



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

**Town of Groton Sewer Department**

173 Main Street  
Groton MA 01450

**Date:** May 17th 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, Fran Stanley/Housing Coordinator, 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. Anctil told the BOSC that he submitted a letter regarding the connection fees based upon payments made in 1990. Mr. Gmeiner said the \$100,000.00 initially paid included NEBS, 492 Office space and the Boutwell School. He said at that time what they had was a sewer unit based on 70.76 water units and one sewer unit would be based on annual water usage divided by the whole year x 70.76. Mr. Gmeiner said when sewer was purchased, they were allowed to pump 120k gpd to Pepperell, so multiply by the year (365) and divide by 748 and divide by 70.76 you get 827 units. He said at that time they set the fee low and not on the proportion of what the cost was for sewer.

Mr. Anctil said he had no idea it was based on three users and he feels that they would be entitled to a portion of the capacity that was paid for. Mr. Gmeiner mentioned the application stating the 10k gpd and 200 gpd was based on 750 total employees not 800. So, it would change to 750 x 20 gpd per person = 15k gpd which was originally calculated for Nebs and the office space is 75 gpd/1,000 sf and existing is 4,751 sf so would be 343 gpd. The proposed residential development would 336 bedrooms x 110 gpd for total 36,960 gpd.

Mr. Amaral said based on the 110 gpd/ per bedroom they came to a number of \$840K then if you take the 10,200 gpd ÷ 330 x \$7,500=\$232K credit. He said that would make the connection fee \$594K range. He told the BOSC that this would give them 200 new users and 50 of those will be affordable units. He feels this will bring diversity to the town and asked the BOSC to consider a credit on those units. Mr. Orcutt said we do not have a low income or moderate rate and Mr. Amaral said he is more interested in a connection fee credit not a rate credit.

Mr. Amaral suggested we do  $84\text{-beds} \times 110 \text{ gpd} = 9,240 \div 330 = 28 \text{ ERU} \times \$7500.00 = \$210\text{K}$  and if we split that for the affordable units it would be \$105K credit so then we are at  $\$607,500 - \$105,000 = \$502,500$ . Mr. Roy also said that could also be calculated as 50 units @ \$2,000.00 connection fees.

Ms. Stanley said that affordable unit studies have been done on how many people occupy the space and they are considered efficient and smaller amounts of people. Mr. Gmeiner said he understands that some units will be less of a strain and we could possibly consider a credit on the hook up fee for the affordable units. Mr. Amaral said this project will help the affordable number for the town. Mr. Bouchard said the starting point based on the number of units is \$1.5 million and that would be a significant decrease at \$608K with the credit. Mr. Bouchard told the BOSC that we should consider what the town would think about the reduced connection fees. Mr. Anctil said this is not considered reduced and would only be applicable on an undeveloped site, he stated when you have a developed site you should base on GPD.

Mr. Amaral suggested that they will put this all-in writing and base it on actual numbers and submit at the next meeting to review/discuss.

### **386 Main Street - Abatement**

Ms. Livezey told the BOSC that Mr. Defuria is requesting an abatement for 386 Main Street. His average quarterly usage is 23-units and his last quarterly bill was 41-units. He has identified the increase was due to a toilet leak and it has since been fixed. Ms. Crory calculated it to be 18 units at the lowest tier and his sewerage usage charge will go from \$626.80 down to \$431.92 for a credit of \$194.88.

**Mr. Orcutt made a motion to abate 18 water units to the lowest tier for a credit of \$194.88 Mr. Bouchard seconded and the motion passed unanimously.** Roll Call: Gmeiner – Aye, Orcutt – Aye and Bouchard - Aye

### **Pepperell IMA**

No Discussion

### **201 Boston Road/Lindemer New House**

No Discussion

### **Review I&I**

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**

No Discussion

**Commission Reorganization**

No Discussion

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

**Next Meeting** - March 24th, 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