



finite

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

Town of Groton Sewer Department

173 Main Street
Groton MA 01450

Date: February 15th, 2023
Time: 2:00 PM

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

Others Virtually Present: Ann Livezey, Lauren Croy and Judy Anderson, Lindsay Jarvis, Ryan McGuane & Wes Ryan

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

100 Whitman – Sewer Connection

Ms. Jarvis told the BOSC that the plan is to one day expand and make hard cider and apple cider donuts on the property. Mr. McGuane said speaking with the BOH they would have to put in a commercial septic system or connect to town sewer. He said even though there is no discharge for the hard cider but because the property will be used for commercial business that will be required. He also told the BOSC that in order to put in a commercial septic that would wipe out a large portion of the apple orchard.

Mr. Gmeiner asked what the expected flow would be that they would generate and Mr. McGuane said the only water used would be for cleaning the apples, so there would not be much discharge because there is no bathroom facility on site. Mr. Orcutt said we would need to get more information regarding the makeup of the flow with comment from Pepperell Wastewater because they process all Groton's waste; and the amount of flow as the main issue is finite capacity.

Ms. Jarvis told the BOSC that the current location is a pick-your-own apples and it is a great place to visit in Groton and they want to make it into more of a family attraction. Mr. Orcutt asked if they would be hosting events and Mr. McGuane said as of now, they are a "you pick place" and he said they do supply porta potties for small events like a little birthday party. Mr. Bouchard said he likes the idea of an attraction like this for the town, but the capacity is the issue. Mr. Orcutt explained that the wastewater goes to Pepperell and to get more would mean an upgrade of pumps and pipes, then it becomes an issue with the Commonwealth because of the inter-basin transfer waste. Mr. Orcutt said he thinks it's a great endeavor for the town, but there are other properties in the district that need to connect.

Mr. Gmeiner said in order to get the property voted in the district it would require an article on the town meeting warrant and the BOSC would have a hearing to provide input. Mr. Gmeiner also told Mr. McGuane to run the line across town property would require an easement from the Select Board. So, it would require two articles, one for the proposed project and one for the easement.

Mr. Gmeiner asked the commissioners if they wanted to ask to have the article put on the town meeting warrant as we have done in the past. Mr. Bouchard said asking would not be an endorsement by the BOSC and Mr. Gmeiner said we could put it on with clear representation we are not commenting on the article. He said if we did this it would be the house/barn parcel only and Mr. McGuane said they would need a separate structure on the orchard in order to connect the orchard to it and they have no plans of doing that. Mr. McGuane told the BOSC they have spoken with the State and in order to connect under APR land they would have to go through the state with the contingency that it was shut off if they were to sell the property and the new owners would have to reapply. Mr. Gmeiner said the parcel with house and barn would be the only parcel going into the district and Mr. McGrane said yes and they have no ability to develop the rest of the land. Mr. McGrane said this property is an 61A APR (MDAR) and when they purchased, he had to put together a 20-page business plan to apply and be approved to take over the APR land.

Mr. Gmeiner told Mr. McGuane he would be responsible to abandon the septic and he said he is familiar due to the Agricultural Preservation Restriction. Mr. Bouchard said he would be in favor of the idea for the BOSC to present the warrant article so that the wording is acceptable and go through the process of the public hearing and bring it to town meeting.

Mr. Bouchard made a motion to present a warrant article to expand the district for Parcel # 234-55-1 Mr. Orcutt seconded and the motion passed unanimously. Roll Call: Gmeiner – Aye Bouchard-Aye and Orcutt – Opposed.

Mr. Bouchard left the meeting at 2:45

1 Forge Village - Capacity

Mr. Ritchie with New England Craft Cultivators and told the BOSC they are not planning on any construction. He said they will be a marijuana dispensary and the space has no public restroom available. Mr. Orcutt asked if they were on the first or second floor and Mr. Ritchie said just the first floor. Mr. Gmeiner said this is retail only and Mr. Ritchie said yes and it's about 1400 sq ft. Mr. Orcutt said the previous space was retail, Mr. Gmeiner said that he is not seeing a change of use under our regulations.

Mr. Orcutt made a motion that there is not change of use for 1 Forge Village/NE Craft Cultivators, LLC and does not require any additional capacity or change of use Mr. Gmeiner seconded and the motion passed unanimously. Roll Call: Gmeiner – Aye and Orcutt – Aye

Pepperell Flows

No discussion

500 Main Street – Groton Farms

No discussion

Pepperell IMA

No discussion

201 Boston Road/Lindemer New House

No discussion

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

FY22 & FY23 Budget

Center Sewer Income:

Ms. Crory said that income looks good and coming in at 116% of budget. Mr. Orcutt asked about rate adjustment done in April and asked if those numbers are coming in as predicted and Ms. Crory said “yes” that it is keeping up and looking like should be at \$672K. Ms. Crory said the expense budget is showing it has reached just about what we budgeted and we may want to do a spring transfer for a buffer.

Mr. Orcutt asked about the IMA and Ms. Crory said we are now paying \$40K a month for a total of \$480K for the year and we budget \$511K. Ms. Crory said Mr. Gmeiner asked for confirmation that we could use our FY24 true up line for the FY23 services and Ms. Dufresne confirmed. Mr. Bouchard said we can do a true up in September and use last fiscal year and Ms. Crory said “yes”. We have \$50K budgeted for the true up for FY24, so we do not have to worry about a transfer.

Ms. Crory said for Engineering we have \$9K left and meters could be an issue, for meters we spent \$20K out of \$25K budget. Ms. Crory said for wages we set up that Ms. Livezey would be paid \$7K out of the Four Corners budget and that was not set up and now we will have to do a lump sum transfer. Four Corners would have to pay Center Sewer \$7,300.00 and this will throw the budget off.

Mr. Bouchard said these are full year numbers and Ms. Crory said “yes”. Mr. Bouchard asked about the engineering number and Ms. Crory said there is \$9K left. Mr. Orcutt said it wouldn’t hurt to put a higher amount in and it would just get transferred back if not used.

Four Corners:

Ms. Cory said we need spring transfer for a few reasons, Shaws inflated usage threw off the income and expense budget. She had the treatment line \$25k to be paid to Ayer and has estimated a total of \$47K this year because of those inflated bills. She said the summer alone was inflated \$10K and the December bill was \$6K.

The other issue is the new connection fee’s we owe to Ayer \$57,600.00 and we have \$10,800.00 in the budget and with the \$47K treatment she came up with \$60K shortfall and recommends a \$75K. She did say that most of that is for the new connection fees. Mr. Bouchard asked if we received that revenue and Ms. Crory said yes, it shows we budgeted rate income \$27K and we are at \$56K. She explained it will go back to the Enterprise fund, but we cannot take from income in the same FY. She said the new connection fees are sitting in the reserves. Mr. Bouchard asked when we need to finalize the number for the transfer and Mr. Gmeiner said we could do the day of town meeting. Ms. Crory said Mr. Orcutt has submitted the articles as blank and we will fill in the number when we have it.

Commission Reorganization

No discussion

Other Business: Bills, Minutes, etc.

Next Meeting – February 16th, 2023

BILLS SIGNED – No bills signed

MINUTES:

No Minutes were approved

ADJOURN – *Mr. Orcutt made a motion to adjourn at 3:30 P.M. Mr. Gmeiner seconded the motion. Roll Call Gmeiner –Aye and Orcutt-Aye*

Respectfully submitted,

Ann Livezey
Water & Sewer Assistant