



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

Town of Groton Sewer Department

173 Main Street
Groton MA 01450

Date: October 6th, 2022

Time: 10:00 A.M.

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

Others Virtually Present: Ann Livezey, Don Black and Massoud Ghasemzadeh

The Meeting was called to order by James Gmeiner at 10:00 A.M.

Public Hearing Continued: 91 Chicopee Row/Extend the Sewer District

Mr. Gmeiner reopened the Public Hearing to Extend the District to 91 Chicopee Row. Mr. Gmeiner said he noted that two certified receipts were returned and not picked up at the P.O. Box.

Mr. Black told the BOSC he was contracted to purchase the property on May 3rd. He is requesting this extension because they went in with Dillis & Roy and they did four deep holes and two perk tests and one passed and one did not. Mr. Gmeiner said the proposed use is residential and Mr. Black said "yes" and would be no more than 4-bedrooms. Mr. Gmeiner asked if they could not get a septic and Mr. Black said he spoke with Mr. Grossman and Dillis & Roy and it would not be likely. Mr. Black said it would be a low-pressure line with a grinder pump. Mr. Gmeiner asked if he was in front of any other boards and Mr. Black said he did a presentation with the Select Board. Mr. Bouchard asked the time frame and Mr. Black said in the spring and if it goes through, they would plan on directional drilling.

Mr. Gmeiner has requested opinion from Town Counsel on the following:

1. If due to the pipe being placed in the road does anyone that abuts it have the right to connect under Chapter 83A. Mr. Gmeiner said they came back with a preliminary oral statement that the abutters do not have a right to connect to the sewer line.
2. Preliminary opinion from Zoning/Planning/Building Inspector that the lot was available as buildable lot. I asked if this was grandfathered in or would it be when Sick Boys Home took title to this parcel and the abutting parcel. Mr. Gmeiner said he would like to know if this is a buildable lot by right rather than going to the board of appeals and would it make a difference of running the line to something that can or cannot be built.

Mr. Black said it was two separate parcels by the Cantonese family one was owned by Tony and one was in a trust. Mr. Gmeiner said that Sick Boys Homes acquired both lots and there would be a question if they merge or not. Mr. Black went to the Building Commissioner and his opinion was he gave me a lot number, so I would assume it could be developed.

Mr. Bouchard asked for confirmation that it would be no more than 4-beds and it would be a low-pressure line with grinder pump. Mr. Bouchard asked about the directional drilling and Mr. Black said it would go up along the side of the road with minimal disturbance.

Mr. Ghasemzadeh joined the meeting and asked if the BOSC needed anything from him. Mr. Gmeiner said all abutters are notified and if he had any questions/objections this would be the time. Mr. Ghasemzadeh said he is for the public sewer and asked when would it start. Mr. Gmeiner said this would be only to serve the lot next to him and if he wanted sewer to this property, he would need to put an article on the town meeting warrant and have the parcel voted into the district. Mr. Gmeiner said if your septic is currently functioning you would not be required to hook up, but if you do bring it into the district, you would be required to hook up.

Mr. Orcutt said back in April/May we discussed our capacity to Pepperell and the Interbasin transfer issues. He said there was an issue about extending the district and he said we should not expand the district any further. Mr. Orcutt said even though it is specific to this one parcel it opens it up to the other 4-5 homes on the street. He said we have mapped out some parcels that are in the district and some that are undeveloped and we need to be careful. He feels if a parcel is undevelopable because it can't pass Title V bringing sewer to it is not right and the town sewer is not for that to make undeveloped lots developable, therefore he feels we should not approve.

Mr. Gmeiner said we should make note we have capacity limits and we have two different issues. There is the total capacity, which is the total amount we can pump up to Pepperell that is 275k gpd and a practical capacity limit, which is the pump station capacity to pump sewerage up to Pepperell. This would require a pump upgrade. With that it would get us 180-185k gpd and that would be able to take care of the Deluxe property and what's currently in the district and possibly a little more. Mr. Gmeiner said the pump upgrades can be done for \$400k-\$600K and to do a substantial upgrade to the plant would be 4 million.

