



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

**MEETING MINUTES  
October 5, 2015**

Board of Health Members Present:  
Robert Fleischer, Chairman  
Jason Weber, Member  
Susan Horowitz, Member

Others Present:  
Ira Grossman, Health Agent  
Regina Beausoleil, Interdepartmental Assistant

Meeting Called to Order:  
Chairman Fleischer called the meeting to order at 6:00PM

**61 Ridgewood Avenue – Jack Maloney, Engineer**

Mr. Maloney was before the Board to present the SDS variances as outlined in the letter dated August 19, 2015 as follows:

- **315-1.A** Two groundwater observation holes and two percolation tests must be performed on each lot. **Provided – One deep and one percolation test, performed July 2013**
- **315-3(J)(2)** Rail system required. **No rail system utilized due to poly tank.**
- **315-5(A)** Leaching facilities must be located at least 100-feet from any wetland, watercourse, etc. **Provided – 41 feet.**
- **315-5(F)** A minimum of 35-feet must be available between the edge of any street, passageway or road line and the entire perimeter of any proposed leach area. **Provided 3.5 feet**
- **315-5(G)** A minimum of 20 feet must be available between any property line at the entire exterior perimeter of any proposed leach area. **Proposed 3 feet**
- **315-5(I)** A minimum of 15 feet must be available between the edge of a soil absorption system and the adjacent side slope. Walls and barriers not permitted. **Provided Poly barrier set at 5 feet from edge of stone**

- **15.405(1)(K)** Allowing the use of a single deep hole within the proposed Disposal Area. **Provided one deep hole**
- **15.405(1)(A)** Reduction of a system location setbacks for property lines to a Soil Absorption System 20 feet. **Provided 3 feet**
- **15.405(1)(B)** Reduction of System setbacks to a cellar wall 20 feet. **Provided 14 feet**
- **15.405(1)(F)** Reduction of System location setbacks to a surface waters 50 feet. **Provided 41feet**
- **15.405(1)(F)** Reduction of septic tank location setbacks to surface waters 25 feet. **Provided 25 feet**
- **15.405(1)(G)** Reduction of System location setbacks to a private water supply well 100 feet. **Provided 66 feet**
- 15.211 Minimum setback distances: (1) Septic tank to a cellar wall or crawl space: 10 feet. **Provided 5 feet.**

***Member Weber voted to approve the variances as requested along with standard conditions as read aloud. Member Horowitz seconded the motion and the vote was unanimous.***

**211 Whiley Road – Don Black – Realtor, Tim & Stephanie Scalley, Potential property buyers**

Mr. Don Black represented the Scalleys in explaining to the Board the potential building plans for the property. The Scalleys plan on razing the current structure and constructing a new 1,800 sf single-family dwelling. Mr. Black acknowledged the 2006 variance approval that stated no increase in bedrooms, footprint or height for this property. The Scalleys would like to increase both. They plan on using the current SDS system in place. No Title 5 has been performed nor has water quality testing.

Mr. Grossman pointed out that the current point “well” on the property may, in fact, be pond (surface) water after inspection and testing. After reviewing the submitted plans, Mr. Grossman explained that the proposed walkout on the basement level could represent potentially habitable space. Mr. Grossman did not have “too many concerns” regarding the footprint. He recommended a water quality test. Chairman Fleischer said he thought a Title 5 should be done. Member Weber stated he didn’t have a problem approving the plan as long as all of the Board’s conditions were met and the planned home is what actually gets built.

***Member Horowitz made a motion to continue the hearing to October 19<sup>th</sup> at 6:15PM, in order to allow the applicant time to perform water quality testing. Member Weber seconded the motion and the vote was unanimous.***

***Member Weber made a motion to adjourn the meeting at 8:30 PM. Member Horowitz seconded the motion and the vote was unanimous.***

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Respectfully Submitted  
Regina Beausoleil  
Interdepartmental Assistant

APPROVED