



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

**Town of Groton Sewer Department**

173 Main Street  
Groton MA 01450

**Date:** May 10<sup>th</sup>, 2023  
**Time:** 2:00 PM

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

**Others Present:** John Amaral/Omni Properties, Robert W. Anctil Esq./Perkins & Anctil, Greg Roy/Dillis & Roy, Ann Livezey/Assistant, Lauren Croy/Business Manager, Judy Anderson/Resident

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

**500 Main Street – Groton Farms**

Mr. Gmeiner said the regulations are based on building space so the starting point would be 200 units x \$7500.00 (connection fee). Mr. Amaral said that would be \$1.5 million and that would make the project not viable, he said they could build their own treatment plant for \$2 million. Mr. Orcutt this number is according to our current regulations and there may be some sort of credit for existing use. Mr. Gmeiner said we would have to figure out a way to work on that number. Mr. Amaral said he feels he needs more information to better understand the regulations.

Mr. Anctil said he did try to use the regulations we have with the existing use. He said that NEBS paid \$100K to connect to the sewer system in 1989 and feels the equivalent in purchasing power to about \$239,352.42 today and increase of \$139,352.42 over 34-years. He said the dollar had an average inflation rate 2.6% per year between 1989 and today. Mr. Orcutt said the \$100K was to purchase capacity, Mr. Anctil said he utilized the building regulations and Title V and came up with a number. Mr. Gmeiner said the application shows 10K/gpd and under Title V it would be a lot larger.

Mr. Amaral said there would be (84 units) 1-bedroom, (96-Units) 2-bedroom and (20-Units) 3-bedroom. Mr. Anctil said using the existing formula in Section 396-5 the increase would be 61.429 ERU's. The current sewer connection fee is \$7,500 per ERU would be \$458,571.75 for the sewer connection fee. Mr. Gmeiner said what we laid out is 16,342 gpd and calculated by bedrooms and we did all 3-bed units and calculated the ERU. Mr. Anctil asked for the definition of an ERU and Mr. Gmeiner said it's based on the design flow for a 3-bedroom house with the equivalent of 330/gpd.

Mr. Gmeiner expressed his concerns on the cost of the pump station upgrades that would be necessary to handle additional system capacity. Mr. Amaral asked how long the pump station has been there and how many people have benefited from it. He does not feel he should be responsible for the pump station upgrades because their project has tipped it. He feels that the rate payers should be responsible because it has been there a long time. He also stated they would be adding more rate payers with this project and with 200-more units that will help pay for the pump station upgrades. The BOSC was in agreement that the proposed project is not the reason for the pump station upgrades.

Mr. Orcutt said if we take the number of dwelling units and do the following:

(84) 1-Bedroom @ \$2,500.00 = \$210,000.00

(96) 2-Bedrooms @ \$5,000.00 = \$480,000.00

(30) 3-Bedrooms @ \$7,500.00 = \$150,000.00

Total 200 bedrooms \$840,000.00 connection fee. Mr. Anctil said if you take the \$840K and credit the \$100K and the inflation number \$239K we are at \$578K.

Mr. Orcutt said if we take the letter from Dufresne dated December 4<sup>th</sup>, 1989 and credit the 10K GPD off the 36,250 gpd=  $26,320 \div 330 = 79.75 \times \$7500.00 = \$598K$

Mr. Gmeiner suggested that we review the options and meet again next week to discuss. He also stated if the BOSC decides to waive any fees it would require a public hearing.

**Other Business: Bills, Minutes, etc.**

**Next Meeting** - March 13<sup>th</sup>, 2023

**BILLS SIGNED** – No bills signed

**MINUTES:**

**ADJOURN** – Mr. Orcutt made a motion to adjourn at 3:40 P.M. Mr. Bouchard seconded the motion. Roll Call Gmeiner –Aye Bouchard - Aye

Respectfully submitted,

Ann Livezey  
Water & Sewer Assistant