



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

Town of Groton Sewer Department

173 Main Street
Groton MA 01450

Date: June 22, 2022
Time: 10:15 AM

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

Not Present: Vice Chair/Thomas Orcutt

Others Virtually Present: Ann Livezey, Lauren Crory and John Amaral

The Meeting was called to order by James Gmeiner at 10:15 AM

489 Main Street – Unit “B” Capacity Increase

Mr. Amaral told the BOSC that there would be (2) new businesses occupying the space at 489 Main Street, one would be a dentist office and the other will be marijuana dispensary. Both uses are permitted with the Planning Board and we needed to allocate more gallons to this property for the oral surgeon when we moved in. Mr. Amaral told the BOSC that Mr. Roy said a dentist would be 200gpd/per dentist according to Title V. The dispensary is 2100 sq ft and the space is 100 sq ft less than the bank and Mr. Roy said 50 gpd per 1,000 sq ft for retail. Mr. Gmeiner said the last time we had just adopted the new regulations and he asked that if the oral surgeon was staying and Mr. Amaral said “yes”. Mr. Gmeiner asked how much sq. ft per space and is dispensary 2100 sq ft and Mr. Amaral said “yes”. Mr. Gmeiner said the bank was 2000 sq ft, common space 900 sq ft. Mr. Amaral the dentist will be 4400 sq ft. and 2100 for the dispensary and when you add the mechanical room and fire sprinkler room it comes into the 9840 sq ft.

Mr. Gmeiner said when we have a change of use, we compare to what was occupying that space. Mr. Amaral said 2000 sq ft was retail branch area for the bank and he came up with the following allocation for the space for the dentist: current allocation of 327 gpd minus the allocation for the (2) dentists at 200 gpd each for a total of 400 gpd. Therefore, it would be 73 gpd additional ÷ 330 x \$7,500 = \$1,650.00 due for change of use.

Note: Mr. Amaral contacted the BOSC after the meeting and said there would be 3-dentists and this will change the amount due for the change of use \$6,204.75.

United Cultivation – Change of Use

The BOSC reviewed the information for United Cultivation Space and Mr. Gmeiner said this would be a wash because it's the same square footage for retail space that was there. The BOSC determined that there would be no change of use under the Groton Center Sewer District Rules and Regulations.

Mr. Amaral asked that a memo be sent to the Planning Board regarding the information that was discussed today.

FY22 & FY23 Budget

Ms. Crory said there was not many changes to the budget since the last meeting, she did say we received the estimated June Pepperell Bill and was relatively low.

Other Business: Bills, Minutes, etc.

Next Meeting – July 6th, 2022

BILLS SIGNED – No bills signed

MINUTES: - No Minutes approved

ADJOURN – Mr. Bouchard made a motion to adjourn at 10:48A.M. Mr. Gmeiner seconded the motion. Roll Call Gmeiner –Aye and Bouchard-Aye

Respectfully submitted,

Ann Livezey
Water & Sewer Assistant