



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 18, 2023
Time: 6:30 PM
Location: 163 West Main St, The Groton Center
Members Present: Michelle Collette, Robert J. Fleischer
Members Not Present: Evan Thackaberry
Others Present: Katie Berry, Kalene Gendron, Ray Parker, Anthony Hauck, Alyssa Caldrio
Tasha Hauck, Tim Dionne, Ruth Maxant- Schulz, Amy Ryan, Groton Residents

Michelle Collette called the meeting to order at 6:30 p.m.

75 Hummingbird Lane, applicant Ray Parker of Lux Renovations LLC., Natural Light Variance to State Sanitary Code 105.CMR 410.430 Habitable Rooms other than Kitchen-Natural Light and Electrical Outlets- Ray Parker, contractor, addressed the board to discuss the basement renovation at the residence. Bob Fleischer asked if there are any windows in the space, yes there are some small windows, and additional Panasonic ERV ventilation system to be installed. Bob Fleischer motioned to grant the variance as requested, Michelle Collette seconded, and the motion carried unanimously.

14 Rustic Trail, Anthony Hauck, Well Variance Request to Chapter 330-6C.- Anthony Hauck, property owner, addressed the board, to speak about the complex site and describe the need for well replacement on the property, this hearing is continued from December 4th, 2023. Tim Dionne, of Skillings and Sons, was also present to answer any questions from the board. Anthony Hauck submitted a plan showing a well location that is as far from potential contaminants as possible, given the difficult site. The homeowner contacted GELD to request movement of the power lines on the days that work will be completed. The drilled well will be located less than 100' from a leaching facility, less than 100' from any type of surface water/wetland, less than 50' from a property line. Bob Fleischer motioned to grant the variances requested for Chapter 330-6C, with the standard conditions, Michelle Collette seconded, and the motion carried unanimously.

45 West Main Street, Ruth Maxant-Schulz, Condemnation Hearing- Ruth Maxant-Schulz addressed the board to discuss the housing code violations, as well as the status of each violations remedy. Ruth Maxant-Schulz stated that she believed one of the citations regarding the hood vent lighting to be incorrect. Kalene Gendron agreed that the violation associated with the hood vent was an error, though the electrical in the unit has been of concern as it is related to the issue. Ruth Maxant-Schulz asked for a variance regarding the citation for tenants to have access to the electrical panel. Michelle Collette and Kalene Gendron clarified that a variance would need to be formally requested outside of a condemnation hearing. Ruth Maxant-Schulz spoke regarding the mini-splits that had not been providing adequate heat, stating that she has been trying to get a contractor on site, as well as provided multiple plug-in heating units in the interim. Michelle Collette asked if the heating units are working, and

providing comfortable heat to the tenants in the unit, to which Ruth Maxant-Schulz stated that she believes so, that the units are overrated for the space. Michelle Collette asked if the electric in the unit is adequate to support these heating units, to which Ruth Maxant-Schulz said that her electrician stated yes. Ruth Maxant-Schulz stated that last winter the cold weather caused the mini-splits to fail. Kalene Gendron added that on behalf of Ira Grossman, Health Agent, that at the re-inspection on 12/13/23, the additional heaters provided adequate heat to the unit with the exception of the front room which was at 55 degrees at the time. Kalene Gendron stated that the code requires the unit to be at 68 degrees during the day. Ruth Maxant-Schulz continued to address each violation and its status, including hand rail installation inside the unit and material and debris in the yard. Kalene Gendron noted that this is a condemnation hearing regarding the critical violations at the home, the heat in the front room is inadequate at 55 degrees, the hot water temperature is too high at 145 degrees, and the egress door is still be blocked. These items being left unremedied, it will be up to the board to determine whether to pursue condemnation or continue the hearing. Amy Ryan, tenant, addressed the board, she stated that she has messages showing that the landlord advertised the unit as a 2 bedroom, and that with the new heaters, the heating is adequate in the rooms of the apartment. Michelle Collette thanked Amy Ryan for attending and sharing that information. Kalene Gendron noted that Ruth Maxant-Schulz has made a good faith effort on remedying the violations. Kalene Gendron and Michelle Collette agreed that another inspection by the Health Agent to confirm remedy would be appropriate, as well as confirmation from the electrical inspector that the work was approved. Ruth Maxant-Schulz will need to contact the Building Department to acquire this documentation. Bob Fleischer moved to continue the condemnation hearing to January 16th, 2024 at 7:00pm, Michelle Collette seconded, and the motion carried unanimously. Bob Fleischer motioned to request Ruth Maxant-Schulz to remedy the critical violations by December 22nd, 2023, Michelle Collette seconded, and the motion carried unanimously.

Tobacco Permits and Trash Hauler Permits- Michelle Collette and Bob Fleischer signed Tobacco Permits for 786 Mobil Mart, AL Prime, Boston Road Market, Haffner's, Country Farms, Groton Market, and Groton Wine & Spirits, and Trash Hauler Permits for GW Shaw and Sons as well as Republic Services. Bob Fleischer motioned to grant the Tobacco Permits as listed, Michelle Collette seconded, and the motion carried unanimously. Bob Fleischer made clear that the board in no way is condoning the use or sale of tobacco products, and Michelle Collette added that the board would like to regulate the sale of such. Bob Fleischer motioned to approve the Trash Hauler permits for GW Shaw and Sons and Republic Services.

OLD / NEW BUSINESS:

Sign permits/ invoices- The board signed permits and invoices.

Minutes- Bob Fleischer moved to accept the 12/4/23 Board of Health meeting minutes as amended approved, Michelle Collette seconded, and the motion carried unanimously.

Schedule Next Meeting

Board of Health will meet off of the typical schedule for January 16th, 2023 at 7:00pm.

ON-GOING ISSUES

- A. **PFAS Updates-** No updates.
- A. **Squannacook Sportsmen's Club Site Updates** – No updates, work is completed, waiting on sign off from the Department of Environmental Protection.

Bob Fleischer moved to adjourn at 7:47pm, Michelle Collette seconded, and the motion carried unanimously.

Minutes by Katie Berry.

APPROVED: 2/5/24
