



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

Town of Groton Sewer Department

173 Main Street
Groton MA 01450

Date: February 3rd, 2021

Time: 2:00 P.M.

Location: Virtual Meeting Using Zoom

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

Others Virtually Present: Ann Livezey/Water & Sewer Assistant, Judy Anderson & Julie Flynn

The Meeting was called to order by James Gmeiner at 2:00 P.M.

Public Hearing to Adopt the “Center Sewer District Rules & Regulations” and the “Four Corners Sewer District Rules & Regulations”

Mr. Gmeiner opened the Public Hearing at 2:00 PM.

*In accordance with Chapter 83 of the Massachusetts General Laws, the Town of Groton Sewer Commission will hold a Public Hearing, **Wednesday, February 3rd, 2021 at 2:00 P.M.** via Virtual Meeting using Zoom Pursuant to the Governor’s Executive Order, to adopt the “Groton Center Sewer District Rules and Regulations” and the “Four Corners Sewer District Rules and Regulations” as amended. Please see Meeting posted at <https://www.grotonma.gov/events/> for details regarding Zoom meeting information.*

Center Sewer Rules & Regulations:

Mr. Bouchard stated that the rules and regulations were adopted back on June 17th, 2020 and those regulations had moved from a permanent privilege assessment to a connection fee. This version is to just clean up some administrative errors during first edition. In June 17th we talked about connection fee per/residential unit and that was incorrect and this version is based on per ERU (equivalent residential unit). Another correction is section 396-23G page 14 - we had assigned responsibility of repairs to the building space owner of the property to do the maintenance. The building space section was adopted back in June and if the building has multiple units, we came up with if the building space, is 2, 3 or 4 units each building space is treated as a separate building space for the connection to the sewer and each space would be assessed a connection fee.

Mr. Bouchard made a motion to adopt the revised rules & regulations as written for the Center Sewer District, Mr. Orcutt seconded and the motion passed unanimously. Roll Call: Gmeiner – Aye, Orcutt – Aye and Bouchard - Aye

Four Corners Sewer Regulations:

Mr. Bouchard stated that the two sewer districts are similar, the center sewer district is contracted with the Pepperell treatment plant for sewage and the Four Corners District is contracted with Ayer treatment plant for sewerage. We created these regulations to mirror the Center Sewer District rules and Regulations. Both operate under similar operating principals and we contract the sewer out to a third party and we charge connection fees and there is a district that is defined by town meeting. Users also pay usage fees after connection based on usage in both districts. We adopted the town of Pepperell design and construction regulations which are pretty comprehensive. We feel these regulations are very good so we incorporated them into the Four Corners. The building space with the Center Sewer District will use the same concept and is connection fee based. The fee is charged upon connection to the system and it covers the cost of the connection fees we to pay to Ayer with an upcharge that helps pay for maintenance and upgrades of the system.

Mr. Gmeiner added that the concept of connection fee and ERU was originated in the four corners because the way we are obligated to Ayer in the IMA. We had changed the Center District Regulations to incorporate the Four Corners approach. The structure of the billing is where ERU came from -330/gpd. That is how Ayer does it so we adopted that structure, so when people hook up, we can in turn pay Ayer. Since we adopted these, we just fine tuned a few things and we were missing construction regulations.

Mr. Orcutt made a motion to adopt the revised rules & regulations as written for the Four Corners Sewer District, Mr. Bouchard seconded and the motion passed unanimously. Roll Call: Gmeiner - Aye, Orcutt - Aye and Bouchard - Aye

Mr. Gmeiner made a motion to close the hearing at 2:50, Mr. Orcutt seconded and the motion passed unanimously. Roll Call: Gmeiner - Aye, Orcutt - Aye and Bouchard - Aye

30 Hollis Street "Change of Use & Connection Fee"

Mr. Gmeiner told Ms. Flynn that the BOSC asked her to the meeting to discuss the newly adopted regulations for change of use and the possibility of a connection fee. Mr. Gmeiner asked Ms. Flynn to describe her new business, so the BOSC could get a better understanding of the use. Ms. Flynn told the BOSC that she has rented out the space from Adams Ave and has opened up Hollis Street Nutrition. Her business consists of protein shakes, energy teas and she currently use a 3-basin sink/ice machine and blenders. She also mentioned here is no dishwasher on site. Mr. Gmeiner asked if this was take out only and she replied "for the time being, due to the pandemic", but may change in the future. She said the space is very small with a bar area of 4-seats and (2) pub style tables that seats (2) each.

Mr. Gmeiner asked what was in the space before and Ms. Flynn replied "a Boutique". Mr. Gmeiner asked if there was anything else being sold on the premises other than teas/shakes and Ms. Flynn replied "no". Mr. Gmeiner told Ms. Flynn that under the regulation it would be considered a change of use from retail space. Retail according to Title V is 50/gpd and we need to figure out if there would be an increase in flow. Ms. Flynn told the BOSC she could check with the nutrition shop in Littleton to see what the water consumption is. Mr. Orcutt suggested that we have Ms. Flynn come back in a few months when she has her seating plan rather than assess a fee at this time. The BOSC agreed and Mr. Gmeiner suggested we reach out to Mr. Grossman of the BOH to see where this type of business would be under Title V.

1-3 Forge Village

Mr. Orcutt said he spoke with the owner and they have agreed to pay the connection fee's and would like to make a payment arrangement. Mr. Gmeiner said he is ok with that and Mr. Bouchard said he has no issues with that except if there is a change of use or if they sell, they would have to come back before the BOSC so we can reassess. Mr. Gmeiner said he would like to see the balance broken out when we send the bills. Mr. Orcutt said he would draft up a letter with the payment terms. Mr. Bouchard asked if we need Lien protection and Mr. Orcutt replied that the Liens are done in November.

Other Business:

Shaw's: Mr. Orcutt told the BOSC that they are ready to be connected and tested and hoping it will be done this week.

Dave Moulton: Has (2) homes that are not part of the over 55 community and were not part of the initial fee. Mr. Orcutt said he would reach out to Mr. Wetzel of Ayer and ask for an invoice so we can pay the connection fees; and told the BOSC we may need to do a reserve fund transfer to cover this.

436 Main Street: Mr. Gmeiner told the BOSC that the revised agreements have been signed and asked that we return the signed copies.

Mr. Gmeiner said he spoke with Mr. Rafferty and the annual report flows were lower and Mr. Rafferty submitted to the state. He told the BOSC that we need to survey the cross-country line and we need to view the area Old Ayer Road and behind the Library for I&I.

Next Meeting – February 17th, 2021

BILLS SIGNED - No bills were signed at this meeting

MINUTES: - No minutes were approved

ADIJOURN – *Mr. Orcutt made a motion to adjourn at 3:10 PM. Mr. Gmeiner seconded the motion. Roll Call Gmeiner – Aye and Orcutt - Aye*

Respectfully submitted,
Ann Livezey
Water & Sewer Assistant