



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: Thursday April 4th, 2024
Time: 6:30 PM
Location: Virtual
Members Present: Michelle Collette, Robert J. Fleischer, Evan Thackaberry
Members Not Present:
Others Present: Katie Berry, Kalene Gendron, Judy Anderson, Bruce Easom, Ruth Maxant-Schulz, Danny Griffin, Ryan Corcoran

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

Bruce Easom, Zoning Board of Appeals, Noise and Odor Concerns Regarding Heritage Landing Discussion- Bruce Easom addressed the board, as Chair of the Zoning Board of Appeals, to discuss a letter from an abutter addressing concerns of noise, odor, and public health at the site of the proposed 40B project named Heritage Landing, on Cow Pond Brook Rd. Michelle Collette added that the firing range near the site has been a noise issue for neighbors in the area, as it is used by local law enforcement. Mr. Fleischer asked questions of the room, hoping to determine if current residents share these concerns, though Michelle Collette noted that the proposed development is much closer to the areas of concern, the composting site and shooting range. Evan Thackaberry asked how close the development would be to the adjacent parcel with the firing range, to which Bruce Easom estimated approximately 300' with the updated development plan. Kalene Gendron asked Mr. Easom if there is a deadline for formal response, to which he stated that the public comment period ends on April 26th. but could be extended. Michelle Collette added that the Board would be wise to consult the Department of Public Works, which oversees the recycling and composting facility, as well as the Police Chief in regards to usage and impacts of the firing range. Bob Fleischer suggested perhaps measuring the current sound decibels at the site, with Evan Thackaberry adding that there may be other ways to manage the issues, such as plantings, to make the area as suitable as possible. It was also noted by the Board that proper notice of the probable noise and odors should also be given to potential residents, from the seller, so they may make an informed decision.

45 West Main Street, Maxant-Schulz, Housing Code Compliance Updates, Continued. – Ruth Maxant-Schulz shared that, in regards to the issue with the electrical panel being incorrectly placed in the basement as opposed to inside each apartment, she has consulted with an electrician, who provided a quote of \$8,900.00 to move one panel. Ms. Schulz shared that the expense of moving the electrical panel would be problematic for her. Ruth Maxant-Schulz stated that she hoping for a variance on the citation so that she could consider moving electrical panels into compliance in all three apartments at a later time. The Board asked clarifying questions regarding the current electrical panel setup, it was noted that 2 of the three apartments are out of compliance and do not have direct panel access. Mr. Thackaberry suggested that making changes to the entrance, creating a bulkhead area may be less expensive than moving the 2 electrical panels. Michelle Collette asked if the ceiling panels in the room in the unit initially in question have been cleaned and remedied, to which Ruth Maxant-Schulz shared that she hasn't found a contractor to do the work until the tenant has cleared out of the space. Michelle Collette reminded Ruth Maxant- Schulz that the room being discussed, had been previously voted on, and did not receive a

variance, making clear that it is not a bedroom. Kalene Gendron stated that given the information provided by Ruth Maxant-Schulz, the Board could now take a vote to either approve the variance request for access to the electrical panel or deny it. *Evan Thackaberry moved to grant the variance of CMR 410.200 Provision and Metering of Electricity and Gas, to leave the electrical panels as is, under the condition that the discussed bulkhead be installed to allow reasonable access for all 3 tenants without having to go through another tenant's apartment. With the first amendment, for the bulkhead work to be completed within 6 months' time, by October 4, 2024. With the second amendment, with the option that the electrical panels could be placed in their corresponding apartments per code, in lieu of the bulkhead installation within the same timeline. Robert Fleischer seconded the motion. Roll Call: Thackaberry-aye; Fleischer-aye; Collette-aye*

95 West Main Street, Richard Blood, Condemnation Hearing, Continued. - Michelle Collette read the minutes of the March 4th 2024 Board of Health meeting, requesting a letter from the board dated 2/21/24 be recorded with the registry of deeds and that the property have signage posted on the doors. Danny Griffin shared with the board that he tried to have the letter recorded with the Registry of Deeds, though it was unrecordable. Mr. Griffin also shared video of the home with the signs posted on the front of the property for the Board to see. The Board discussed potential reasoning that the letter was not able to be recorded. Michelle Collette commended the efforts made, attempting to record the document, and posted the placards on the home. Mr. Griffin stated that there is no chance that the Blood Family is looking to sell 95 West Main St, and that they are planning to completely rehab the property. Bob Fleischer made clear that the future full rehab and occupancy permitting aren't tonight's discussion, that the discussion tonight is the continued condemnation hear. Michelle Collette suggested that in the March 4th, 2024 meeting the motion was made to continue the hearing on September 16th, 2024, and it was agreed that the Board would honor that motion.

747 Lowell Rd, Specialized Property Group, Condemnation Hearing, Continued- Ryan Corcoran addressed the board to share that his company was conveyed the property by Deal Team Six, LLC, and that he was previously unaware that the property was under condemnation by the Groton Board of Health. Ryan Corcoran shared that he has spent over \$100,000 to rehab the property, which Michelle Collette asked if proper building permits have been pulled for the work completed. Katie Berry shared that she had checked with the building department and no permits had been pulled. Ms. Collette suggested that Ryan Corcoran contact Mr. Robert Garside, Building Commissioner when he is back in the office on April 16th, 2024, to discuss permitting requirements. Kalene Gendron shared that the SDS permitting for the property is in process, and suggested a continuance. Ryan Corcoran added that he does not plan to utilize the garage apartment and would not be utilizing that unpermitted sewage disposal system, Kalene Gendron noted that the board may need more time for review and due processing, there was a discussion among the Board regarding the potential to cap the garage plumbing. Kalene Gendron clarified that the enforcement orders will follow the property and that the owner should disclose all information to a potential buyer. *Bob Fleischer moved to continue this hearing to May 6th, 2024, Evan Thackaberry seconded the motioned. Thackaberry, aye, Fleischer aye, Collette aye.*

OLD / NEW BUSINESS:

Health Agent's Report and Correspondence- Heritage Landing Comprehensive Permit Waiver Request Comments -The board reviewed Kalene Gendron's comments to waivers requested by Alphen and Santos regarding the comprehensive permit application for proposed 40B project Heritage Landing. The Board agreed that the applicant should be present to discuss the requested waivers with the Board of Health, as well as the noise, odor, and public health concerns for the site. The responsible parties should be invited to the upcoming Board of Health meeting, to be tentatively scheduled for Monday April 22nd at 6pm.

Sign permits/ invoices- *Bob Fleischer moved to authorize Michelle Collette, to sign (2) invoices. Evan Thackaberry seconded the motion. Roll Call: Thackaberry-aye; Fleischer-aye; Collette-aye*

Minutes- The Board will review the March 18th, 2024 meeting minutes on April 22nd, 2024.

Schedule Next Meeting

Board of Health will meet Monday April 22nd, 2024 at 6:00pm, and Monday May 6th, 2024 at 6:30pm.

Evan Thackaberry moved to adjourn at 8:07pm, Bob Fleischer seconded, and the motion carried unanimously.

Minutes by Katie Berry.

APPROVED: 5/6/24
