



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, June 3, 2019
Time: 7:00 PM
Location: 1st Floor Meeting Room, Groton Town Hall, 173 Main Street
Members Present: Robert Fleischer, Chairman; Dr. Susan Horowitz, Member; Jason Weber, Member; Ira Grossman, Nashoba Associated Board of Health Agent
Others Present: Sammie Kul; Please see Sign-In Sheet

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

46 REDSKIN TRAIL – Septic and Well Consideration for Proposed Garage

Erich and Angela Garger, homeowners of 46 Redskin Trail were present.

Mr. Garger is seeking approval to replace the existing shed on his property with a 2-bay garage and went over certified plot plan with Board members. Mr. Garger informed Board members that there is a shared well amongst the neighbors.

Ira Grossman said that the proposed location for the garage would not leave any room for a future septic system. There is no well on the property and no documented easement that can be found showing a shared well.

Discussion ensued regarding whether applying for a variance would be applicable here. Mr. Grossman said that it is almost nearly impossible to fit a septic system that will be fully compliant if a garage is built on the proposed location and the garage placement will also increase the difficulty to do so. Therefore Mr. Grossman does not recommend approving this as it would be creating another impediment.

The Zoning Board of Appeals (ZBA) is looking for approval from the Board of Health (BOH) that a garage at this location is suitable and would not impede the ability to install a septic system per Chapter 315-2(C) with the understanding that the applicant will also continue the date for his ZBA hearing.

Board members would like to continue this discussion at the next BOH meeting.

BODY MIND SPIRIT SALON AND DAY SPA – Discussion of Providing Microblading Services

Beth Lindstrom, Raymond Murphy, Jessica Bisol and Meghan Cotton from Body, Mind Spirit Salon and Day Spa were present and are looking for guidance on how to add microblading as a service at their salon.

One of the challenges that they are facing is that there is no specific bylaw for microblading. It currently falls under tattooing. The owners have spoken to other towns who have gone through the process to see how this has been handled. Discussion ensued.

Ira Grossman said that the regulations state that the practicing professionals are required to have at least two years of experience. The Groton BOH is responsible for providing service providers with regulations, waivers, after care, policies and so forth. The owners would like to apply for an establishment license.

The Town of Westborough offers similar services. Mr. Grossman will reach out to them to see what they currently have in place and inquire about how 2 years of experience is defined in their handbook.

The owners may move forward with the application process. BOH will draft paperwork for review.

CHERRY TREE LANE (ACADEMY HILL SUBDIVISION) – Discussion regarding the Omission of “future” rooms and lavatories in the basement spaces

Brian Ahern from Academy Hill was present.

The Board asked Mr. Ahern about future rooms and lavatories in the basement not being included on original building plans for certain properties at Academy Hill. Mr. Ahern said this occurred before his time but that these were not intentionally omitted and this will not be an issue moving forward.

The Board informed Mr. Ahern that the building plans submitted in the future should reflect all future rooms, future baths and so forth and Mr. Ahern said they will comply.

9 GEORGIA ROAD – Discussion of Septic Permits

Don Black was present on behalf of property owner of 9 Georgia Road.

The property owner is interested in developing the property. Mr. Black is seeking confirmation that this project would be treated as falling under regulations applicable to ‘new construction.’

For guidance purposes and from a BOH perspective Ira Grossman and Board confirmed that this property would be treated as new construction.

LONG COPE ROAD, LOT 74 – Septic Variance Request

Paul Litchfield of Merrimack Valley Builders, Inc. presented on behalf of Burlwood Realty Corporation and requested the following variances for Lot 74 on Long Cope Road:

Section 315-5 Distance Requirements

315-5.F A distance of 10 feet is proposed between the exterior perimeter of the leach area and the line of Berry Trail (an unimproved way) instead of the required 35 feet and 15 feet between the exterior perimeter of the reserve area and Berry Trail.

315-G A distance of 17 feet is proposed between the proposed reserve area and property lines instead of the required 20 feet.

The reason that all of the requested variances are needed is the shape and dimensions of the existing lot. The lot would be undevelopable if all of the required setback distances were enforced.

Board members went out for a site walk at Lot 74 on Long Cope Road after the last BOH meeting.

In response to the neighborhood concerns Ira Grossman informed the Public that receiving approval from any individual Board / Committee does not necessitate that the applicant is finished going through the application process.

The Board of Health's approval does not constitute anything or necessitate the permits within the other Departments.

Discussion ensued.

Jason Weber moved to accept the variances as presented for Long Cope Road, Lot 74 subject to the following BOH Standard Conditions and with the condition that all Boards approve it and that there are no changes to the proposed plans with the exception of the previously discussed elevation changes as approved by Mr. Grossman. This decision will be null and void if anything else changes.

Mr. Weber informed the Public that this decision is contingent upon all other Boards approving these plans with zero changes. The Board also recognizes that the property boundaries are in dispute as there are two different stamps on file showing two different sets of property lines.

SDS Standard Regulations:

- 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 Select Board, 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) 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.

- 7) The proposed 4-bedroom, 2-family 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.
- 8) This variance shall not be in effect until the Notice of Board of Health 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.

Chairman Fleischer seconded; Dr. Susan Horowitz voted against 2:1

NEW / OLD BUSINESS

401 NASHUA ROAD – Vote on Decision Document

The Board agreed to review this at the next BOH meeting.

MEETING MINUTES

The Board reviewed the meeting minutes dated May 20, 2019.

Dr. Susan Horowitz moved to accept the meeting minutes dated May 20, 2019. Jason Weber seconded and the motion carried.

Board members signed and reviewed permits.

Dr. Susan Horowitz moved to adjourn the meeting at 9:00 p.m. Jason Weber seconded and the motion carried.

Minutes by Sammie Kul.

APPROVED: June 17, 2019



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Jason Weber, Member

SIGN IN SHEET - BOH Meeting - June 3, 2019

PRINT FIRST AND LAST NAME

PRINT ADDRESS

Raymond Murphy

161 Wharton Row

Beth Lindstrom

161 Wharton Row

Jessica Bisol

30 Harvard St Fitchburg

Meghan Cotton

629 Cross St. Baylston

Erin Gargy

46 Redskin Trail

Angek Gargy

46 Redskin TRAIL

Paul Litchfield

Lot 74 Lots Cope

Donna & Parlee

41 Whitney Pond Rd

Fisella Stultz

19 Lone Lane

Donald Black

573 Longley Rd

Megan Tims

8 Long Cope Rd.

Adriane Queiroz

2 Long Cope Rd

Dann McCarter

8 LOUË LAWE

Earl Carter

8 LONE LAWE