



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

**MEETING MINUTES
November 16, 2015**

Board of Health Members Present:

Jason Weber, Member
Robert Fleischer, Chairman
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 7:00 pm in the Town Hall.

73 Chestnut Hill Road – Mary Livingston, Homeowner – Connie Sullivan, Attorney

Susan Horowitz disclosed Mrs. Livingston is a client of hers

Attorney Sullivan, representing Mrs. Livingston, said she is requesting to put in a toilet and sink in the space above her garage. He said she was also consulting with the Water Department on whether or not to tie in from the street or from the house. According to Attorney Sullivan, the Water Department had said that this was acceptable as long as a deed restriction was recorded stating the space was not to be used as living space.

Mr. Grossman said he wanted the Board to be aware that the home was currently being used in an Airbnb listing. Attorney Sullivan said that a portion of the home had been available on Airbnb over the summer, but that it was not currently listed on Airbnb. He said that if the property owner was going to relist the guest room in her house on Airbnb then she would go through the appropriate (state) permitting process.

Mr. Grossman said the original permit was for 4 bedrooms. He said that if the Board was comfortable with the Water Department deed restriction then the Board could approve the sewer line.

Member Weber move to accept the request for a sewer line. Member Horowitz seconded the motion and the vote was unanimous.

120 Townsend Road – Kevin Ritchie, Civil Solutions – Eric Binder, Abutter

Mr. Ritchie gave a brief presentation for the SDS variances as requested in the letter dated September 30, 2015 as follows:

- **315-1.(B)** To allow an upgrade design in a class I soil with observation holes conducted “out of season”. The use of soil mottling in the presence of your health agent was used to determine the estimated seasonal high water table.
- **315-1.(E)** To allow for 4 feet of previous material between the bottom of the leaching facility and the groundwater elevation rather than the requisite 5 feet. This variance will eliminate the necessity for the installation of a pump chamber.

Mr. Grossman said he had no objections. Member Horowitz said that since everything has been done out of season there may not be any reason to even bother. Mr. Grossman explained that the sand and gravel lots are the ones that make it difficult.

Mr. Eric Binder (Abutter) asked why the Town would require 5 ft but allow 4 feet. Mr. Grossman explained that Town regulations can be more restrictive than Title 5 but not less so, and that 4 feet was still within Title 5 guidelines.

Member Weber made a motion to approve the variance request as submitted in a letter dated September 30, 2015, along with the standard conditions. The motion was seconded by Member Horowitz and the vote was unanimous.

45 Blossom Lane – Kevin Ritchie, Civil Solutions

Mr. Ritchie gave a brief presentation for the SDS variances as requested in the letter dated October 05, 2015 as follows:

- **315-5.(F)** To allow placement of a leaching area 25 feet from a road side line rather than the requisite 35 feet
- **315-1.(E)** To allow an upgrade design with a 2 foot groundwater offset instead of the requisite 5 feet. Advanced treatment is being provided with the use of a Presby Enviro septic system. This variance will eliminate the necessity for the installation of a concrete retaining wall.

In summary, poor soil and high groundwater plague the site and economically it is not going to get any better. Member Weber asked Mr. Grossman if there was a better way to handle this. Mr. Grossman replied that this as good as it was going to get, and that he had no objections.

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Member Horowitz made a motion to approve the variance request as submitted in a letter dated October 5, 2015, along with the standard conditions. The motion was seconded by Member Weber and the vote was unanimous.

CHP 190 Discussion
Updated the Board on the most recent list.

72 Boathouse Road

Move to continue to December 7th at 7:30 PM

Member Horowitz made a motion to adjourn the meeting at 8:15PM. Member Weber seconded the motion and the vote was unanimous.

Respectfully Submitted

Regina Beausoleil
Interdepartmental Assistant

APPROVED