



Chair/James Gmeiner
Vice Chair/Thomas Orcutt
Clerk/Michael Bouchard

Town of Groton Sewer Department
173 Main Street
Groton MA 01450

Date: July 25, 2018

Time: 2:00 P.M.

Location: Town Hall/First Floor

Members Present: Chair/James Gmeiner
Vice Chair/Thomas Orcutt
Clerk/Michael Bouchard

Others Present: Ann Livezey/Water & Sewer Assistant, Lauren Crory/Business Manager, Stephen Mullaney & Brian Mullaney, Don Black, Lynne O'Neil, Brian Lagasse, Paula Martin, Judy Anderson, Michelle Collette, Mark Haddad and Mr. & Mrs. Myra Lane

The Meeting was called to order by James Gmeiner at 2:00 PM

Don Black – Sewer Extension Discussion

Don Black came before the BOSC on behalf of Kevin & Christine Lindemer of 227 Boston Road in regards to developing and dividing the parcel to include connecting to town sewer. Mr. Black said when meeting with them he noticed there is a lot of wet area around the Barn area. So it was suggested considering service in front of Johnsons and carry across to their property line maybe 1200 feet. At the vent pipe where Johnsons is maybe put three stubs one for existing home, one for proposed home and one for the barn. They met with Harry Albro and he will draw up a plan and design, but Mr. Black does not have at the time. Mr. Albro also suggested a 2" low pressure system with the Lindemer to project and maintain in the future. Mr. Bouchard asked how they would measure the flow and Mr. Black replied that it would be done electronically to measure the amperage that the pumps would use. Mr. Bouchard asked Mr. Black if they have a long term plan or a short term plan and Mr. Black replied that they are not at advance stages.

Mr. Orcutt asked if the existing house is in Title V failure and Mr. Black replied no, but they did just replace the "D" box, but it is functional. Mr. Orcutt asked if they can move forward with their plans without sewer and Mr. Black said that would depend on the testing. Mr. Gmeiner stated that they are not on town water and Mr. Black said that is correct they are on well water. Mr. Gmeiner told Mr. Black that running a line over there with the unknown expansion is concerning and he said the Lindemer's came before the BOSC a few years back inquiring about the barn. Mrs. Anderson said she recalled them coming in to discuss a bed and breakfast. Mr. Gmeiner remembers the discussion of holding functions in the barn and capacity is an issue now, but possibly enough for the two homes. Mr. Gmeiner informed Mr. Black that Pepperell has indicated that there may be more capacity to purchase, but we are in the middle of negotiations now. The BOSC would need to know what is proposed for the barn before moving forward.

Mr. Black asked if this would be considered as adding a service line or would it be expanding the district. Mr. Gmeiner replied that it would be considered expanding the district and would require a Town Meeting Vote. Mr. Black asked what the deadline is for the Town Meeting Warrant. Mr. Bouchard replied the deadline is August 2nd, 2018.

497 Main Street Unit "F" Veterinary Clinic

Lynne O'Neil was asked to come in before the BOSC to provide an update for the new veterinary clinic to see if there would be a need to increase the capacity. She informed the BOSC that the business will consist of urgent care, wellness and diagnostic. Mr. Orcutt inquired about the waste and Mrs. O'Neil stated all hazardous waste is picked up. Mr. Orcutt also asked about wash down for surgery and Mrs. O'Neil said that all instruments are washed down with distilled water and there will no boarding, grooming etc. on site, just basic medical care and water used would be for hand washing and maybe a load of laundry per day. Mr. Orcutt also asked Mrs. O'Neil if there is a floor drain and she replied yes there is a central floor drain. Mr. Orcutt said he would look into guideline for the floor drain and Mr. Gmeiner suggested asking Joe Jordan/Pepperell. Mrs. Collette also stated that the BOH has regulations for floor drains and Mr. Orcutt may want to check with Mr. Grossman of the BOH.

Mr. Orcutt made a motion to approve the Veterinary Clinic at 497 Main Street Unit "F" contingent on approval from Pepperell & Mr. Grossman/BOH regarding the floor drain, Mr. Gmeiner seconded and the motion passed unanimously.

63 Gratuity Road - 40B

Mr. Stephen Mullaney and Mr. Brian Mullaney from S.J. Mullaney Engineering Inc. came before the BOSC regarding a two phase project off of Gratuity Road and Jenkins Road. It's a 52 acre parcel and currently has an existing home, sheds, barn but mostly woodlands. They are proposing 90 bedrooms on the Northern Side and 90 bedrooms on the Southern Side which would be a total of (45) two bedroom units on each side. They informed the BOSC that they did meet with The Housing Partnership, Takashi Tada/Planning Board and Fran Stanley/Housing Coordinator and they suggested we have a discussion about extending the sewer district for the project. The connection to sewer would be for the Southern portion, due to the stream crossing that may cause an issue connecting the Northern Side.

