



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

Town of Groton Sewer Department

173 Main Street
Groton MA 01450

Date: September 22nd, 2021

Time: 2:00 P.M.

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

Others Virtually Present: Ann Livezey/Water & Sewer Assistant, Lauren Crory/Business Manager,
Judy Anderson and Russel Burke

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

Proposed Sewer Extension to the Property Shown on Assessors Map #216, Lot 102

Mr. Gmeiner said the request the multi-district has been withdrawn; but they still want to meet with us next week for the hearing. Mr. Orcutt has no issue with this parcel being in the district and feels it probably should have been. He did ask if it was inadvertently left out when they drew the district boundaries. Mr. Gmeiner said the original district boundaries cut across a bunch of parcels. The Deluxe property and Groton Commons were bisected and in 2004 we adopted a new District map and at that time the intent was to put the entire parcel in the district if the parcel was all the same zoning. Mr. Gmeiner thought the whole Deluxe property was included, but apparently this parcel was left out. Mr. Orcutt said Ms. Yeutters has a parcel that was left off and similar to Deluxe, and asked if they were purposely left off because they abut Taylor Street. Mr. Gmeiner said he does not recall that it was because it abutted Taylor Street but that he thought it wasn't zoned the same as the rest of that land. Mr. Orcutt asked if these parcels were zoned residential or commercial and Mr. Gmeiner said he would have to look at the GIS to be sure.

Mr. Bouchard said we are talking about multiple properties, but we will be extending the district to only one parcel and Mr. Gmeiner replied "yes". Mr. Bouchard said this parcel abuts Taylor Street and would this be an issue and Mr. Gmeiner replied "no" there is no sewer line connecting it that way.

Mr. Orcutt said the zoning map has parcel 102 zoned commercial and is on Taylor Street, Ms. Yeutters Lot 101 is residential and the rest of her property is commercial.

Proposed Zoning By-Law Amendment

Mr. Burke said at the Select Board meeting on Monday it was discussed that the proposed zoning is a result of state legislation decision in January that if MBTA Communities do not adopt zoning and assign to piece of property that allows multi zoning by right with a minimum density of (15) units per acre., they would lose eligibility for certain state funding. He said the State has completed its guidance on this. The planning board did make an educated guess and has taken on more meaning when Omni Properties took interest in Deluxe. With this zoning they are looking exclusively permitting by right multi family zoning. The planning board in the draft zoning included a 15%

look back for affordable units and the affordable housing trust thought 25% and that did not sit well with the property owner. With it being zoned general business it is the least restrictive, so asking them to give up primo zoning in order to accomplish the goals would be too much to ask. The property is zoned general business and Mr. Amaral said part of it may be 40B and the rest would be outside that development so they could pursue other options.

Mr. Gmeiner asked if the requirement is sewerage to be disposed of by adequate connection to the municipal sewer system. Mr. Burke said that was one of the requirements for site eligibility and Mr. Takashi discussed with DHCD and that was one box to be checked. A lot of the MBTA communities like Groton are not Urban and do not have the infrastructure that can meet the water/sewer for certain properties. Mr. Gmeiner said in the DHCD regulations they made allowance for package treatment plants. Mr. Gmeiner said if someone is within the district according to the bylaw they have to connect, but we may not have the capacity for a project like this.

Mr. Burke said the Town Manager still wishes to move forward even though the property has been dropped from the zoning because this property will be developed one way or another. The Arp funds from Covid relief can be applied to this, due to the pandemic the property was distressed by covid and being vacate by the previous owner. So, the provision of sewer would be needed to redevelop the property.

Mr. Gmeiner said there was a study done and found a report from 2018 that ran through some of this and back then it was suggested that we spend \$200K or 4-6 Million for upgrades and the \$200K may not be enough to get us enough for the new property owner and his needs for capacity. Mr. Burke said Mr. Amaral talked about a 40B of 140 units possibly more and also mentioned assisted living which would not be a 40B and would be allowed by special permit. He said it is a 30-acre site, so other uses could be retail or office and feels it is an area for potential growth.

Mr. Gmeiner said this development would use up all the available capacity and the whole district would be on a connection moratorium which would limit for something else in the center of town. Another concern is that the requirement of it having to have sewer for property and that gets through town meeting and if that parcel is not in the district and then the zoning requires it to be disposed by municipal sewer. Mr. Gmeiner said if he was representing a developer, he would argue sewer would have to be run to the property and this is why he would not want this sewer clause in there.

Mr. Orcutt said concerning the Arp monies, we are proposing having our consultant look at the issues with the infrastructure in terms of capacity and what we can fit in the sewer lines to pump to Pepperell. Also, the IMA with Pepperell we are legally bound to what we can send to Pepperell, this may limit us in what we can do.

Sewer Capacity & Upgrade

Mr. Gmeiner will send the additional information from 2018. Mr. Gmeiner asked if we have heard back from Mr. Rafferty on the 3rd pump or wet well and Mr. Orcutt said he is working on that.

1 Forge Village - Abatement

Ms. Crory said they got a bill for 390 units; they do have one meter and they do irrigate. There was a discussion with the technicians and if they advised them to install a second meter and nobody can recall. According to the new policy it is required that a 2nd meter be installed if an abatement is granted.

Mr. Orcutt asked what they used last summer use history and go off of that. Ms. Crory said the September bill was (198) and in 2019 was (10) units and this year was (390), Mr. Gmeiner added 2018 (261).

Mr. Orcutt suggested abating 305 sewer units and we are abating sewer only. Ms. Crory said that would be a total of \$5,163.65. Mr. Orcutt said we will abate and the requirement is an irrigation is installed. If they do not agree they will get one time abatement and no further abatements would be granted.

Other Business: Bills Minutes Etc.

Next Meeting – September 29th, 2021

BILLS SIGNED – No bills were signed

MINUTES: - No minutes were approved

ADIURN – *Mr. Bouchard made a motion to adjourn at 3:15 P.M. Mr. Gmeiner seconded the motion. Roll Call Gmeiner –Aye, Bouchard-Aye and Orcutt-Aye*

Respectfully submitted,
Ann Livezey
Water & Sewer Assistant