



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

**Town of Groton Sewer Department**  
173 Main Street  
Groton MA 01450

**Date:** August 22, 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, Judy Anderson and Kevin & Christine Lindemer and Don Black

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

**436 Main Street**

Mark Thibeau called to cancel meeting and will attend the next BOSC meeting on September 5<sup>th</sup>, 2018.

**Dave Moulton - Four Corners Sewer Update**

Mr. Gmeiner asked who put the article on the warrant. Mr. Orcutt replied that he submitted the article because the over 55 parcels were not included on the original article. The original article stated commercial properties only and now there is residential, so we had to modify. Mr. Orcutt also informed the BOSC that Mr. Rafferty has received the new plans from Mr. Moulton and he is reviewing.

**Four Corners - Sewer Take Over**

Mr. Gmeiner said he received a Draft Memo from Mr. Rafferty/EP outlining the Four Corner Sewer District Financial Reserves and he has forward to Mr. Haddad/Town Manager. Mr. Rafferty's spreadsheet shows that the current connection fee of \$6,500.00 for the Center District would need to be increased to \$8,000.00 for the Four Corners District, due to the Ayers current connection fee set at \$4,800.00/per dwelling unit (330 GPD). This would allow the District to retain enough revenue to manage expenses.

Mr. Gmeiner informed the BOSC that he changed the sewer rates for the Four Corners District and we will have three tiers instead of four. Mr. Gmeiner stated he originally tried to parallel them to the Center District, but once we looked at how we have to deal with Ayers fee structure, this would not work.

Mr. Orcutt told the BOSC that he spoke with Mark Haddad and the rest of the money will not be available until October, that Mickey Higgins wants to put a Bond on the second building. Mr. Gmeiner said he

would like to have a discussion with Mr. Haddad regarding this because he would rather the BOSC take over the Four Corner Sewer District when the money is already set up in an Enterprise Fund.

## **21 Lovers Lane**

Mr. Orcutt told the BOSC that he has handed over the Mass DOT road opening permit to Mr. Lagasse and he will need to fill out the necessary paperwork.

## **227 Boston Road – Sewer Extension Discussion**

Mr. & Mrs. Lindemer came before the BOSC with Mr. Black to continue the discussion of the extension of sewer to 227 Boston Road. Mr. Orcutt asked Mr. & Mrs. Lindemer if they considered using porta potties for the events and Mr. Lindemer replied that he does not want to limit space on the property during the event and that would be an added expense for the customer and he would not want it to take away from parking on site.

Mr. Orcutt told Mr. Lindemer that Sunset Farms uses porta potties for events held on site. He also mentioned that they were grandfathered in because it once was a bed and breakfast so they were able to get a special permit for functions.

Mr. Bouchard said he did a look back to see what sewer extensions have been done and most have been done for failed septic systems. He mentioned the area of Hollis Street and Old Ayer Road. Mr. Gmeiner also mentioned the Boston Road extension was part of the town wide study and Mr. Black replied that it was extended but they were not in failure. Mr. Gmeiner replied that the study showed that most of them were in failure.

Mr. Bouchard made mention of the following extensions:

Lawrence Academy had an extension on campus and Mr. Orcutt replied that they had purchased the capacity in advance and Mr. Gmeiner added it was for housing.

Indian Hill - Mr. Gmeiner replied there was sufficient capacity for them.

Gibbet Hill – Mr. Gmeiner replied their septic was in failure

Fire Station: Mr. Gmeiner replied that this was new

Mr. Bouchard told Mr. Lindemer that sewer is for economic development and new business and he would like to see a business plan or something identifying the usage. Mr. Black feels that this project would generate revenue, the house would be income to the town and the food tax, sales tax from the functions derives economic tax.

Mr. Gmeiner stated that at the BOS meeting on Monday night the size of the parcel came up and running sewer to it could potentially lead to unlimited use. Mr. Orcutt stated at this time he cannot support the article and feels there are too many unknowns. He feels that since the property is not in failure he is not comfortable extending the sewer. Mr. Black asked if the function hall was removed from the equation, would you consider and Mr. Orcutt replied NO due to the system not being in failure. Mr. Gmeiner feels

that we would need to set something up to limit capacity used or what it is used for. Mr. Gmeiner said he is not comfortable proceeding with limit flows or when it would be used and to be truthful he is not sure how comfortable he is extending the district for something that is not in failure and also, we have limited capacity at this time.

Mr. Lindemer said he provided the best description at this time along with flows and what they will do and not do and asked what else the BOSC would need. Mr. Bouchard replied that you may want to characterize what you want to do with the barn, maybe a detailed business plan. Also, maybe you target a usage time frame thru May-October; you could run 5-days or once a month that would make a difference. Mr. Gmeiner stated that he is not sure he can stand behind this due to the lack of capacity available. He did say if we had unlimited capacity he may be more comfortable and could possibly come up with some conditions. Mr. Gmeiner asked Mr. Lindemer for clarification on that initially he mentioned he would winterize the barn and then you said you were not. Mr. Lindemer said the Barn would not be used in the winter months; therefore they would not be using sewer or water. The Barn is not heated and will not be a year-round function hall.

Mr. Lindemer told the BOSC that he has been working with Mr. Petropoulos on an analysis of Groton's potential Commercial development and there are maybe (4) properties left in Groton that can be developed. He stated that you can improve existing properties to zone Commercial without major rezoning. He feels that he currently has a property that is not considered Commercial based and they would like to turn it into Commercial based to generate more money in time.

Mr. Black suggested before the BOSC makes a motion on this, he asked if they can come back to the next meeting with some answers to the questions the BOSC has. Mr. Gmeiner said he has no problem in holding off on the motion and told Mr. Lindemer that even if the BOSC was to say no at this point in time, maybe you come back and present it in the spring. He also suggested maybe getting an attorney to come up with an agreement binding on the property. Mr. Lindemer said at the last meeting Mr. Gmeiner was ok if we put restrictions on the article. Mr. Gmeiner said he would have to check with Town Counsel and see what restrictions could be put in place.

### **Pepperell IMA**

Mr. Gmeiner asked about the status of the IMA. Mr. Orcutt said he would reach out to Mr. Rafferty and ask him to attend the next BOSC meeting. Mr. Orcutt believes that some headway has been made on the IMA agreement. Mr. Orcutt also included a letter from the DEP on the I&I work and Mr. Gmeiner asked to get some clarification from Mr. Rafferty on this letter.

### **Other Business:**

**Next Meeting** – September 5th, 2018

### **BILLS SIGNED**

One set of Bills were signed at this meeting for FY-19, Expense Warrant (EW-5)

**MINUTES:**

No minutes were approved at this time

**ADJOURN –**

Mr. Orcutt made a motion to adjourn at 3:40pm, Mr. Bouchard seconded, and the motion carried unanimously.

Respectfully submitted,

Ann Livezey  
Water & Sewer Assistant

**APPROVED:**

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