



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

**Town of Groton Sewer Department**

173 Main Street  
Groton MA 01450

**Date:** February 2<sup>nd</sup>, 2022  
**Time:** 2:00PM

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

**Not Virtually Present** Vice Chair/Thomas Orcutt

**Others Virtually Present:** Ann Livezey, Judy Anderson, Gus Widmayer, Steve Cook and Bob Drake

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

**Kilbourn Place**

Mr. Gmeiner said the BOSC has new regulations that were adopted a year ago and we need to look at the original proposal that was for (4) office spaces. It went from one building space to (4) building spaces and triggered (3) connection fees. It did exceed the allotment of building space of 330 gpd and for the office space it would be below that number and the gpd for the grocery store using the assessors was 11,400 sq ft at 97 gpd per 1k sq ft came out to roughly 1100 gpd. Now you have a new proposal for doctor offices and medical lab and we need to determine the number of building spaces as well as the flow associated.

Mr. Widmayer asked the BOSC that when you say there were (4) retail spaces was that to get to \$18K that was paid and Mr. Gmeiner responded it was (3) connection fees @ \$6K each. Mr. Gmeiner said he had thought that under Title V it was based on the number of examining rooms, but that it is actually the number of doctors that will be in the space. Mr. Gmeiner said he looked at the floor plan and we need to figure out the set up and if it is one big space. Mr. Drake said the whole Building will be occupied by Emerson Hospital with one physician practice with (3) physicians in that space and the section in the middle is swing space "space doctors can rent if they want to see patients in Groton". That space is used two days a week with (1) physician, so not one full time. They may have that swing space rented, so maybe we say (4) doctors and he also said when you see lab on drawing that refers to a blood lab. He said there will be imaging and in that suite will including lab, one lab tech, one radiologist and one at the front desk. He said they have to meet certain requirements to be licensed with the state and the majority of the business in the imaging room come from the physician's practice. There may be overflow for imaging from other practice if convenient for patients.

Mr. Bouchard asked if the physician is a rental practice and Mr. Drake said yes, the one in the middle is considered swing space. Mr. Bouchard asked if that space would have its own entrance and Mr. Drake said yes and each area would have their own entrance into that space. Mr. Gmeiner told Mr. Bouchard

that when there were (4) building spaces and we did  $(4) \times 330 \text{ gpd} = 1320$  and if there are (4) doctors at 250 gpd, that is 1,000/gpd and if we call the imaging area office space he does not think they trigger the 330 gpd. Mr. Bouchard said he is looking at (3) building spaces, (3) physicians 750 gpd, (1) physician in middle 250 gpd and the imaging lab would be low volume and Mr. Gmeiner said that is equivalent to office at 75 gpd. He feels flow wise no issue and feels it's a wash with the original usage. Mr. Bouchard said Mr. Widmayer paid for (3) additional spaces and Mr. Bouchard feels it should be (2) additional with (3) in total Mr. Bouchard looking at building spaces, when it was grocery, it was one space and Mr. Widmayer proposed (4) office areas, (1) building space and (3) new and now changed to (3) building space going by the definitions in the regulations. So, (3) bldg. spaces with (1) original and (2) new.

Mr. Widmayer asked if the 3-zones have access to one another does it change this because you can get to one space from another. He said there is no fire wall in between those spaces just demising walls. Mr. Drake said there is a fire wall because it's license DPH space, so lab and Xray will have a demising wall. A Demising wall is a rated wall will go all the way deck to the roof above. Mr. Bouchard asked about the two physician spaces and walls and Mr. Drake said no because they are not licensed DPH space. Mr. Bouchard said in the future could they put locks on the doors and make (3) separate spaces and Mr. Drake said "yes". Mr. Gmeiner said in looking at this I would say it is (3) areas.

