance.

**Thomas More College** – Bob Collins, Esq.

Mr. Collins was before the board to provide an update on the 122 Old Ayer Road property owned by Thomas More College. He said the college recognized there was a failed system but did not have the funds allocated to connect to Sewer at this time. He said there could not possibly be only one system on the property. He said Stan Dillis had been contacted, and he (Mr. Collins) felt there should be a signed agreement in the “near future” to replace the system and that there was not one currently. Mr. Grossman remarked that this issue had been ongoing for 8 years, and that from a practical perspective nothing had been done. Member Fleischer remarked the property should be careful in connecting to sewer as it would no longer be limited to a bedroom count based on septic capacity.

Mr. Grossman said he would work with the Interdepartmental Assistant to send a letter to the college. The proposed letter would “remind” the college of their non-compliance, and notify them that the matter would be reviewed again in 60 days.

***Member Fleischer made a motion to draft a stern letter with condemnation as a possible next step if no response was received from the college within 60 days. Chairman Weber seconded the motion and the vote was unanimous.***

99 Boathouse Road – James Morey, Skillings and Son, Bob Collins, Esq.

Mr. Grossman said he understood the owners need to replace the well, however it was shown only 18 feet from the tight tank and no abutting well information was provided. He said the placement of this well would inhibit other (neighboring) properties when the systems on those properties later needed upgrading. He suggested that the property owner and the owners of neighboring properties meet to discuss a municipal water option to help alleviate these issues.

Mr. Collins noted that town water would be great but that the property owner is up against a May 15<sup>th</sup>, 2015 Deadline. Ira said he wasn’t sure that (the timing) was a Board of health consideration. Mr. Collins suggested pushing the discussion to the Board’s December 15<sup>th</sup>, 2014 meeting so that the well driller could try and get more abutter well information.

James Basnett, potential builder for the property owners, said he was trying to obtain a building permit and asked why the well couldn’t “go back into the same spot.” Chairman Weber explained that shallow wells are not allowed for new construction and that as a result this should be a drilled well. James Morey, said this could not be done because they (Skillings) would not be able to get the equipment to the site.

**409 Old Ayer Road** – Doug Smith, Soilsmith Designs

Doug Smith was before the board to provide an update regarding 409 Old Ayer Road. He said the original design was for new construction and that the existing structure (mobile home) was supposed to have “go away.” After the system was put in, however, the homeowner decided to keep the mobile home. One of the pipes (serving) ended up approximately 13 inches above ground. He explained that he was looking for suggestions from the board as to how to best remedy this situation as it seemed the new construction plans were not moving forward.

Mr. Grossman stated his concern regarding the groundwater being above the top of the tank. He explained that the covers are not designed to keep out water. He suggested water tight risers be put on, or the system could be elevated and the pump and chamber could be redone. Chairman Weber agreed with Mr. Grossman’s assessment.

**64 West Main Street** – Doug Smith, Soilsmith Designs, Geoffrey Kromer

\*Disclosure – Chairman Weber would like the record to reflect that he is a friend of the applicant, Geoffrey Kromer.

Doug Smith was before the board to present a variance request as submitted in a letter dated November 20, 2014. He said the lot was very small and the soils were very “edgy.” He proposed to put up big block walls about 4 feet high then fill them in and install a Presby system. This particular lot does not meet several Town of Groton Regulations.

Mr. Grossman stated for the board that he had no objections to the variances requested and that this was as good as it was going to get given the tough lot. His view was that at the end of the day the proposed system would work.

Member Fleischer made a motion to grant the variance as requested in the letter from Soilsmith Designs dated November 20, 2014.

Chairman Weber seconded the motion and the vote was unanimous.

**7 Hazelwood Avenue** – Jeanne Johnson

Mr. Grossman reminded the Board of the history of this property. He said it had a shallow well that was within approximately 45 feet of a cesspool that has not been brought up to compliance. He suggested sending a letter ordering full compliance within 60 days.

Chairman Weber made a motion to adjourn the meeting at 8:24PM. Member Fleischer seconded the motion and the vote was unanimous.

Respectfully submitted,

Regina Beausoleil

Approved 1/4/16

