

**TOWN OF GROTON**

Board of Health

173 Main Street

Groton, MA 01450

**BOARD OF HEALTH**

Michelle Collette, Chair

Robert J. Fleischer, Member

Evan Thackaberry, Member

Date: Monday, December 5th, 2022

Time: 7:00 PM

Location: 1st Floor Meeting Room, Groton Town Hall

Members Present: Michelle Collette, Chairperson; Robert J. Fleischer, Member

Member(s) Absent: Evan Thackaberry, Member

Others Present: Bruce Ringwall, Goldsmith, Prest & Ringwall, Inc.; Isaac Cryan, Olive Leaf Plumbing & Heating

Michelle Collette called the meeting to order at 7:00 p.m.

**31 FITCH’S BRIDGE ROAD – Discussion of Septic Design System Variance Request**

Bruce Ringwall of Goldsmith, Prest & Ringwall, Inc. presented on behalf of their client, Margareth Jean & Phillipe Sicard and requested the following variances for 31 Fitch’s Bridge Road:

**LOCAL BOARD OF HEALTH APPROVAL –**

§315-2.C.

Required: No additions or alterations to a dwelling will be allowed until it is documented that the lot size is large enough to permit a septic system expansion.

Requested: Allow alterations to a dwelling without documenting that the lot size is large enough to permit a septic system expansion

**REMEDIAL USE APPROVAL (310 CMR 15.287) –**

“Approval for Remedial Use” per MassDEP Approval Letter to Geomatrix Systems, LLC

Date of Issuance: October 26, 2016, First Modification - March 13, 2017

Second Modification - July 14, 2017

Last Modification - June 26, 2019

Geomatrix Systems, LLC

114 Mill Rock Road East

Old Saybrook, CT 06475

And the "Standard Conditions for Alternative Soil Absorption Systems with General Use Certification and/or Approved for Remedial Use." Issued by the MA DEP, Revised March 5, 2018.

Requested:

Special Condition 8(a): A reduction of the required 5-foot groundwater offset required per 310 CMR 15.212 to 4 feet in soils with a recorded percolation rate of two minutes or less per inch.

Mr. Grossman provided the following comments:

*The proposal is for replacing the existing dwelling with a larger structure which necessitates the replacement of a septic system in a new location. In making the dwelling larger the new location of a septic system along with the house size wouldn’t allow for an expansion/ reserve septic area in compliance with Groton’s regulation. The applicant is creating a non-compliance with the local regulation which in my opinion does not provide the same degree of public health and environmental protection and therefore, a variance approval is not recommended.*

*“No additions or alterations to a dwelling and/or structures will be allowed until it is documented to the satisfaction of the Board of Health or its agent that the existing sewage disposal system is adequate in terms of permeability of soils, ground water, and refusal for a proposed alteration or addition to an existing dwelling and/or structure, and that the lot size is large enough to permit a septic system repair or expansion.”*

*The applicant is also requesting a variance for the groundwater reduction from the required 5 ft. to 4 ft., I do not recommend that the Board approve this request given that compliance can be met, and the property is within the outermost Flood Plain hazard area.*

There is a disagreement between Mr. Ringwall and Mr. Grossman as to how the relief of the reserve area is being interpreted. Brief discussion ensued regarding potential revisions to the proposed plans.

Board members recommended that Mr. Ringwall follow up with Mr. Grossman for clarification on his comments and return to meet with the Board to continue this discussion then.

**Robert Fleischer moved to continue this discussion of the Septic Design System Variance Request for 31 Fitch’s Bridge Road to the Board of Health’s next regularly scheduled meeting on Monday, December 19th, 2022 at 7:15PM.**

**Michelle Collette seconded and the motion carried.**

**35 GRANITEVILLE ROAD – Discussion of Septic Design System Variance Request**

**Robert Fleischer moved that the Septic Design System Variance Request for 35 Graniteville Road be moved to the Board of Health’s next regularly scheduled meeting on Monday, December 19th, 2022 at 7:30PM per the applicant’s request.**

**Michelle Collette seconded and the motion carried.**

**172 WINTERGREEN LANE – Discussion of Variance Request from State Plumbing Code for Pre-Installation of Tub / Shower Conversion**

Isaac Cryan of Olive Leaf Plumbing & Heating presented on behalf of their client, Carol Femia and requested the following variance for 172 Wintergreen Lane as outlined in his letter below:

*This letter is concerning 172 Wintergreen Lane in Groton, MA. The homeowner (Carol Femia) would like to replace the existing master bathroom tub/shower with a shower only. Aside from the obvious aesthetic reasons, she is also thinking of her future, knowing she does not want to be stepping over the side of a tub forever.*

*Upon demolition of the bathroom, we discovered the original plumber ran a 1-1/2" drain to the existing tub, and per the MA state plumbing code (248 CMR 10:15) a 2" drain is required for a shower. After reviewing the jobsite with Norm Card (Groton plumbing inspector) we both agreed there was no easy way to run a full size 2” drain without causing financial hardship on the homeowner.*

*The Board of State Examiners of Plumbers and Gas Fitters just this year realized that this was a reoccurring issue, so they now allow us to apply for a variance for these situations. The variance would allow me as the plumber to increase the 1-1/2” drain to 2” under the shower floor (or as far back as I am able) but allow the 1-1/2” drain to remain through the remainder of the home. However, on the form (which you should have a copy of), they request written documentation that the local board of health has been petitioned regarding the variance request.*

Ira Grossman has no comments on the variance request from the Plumbing Code. Plumbing requirements within the structure are not within the Board of Health’s expertise or responsibilities.

**Robert Fleischer moved that the Groton Board of Health has no objections to the requested variance for 172 Wintergreen Lane as outlined in the applicant’s letter dated November 18th, 2022 based upon having heard no objections from Groton’s Plumbing Inspector.**

**Michelle Collette seconded and the motion carried.**

The next step in the process is for Mr. Cryan to go before the State after he receives the Variance Approval Decision from the Groton Board of Health. The Groton Plumbing Inspector will inspect and provide sign off per standard procedure once the project is ready for a final inspection.

**Robert Fleischer moved to adjourn the meeting at 7:32 p.m. Michelle Collette seconded and the motion carried.**

Minutes by Sammie Kul.

**APPROVED: January 17, 2023**