



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

MEETING MINUTES
December 15, 2014

Board of Health Members Present:

Jason Weber, Chairman
Robert Fleischer, Member

Others Present:

Ira Grossman, Health Agent
Regina Beausoleil, Interdepartmental Assistant

Not present:

Susan Horowitz, Member

Meeting Called to Order:

Chairman Weber called the meeting to order at 7:03 pm in the Town Hall.

583 Lowell Road – Bob Collins, Esq. – Stan Dillis, Ducharme and Dillis, Civil Eng.

Stan Dillis was before the Board to provide more measurements in regards to the irrigation well for 583 Lowell Road. He stated the proposed well would be the following distances:

109 feet from the Leach Field
52 feet from edge of Lowell Road
75' to edge of pavement
52.5 feet from edge of wetland
59 feet from common driveway

He stated the distances meet the offsets in spirit. There is an easement that does not meet the offset requirement. The proposed well could be moved if need be.

Atty. Collins stated the homeowners believed it would be a waste of municipal resources to use potable water as irrigation. He stated the homeowner, Linda Iovino has fully agreed to abide by all Groton Water Rules and Regulations and also agreed to a deed restriction. He stated it would not be a shallow well but a drilled bedrock well.

Mr. Grossman stated the property and proposed well is in a Zone 2 Aquifer Protection District and the risk outweighs the benefits. He stated there will be storage of cars which pose a risk of fuel and oil leakage and pollutants getting into the well. He does not recommend the Board allow the Iovino's to move forward.

Eric Michelson, abutter at 568 Lowell Road expressed concerns that the garage being built will be used for commercial use down the road.

Attorney Collins stated the Deed Restriction will provide explanation and will restrict the use of the garage. He said he would like to state that the Board should look into altering their regulations to separate out things such as playing fields that use large amounts of municipal water for irrigation use.

Member Fleischer made a motion to grant the variance as requested to include a recorded deed restriction and well variance recording. Chairman Weber seconded the motion and the vote was unanimous.

Groton School – Well Variance Request

Attorney Collins stated the Groton Water Department requested Groton School start phasing in irrigation wells to ease use on the municipal water system for their playing fields. He stated there is a wetland located at the base of one of the playing fields that they will file a Notice of Intent for with the Conservation Commission.

Mr. Grossman stated this was a vastly different situation from the Iovino request as this location is not in a Zone 2 and is a benefit to the town by easing the strain in the system.

Member Fleischer made a motion to approve the Well variance as requested pending final approval from the Health Agent. The Board of Health would encourage the school the use of Turf fields. Member Weber seconded the motion and the vote was unanimous.

99 Boathouse Road – Attorney Bob Collins

Attorney Collins stated he would provide additional info for other wells around the property. Since town water is not available in time for this property they can either use the existing well or drill a new well.

Member Fleischer made a motion to accept the well variance as requested subject to Standard Conditions. Chairman Weber seconded the motion and the vote was unanimous.

26 Orion Way – David Grey, Homeowner

Mr. Grey is looking to finish off the walk-up attic space in his home. There are already 11 finished rooms. He is before the Board to request the Board allow a bedroom deed restriction. Mr. Grossman stated the homeowner would have to upgrade the system or submit a bedroom deed restriction. He had no issue with the deed restriction.

Member Fleischer made a motion to accept a 5 bedroom deed restriction based upon plans contained within the Building file. Member Weber seconded the motion and the vote was unanimous.

250 Hill Road – Attorney Ray Lyons

Mr. Lyons stated the property was being prepared for sale. He stated there will be a 2 bedroom system request. He is requesting that language be implemented to help clean up the deed restriction so as not to restrict future owners from ever being able to expand upon the property and/or system.

23 Old Ayer Road – Michael Weinberg

Mr. Weinberg is requesting a waiver to connect to sewer until April 2015.

Member Fleischer made a motion to accept the waiver request. Member Weber seconded the motion and the vote was unanimous.

Member Fleischer made a motion to approve the following set of minutes:

November 3, 2014
October 20, 2014
October 6, 2014

Chairman Weber seconded the motion and the vote was unanimous.

Member Flesicher made a motion to adjourn at 9:09 PM. The motion was seconded and the vote was unanimous.

Respectfully Submitted,

Regina Beausoleil
Interdepartmental Assistant

APPROVED: May 16, 2016
