



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: Tuesday, January 16th, 2024
Time: 6:30 PM
Location: Zoom- Virtual Meeting
Members Present: Michelle Collette, Robert J. Fleischer, Evan Thackaberry
Members Not Present:
Others Present: Katie Berry, Kalene Gendron, Ken Breeman, Nicholas Yafrate, Elizabeth Yafrate

Michelle Collette called the meeting to order at 6:30 p.m., with all staff introducing themselves to the public.

20 Rockwood Lane, Natural Light Variance to State Sanitary Code 105.CMR 410.430 Habitable Rooms other than Kitchen-Natural Light and Electrical Outlets- Applicants Nicholas & Elizabeth Yafrate presented their attic space project, needing a variance at 5% natural light, being under the 8% required. The applicants will also be required to record a deed restriction for this project.

Evan Thackaberry made the motion to approve the Natural Light Variance to State Sanitary Code 105.CMR 410.430 Habitable Rooms other than Kitchen-Natural Light and Electrical Outlets as presented. Bob Fleischer seconded the motion. Roll Call: Fleischer-aye; Thackaberry-aye; Collette-aye

173 Gratuity Road, building department permits for HVAC/Electrical “Second Floor and Apartment” “Garage, Apartment, 2nd floor”- Homeowner Ken Breeman stated that he had recently applied for permitting with the building department to upgrade the heat in his garage to mini splits, and discussed his current usage for his detached garage. There was discussion regarding the November, 15, 2021 decision of the board to approve the usage of the 1st floor of the garage as a personal art studio, with no art material to be disposed in any of the homes drains. Michelle Collette confirmed that the homeowner’s plan is to utilize the 2nd floor of the garage as an office and not an apartment, to which Mr. Breeman confirmed that he does not plan to use the 2nd floor as an apartment and will have his contractor update the building department permit to reflect that the space is only an office. Bob Fleischer clarified that an amendment to the SDS system as referenced in the November 15, 2021 Board of Health minutes was to remove the sink from the personal art studio, not to amend the in-ground SDS system.

Evan Thackaberry made the motion to authorize Health Agent, Kalene Gendron, to sign off on the building permit for install of mini split heating for 173 Gratuity Rd once the permit has been updated to reflect that the 2nd floor area is to be used as an office not as an apartment, and that no previous changes to the sewage disposal system authorized. Bob Fleischer seconded the motion. Roll Call: Fleischer-aye; Thackaberry-aye; Collette-aye

45 West Main Street, Ruth Maxant-Schulz, Housing Code Compliance Updates. - This topic was continued to the February 5, 2024 meeting. It was noted that some critical violations have been remedied at this property.

Bob Fleischer made the motion to continue the discussion of 45 West Main Street-Housing Code Compliance Updates to the February 5th, 2024 at 6:30pm meeting. Evan Thackaberry seconded the motion. Roll Call: Fleischer-aye; Thackaberry-aye; Collette-aye

Trash Hauler Permits- The board discussed outstanding Trash Hauler permits, and authorized the signature of the permit for Prime Disposal, by Michelle Collette.

Bob Fleischer made the motion for signature of the Prime Disposal 2024 Trash Hauler Permit by designated signor, Michelle Collette. Evan Thackaberry seconded the motion. Roll Call: Fleischer-aye; Thackaberry-aye; Collette-aye

OLD / NEW BUSINESS:

Sign permits/ invoices- The board discussed that the final invoice for Verizon, as the phone will no longer be needed by the Nashoba Associated Board of Health Agent.

Health Agent's Report and Correspondence- Cypress Rd refuse complaint, COIN Program, 240 Main St noise complaint. This topic was continued to the February 5, 2024 meeting.

Minutes- The Board deferred approval of the December 18th, 2023 meeting minutes until the February 5th, 2024 meeting.

Schedule Next Meeting

Board of Health will meet Monday February 5th, 2024 at 6:30pm.

ON-GOING ISSUES

- A. **PFAS Updates-** No updates.
- A. **Squannacook Sportsmen's Club Site Updates** – Michelle Collette noted that this area may be modified into a passive trail area with exercise stations or picnic tables, this is yet to be determined. Mrs. Collette added that the Outdoor Fitness Court that was discussed for the area will not be moving forward at this site.

Evan Thackaberry moved to adjourn at 7:00pm, Bob Fleischer seconded, and the motion carried unanimously. Roll Call: Fleischer-aye; Thackaberry-aye; Collette-aye

Minutes by Katie Berry.

APPROVED: 2/5/24