Mr. Orcutt mentioned capacity is an issue and we would have to purchase more capacity and then figure out how we get the waste water to Pepperell. Mr. Gmeiner feels that the pump station can probably handle adding 10K GPD or maybe more. We would have to do a flow test at the pump station and one at Nod Road and it may require an upgrade of the propeller at Partridgeberry Woods. The other constraint would be that this would use up all our capacity and we currently have approved projects on Station Ave, The Groton Inn and Indian Hill. Mr. Bouchard asked if the tests go through and the pumps do need to be upgraded who would be responsible to pay for the upgrade. Mr. Gmeiner replied it would be the developer's responsibility and also mentioned a Town Meeting Vote would be required to get into the District. Mr. Stephen Mullaney asked if it was advisable for a placeholder for the Warrant for the fall Town Meeting. Mr. Orcutt said we would need more engineering information and need to discuss capacity and the cost to purchase more capacity from Pepperell. Mr. Stephen Mullaney asked does Groton periodically purchase capacity. Mr. Gmeiner stated that when we do purchase extra capacity there are costs associated beyond the cost of the capacity. The last time we have purchased extra capacity in the past and the DEP required a restrictive study to determine what additional capacity would be needed.

Mr. Gmeiner said in the past we put articles on the warrant to extend the Sewer District, but suggest that you get a contingency on the article just in case you do not move forward with that project; it would not remain in the District. Mr. Stephen Mullaney asked if the property accepted in the District and as costs are determined and if we find septic more cost efficient would we be obligated to tie in. Mr. Gmeiner replied that the BOH would probably say yes.

Mr. Stephen Mullaney asked if there are any issues with I&I issues for new connections. Mr. Gmeiner replied there are a few spots with I&I and he has spoken with Mr. Rafferty and he has suggested we may want to do some I&I work. Mr. Stephen Mullaney asked if we are addressing the issues in Groton system and Pepperell. Mr. Gmeiner replied No, we address Groton only and Pepperell is responsible for theirs.

Mrs. Collette said the Housing Partnership application came in as a friendly 40B and Mr. Brian Mullaney and Mr. Stephen Mullaney met with us last week and we suggested they look into sewer. The Housing Partnership urged them to consider a portion of the project to be rental housing, due to it being a 40B. Mrs. Collette also asked if it was necessary for a Town Meeting vote or would they be exempt by Local by Laws and provisions due to being a 40B. She also asked if subsidizing would be something the BOSC would consider due to the project being a 40B and made mention of the Groton Residential Project. Mr. Gmeiner replied that Groton Residential was within the District, so there was no need for a Town Meeting Vote. Mr. Stephen Mullaney replied that applicants in the past for 40B have asked for reduced rates etc. to keep it affordable. Mr. Gmeiner suggested that the BOSC check with the Town Council on the guidelines for 40B and the Sewer District. Mr. Mullaney also stated that they may consider a mix and do one side condominiums and one side rental. Mr. Gmeiner informed Mr. Stephen Mullaney that the issue would be capacity.

Dave Moulton - Four Corners Sewer Update

There is no new information at this time

Four Corners Takeover

Mr. Orcutt informed the BOSC that the fee structure has been looked at and it looks like we would be taking in enough revenue to pay Ayer. Mr. Gmeiner stated that Mr. Haddad made a pitch that the BOSC should take over the Four Corners District and with one connection already to the sewer, he feels it would be easier that way and the BOSC has more knowledge how to manage the Sewer District. Mr. Gmeiner stated that we do need to get the Operating Regulations revised and a new formula is needed for the connection fees. The original formula proposed was based on the way we do it for the center of town, but Ayer is looking for \$4,800.00 for a connection fee. Mr. Gmeiner suggested we get permission from Mr. Haddad to have Mr. Rafferty/EPA give us some recommendations and see what he comes up with for a connection fee. Mr. Gmeiner also said that By Laws need to be in place, a District Plan needs to be set up (original did not include residential), Mandatory Sewer By Laws needs to be adopted and a discussion with the Select Board regarding Engineering Fee's.

Mr. Orcutt stated he would consider taking this over from the Select Board with the acceptance that they do not pursue the Engineering Fee's because we would not be able to recoup that with the current fee structure. Mr. Haddad feels it makes sense that the BOSC take this over and he feels that he and the Select Board do not have the knowledge that the BOSC does. Mr. Bouchard feels from the list Mr. Gmeiner stated it does make sense the BOSC takes over. Mr. Haddad said he would give the Select Board the

memo submitted by the BOSC regarding the Engineering Fees and if they would like to schedule a meeting, then they will arrange that. Mr. Gmeiner feels that the bottom line is that the Select Board wants to recoup \$192k in engineering fee's and that would put us in a hole.

21 Lovers Lane – Sewer Connection Update

Brian Lagasse was present and informed the Lanes that he is waiting on the State Fees and that Pepperell would like to the work to be performed at night, but Mr. Lagasse said the driller can cap the line so we can eliminate doing the work at night. Mr. Gmeiner asked Mr. Lagasse how you would go about cutting into 119 due to it being a State Road. Mr. Lagasse said it would have had to be done after 9:00 p.m. to dig and everything would have to be shut down, but we crossed that hurdle with directional drilling. So now he says he is just waiting to hear back from the State. Mr. Bouchard asked Mr. Lagasse if Pepperell has given him any information and if the plan proposed was acceptable and Mr. Lagasse replied yes. Mr. Lagasse informed the Lanes that he would inform them as soon as he hears back from the State.

Pepperell MA Update

There is no information at this time

Other Business, Bills, Minutes etc.:

Next Meeting – August 8, 2018

BILLS SIGNED

Invoices for Expense Warrant 3 were signed

MINUTES:

No minutes approved at this time

ADJOURN –

Mr. Bouchard made a motion to adjourn at 3:30pm, Mr. Orcutt seconded, and the motion carried unanimously.

Respectfully submitted,

Ann Livezey
Water & Sewer Assistant

APPROVED:
