



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

**Town of Groton Sewer Department**

173 Main Street  
Groton MA 01450

**Date:** January 10<sup>th</sup>, 2022  
**Time:** 2:15 PM

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

**Others Virtually Present:** Ann Livezey, Lauren Crory, Judy Anderson, Mark Haddad, Dawn Dunbar, Gus Widmayer, Steve Cook, Bob Rafferty, John Amaral, Takashi Tada and Mr. Drake

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The Meeting was called to order by James Gmeiner at 2:10 P.M.

**Potential Mass Works Grant**

Mr. Haddad said that in 2015/2016 they had an idea to put a sewer system in the Four Corners area and that led to working with a few developers and having Mr. Rafferty/EP design the system. He said then at Town Meeting they appropriated some funds to pay for the design and funds to build the system contingent that we got a Mass Works Grant of 2.3 million. Mr. Higgins and Mr. Moulton contributed financially to this project and it consisted of economic development and affordable housing. He said they then worked with Mass Works and the 2<sup>nd</sup> time around they got the Mass Works Grant. Mr. Haddad thinks with the Center Sewer system and the upgrades that need to be done to the Nod Road pump station along with the force main going to Pepperell, he feels this is something that should be considered. He said when they talked about the redevelopment of the old Deluxe property and the upgrades that would be needed Mr. Haddad said he was able to have the Select Board vote on setting aside \$500K in funds from the Arpa money to help the Sewer Commission with those upgrades including upgrading the pump station and the I&I investigation study. These upgrades will help for the redevelopment of the old Deluxe Property based on the anticipated usage. The overall system needs an upgrade and a total upgrade to the pump station would be 4 million. Some of the requirements for the grant would be that it provide economic development, housing component, general business component and a developer we can work with and possibly contribute. In addition to that he told the BOSC that they will have the towns contribution of \$500K and that would allow us to have Mr. Rafferty do the design and get it out to bid.

Mr. Haddad said the process would be to do a letter of inquiry and send it into the state. He said it seems positive if the project is shovel ready and permitted, the application would need to be submitted in August. If the sewer commission is interested, we can have Mr. Rafferty do a design for the overall 4 million in improvements and speak to Mr. Amaral to form a partnership. Mr. Haddad said that Mr. Higgins and Mr. Moulton contributed financially in the Four Corners and that is how we got the project started. Mr. Haddad said if we do not get the grant, we would still need to do the improvements to the Nod Road pump station and as a fall back he suggested maybe we talk to the developer and see if he can contribute financially.

Mr. Haddad feels this benefits the rate payers and the tax payers because it helps with the redevelopment of the Deluxe property and it provides the fixes to the Center Sewer district and would save us in charging the rate payers to do it if we get the grant. Mr. Haddad said one question was the MBTA Zoning and whether that would impact us in the grant process. Mr. Tada said that for the calendar year 2022 there is a deadline of May 2<sup>nd</sup> to remain in compliance with MBTA housing choice and the legislation. He did say the select board would have to hold a briefing on the draft compliance that was issued last month by DHCD.

Mr. Gmeiner said the 4 million figure mentioned would be more like a 6 million. Mr. Rafferty said all in was 4.2 million not including Pepperell Pipes. Mr. Rafferty said after looking at it he is thinking 4.5 million including the engineering design. Mr. Gmeiner asked the shovel ready aspect can we get there and Mr. Haddad said that means that the project is permitted already and that the developer has gone thru the ZBA to get the permit and that could be a 5–6-month process. He also said that having a bid design done and being ready to hire a contractor makes it ready.

Mr. Orcutt said on the first time around Four Corners we did not get the grant and for this project if that were to happen would we reapply the next year. Mr. Haddad said he believes the build out is two years so if we do not get the first year, we would do it again. We would just need to know that Nod Road could handle the extra capacity even if we don't get the grant. Mr. Rafferty had \$250K for improvements and Mr. Haddad said he has \$500K set aside for sewer improvements and the I&I study through the Arpa funds and maybe a contribution from the developer that would be the fall back.

Mr. Orcutt said we should hold on the pump station but continue with the I&I then whatever is left we roll over into design. Mr. Orcutt asked Mr. Rafferty on the short fix of \$250k rather than the 4 million how much capacity will we gain. He said the lower cost fix would get you back into spot you are now, the limit. He said with the current 100k gpd and the IIMA is currently 275K gpd over a month, this would get you 390k gpd peak month. Mr. Rafferty said this would get you to point gravity sewer maxed out. Mr. Bouchard asked if this would mean replacing the pump station and the pipes to Pepperell and Mr. Rafferty said just the pump station. He said this would be a completely different pump station and he asked if the pipes could handle and Mr. Rafferty said yes up to 550 GPM. Mr. Gmeiner said the 4.5 million is to do a brand-new pump station and Mr. Rafferty said "yes". Mr. Gmeiner asked with the IMA would we would be ok with a rolling 12 month and Mr. Rafferty said yes.

Mr. Bouchard said if we get the grant to upgrade the pump station would there be a consideration to upgrade the lines to Pepperell and asked if we should include this in the grant application and Mr. Rafferty said not now. Mr. Haddad said that helped us with Ayer when applying for the grant it was considered a regional grant, so if the pipes to Pepperell need to be done, we could partner with Pepperell and it would be considered a regional grant.

Mr. Bouchard asked about the zoning issue and if we had to reapply for calendar year 2023 are we passed deadlines. Mr. Haddad said that we do something in May and in December and have something in place 2024 and if we meet those deadlines and are in compliance that would give us two years to apply for the grant. Mr. Tada said the only other date is a proposed action plan would need to be submitted by end of December 2022 and have a proposed action plan in place for July 2023.

Mr. Amaral said with regards to the draft documents for the MBTA, is there a minimum of acres they require and where there any other properties that meet this criteria. Mr. Tada said the draft guidelines specify a minimum of 50 acres for a zoning district and an overlay district would be 25 acres. He feels that for towns like Groton that might be tough to meet and may be a question for the State. He said they did get a positive evaluation on the 35-38 acres of the Deluxe property and whether that meets the criteria for the multifamily zoning and the feedback from the state was this would be eligible for this type zoning. Mr. Amaral said they asked and that an overlay district was not permissible. He said as the state worked on the regulations this might be a way to help communities to meet the regulations and if an overlay is permitted, we have 38 acres and exceeds the 25 that are required. Mr. Amaral asked would that enhance the application of meeting the MBTA guidelines and Mr. Haddad and Mr. Tada said yes. Mr. Tada said the guidance and legislation for the MBTA communities is that the zoning needs to be in place for an outright zoning district or overlay district and does not require housing gets completed, just zoning in

place. Mr. Tada said the overlay is an option and if the town is able to put forward a zoning amendment for the spring/fall town meeting or this year we would be in compliance. Mr. Haddad said doing an overlay district establishes it but does not prevent him from the underlying zoning to allow him to do what he wants to do with basic zoning not utilizing the overlay district and Mr. Tada replied "yes". Mr. Amaral asked when the state will have the final regulations in place and Mr. Tada said the deadline for public comment is to be submitted by the end of March.

Mr. Amaral said he would like to know that they will not get held up between Mass Works grant and the Nod Road upgrades, he said he would not want to get it all permitted and be in a holding pattern. Mr. Haddad replied that is why he suggested we have a backup plan should we not get the grant and we can still upgrade the pump station so you are not held up. Mr. Gmeiner wanted to clarify that some of the numbers stated are gallons per hour not per day and it has to do with physical limits and what we can pump up to Pepperell.

Mr. Haddad wanted to know if the commission supports this so he can go to the Select Board and also to get an estimate from Mr. Rafferty to design and put out to bid. Mr. Gmeiner said he is ok with this and Mr. Bouchard said he would take reservation on the impact of the rate payers. Mr. Haddad responded saying what we are doing is to not impact the rate payers and using Arpa funds and to apply for the Mass Works grant. Mr. Orcutt asked how many housing units or bedrooms. Mr. Amaral 200 under the 40 B and up to another 30 outside of what's permitted and some commercial out front (3) components. He is thinking 50k- 55k gpd. Mr. Orcutt said he is on board with this and Mr. Haddad suggested we have Mr. Rafferty update the engineering costs.

### **240 Main Street/Donelans Update**

Mr. Gmeiner asked Mr. Widmayer if there has been a change of use for 240 Main Street. Mr. Widmayer said it was going to be a 4-5 bay retail concept restaurant, small retail store and his office. Since then they have signed a lease with Emerson Hospital and they will be taking over the whole space. The use will be no greater than 100 Boston Road, he said he can check with Steve Cook - Emerson Real Estate and Bob Drake - Facilities Director. Mr. Gmeiner said the concerns were the Xray lab and how it will be discharged and what the Title V flows will be. Mr. Gmeiner said he thought it was depending on the amount of exam rooms and Mr. Widmayer said he would reach out and find out. Mr. Gmeiner told Mr. Widmayer that the BOSC will also look over the paid connection fees and compare to the new use and that may require a refund.

### **760 Boston Road -Thai on the Fly**

No update at this time

### **RW Sullivan Engineering - Florence Roche Grease Trap**

Mr. Gmeiner asked that we reach out for an update

### **797 Boston Road - Sewer Connection**

No update at this time

### **468 Main Street - Sewer Connection**

Mr. Brem will attend the public hearing on January 19<sup>th</sup>.

### **436 Main Street**

Mr. Orcutt told the BOSC the pump has been ordered

### **45 West Street – Sewer Connection**

Mr. Orcutt told the BOSC the owner is going through the motions of inquiring about permits

### **Review I&I Study**

No update at this time

### **Pepperell IMA**

No update at this time

### **Review Nod Road Pump Station and Evaluation**

No update at this time

### **Groton Hill Music – Plan Review/Construction Discussion**

No Discussion at this time

### **227 Boston Road/Lindemer – Sewer Connection Update**

No discussion at this time

### **Discussion of Proposed Sewer Commission Web Site**

No update at this time

### **Sewer District Map Approval**

District maps completed

### **FY22 & FY23 Budget**

Ms. Crory said the Four Corners looks good and exceeding budget, the rate income has increased due to the high Shaws bills and the construction income is above budget and expenses look good. Ms. Crory said the rates are higher but the treatment may be off because of the high bills. Ms. Crory asked if we have to do a transfer if we exceed our expense budget. Mr. Gmenienr said “yes” that the town accountant likes it done that way as well as the DOR.

Center Sewer looks good rate income where we were last year and does not include what was just billed out and estimated \$25K after reviewing last year.

### **Other Business: Bills Minutes Etc.**

**Next Meeting** – January 19<sup>h</sup>, 2022

**BILLS SIGNED** – No bills signed

**MINUTES:** - No minutes approved

**ADJOURN** – Mr. *Bouchard* made a motion to adjourn at 3:40 PM Mr. *Gmeiner* seconded the motion. Roll Call  
*Gmeiner –Aye & Bouchard-Aye*

Respectfully submitted,

Ann Livezey  
Water & Sewer Assistant