

**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 20th, 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

Member(s) Absent: Dr. Susan Horowitz, Member

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

**17 Stonecleave Road – SEPTIC DESIGN SYSTEM VARIANCE REQUEST**

Jeff – went over plans

Tank does need to be replaced

Move the tank adjacent to the driveway

Need variances listed

Proposing presby system

3 ft high retaining wall

IG – jeff didn’t mention wetlands – other? Check audio

No objections to it

Bob – no questions; seems to be fairly straightforward

Abutter – I believe I own that swampland – 6 stonecleave lane

Colver(?) underneath that hasn’t been cleanred out over the years but in the spring it brings water in

House to the north of it that goes the whole length of my 2 acres and blocks off swampland

Don’t wanna try to arrange for an outland? Outlet?

Spring – swamp fills up; imagine that the water table is right up there; walked the property this afternoon – stops at a stone fence;

Property is to the right – swamp is immediately to the right of this property

Concern: Water level raising in the spring

Looks as if it was designed to funnel water into…CHECK AUDIO; old colver probably made of brick

Water in the spring gets damed up

Abutter is fine with it – I didn’t really understand what this was

Fine with it if you want to approve it but need to get survey of the property etc. CHECK AUDIO

Jason – from an administrative point of view, … check audio. From decision making pov, separate item

Goes uphill

Bob – get the absorption system out of the groundwater, which this does do that

Jason agreed – while it may be imperfect it is definitely an improvement

Abutter – since this doesn’t infringe on anyone else should go ahead with the variance

Bob moved that we grant 6/25th –

Jason seconded

Date of failure – 3/31/2020

**44 Farmers Row – SEPTIC DESIGN SYSTEM VARIANCE REQUEST**

Chris MacKenzie from Roy & Dillis

11 reduced to 7 bedrooms; system sizes 8 bedroom; 8th bedroom via carriage house

There are 2 septic tanks

Chris went over plans

Ig – objection to 90 degree bend w/the manhole

Allows for straight run when there’s no other choice

But we do have choice; high flow and groundwater flow? CHECK AUDIO

Jason – why not take a more direct approach?

Chris went over schematics

Re manhole – would respectfully disagree with that

Stuff following that allows manhole

Manholes and this is how we do it

Ig – “shall”

Difference chris and ig have on this

Same wording is used in the next section – “shall be provided” – chris – junctures of two or more sewers

Chris – it’s about access – a sewer manhole…CHECK AUDIO

Manhole – you pop it open; septic tank has to be pumped

Ig – tank could have cover built right into finished grade

Jason – with the manhole as proposed can do all the presumed routine necessary w/out digging anything up

Chris – has never really had any issues w/manholes

Jason looking at plans again

Ig – septic tank #1 or #2 brought to right where manhole is; straight shot right into the tank; no 90-degree chamber built into the manhole; take that larger tank and move it right to where

Shall be straight as possible

Building Code 222

It removes 2 different connections, CHECK AUDIO

Ken – putting aside intricacies of Title 5; maintenance is on us

If there is an issue with maintenance – if patio needs to be dug up; it is on us

90-degree bend vs. interfering with a pool

Ig – may not know there is a leak in those connections and it may go up to the groundwater

That is my opinion and I haven’t changed from it

Jason – that logic can be followed … CHECK AUDIO

Jason – in ira’s point it reduces risk

Chris – w/in code of Title 5; my understanding for 20 years now; designed multitudes of these

Bob – comment – things that make maintenance more difficult may make maintenance performed less often; somewhere down the line it might cause a delay; that’s all

Chris – gives you an access point – keep an eye on that manhole CHECK AUDIO; can access this sewer line and that sewer line

Bob – was addressing what the owners were suggesting; will that continue to the next owner though

Chris – manhole doesn’t require any maintenance

Ken – prefer the idea of this design – don’t like tank being under hardscape; feels like it’ll potentially increase risk

bob – check audio

jason – 90-degree bend extreme angle?

Ig – 90-degree bend have clogged up; looking for a long radius so 45 or greater

Two 45 in lieu of a 90 here?

Jason – is it not possible to have the pipe to exit the building so that a 45 degree is required?

Jason – if pipe came out at an angle can we make this a 45-degree bend instead?

Asked if this would be any better? Ig – better outcome to reduce the amt of openings and clog points at a 90-degree bend; absolutely

Ken – are we referring to re-doing / resituating the outlet and the sewer pump going out the house

Coming out from the house to an angle point 45 degrees instead of 90 degrees; done through a clean out or sewer manhole; CHECK AUDIO

Wouldn’t change proposed designs – wouldn’t fundamentally change anything

Bob – would prefer going w/a solution that IG is more comfortable with as he is the expert

Ig spoke – CHECK AUDIO

Bob moved that

Grant the variances requested and ask for a modification …. Not to have a manhole

“long radius sweep” – gently bending pipe – a 45 degree angle pipe; yes

Short enough run from tank to the house therefore no need for manhole; jason is asking – CHECK AUDIO

There’s np w/the access no matter what you do with the tank

Jason – tank replacement – easier when you dig up the lawn vs…

CHRIS – read ‘sweeping bend’ – falls under same code sections as manholes therefore it is a choice written from an engineering perspective

We chose a manhole in this situation; wanna get it outside of that patio area

Jason – sweeping bend is more protective; straight run from building into the septic tank

Builds failure points along the way that are not necessary

Grant variances subject to the mods of the design to include a sweeping bend rather than a manhole; letter dated << >>

Jason 2nd; radius? It can’t be more than 90 but don’t want 90 degrees; no greater than 45 degrees; 45 would work for our objective here.

