



Chair/James Gmeiner
Vice Chair/Thomas Orcutt
Clerk/Thomas Hartnett

Town of Groton Sewer Department

173 Main Street
Groton MA 01450

Date: September 5th, 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: Lauren Croy/Business Manager, Judy Anderson, Mark Thibeau, Jackie Thibeau, Brian Lagassee, Kevin Lindemer, Christine Lindemer and Don Black.

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

436 Main St- Sewer Connection

Mr. Thibeau finally got the easement he has been working on. The Board reviewed the easement. Jim asked if it will serve his property and Honeywell and Mr. Thibeau said it will only serve them. They will double check the records to see if digging ever began previously. Mr. Thibeau had minutes from August of '94 stating that there is a lateral for Conductor lab. Mr. Gmeiner thinks there isn't but we will ask Pepperell for as built drawings to see if there is any existing stub there. Mr. Orcutt asked if we assume there is a stub, would we need a revised easement? Mr. Gmeiner said we will start figuring out how we could get a line over there. Also, if the conductor lab plans to connect in the future, than we should be sizing the stub for two connections. Mr. Bouchard asked if there is not a stub, what is the degree of difficulty to create one? Mr. Lagassee said you would then have to dig into route 119. He also said that the lot from the conductor lab going up to InSCO has a stub. Mr. Thibeau said that Honeywell owns that. Mr. Lagassee said you may have to deal with the LCD also because of hazardous material. Mr. Orcutt said we will have to go right between the dams. Mr. Orcutt said the question is how bad is the contamination? Will we be in ground water? Will the plastic pipe be compromised? Mr. Gmeiner said the engineer will need to come in and figure out all of those details. Mr. Thibeau reminded the board that that they already paid for the connection and the BOSC agreed to pay for the sewer pump. Mr. Gmeiner agreed and recalled this discussion. Mr. Orcutt asked what his schedule is and Mr. Thibeau would prefer to complete the connection before snowfall. Mr. Lagassee asked why you can't directional drill to the end of the driveway between the dams. Mr. Gmeiner explained why they need to be on the conductor lab side.

Dave Moulton - Four Corners Sewer Update

Mr. Orcutt said the sewer plans have been approved and stamped but pumping station plans have been approved but not stamped. He asked what level of inspection do we want? Full time or spot inspections? Mr. Gmeiner thought there was something written that says Ayer had to provide

inspections. Mr. Orcutt didn't think so. Mr. Orcutt could see if the staff Environmental Partners could inspect if Ayer is not willing to. Mr. Gmeiner will look at the Intermunicipal Agreement also.

Four Corners Sewer Takeover

Mr. Orcutt said that the check is coming in October. Mr. Gmeiner thinks we should wait until after the town meeting vote and Mr. Orcutt and Mr. Bouchard agreed. Once approved, we will need to send a list of properties to the board of health regarding mandatory hook up bylaw. Mr. Bouchard asked who will be affected besides the commercial properties and Moulton's new development and Mr. Orcutt said no one.

21 Lovers Lane – Sewer Connection Update

Mr. Lagassee said he has the paperwork ready to be submitted. Mr. Orcutt has to sign it before it is submitted to the state.

227 Boston Rd – Sewer Extension Vote

Mr. Lindemer handed out copies of a presentation and hooked his laptop up to the projector. He wants to review questions that the board had which was more details about what the Lindemers are trying to do and what capacity it would require.

Mr. Lindemer presented a slide on the history of the property. It is one of the oldest houses in town which was built in 1680. The barn was built to create income and agriculture is not realistic. They have maintained the barn in hopes of creating a business someday. They also want to maintain the character and appearance of the existing site as they convert the barn into the function hall for Mid-May to Late October events.

They will promote other Groton Businesses and would provide additional tax revenue. Porta Johns could be used but would limit the use for smaller events that don't want to additional cost.

Mr. Lindemer presented graphs of our average flows and maximum flows. The graphs show that the flow is much lower in the summer months. He then reviewed the capacity that his home, a new home, and the barn would require. Based on maximum flows, 440 gallons per day for two houses (27,000 per month) and 15 gallons per person times 150 people and 4 events per month. (10,000-11,000 gallons per month) which amounts to a total maximum flow of 30,000-36,000 gallons per month.

Mr. Lindemer showed that his business plan could help increase the flows during the low flow months. Mr. Bouchard asked if the business plan includes the May-Oct dates. Mr. Lindemer said yes and the barn is not insulated so they could not use sewer in colder months. Mr. Bouchard asked if the data includes reserved capacity (earmarked for upcoming projects) and Mr. Gmeiner said it does not.

