

**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, August 3rd, 2020

Time: 7:00 PM

Location: Virtual Meeting via Zoom

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

Others Present: Christopher MacKenzie; Sergio Valerio

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

**731 MARTINS POND ROAD – Septic Design System Variance Request**

Chris M of Ducharme and Dillis presented on behalf of their client Sergio and requested the following revised variances for Lot # 4 on Cherry Tree Lane as follow up to Monday’s meeting:

New 5 bedroom house – small shed and office space with 1.5 bathroom

3 diff. buildings being connected into the system

Local Regulation Variance:

1. Section 315-3(K): Whenever a system is pumped, the soil absorption system shall be pressure dosed.

(A gravity fed leach area with 20% or less of the average daily flow being pumped to a septic tank is proposed)

**ASK CHRIS FOR MOST UP TO DATE VARIANCES BEING REQUESTED**

Ira – anytime you have a pump system, regs require pressure distrib.; this is sort of a hybrid and bring it to antoehr

Residential, single family only; “hobby workshop” w/o knowing details – need to nail down the details first

Secondly there’s a well outside of hobby workshop – looking for well decommissioning of that

Overall for the septic system does not have objections to doing that proposal

BOB – well is not legally usable for agriculture? Ig – correct; wouldn’t’ meet local regs for it

This doesn’t meet any of your offsets that’s required

That would require additional variances

CHECK AUDIO re Bob’s comments

Susan – how many wells?

IG – there’s the existing well serving existing house – that one has a note that it is removed or retained for agric. Purposes

New well – being proposed for 5-bedroom house; check audio – would no longer meet regs / offsets

Cannot be configured to meet regs with how it’s currently proposed

Agric vs. irrig – 2 different things

Jason – start w/former house being converted to a hobby workshop;

Sergio – foundation is not in good shape; would like to make this a garage; will not be a workshop

Will be a single-story garage

Fill in the basement so no basement

Would like to retain one bathroom

Ig – where is the garage bay going to be? On the side facing martins pond rd.; open to different location

CHECK AUDIO FOR IG

Cannot drive or park over leaching area – should be last resort

Septic tank closer to shed; prevent driving over leaching area – Bob

Bob asked questions re details of shed(?) CHECK AUDIO

Chris have not seen floor plan

Total room count / 2 = administrative bedroom count

Item # 2 is 5-bedroom house

**Shed / office**

Has walkout basement, attic area and something else

Mr. V went over details re log cabin

1st floor – kitchenette area etc.

2nd floor – hangout area

IG – office / client – will have to do it as a business

Septic is curr. For 5 total

Doesn’t matter how many bathrooms you have

BOB – deed restriction required? Shed is not for business office or that house is limited to 4 bedrooms

Ig – a total of 5 bedrooms; identify shed / office as home office use; workshop – not sure yet; no flow as it is part of the home use

Bob – not worried about current owner but next person

Add to Improve or standard conditions?

Chris – zoned for residential

Jim L abutter – great that he’s keeping it as single-family residence; concerned regarding the next owner that shed will not be a rental.

Ig replied – CHECK AUDIO

Two wells on lot

Original intent is to decommission it or…

Per ig this should be de-commissioned for a couple of different reasons

Mr. v has no objections to de-commissioning it

BOB – got impression that de-commission was not the only option; 2nd option is applying variance. Are there vars that could be applied for?

Ig – can ask for vars but will recommend against it; adding potential for something to get into the drain work

Recommend no but anyone has a right to ask

Jason – check audio, do you want to see a larger tank? Ig – as it’s designed it’s sufficient

Letter June 30th

Single family home, hobby workshop, home office cabin / shed / whatever

Restriction that home separate office building is simply for a home office use and not for a business

Susan seconded

This is a new system

Includes use of that office building – INCLUDE AS PART OF STANDARD CONDITIONS

5-bedroom house

JASON MOTION TO AMEND: INCLUDE A RESTRICTION THAT THEY INCLUDE THE REQ. THAT THE EXISTING WELL BE DECOMMISSIONED AND SEALED.

ALSO TO PROVIDE SOME FORM OF BARRIER SUCH THAT THE LEACH FIELD CANNOT BE DRIVEN OVER.

BOB – SEPTIC TANK OFF THE BACK OF THE BUILDING TO BECOME AN EXISTING TANK

Chris – existing tank 1500 tank meets Title 5 requirement; ig – it is not H20 so not a tank that you can drive over

IG - Leach field & septic tank by the workshop need to be protected from driving over

Shed / office as home office

Add to # 8 – she/ office / out buildkng is soley for the purpose of home use THIRD ITEM IN AMENDEMENT; LABELED AS SHED / OFFICE WILL BE USED ONLY FOR HOME USE

Susan second amendment; carried.

CHECK AUDIO FOR ALL 3 ADDS / AMENDMENTS

**Robert Fleischer moved to accept the variances as presented subject to the following BOH Standard Conditions below:**

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 existing 3-bedroom house is to remain a 3-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.

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

**MEETING MINUTES**

**ADD TO NEXT BOH AGENDA**

The Board reviewed the meeting minutes dated **July 6th, 2020**.

Bob

**Robert Fleischer moved to accept the meeting minutes dated July 6th, 2020. Jason Weber seconded and the motion carried.**

**PERMITS**

16 Drumlin Rd

SCHOOL DISTRICT – COORDINATE RE MOSQUITOES – DON’T WANT TO EXPOSE YOUNG PEOPLE – RISK IS CURRENTLY LOW

RE FORWARD MARK’S EMAIL TO BOARD RE PARKS

JASON – BROUGHT UP MASKS / IG HAS BEEN DOING THE FOLLOW UP – MOST OF THE TIME PEOPLE WERE COMPLYING

CHECK AUDIO

JASON – HAS BEEN DRIVING BY AND TURNING INTO SHIRDI SAI TEMPLE; ROLLED DOWN WINDOWS; ONE SATURDAY, ONE SUNDAY; DID NOT OBSERVE STRONG ODOR OR HIGH VOLUME OF NOISE; ON THE TWO DATES DID NOT SMELL OR HEAR ANYTHING

SUSAN – FOLLOW UP WITH ABUTTERS? JASON – WAIT & SEE; BUT JASON WILL SEND SOME EMAILS TO PROVIDE UPDATES

**INVOICES**

Verizon

IG – 16 DRUMLIN - NO VARS; 4 BEDROOM W/ANOTHER 4 BEDROOM

BOB MOVED TO APPROVE; SUSAN SECONDED; ALL IN FAVOR

**Robert Fleischer moved to adjourn the meeting at 7:55 p.m. Susan seconded and the motion carried.**

Minutes by Sammie Kul.