



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

Town of Groton Sewer Department

173 Main Street
Groton MA 01450

Date: December 21st 2022

Time: 2:00 PM

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

Members Not Virtually Present: Vice Chair/Thomas Orcutt

Others Virtually Present: Ann Livezey, Lauren Crory, Judy Anderson, Dan Lynch and Eric Brown

The Meeting was called to order by James Gmeiner at 2:00 PM

Mr. Brown was not available so the Commission started with 274 Main St.

274 Main Street – Change of Use:

Mr. Lynch told the BOSC that he is interested in purchasing 274 Main Street and it is now (9) office units and is considering keeping the first-floor office space and converting the 2nd floor to living space with 2-3 units. Mr. Gmeiner told Mr. Lynch that the connection fee is \$7,500.00 for the Center Sewer District and with the downstairs staying the same and upstairs would be converting from office to living space, we would take the 3-units living space by the square footage to equate the gallons of sewerage. He told Mr. Lynch that office space is 75 gpd per 1,000 sq. ft and if it is a total of 1,000 sq. ft. and that would be a credit of 75 gpd.

$1,000\text{sq feet} = 3 \times 330 = 990 \text{ (-75 credit)} \div 3 = 25 \text{ each unit for a total of 305 gpd each unit.}$

$\text{Total } 305 \div 330 \times \$7500.00 \times 3 = \$20795.00$

Mr. Gmeiner did tell Mr. Lynch that the pipe may require an increase in diameter and Mr. Bouchard mentioned the metering costs and he should speak with Mr. Orcutt. Mr. Gmeiner said that it probably would require separate meters. Ms. Crory said an estimated figure is about \$1,000.00 each meter and he would need one for each unit and the water connection fee would be \$4,760.00 per unit.

Pepperell MA

Mr. Gmeiner said the New IMA draft should be arriving soon

491 Main Street/Unit “E” – Cooking School

Mr. Brown told the BOSC that he will no longer be doing seated meals and he will be offering classes only. Mr. Gmeiner said according to Title V a function hall would be 15gpd/seat. Mr. Brown told the BOSC the classes would be limited to 12-people and Mr. Bouchard asked if he would be open year-round and Mr. Brown replied “yes”. Mr. Bouchard asked what would be the maximum of people when rented and he said maybe 30-people, but he is not sure what the town would approve. Mr. Brown said he thinks it would be a max of 25 guests and the rest of that would be staff. Mr. Brown said he has 5-6 chefs and they would alternate hosting classes for 4-hours and they would be sporadic and not back-to-back. Mr. Gmeiner suggested we do a one year look back, so we can monitor the flow.

Mr. Gmeiner made a motion that the change of use will not result in an increase of flow above the 200 gal/day associated with its current use; and that the BOSC will do a one year look back to see if additional capacity is needed. After 1 year from issuance of occupancy permit the board will determine actual flow, divide by 365, double that figure and that will be used to see if there is an increase in use such that a connection fee is due. Mr. Bouchard seconded and the motion passed unanimously. Roll Call Gmeiner –Aye and Bouchard-Aye

Review I&I Study

No discussion

Review Nod Road Pump Station and Flow Evaluation

No discussion

220 Main Street (Parish House) – Capacity

No discussion

Expansion Limits

No discussion

Groton Farms Application

No discussion

FY22 & FY23 Budget

Four Corners:

Ms. Crory told the BOSC that Mr. Orcutt had a conversation with Ayer regarding the timing issue for the new connection fees and they will need to speak with the Town Administrator. Mr. Gmeiner asked how many connections fees were in the budget and Ms. Crory said two. Mr. Gmeiner suggested we pay the two and that will meet budget and we will need to put an article in for town meeting for the rest that we collected. Mr. Gmeiner said we need to be sure to put in the budget for next year.

Ms. Crory told the BOSC that Mr. Orcutt was informed that the Select Board will approve the Budget on January 9th and there is a possibility the Pepperell Debt bill we split with the Town may be eliminated.

Commission Reorganization

No discussion

Other Business: Bills, Minutes, etc.

Next Meeting – January 4th, 2023

BILLS SIGNED – No bills signed

MINUTES: ***Mr. Bouchard made a motion to accept the minutes of November 2nd, 2022 & December 7th, 2022 as written, Mr. Bouchard seconded and the motion passed unanimously.*** Roll Call Gmeiner – and Bouchard-Aye

ADJOURN – *Mr. Bouchard made a motion to adjourn at 3:05 P.M. Mr. Gmeiner seconded the motion. Roll Call Gmeiner –Aye and Bouchard-Aye*

Respectfully submitted,

Ann Livezey
Water & Sewer Assistant