

**TOWN OF GROTON**

Board of Health

173 Main Street

Groton, MA 01450

**BOARD OF HEALTH**

Jason Weber, Chairman

Susan Horowitz, Member

Robert J. Fleischer, Member

Date: Monday, July 6th, 2020

Time: 7:00 PM

Location: Virtual Meeting via Zoom

Members Present: Jason Weber, Chairman; Robert J. Fleischer, Member; Ira Grossman, Nashoba Associated Board of Health Agent

Members Absent: Dr. Susan Horowitz, Member

Others Present: Walter Erikson

Jason Weber called the meeting to order at 7:01 p.m.

**166 PEPPERELL ROAD – Discussion of Deed Restriction Notice**

Property owner Walter Erikson was present.

Board members reviewed floor plans provided. Mr. Erikson gave an overview of the layout. He currently has a demolition permit for the existing structure and would like to build a 4-bedroom house that includes both an office on the 1st floor and a playroom in the attic.

Although the proposed floor plans do not exceed the total number of rooms permitted, based on its design the 3rd floor does show a room and the 1st floor shows an office.

Ira Grossman expressed that he is not comfortable with this being listed as a 4-bedroom house unless there is a Deed Restriction attached to the property.

Robert Fleischer expressed concern that this property could be turned into a 5- or 6-bedroom house and asked whether the septic system could be designed to support a house of this size.

Mr. Grossman replied that there would need to be an increase in the leach lines, the number of trenches may also need to be increased however the changes would be considered minimal overall.

Brief discussion ensued about changing this to a 5-bedroom house. Mr. Erikson said this would increase the value property but may also delay the building process as a new design would have to be submitted for review and approval.

To prevent any possible delays, Mr. Grossman suggested adding a note to the Building Permit application that the house will be a 5-bedroom instead and a Certificate of Compliance will not be issued until the process of designing a system for a 5-bedroom house has been completed.

Mr. Erikson was comfortable and agreed with the proposal to redesign the system for a 5-bedroom house.

**Robert Fleischer moved to approve the permit contingent upon endorsement of the building application to go forward and conditional upon the 5-bedroom septic system being engineered.**

**Jason Weber seconded and the motion carried.**

Mr. Weber asked Mr. Erikson to reach out to the Board if he runs into any procedural difficulties or if he needs to consider returning to a 4-bedroom design for any reason. He added that an emergency Board of Health meeting could be scheduled as necessary to discuss this further.

**MEETING MINUTES**

The Board reviewed the meeting minutes dated May 21st, 2020.

With regard to the waiver request for Lot # 4 on Cherry Tree Jason Weber had the revisional edit below:

*Mr. Weber noted that this is an exceptional request and that this approval should not be construed as setting any precedent. He emphasized that this is a unique situation within a specific historical context that as such this decision should not guide or influence future decisions in any way.*

With regard to the septic variance request for 50 and 52 Island Pond Road, Robert Fleischer requested that (as discussed during the meeting) the Board of Health standard conditions should specify that there are *two* existing houses for which this variance was reviewed and approved.

Ira Grossman asked that the term ‘shared’ septic system also be added. Mr. Weber suggested changing the title of this section to ‘Septic Design *for Shared* System Variance Request.’

**Robert Fleischer moved to accept the meeting minutes dated May 21st, 2020 as amended. Jason Weber seconded and the motion carried.**

**BLACK EARTH COMPOST**

Ira Grossman informed members that he received the supporting documentation from Black Earth Compost for the weekly curbside compost program being proposed.

Mr. Grossman will look into the details of the operating processes, parties involved and other relevant information and report back to the Board.

**RE-OPENING OF TOWN FIELDS**

Robert Fleischer asked whether there had been any follow up from the Town Manager regarding the enforcing party for the rules implemented at the re-opened playing fields in town.

Mr. Fleischer mentioned that the Town Manager said they were looking into available options such as possibly paying police officers overtime pay out of the CARES Funds Act. The Board of Health Administrator will reach out to the Town Manager for any updates.

**Robert Fleischer moved to adjourn the meeting at 7:35 p.m. Jason Weber seconded and the motion carried.**

Minutes by Sammie Kul.

**APPROVED: October 5, 2020**