



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

Date: Monday, February 5, 2018
Time: 7:00 PM
Location: 2nd Floor Meeting Room, Town Hall, Groton
Members Present: Robert Fleischer, Chairman; Jason Weber, Member;
Dr. Susan Horowitz, Member
Others Present: Ira Grossman, Nashoba Associated Board of Health Agent; Robin Eibye,
Executive Assistant, Steve Babin, Brian Lagasse, Judy Anderson, Donald
Black, Edward Odell,

Chairman Fleischer called the meeting to order at 7:00 p.m.

9 TOWN FOREST ROAD – SDS VARIANCE REQUEST

Steve Babin, owner of 9 Town Forest Road requested the following variances:

Groton Board of Health Regulations:

315-1-B. Deep observation holes to be performed in the months of March and April. Use of holes other than March and April are limited to class 11 and class 111 soils. Requesting a variance as soil testing was completed in the month of September, and soils were a class 1.

315-5-F. A minimum of 35' must be available between the edge of any street passageway or road line and the entire perimeter of any proposed leach areas. Requesting a variance as 25' is provided to the street property line. 35' feet are provided to the edge of pavement.

Mr. Weber asked Mr. Grossman if he had any objections to the requested variance. Mr. Grossman said he had no objections.

Susan Horowitz moved to accept the variance as listed above subject to the BOH Standard Conditions below:

Groton Board of Health Standard Conditions:

- 1) The applicant must submit any proposed change in the above referenced plans to the Board of Health for its review and approval before the change is implemented.

- 2) The applicant is responsible for obtaining any other permits (including but not limited to) those required by the Board of Selectmen, Conservation Commission, Building Inspector, DPW Director, Planning Board, Stormwater Advisory Committee, and Zoning Board of Appeals.
- 3) Any construction (or related activity) within 100 ft. of a wetland or resource protection area requires approval of the Groton Conservation Commission.
- 4) It is the applicant's responsibility to ensure that the contents of this approval are made known to all contractors who perform work at this site.
- 5) It is the applicant's responsibility to contact Dig Safe prior to the commencement of any work at the site.
- 6) Compliance with Title 5 shall be within 2 years from the date of the sewage disposal system failure unless otherwise ordered to "upgrade" at a sooner date. The applicant must comply with the requirements of Title 5 for a "failed" system pursuant to section 15.305.
- 7) Any change in use or increased sewage flow is not to be made without prior approval of the Board of Health and any other applicable Board or Commission.
- 8) The existing 4-bedroom house is to remain a 4-bedroom house with no increase in the number of bedrooms, unless expansion plans are reviewed and approved by the Groton Board of Health.
- 9) This variance shall not be in effect until a certified copy of a Notice of Decision is recorded at the Middlesex South Registry of Deeds. Evidence of such recording shall be submitted to the Board of Health by the applicant.

Mr. Weber seconded and the motion carried 3.0

250 HILL ROAD – NON-COMPLIANCE DISCUSSION

Edward Odell was present. The letter dated January 2, 2018, was discussed. Ira Grossman provided an update to the Board. Mr. Odell said he has a signed contract with Brian Lagasse to install the new system weather permitting.

Jason Weber moved to extend the SDS variance and permit for 250 Hill Road to June 30, 2018. Susan Horowitz seconded and the motion carried 3.0.

23 WHITNEY POND ROAD – SDS Discussion

The SDS Discussion for 23 Whitney Pond Road has been postponed to March 5, 2018, at 7:45 p.m., at the request of Joe and Emily Bozek due to the death of a family member.

SEWER DISTRICT UPDATE

Susan Horowitz said she talked with Josh Degen and he confirmed a vote took place that requires mandatory connection for all properties with the Four Corners district. The Board asked Robin or Ira to follow up with Mark Haddad and request all regulations/requirements/policies for the Four Corners Sewer district.

NANOMATERIALS SURVEY DISCUSSION

The Board discussed Nanomaterials. Mr. Grossman agreed to conduct a bit of research and report back to the Board.

9, 11, 15, 23 WHITEWOOD ROAD – Title 5 Discussion

Donald Black was present to discuss the letter dated January 9, 2018, which states the Title 5 inspection report for 9, 11, 15, 23 WHITEWOOD ROAD, dated November 9, 2017, was not submitted within 30 days of completion per Title 5 regulations and is missing water meter readings, inspections of each tank as well as the sketch of the system. A brief discussion occurred. Ira Grossman said his job requires him to follow the rules and regulations of the town and state.

Mr. Grossman recommended that the inspector, Timothy J. Hall go back and conduct another inspection and submit all documentation within the 30-day requirement.

Jason Weber moved that Ira Grossman review all documents submitted by Mr. Black to determine their completeness and provide feedback to the inspector, Mr. Hall.

In addition, the Board compels the Mr. Hall to complete the job at no further charge to either the Town or the property owner.

Susan Horowitz seconded and the motion passed. 3:0.

214 LOST LAKE DRIVE – CONDEMNATION HEARING, Continued

Donald Black was present. Mr. Grossman provided an update and said he has now done two inspections and the violations have not been remedied. The Board reviewed photographs from the two inspections. Mr. Grossman said the property is not in any condition for human habitation.

Mr. Black acknowledged that property is in poor shape and said Mr. Scira needs a place to live and asked the Board to cut him a break.

A discussion occurred about human habitation and liability issues. The Board asked how much money is needed to bring the home to code? Mr. Black said he felt it would only take \$300.00. A discussion occurred about how the Town could help Mr. Scira raise the funds.

The Board agreed to give Mr. Scira additional time to fix the violations so that the home is suitable for human habitation.

Dr. Horowitz moved to continue the Condemnation Hearing to March 5, 2018, so that all violations can be fixed, the ceiling height variance can be recorded with the registry of deeds and a reinspection can take place. Jason Weber seconded and the motion carried 3:0.

Mr. Black requested that the variance for the ceiling height be provided in a different format. Mr. Grossman agreed to provide the variance in a new format.

E-CIGARETTES AND VAPING – Use on School Grounds Discussion

Rick Arena, Assistant Principal and Boys Lacrosse Coach at Groton-Dunstable Regional High School was present. Mr. Arena said that Nashoba Tech., High School recently implemented a

policy to fine students caught vaping on school grounds \$100, and the new policy has been highly effective.

Mr. Weber moved that Mr. Grossman research Nashoba Tech's policy so that the Board has a better understanding.

The Board continued the discussion to the next BOH meeting on March 5, 2018.

MINUTES

The Board reviewed the minutes dated January 8, 2018. Dr. Horowitz moved to accept the minutes as written.

Mr. Weber seconded and the motion carried. 3:0

The Board reviewed and signed permits.

Dr. Horowitz moved to adjourn the meeting at 8:45 p.m.

Mr. Weber seconded and the motion carried.

Respectfully submitted by Robin Eibye, Executive Assistant.

APPROVED:
