

**TOWN OF GROTON**

Board of Health

173 Main Street

Groton, MA 01450

**BOARD OF HEALTH**

Robert J. Fleischer, Chairman

Michelle Collette, Member

Evan Thackaberry, Member

Date: Monday, October 18th, 2021

Time: 7:00 PM

Location: 1st Floor Meeting Room, Groton Town Hall

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

Members Absent: Evan Thackaberry, Member

Others Present: Kevin Conover, David E. Ross Associates, Inc., Glen Horton, Sr. and Susan Horton; Robert Ayotte, Ayotte Home Improvements LLC

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

**178 REEDY MEADOW ROAD – Septic Design System Variance Request**

Kevin Conover of David E. Ross Associates, Inc. presented on behalf of their client, Mr. Glen Horton, Sr. and requested the following variances for 178 Reedy Meadow Road:

**Groton Board of Health Subsurface Sewage Disposal Regulations:**

315-1.B – Deep observation holes for the determination of groundwater elevations may be performed during the months of March and April. *Proposed: Deep observation test holes were performed on June 30, 2021.*

315-5.F – A minimum of 35 feet must be available between the edge of any street, passageway, or road line and the entire exterior perimeter of any proposed leach areas. *Proposed: An offset of 11 feet is provided to Reedy Meadow Road.*

315-5.I – Impervious Barriers are not allowed to adjust the side slope requirement and offset. *Proposed: An impervious barrier is proposed.*

**Local Upgrade Approval:**

15.405(1)(a) – Increase in the maximum allowable depth of system components from 36” to 72” below finish grade. *Proposed: Depth of cover ranges from 30” to 54”.*

Ira Grossman has no issues with the proposed plans. The same sewer lines are being used and this lot contains a couple of steep slopes.

**Michelle Collette moved to accept the variances as presented for 178 Reedy Meadow Road in the letter dated September 24th, 2021 subject to the 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. For Failed Systems:

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.

1. 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.
2. 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.
3. This variance shall not be in effect until both the Notice of Board of Health Decision and the License granted by the Town of Groton are recorded at the Middlesex South Registry of Deeds. Evidence of such recording shall be submitted to the Board of Health by the applicant.

**Robert Fleischer seconded and the motion carried.**

**OLD / NEW BUSINESS**

**PERMITS**

Board members reviewed and signed permits.

**INVOICES**

Board members reviewed and signed the following invoice(s):

* Verizon $41.99 Date of Invoice: 9/22/2021

**MEETING MINUTES**

The Board reviewed the meeting minutes dated October 4th, 2021.

**Michelle Collette moved to accept the meeting minutes dated October 4th, 2021. Robert Fleischer seconded and the motion carried.**

**533 LONGLEY ROAD – Variance Request to State Sanitary Code 410.250: Habitable Rooms Other than Kitchen -- Natural Light and Electrical Outlets and Discussion of Deed Restriction Notice**

Robert Ayotte of Ayotte Home Improvements LLC, presented on behalf of his client Meghan Sunyar and requested a variance to the State Sanitary Code *410.250 Habitable Rooms Other Than Kitchen-Natural Light and Electrical Outlets* for 533 Longley Road.

Mr. Ayotte provided an overview of the proposed plans for his client’s basement. They are looking to add a playroom and a dedicated office space downstairs and is also seeking approval for a 4-bedroom Deed Restriction Notice.

Ira Grossman has no objections to the proposed plans or the 4-bedroom Deed Restriction Notice. Mr. Ayotte confirmed that there are windows in the basement that can be opened and will allow for external air to flow through.

**Michelle Collette moved to accept the variances as presented for 533 Longley Road to the State Sanitary Code *410.250: Habitable Rooms Other than Kitchen -- Natural Light and Electrical Outlets* as described in the letter dated October 8th, 2021 and that both the Board of Health Decision Notice and 4-Bedroom Deed Restriction be recorded with the Middlesex South Registry of Deeds prior to the issuance of the Building Permit.**

**Robert Fleischer seconded and the motion carried.**

**173 GRATUITY ROAD – Discussion of Proposed Art Studio Addition**

Ira Grossman provided overview of proposed plans for 173 Gratuity Road.

Property owners would like to build a garage and use it for an art studio and a small office with a bathroom.

Any discharge containing clay from the artwork being done will not be good for the septic system. Applicant may want to consider removing the proposed bathroom in order to avoid running into any septic issues. Brief discussion ensued regarding different factors that could affect the septic system.

Board members support the arts but want to ensure that the proper controls are in place.

Mr. Grossman will forward this feedback to the applicant. The applicant is welcomed to meet with the Board to discuss this further.

**Michelle Collette moved to adjourn the meeting at 7:28 p.m. Robert Fleischer seconded and the motion carried.**

Minutes by Sammie Kul.

**APPROVED: November 1, 2021**