Jason amend previous motion to include sweeping bend shall be no more than 45 degree

SUBJECT TO STANDARD CONDITIONS

Ken – we are eliminating the manhole; get there from both sides with snake; doesn’t fundamentally change the design; tank placement may have to change a bit; great solution unless I’m missing something

Pools – jason – ig – 10ft septic tank; 20ft to leaching area

Current plans do accommodate current pool design

DATE OF FAILURE – April 2019 – still have a few months to complete the construction; looking to get septic finalized and installed

No occupancy at this point; no running water

“cert of completion before occupancy”

Carriage house – existing 8 bedrooms

EXISTING CAPACITY FOR 8 BEDROOMS; TOTAL # OF BEDROOMS TO BE SUPPORTED BY THE SYSTEM IS 8

**18 Breakneck Road – DISCUSSION OF EXISTING UNSAFE STRUCTURE AND POTENTIAL PLANS FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM**

David Vlahos was present

Stopped in to see ig – how we go about getting approval for 3 bedrooms septic system

Built in 1900

If we can do this and how to go about doing that

Jason – more of land use question; more than just BOH

IG – w/out having sewage disposal you have nothing, period

Recently did testing there – no suitable soil under Title 5 requirements; 4 ft. of soil; so what is this property?

There has never been occupancy in this house

No record of septic system permit to the property

Building – house is falling apart; hole in the roof

Does not need the requirement of title 5

What proof david has to provide – CHECK AUDIO

David: I know that when the deep holes were done there was an area across from the detached shed; that area seemed like feasible; would have to do another deep hole; based on engineering

IG – yes, if you can find 4 holes that meet the requirement; but when we were out doing the testing then no suitable area available…

CHECK AUDIO

Bob – how big is lot? Dave – acre and a half

CHECK AUDIO

Jason – level on contamination on that site is concerning; david said they should have been done

Should there be a fire in the 2nd building (garage?) – it would be a risk

David – they have since cleaned the garage

David understands what next steps are

Jason asked IG to work with david; ig – talk to d&d that he has suitable to do new construction for 3 bedrooms; come back and consider as an upgrade or new; ig doesn’t believe suitable soil exists

Bob – eligible for upgrade?

Ig – has to meet new construction requirements; no proof occupied etc. / has been a storage / area of concern

Dad’s address was never breakneck

Ig – looking at it as new construction

Guidance is work with your engineer – they know Groton and know the rules

Can have another convo when we get there if necessary

Jason – is it an abandoned property or not? Tried to work with property owners; best we could do w/public health

David is satisfied and will move on from here

Jason – do reach out

**84 Monarch Path – DISCUSSION OF NON-COMPLIANCE OF A SEPTIC DESIGN SYSTEM AND FAILURE TO OBTAIN A CERTIFICATE OF COMPLIANCE**

Similar scenario to john m.

Although this is brand new construction – does not have COC; sent member to ebi

Certified foundation plan – lot lines don’t match up

Septic tank is not on the property

Anxious to get this cleared up and not getting cooperation from ebi

It is occupied and has been occupied; building commissioner signed w/his approval not boh

Signed off, completed on boh with his signature not mine

Building Commissioner is not authorized to do that

COO – he would argue he is the issuing authority

Jason – time for stern letter?

Ig – like to be abel to issue an order letter

“order him to submit proper documents and rec’ COC within 30 days”

Unless they find out there’s a problem; he can come to the BOH to discuss it

Bob – brand new home, brand new septic; ought to have engineered

Had permits, inspection, just waiting for final as built, certification from engineer; discrepancy b/t 2 docs; CHECK AUDIO

Order sounds appropriate; as well as 30 days

Should / must clear it up legally

2nd time this indiv. Has moved into a home w/o getting a COC

Other one cleared up bc it ended up beign so old

Bob moved that ig send an order to correct the lack of completion documents w/in 30 days; jason seconded

All in favor

MAKE MARK AWARE OF THIS AND HOW HE WOULD LIKE TO SEE THIS HAPPEN IN THE FUTURE – DIFF. PARTIES DIFF. UNDERSTANDING; CORRECT APPROACH WOULD BE

HOW DO WE AVOID THIS?

Jason will reach out to him directly

401 nashua rd – jason not going to know until Thursday

CHECK AUDIO – None of the regs have changed

Ig – throw in covid 19

**OLD / NEW BUSINESS**

**65 Island Pond Road – DISCUSSION OF NON-COMPLIANCE FOR WELL COMPLETION REQUIREMENTS**

John said he would be doing it and then disappeared; was starting to get some of the data; waiting for him to address noncompliance issues; has moved into the house w/o a COC; how much time before inviting him in for a meeting?

2nd meeting in Aug – IG’s recc.

Doesn’t know if COO has been issued

BOB – could be all cleared up in a month; bigger problem otherwise

IG – tentatively put him on the agenda for the 2nd meeting in August; no vote necessary

**Robert Fleischer moved to adjourn the meeting at 8:26 p.m. Jason Weber seconded and the motion carried.**

Minutes by Sammie Kul.