Mr. Gmeiner said he does think there is sufficient capacity for this project. Looking at averages, we are using below what Groton is allocated. We may want to have Bob Rafferty relook at our capacity issue. Mr. Bouchard asked what would happen if they wanted to expand to a year round function hall and Mr. Gmeiner thinks we still would be ok. Mr. Bouchard asked if we buy more capacity, would that increase overhead costs? Mr Gmeiner said yes, it would effect of our overall operating costs. Mr. Bouchard said that Mr. Lindemers presentation shows that we could get more income and benefit without increased operating costs on our end.

Mr. Orcutt thinks that the board needs to be careful about allowing this when the septic is not in failure, can't be developed because of Title V restrictions so we would be adding sewer to make it developable. Mr. Orcutt thinks that they should go to zoning first. Mr. Lindemer said they came to sewer first because otherwise he will have to go to planning first who will want to know the sewer decision before they can even go in front of zoning. Mr. Orcutt does not want to ask town meeting to extend and then retract expanding the sewer.

Mr. Lindemer said there are not any developable properties in the sewer district currently. Mr. Gmeiner said there are some – not much. Mr. Lindemer asked how the extra capacity will ever get used without extending the district.

Mr. Gmeiner said that the Sewer commission can condition the issuance of a permit upon reasonable conditions such as those related to system capacity or quality. They could do a deed restriction but they expire in 30 years. The town meeting article probably cannot impose a flow limit. Counsel has never heard of it being done and he does not believe the attorney general would approve an article having a flow limit, if passed by town meeting. We could also consider zoning in so far as, until an applicant can demonstrate they have a use which is approved, we do not have to issue a permit. The only way to limit capacity would be to condition the permit or a deed restriction for 30 years. In the past, we have just said we have capacity, and then let the town people decide about extending the sewer district. Mr. Gmeiner said the master plan wanted business in the center of town. He believes that most people want to keep it in the center unless it's a public health or community benefit.

Mr. Gmeiner does not want to ask selectman to remove the article. He said the board can support, be against it, or go with has been done in the past and say there is capacity and let the town vote. Mr. Gmeiner is also wondering how we would permit this project.

Mr. Bouchard asked what the downside of expanding the district. Mr. Orcutt said that it hasn't been done before for this reason. Mr. Gmeiner feels that most people like having the sewer district in the center of the town. Mr. Gmeiner would feel better about it if it was already zoned for commercial.

Mr. Lindemer asked if the board could change the article to say to expand the sewer district subject to zoning approval (residential/commercial). Mr. Orcutt doesn't know if they can do it. Ms. Anderson asked if change of use zoning would have to go through town meeting. She pointed out that then you'd have to wait for April for zoning approval and then sewer approval.

Mr. Bouchard does like the business component of the proposal and wouldn't expand just to the homes. He was concerned that this capacity would take away for other earmarked projects that the town is hoping to move forward on.

Mr. Lindemer says they actually may not need to rezone since they do have an agriculture and residential and can continue to have that. Rezoning to commercial may not be necessary. Mr. Gmeiner asked if they are under 61A and Mr. Lindemer said they are. Mr. Gmeiner said that zoning is not the main issue and said he is in favor of not taking a stand and to let town meeting make the decision.

Mr. Bouchard asked Mr. Lindemer if he would be speaking about this at town meeting and he said he is willing to present at town meeting. Mr. Lindemer will go to the board of selectman and will try to get them to back up the article.

Mr. Orcutt can't support it but he will side with Jim and let Town Meeting decide.

Mr. Black asked if a sewer commissioner will speak in regards to available capacity and Mr. Gmeiner said yes. Mr. Black asked if Mr. Gmeiner would answer questions and he said yes. Mr. Orcutt asked if things don't work out and if they cannot move forward would they come back and ask to be removed from the district and Mr. Lindemer said yes there would be no need for the connection at that point.

Mr. Orcutt made a motion to not take a position on expanding the sewer district to 227 Boston Rd, Mr. Bouchard seconded, and the motion carried unanimously.

Mr. Lindemer will go to the next Selectman meeting.

Pepperell IMA

There are no updates on the Pepperell IMA

Review Groton's Wastewater Flows

Mr. Bouchard had some questions regarding the sewer system and Mr. Gmeiner and Mr. Orcutt reviewed and answered. They will continue to answer his questions at the next meeting.

Other Business, Bills, Minutes etc. :

Mr. Gmeiner said the 40b is still gathering information but he found out that we shouldn't be forced to give them sewer.

Ms. Anderson asked what will happen if IMA is settled and then we want more capacity. Mr. Gmeiner said the ratepayers and the new connections would have to cover. Mr. Orcutt added that operating costs would go up so could result in rate increases.

Next Meeting – Wednesday, September 19th, 2018

BILLS SIGNED – Invoices for EW6 were signed.

MINUTES- No minutes were approved.

ADJOURN – Mr. Orcutt made a motion to adjourn at 4:01pm.

Respectfully submitted,

Lauren Crory

APPROVED:
