



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

Town of Groton Sewer Department

173 Main Street
Groton MA 01450

Date: January 19th, 2022
Time: 2:00 PM

Members Virtually Present: Chair/James Gmeiner
Clerk/Michael Bouchard

Not Virtually Present: Vice Chair/Thomas Orcutt

Others Virtually Present: Ann Livezey, Lauren Croy, Judy Anderson & Jeffrey Brem

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

R.W. Sullivan Engineering - Florence Roche Grease Trap

Mr. Gmeiner said that they have figured maximum capacity is 725 and he is comfortable with that. He also told the BOSOC that they have sufficient capacity from what was purchased in the past.

Potential Mass Works Grant

Mr. Bouchard asked what the next step would be and Mr. Gmeiner said he was waiting to hear from Mr. Rafferty. Mr. Gmeiner asked if there has been update on the zoning changes and Mr. Bouchard said he would reach out to Mr. Tada.

240 Main Street/Donelans Update

Mr. Gmeiner told the BOSOC that Title V is based on the number of Doctors in the building, not the amount of exam rooms. He asked that we contact Mr. Widmayer and see if we can get a head count on how many Doctors will be in the building.

2:15 P.M. Public Hearing - Proposed Sewer Extension to the property on the Assessors Map 216 Lot 101 - 468 Main Street

Mr. Gmeiner opened the public hearing at 2:15 PM

Notice of Public Hearing

In accordance with Chapter 83 of the Massachusetts General Laws, the Town of Groton Sewer Regulations, and the Policy and Guidelines for a Submission to Extend Sewer District, the Groton Sewer Commission will hold a public hearing on Wednesday, January 19th, 2022 at 2:15 P.M. via Virtual Meeting using Zoom Pursuant to the Governor's Executive Order to consider a proposed sewer extension to the property shown

on Assessors' Map 216, Lot 101. Please see Meeting posted at <https://www.grotonma.gov/events/> for details regarding Zoom meeting information.

Mr. Brem told the BOSC that he has sent out all the certified letters and submitted the receipts to Ms. Livezey. He told the BOSC that he is here on behalf of 467-478 Main Street and said that lot 98-99 are in the district and he would like to add 101 to the district. He said it is currently zoned residential and 98-99 are zoned as general business. Mr. Brem shared a copy of his letter that he submitted with answers to all the questions on the application.

1. The request is being made for an age restricted housing project consisting of 24-units.
2. Proposed use will be residential.
3. Time frame is this summer of 2022 and tie into sewer end 2022/2023.
4. Capacity would be 4-housing units @ 150/gpd per unit = 600 gpd
5. Location Assessor ID Map 216 Lot 101
6. Proposed path would be through parcel 2 over to new internal private roadways to Main Street Sewer.
7. Mr. Brem has not applied for any permits yet and is hoping to meet with the necessary boards in the next 2-3 months.

Mr. Brem said that there is a potential for a definition change for age restricted housing, the current definition does not comply and he is hoping it gets changed at the next town meeting. He is working with the Planning Board on this and cannot do much until town meeting. Mr. Gmeiner asked if he was still intending to do age restricted housing and Mr. Brem said "yes". He said the current zoning is single family zoned and the current zoning requires 2 acres and this lot is 1.5. Mr. Gmeiner asked what modifications to the town zoning are you talking about, he said there has been definition talks about affordable units and being part of subsidizing units and all those laws have changed and do not comply with the current regulations and the Planning Board is aware of this.

Mr. Bouchard asked about the rules and regulations and asked if he was saying Groton's zoning not in step with state regulations. Mr. Brem replied "yes" and said he is working with the Planning Board on changing this. Mr. Brem said he has submitted a zoning change and another option would be to have (10) residents sign a petition to propose a change at town meeting.

Mr. Gmeiner did ask Mr. Brem if he had any research on over 55 housing in Groton. Mr. Brem said he did some research and there is a need for it and it is in the master plan. He said the regulations state these communities should be near business and is his is across from Mill Run and close to the Rail Trail, so he feels it would work.

Mr. Bouchard said the two buildings that are there have septic and asked if they will be decommissioned. Mr. Brem said he thinks they have sewer, but the other building predates sewer and thinks that one is not connected. Mr. Brem said this property is currently vacant and not connected. Mr. Gmeiner said this property could support a septic system, but taking project as a whole it would be better for (4) units being age restricted housing rather than a single family up there with septic. Mr. Brem said the alternative would be to do duplex units and they would be (6) bedrooms x 110/gpd for a total of 660 a day and this project would be less and would be connected to the sewer.

Mr. Bouchard made a motion to close the public hearing at 2:40 and Mr. Gmeiner seconded and the motion passed unanimously. Roll Call: Gmeiner-Aye & Bouchard-Aye

Mr. Gmeiner said there is available capacity for 600 gpd and even though there may be an alternative available, he feels this would degrade the entire project having part septic and it would add additional gallons to the soils. Also, if there is an age restricted plan and if it is 2 acres it will end up with a boundary going across and part of the parcel would be in the sewer district and the other part would not. Mr. Gmeiner feels this is good economically for the town. He noted that notice had been sent to all abutters and none had appeared or sent comments regarding the project. Mr. Bouchard agrees and there is a need that is identified in the master plan and it enhances the idea or

providing senior housing and would be create more tax revenue for the town. Mr. Brem also added that the infrastructure to the road will be private and there would be no impact on the town services.

Mr. Bouchard said Ms. Anderson posted a comment saying “that nobody was opposed to the Omni Plan that is adjacent to this property”.

Mr. Bouchard made a motion to reopen the public meeting at 2:50 for the purpose of looking at the draft article for town meeting. Mr. Gmeiner seconded and the motion passed unanimously. Roll Call: Gmeiner-Aye & Bouchard-Aye

Mr. Gmeiner said they will submit Article #3 and Mr. Bouchard added that all costs to connect and develop are on the applicant and Mr. Brem responded “yes he is aware”.

Mr. Bouchard made a motion to close the public meeting at 2:52. Mr. Gmeiner seconded and the motion passed unanimously. Roll Call: Gmeiner-Aye & Bouchard-Aye

Mr. Bouchard shared the following information from the Sewer Guidelines with Mr. Brem

- All costs of design and construction are borne by the applicant
- Connection fees and all other applicable fees are borne by the connecting party
- All work is to be performed by an approved licensed drainlayer.
- The Sewer Commission approves the design and construction plan, using an outside consultant. Costs incurred by the Commission are to be borne by applicant.
- Design and construction contractors are to be engaged by the applicant.
- All necessary permits are the responsibility of the applicant.

Mr. Bouchard made a motion that the BOSC supports Article#3 that was read at the public hearing for the spring 2022 town meeting Mr. Gmeiner seconded and the motion passed unanimously. Roll Call: Gmeiner-Aye & Bouchard-Aye

Mr. Gmeiner said they will forward the article to the select board. Mr. Gmeiner said we just ask for them to put on and tell them the BOSC has had a hearing and approved it. He also suggested to Mr. Brem that he should be prepared at town meeting to make a presentation.

797 Boston Road – Sewer Connection

Discussion completed – Removed from Agenda

436 Main Street

No update at this time

45 West Street – Sewer Connection

Discussion completed – Removed from Agenda

Review I&I Study

No new information, waiting to hear from Mr. Rafferty

Pepperell IMA

Will discuss at the next meeting

Review Nod Road Pump Station and Evaluation

The BOSC will continue discussing at the next meeting

Groton Hill Music – Plan Review/Construction Discussion

No new updates

227 Boston Road/Lindemer – Sewer Connection Update

No new updates

Discussion of Proposed Sewer Commission Web Site

No new updates and Mr. Bouchard will follow up with Mr. Chiasson

FY22 & FY23 Budget

Ms. Crory will work on the flows and treatment costs for a spring transfer. Mr. Gmeiner said we will go ahead and submit the articles.

Other Business: Bills Minutes Etc.

Next Meeting – January 19th, 2022

BILLS SIGNED – No bills signed

MINUTES: - November 3rd, 10th, 17th & 23rd as amended

ADJOURN – Mr. Bouchard made a motion to adjourn at 3:17 PM Mr. Gmeiner seconded the motion. Roll Call Gmeiner –Aye & Bouchard-Aye

Respectfully submitted,

Ann Livezey
Water & Sewer Assistant