



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

MEETING MINUTES
January 4, 2016

Board of Health Members Present:

Robert Fleischer, Chairman

Dr. Susan Horowitz, Member

Others Present:

Nashoba Associated Board of Health Agent Ira Grossman

Margot Hammer

Not Present:

Jason Weber, Member

Meeting Called to Order:

Chairman Fleischer called the meeting to order at 7:00 pm in the Town Hall.

Permits Signed: 73 Chestnut Hill Road, Magnolia Lane EUA-12, 112 Kemp St., 27 Taylor St., 199 Nashua, 9, 11,15,23 Whitewood Ave.

124 Hayden Road – Bedroom Deed Restriction

Steve Johnson, owner, was present and submitted a proposed plan for studio space. He wants to convert one large open space to smaller spaces with one or two dividers as allowed. He said the previous owner used the space as a business.

Mr. Grossman said he recommends a deed restriction.

Member Horowitz made a motion to accept the proposal to convert open space to two studios with a deed restriction to four bedrooms attached. Member Fleischer seconded and the motion passed unanimously.

Of note: Last Title V inspection was in June 2014.

Two forms will need to be signed and filed with the Registry of Deeds

2 Alder Road - Discuss existing SDS

Mr. Grossman noted that the lot is extremely small and will have potential offset problems with the well that will present problems with Title V. He said the ZBA special permit was obtained with conditions that the BOH be satisfied.

Mr. Bargoot Senior and Junior were present. Mr. Bargoot Sr. said they had presented a plan that showed plenty of offset.

Mr. Grossman said no plans are present.

Mr. Bargoot Sr. reiterated that there is plenty of room, noting that his son also owns four abutting small lots.

Mr. Bargoot Jr. said he showed plans to the Land Use Assistant and she agreed that there was ample space. He then outlined the well, etc. on a plan.

Member Horowitz asked how big the house is.

Mr. Bargoot Jr. said the dwelling is 860 square feet and has two bedrooms.

Discussion ensued regarding whether town water services the site.

Of note: there has been no Title V inspection.

Member Fleischer said that in order to determine whether a system is working it requires a Title V inspection.

Mr. Bargoot Sr. said the grey water issue was from 2008 after flooding issues due to ice buildup. He said this was resolved when the sump pump was removed after the basement was pumped.

Mr. Bargoot Jr. said the tight tank system requires regular pumping out.

Mr. Grossman asked whether they have receipts from the pumping company, noting that there do not seem to be any tight tank permits.

Mr. Bargoot Jr. said he has no receipts so he will need to contact the company, noting that it was last pumped July 2015.

Mr. Bargoot Sr. said the tight tank was installed in the early 1970's by his father and he has not had any problems with it.

Discussion ensued regarding why the Bargoots were before the BOH. The ZBA conditioned a visit per Mr. Grossman's suggestion and he explained why he thinks the BOH should review.

Mr. Bargoot Jr. explained the work being done: a new roof and bringing the structure up to code.

Member Fleischer said the tight tank might be too close to a neighbor's well.

Mr. Bargoot Sr. said the neighbor had tested their water and it was fine. He said there is plenty of distance there too.

Mr. Grossman said there is not enough space.

Member Horowitz said they need to continue the hearing to allow a site visit and they may need to do well testing, etc.

Mr. Grossman said there are no permits for installation and no records for pumping, etc.

Member Fleischer said they should be concerned regarding the age of the non-permitted tight tank.

Discussion ensued regarding how to proceed.

Mr. Grossman said he needs to see the exact well location and tight tank pumping receipts, etc.

Member Horowitz said she is not trying to hassle them, but is trying to ensure safety.

Member Horowitz made a motion to continue to 2/1/16 at 7 PM to allow Mr. Grossman to investigate. The motion was seconded and passed unanimously.

Mr. Grossman said he needs the exact location to make a specific inspection.

Discussion ensued regarding how to get the well ready for inspection.

Of note: A water test is necessary, either from Mr. Grossman or an independent lab.

Tobacco Retailer Permits

- AL Prime Energy

Country Farm
Cravens Package Store
Donelans Supermarket
Groton Exchange
Groton Market
H & H Son, Groton Mobil
Omahi Realty, Boston Road Market
Shaws Supermarket

Trash Hauler Permits

BFR Allied West
Dunstable Property Services
GW Shaw & Son, Inc.
Waste Management
Waste Not

Member Horowitz made a motion to issue permits to the above listed firms for tobacco sales and trash hauling permits; the motion was seconded and passed unanimously.

Mosquito Control

Member Horowitz asked about information received by a mosquito control company. Mr. Grossman said they were cold soliciting all communities, noting that they will make a custom control program.

Discussion ensued regarding costs.

Member Horowitz said she wants to see testing of pools to see what kind of problems the town may be facing.

Member Fleischer said that may be useful and helpful but would not be as comprehensive as what was rejected at town meeting.

Member Horowitz suggested getting a proposal of costs, etc. for the February 1st meeting because she doesn't want to do anything without Member Weber being present.

New/Old Business

Mr. Grossman presented documents from John Scira, Whitewood Ave that need to be signed: Grant of easement for Title V, escrow documents and homeowner's association. He said the documents have been reviewed by Town Counsel.

Member Horowitz made a motion to sign the above listed documents. The motion was seconded and passed unanimously.

Minutes approved - A motion was made by Member Horowitz to approve the following minutes: 4/28, 5/19,6/2, 6/16, 7/17, 7/21, 8/4 and 21/1/14 and 3/6/15. The motion was seconded and passed unanimously.

Invoices signed: none

The meeting was adjourned at 8:12 PM.

Respectfully submitted,

Margot Hammer