



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

**BOARD OF HEALTH**  
Robert J. Fleischer, Chairman  
Susan Horowitz, Member  
Jason Weber, Member

**MEETING MINUTES**  
**February 1, 2016**

Board of Health Members Present:

Robert Fleischer, Chairman  
Dr. Susan Horowitz, Member  
Jason Weber, Member

Others Present:

Ira Grossman, Nashoba Associated Board of Health Agent  
Robin Eibye, Interdepartmental Assistant

Not Present:

N/A

Meeting Called to Order:

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

**2 Alder Road – Discuss existing SDS**

Heather Turcotte, owner, was present.

Mr. Grossman began with an update on the water sample, which meets drinking water standards. A discussion ensued about the water quality test results. Mr. Grossman noted that the water quality was very good. Ms. Turcotte said the well was installed in the mid-eighties, there was no known/exact location for the well, and the current SDS was a cesspool.

A discussion regarding a ZBA hearing for permitting regarding noncompliance ensued.

Member Horowitz asked where the abutting property's cesspool was located. After a brief discussion, Mr. Grossman recommended, based on unknown location and age, to have a Title V inspection of the system.

A discussion then ensued regarding 4 Alder Way's cesspool and water well. Member Weber inquired whether or not the property was habitable. Mr. Grossman noted that he did not know much about the property.

**Mr. Weber moved to require a Title 5 inspection. Dr. Horowitz seconded the motion carried 3:0.**

### **345 Martins Pond Road – Variance Request**

Continued to March 7, 2016

### **41 Drumlin Hill Road – Bedroom count clarification**

Daniel Gardner, owner, was present.

Mr. Gardner explained that the third floor room in question was complete. However, during the final inspection he was told the home had been built without review or approval for finishing off the third floor.

A discussion ensued about the “room” and what requirements needed to be met to be considered a bedroom. Mr. Gardner said the room in question had no closet, adding that this space was intended to be used as a family room. He then observed that he had no control over how future owners might use the room. Mr. Gardner also said that prior to the final inspection he was unaware that the Board of Health’s approval was required to finish off the third floor. Member Horowitz asked how this was overlooked. A discussion ensued.

Mr. Grossman recommended that the Board accept the deed restriction as a three bedroom.

Member Weber noted that this was a lesson learned for Mr. Gardner, and that the Board expected Mr. Gardner to follow the correct procedure in the future. Mr. Gardner agreed, saying that he now understood the procedure and that this would not be an issue moving forward.

**Mr. Weber moved to accept the deed restriction for three bedrooms for 41 Drumlin Hill Road. Dr. Horowitz seconded the motion carried 3:0.**

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### **211 Whiley Road – Well Variance**

Present: Don Black, Realtor; Tim and Stephanie Scalley, potential buyers

Mr. Black, on behalf of the Scalleys, presented the following:

#### **330-6 Well location and use requirements**

1. Property Line
  - a. Minimum lateral distance in feet 50
  - b. Variance requested – 30 feet
2. Any type of surface water
  - a. Minimum lateral distance 100 feet
  - b. Variance requested – 30 feet

#### **330-7 Water quality requirements**

1. Shallow well
  - a. Variance requested to allow a shallow well
  - b. Variance requested to replace the existing well

Mr. Grossman provided an update stating that it would be very difficult to get the equipment where it needed to be to install the well. He concluded by saying that he had no objection to the variance request.

Member Horowitz asked when the septic system was installed. Mr. Scalley stated it was installed in 2006. Chairman Fleischer asked if the water quality would be affected by the adjacent pond water. Member Horowitz recommended that an annual water quality test be completed. A discussion ensued about annual water testing. Tim and Stephanie Scalley said that they were willing to have the water tested annually.

The Board noted that if public water becomes available within 500 feet, the owners must then hook up to public water within 90 days.

**Dr. Horowitz moved to accept variances for 211 Whiley Road for a shallow well instead of a deep well. With requirements for a yearly comprehensive water test without radon. If public water becomes available, the owner must hook up to the public water system. Mr. Weber seconded and the motion carried 3:0.**

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**Commented [JW1]:** Don't we usually say e.g. within 2 years? Can we check with someone as I don't recall whether we provided a timeline or missed it.

**Commented [RE2R1]:** Ira confirmed it's usually within 90 days

#### Other Business

##### Final Sewer Hookup Notice

The Board discussed the wording for the Final Sewer Hookup Notice letter. The members agreed on the proposed wording for the Sewer Hookup Final Notice letter which includes the following:

The Groton Board of Health hopes that your New Year is off to a good start. It is our responsibility to send you this letter as your **final notice**. You have previously received several letters from us related to this matter. The time period for variances has now expired and you have not met all of the requirements for a variance. As a result, **you are now required to connect to town sewer by June 15, 2016.**

##### Mosquito Monitoring and Control Services

The Board discussed the current options for mosquito monitoring and control services available to the town. All agreed that more information was needed to make a good decision and before adding the item to the spring warrant. Mr. Grossman agreed to follow up with Vector Disease Control International (VDCI) to request a cost estimate and proposal.

**Chairman Fleischer moved to adjourn the meeting. Dr. Horowitz seconded and the meeting adjourned at 8:37 PM.**

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Respectfully submitted by Robin Eibye, Executive Assistant

**APPROVED: JUNE 6, 2016**

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