Mr. Gmeiner said how would we apply the credit and we should be giving a credit of building space of 330 gallons or apply to the one doctor or lab area. Mr. Bouchard said when this was proposed as (4) spaces where these fees paid and Mr. Gmeiner said "yes". Mr. Widmayer paid \$18k for sewer connection fees and now we have a Dr. area and we have a higher connection fee due to the flow and (2) office spaces at \$6k each and one is legacy. Mr. Gmeiner said where do we apply the legacy, do you apply to one of the other physicians space? Mr. Gmeiner said the other thing is he feels we may be close to being even and not sure where that credit would be applied, because it's not defined in the regulations. Mr. Bouchard said the (3) Dr's offices starting new would be  $2.27 \times 330 \text{ gpd} \times \$6,000 = \$13,600.00$  connection fee for that for that building space and what he suggests apply legacy connection to the Dr. office and that and that leaves (2) connection fees for the building. Mr. Cook said its one lease and Emerson Hospital is taking whole space and if you try to divide into (3) separate spaces after they leave there would be architectural work that would need to be done for separation of units.

Mr. Gmeiner said we have new regulations in place and what went on with the previous owner does not apply and the regulations do not allow transfers. Mr. Widmayer asked if Mr. Drake could answer Ms. Andersons question on how many people will be in the building and he said that (3) physicians, (1) manager (3) administrative and (3) nurses. In the middle (1) physician (1) nurse and (1) front entrance person and the other space is (3) people and that would be the total people at any given time. Mr. Widmayer said quick tally he came up with (19) employees and maybe up to (12) patients, he said he will need this information for the planning board too. Mr. Gmeiner said as far as Title V goes, if it's a doctor's office they are concerned about the Dr. count only.

Mr. Gmeiner said the lab space and middle space have been paid for and the Dr. office is (3) doctors at 750/gpd and a credit 330 for existing flow you come up with 420 gpd divided by 330 is  $1.27 \times \$6,000$  \$7,636 and Mr. Widmayer paid the \$6k on that and that would be \$1,600 more dollars. Mr. Gmeiner said lab space paid and swing paid and (3) Dr's space. Mr. Bouchard asked where the legacy comes in and Mr. Gmeiner said we would apply the 1100gpd verse the 750gpd, so it would be a refund. Mr. Bouchard said take 750gpd and wash with Donelans space and there are (2) other building spaces, so we would owe (1) connection fee back. Mr. Widmayer said he is on board with that plan and would like to say that swing space has no egress out the back and he would not consider it a leasable/seller space on its own.

**Mr. Bouchard made a motion to assess the building as three building spaces with one being a legacy space and therefore charge two connection fees which will result in one connection fee being refunded because he has already paid for three Mr. Gmeiner seconded and the motion passed unanimously.**

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

Discussion completed at the previous meeting

### **Potential Mass Works Grant**

Mr. Bouchard told the BOSC he would check on the status of this

### **436 Main Street - Pump**

The pump was ordered and still waiting on arrival

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

No discussion at this time

### **Pepperell IMA**

No discussion at this time

### **Pepperell Procedure Questions**

Mr. Gmeiner said he would respond to Mr. Agnew regarding the procedural questions.

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

Mr. Gmeiner told the BOSC he is waiting on an update from Mr. Rafferty

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

Mr. Gmeiner asked that we discuss the engineering fees at the next meeting and that we send an invoice for the amount that was over the included amount of \$1,000.00.

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

Mr. Gmeiner said a Dig Safe came in and the work is starting

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

The BOSC discussed having the History of the Sewer Department added to the new web site.

### **FY22 & FY23 Budget**

No discussion at this time

**Other Business: Bills Minutes Etc.**

**Next Meeting** – February 16<sup>th</sup>, 2022

**BILLS SIGNED** – No bills signed

**MINUTES:** - No minutes approved

**ADJOURN** – *Mr. Bouchard made a motion to adjourn at 3:23PM Mr. Gmeiner seconded the motion. Roll Call Gmeiner –Aye & Bouchard-Aye*

Respectfully submitted,

Ann Livezey  
Water & Sewer Assistant