Mr. Gmeiner said this is a 4-bedroom home and Mr. Orcutt said it potentially open it up to 5 building lots maybe 6. Mr. Gmeiner said the extensions we have done in the past were done for Title V failures. Mr. Bouchard said he is persuaded by Mr. Orcutt's point to make an undeveloped parcel a developed parcel because of sewer, he feels it is not wise. Also, if we do for one developer how can we not do that for others and the capacity issues we are facing.

Mr. Black asked if he was to withdraw this request is he saving the town money due to the upgrading of the pumps. Mr. Orcutt said not on the pump station upgrade, but the problem is with water/sewer and the Interbasin Transfer Act to transfer water & wastewater within the town boundaries. Mr. Orcutt said water is dealing with it now and it is an expensive permit to obtain and it applies to both water/sewer.

Mr. Black asked if private well falls under that act and Mr. Orcutt said they get a small credit. Mr. Gmeiner said there is no public water to this lot and asked if he would be using a well. Mr. Black replied "yes". Mr. Gmeiner said the amount of water going to one basin to another is the issue.

Mr. Orcutt closed the Public Hearing at 10:30A.M. and Mr. Bouchard seconded and the motion passed unanimously. Roll Call: Gmeiner-Aye, Orcutt-Aye and Bouchard-Aye

Mr. Orcutt said he has made his point and his concern is the interbasin issue and we went through the mapping of the undeveloped and potential developed properties that may put us over capacity limits. So, he is not in favor of expanding the district. Mr. Bouchard said he agrees with Mr. Orcutt and in addition to the capacity issue, he does not see how we can issue expansion for one house and we have undeveloped land in the district. He feels if we approve this how can we not approve someone else, so he is leaning against approval. Mr. Gmeiner said he realizes it's a 4-bedroom home, but he agrees with Mr. Bouchard about approving others and the constraints we have on capacity, he is reluctant to expand the district.

Mr. Orcutt made a motion not to support the citizen petition to expand the district to 91 Chicopee Row, Mr. Bouchard seconded and the motion passed unanimously. Roll Call: Gmeiner – Aye, Orcutt – Aye and Bouchard – Aye.

201 Boston Road – Bedroom Count

Mr. Black told the BOSC that he was asked to get a correspondence from Mr. Grossman on the bedroom count. Mr. Orcutt said he would ask him to provide us something on letterhead.

No Discussion at this time

Pepperell IMA

Review I&I Study

Review Nod Road Pump Station and Flow Evaluation

220 Main Street (Parish House) – Capacity

Expansion Limits

Groton Farms Application

FY22 & FY23 Budget

Commission Reorganization

Other Business: Bills, Minutes, etc.

Mr. Bouchard suggested that we summarize the interbasin issue for Town Meeting to highlight the issue. Mr. Orcutt said he could possibly prepare a one-page document as a slide, so that if they have questions, he could have the slide up to explain it.

Mr. Orcutt said we have two wastewater permits (Ayer/Pepperell) and what complicates it is that the water resources are all in the Merrimack basin at Whitney / Baddacook and the line cuts through the center of town. When water is taken out of one basin and discharged to another basin Merrimack/Nashua that is not an issue. He said the wastewater discharge is not within corporate bounds and they are in Pepperell/Ayer, that triggers it.

Next Meeting –October 19th, 2022

BILLS SIGNED – No bills signed

MINUTES: - No Minutes Approved

ADJOURN – *Mr. Orcutt made a motion to adjourn at 11:05 A.M. Mr. Bouchard seconded the motion. Roll Call Gmeiner –Aye, Orcutt-Aye and Bouchard-Aye*

Respectfully submitted,

Ann Livezey
Water & Sewer Assistant