

**GROTON SEWER COMMISSION
MINUTES OF AUGUST 5, 2015, MEETING
2:30 PM – TOWN HALL**

MINUTES

Commission Chair James Gmeiner called the meeting of the Sewer Commission to order at 2:30 PM. Also present were Vice Chair, Thomas Orcutt, Clerk, Thomas Hartnett and Business Manager, April Iannacone. Minutes were taken by Ruth Stevens, Water/Sewer Assistant.

122 Old Ayer Road Discussion

The discussion began with Mr. Gary Shepherd introducing himself to the BOSC and asking all others present to introduce themselves, which they did. Mr. Orcutt asked him who he was representing and he replied that he was involved in the negotiations of the Indian Hill Music Performing Arts Group in acquiring the former Thomas More College property on 122 Old Ayer Road, which had been purchased last week. Mr. Orcutt asked him his title and he replied "Contractor". Mr. Hartnett questioned Mr. Shepherd as to the plan for utilization of the purchased property and Mr. Shepherd stated that it would be used for a potential "music campus and music hall". When asked his intent for being here, Mr. Shepherd told the BOSC that he needed to figure which way to go with regard to obtaining sewer connection for the 40 acre property. Mr. Shepherd said that in the wording of the motion of the vote for which the previous owner, Thomas More College, had been granted with regard to hooking in to sewer, specifically the part that reads "and their successors or assigns" he saw a "window" and had been advised by their attorney to look into it. He was trying to determine if Sewer could go through or to do on-site sewer disposal. He was hoping that the Town of Groton would embrace this project and allow them to connect. Mr. Gmeiner informed Mr. Shepherd that he would need to put an article on the Fall Town Meeting Warrant if Indian Hill Music would like to tie into Sewer. He reminded him that Thomas More College had gone through this process before and since they "never tied in to Sewer", the "successors and assigns" portion of the agreement was now "null and void", and Indian Hill would have to start the process again before a Town Meeting vote. The discussion continued with regard to having enough flow to accommodate Mr. Shepherd's request. Mr. Orcutt stated that he'd like to know what they are up against with regard to number of buildings, building size, future plans, etc. Mr. Shepherd stated that as far as he knew, they are planning one school house building and a larger concert hall for approximately 1,000 seats. Mr. Hartnett questioned him as to whether or not anyone would be living there. Mr. Shepherd replied that it was not anticipated at this time. He also added that Rosenberger might want to preserve some of the property. Mr. Orcutt, stated his concern about enough flow and how much can be sent to Pepperell for treatment due to the fact that there are treatment limits. He told Mr. Shepherd that the flow is not *unlimited*. Mr. Shepherd mentioned that flow had been earmarked for Thomas More College for about 100 students in dorms. Mr. Gmeiner added that there was probably enough flow earmarked for this project, but there may be a need for more. He also warned that they could run into the idea of capacity being reserved for the current district. Mr. Shepherd summarized that his goal is to help develop the 40 acre estate and move as many targets as he can adding that his intent is "to make it quite nice." He wanted to know what the BOSC thought about the idea. Mr. Gmeiner stated that

the BOSC is “neutral” and would highly recommend that Mr. Shepherd and Indian Hill Music bring their request to the Fall Town Meeting via a Warrant Article (deadline August 21, 2015). Mr. Orcutt told Mr. Shepherd that he would need to draft an Article & Summary and include flows, to which Mr. Gmeiner recommended putting in a place holder for flows after researching Thomas More’s previous allotment. Mr. Hartnett added that he would need to give a *presentation* to Town Meeting. Mr. Gmeiner said that the BOSC will ask the Selectmen at the September 21st Public Hearing about getting the submitted Article on the Town Meeting Warrant. Mr. Shepherd provided his email address for future contact. He told the Board that they are using Attorney George Watts and Four Point Planners from Boston, along with other designers in the planning of the property. It was agreed that Mr. Shepherd would work on drafting an Article to be presented at the October 19, 2015 Fall Town Meeting. Mr. Gmeiner asked that Ms. Ianacone locate the motion and article brought forth from Thomas More College in 2012 that was presented at Town Meeting./

Financials

Ms. Ianacone told the BOSC that she is still waiting on financials from July and End of Year.

Other Business

Mr. Gmeiner mentioned that at the last Water Commission Meeting, members saw no benefit in combining the Water and Sewer Commissions together at this point. He also told the BOSC that no one has come forward with any interest in joining the Sewer Commission either.

Next Meeting - Mr. Gmeiner requested that the BOSC schedule a meeting **Thursday**, August 20 2015 @2:30 PM.

BILLS SIGNED

One Set of Bills and/or Invoices were signed for payment at this meeting for FY-16/EW-3.

MINUTES of June 17th, 2015 – Mr. Hartnett made a motion to approve the previous meeting’s minutes, Mr. Gmeiner seconded, Mr. Orcutt abstained, and the vote carried by majority.

ADJOURN

Mr. Gmeiner made a motion to adjourn the meeting at 3:20 PM. Mr. Hartnett and seconded and the motion carried unanimously.

Respectfully submitted,

Ruth Stevens, Water & Sewer Assistant