



Chair/James Gmeiner
Vice Chair/Eric Berg

Town of Groton Sewer Department

173 Main Street
Groton MA 01450

Date: February 26th, 2025
Time: 2:00 PM

Members Virtually Present: Chair/James Gmeiner
Vice Chair/Eric Berg

Others Present: Lauren Crory/Business Manager, Ann Livezey/Assistant and Judy Anderson

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

What Not to Flush

The BOSC discussed the “What Not to Flush” flyers Mr. Berg presented and it was decided to add some additional detail and a specific list of items. Ms. Crory said she would look into the costs for mailing these flyers and also discussing with the Water Department to share costs of a potential flyer.

Pepperell IMA Update

The Select Board has signed the new IMA and they now need to get to Town Counsel for signatures.

Four Corners Sewer District Parcels

Mr. Gmeiner said Ms. Pine and Ms. Stanley had asked if we have notified the property owner about potentially removing a certain parcel from the district. He told them we had not but would send Notice of our hearing on the article. He said it was also pointed that we do not have B1 zoning anymore that it is now GB zoning. Mr. Gmeiner said it is listed as B1 on the Assessors map and Mr. Gmeiner asked that we reach out to Ms. Foster so we can get the correct information for the article.

Mr. Gmeiner asked Ms. Crory to share the sheet of calculations that are based on Title V figures that we have for the properties in Four Corners. He told the BOSC that Riverbend Appliances is only using half and part of it is being occupied by the liquor store. He said they are roughly using 3,700 sq. ft out of the 10,000 sq. ft. so that would be 185 gpd. Mr. Gmeiner also stated that there are 3-pads that have not been built and one is 4,200 sq. ft so that would be 210 gpd and the other pad is 11,000 sq. ft. and would be 550 gpd and the last pad is 7,140 sq. ft. which would be 357 gpd. This would mean that is about 1300 gpd allocated for these unbuilt pads and that would bring us to using 30,000 gpd and with the restricted housing that was approved at 3,120 gpd for the 5th corner would bring us up to roughly 32,680 and we are allowed 40,500 gpd to pump to Ayer, so there would be 7,820 gpd left. All of these figures are using Title V flow calculations.

Mr. Gmeiner said that the original set aside for the NE. Power parcel was 12,000 gpd and Mr. Rafferty decided because it was raw land to allocate 1,000 gpd per acre. Mr. Gmeiner said the available capacity- would be 7,820 gpd and roughly would amount to 71-bedrooms. He said he only mentioned this because it was brought to his attention by Ms. Pine that people have been looking at the parcel for potential housing. He said that could be 35 (2) bedroom units roughly and he asked the BOSC if they think that is enough available capacity to leave the parcel in and it would be roughly 7,000/7,800 gpd available.

Mr. Gmeiner said the actual flows now are about 5,400 gpd and Mr. Gmeiner said the question is if there is enough capacity and but if you are running Title V figures it shows the amount allotted to the N.E. Power parcel would need to be reduced to 7,820 gpd. He said we do not want to go over that 40,500 gpd number because that would be a big issue. Mr. Berg said that there is enough room to do something with it zoned as general business, but it would be limited capacity available. Mr. Gmeiner said that housing is a possibility but that would be a rezoning issue.

We have figures of what the best use and how they came up with the 40,500 gpd limit. If someone else with another parcel comes in with higher use, we are not allowed to hold back capacity. It is a first come first serve and Mr. Berg asked if the allotment for the pads is guaranteed and Mr. Gmeiner said No. If we remove this parcel from the district, we would probably have the capacity for these pads. He said if this stays in the district and someone comes in with a higher allotment and the Shaw's stuff is not built, they would not have any capacity. Mr. Gmeiner said he has put an article on the warrant to remove the parcel from the district but we can pull it and after a brief discussion the BOSC was in agreement to pull the article at this time.

Mr. Berg made a motion to request the Select Board to remove the Article To see if the Town will vote to reduce the "Four Corners Sewer District", as established by the vote under Article 12 of the 2015 Spring Town Meeting, by removing the property shown on Assessors' Map 120, Lot 1-0 (which abuts Sandy Pond Road) from the Four Corners Sewer District Mr. Gmeiner seconded and the motion passed unanimously. Roll Call: Gmeiner-Aye and Berg-Aye

FY25 & FY26 Budget

The BOSC reviewed the budget to see if there would be a need to submit transfer numbers for the spring town meeting.

Center Sewer:

Ms. Crory told the BOSC that rates look good and connection fees are over due to the project at Lawrence Academy. She said the betterments are \$6,300 short and that is because we had \$6,649 in the budget in reserves to only find out later, we only have \$258.00, but with the interest it's somewhat of a wash. The income side is \$90K over budget and no big issues with expenses. We are carrying the \$60K for the true up with Pepperell and we have \$24K left in expense budget. There is \$43K set aside for the Nod Road project for the asphalt in this spring. The BOSC agreed there is no need to submit a transfer.

Four Corners:

Ms. Crory said rates are fine \$3k over budget but, construction income and connection fees are short. We did budget a few connection fees that we took in early, so we did a transfer to cover those. This will cause the income side to be short \$15K, but we are showing \$26K extra in expenses.

She asked the BOSC if they are comfortable with a \$20K transfer to cover the income side. The BOSC agreed to submit a \$20K transfer to cover the connection fees.

Other Business: Bills, Minutes, etc.

Mr. Rafferty will be retiring and he has sent over a list of information he has on file from work that has done over the years.

Next Meeting – March 12th, 2025

BILLS SIGNED – No bills signed

MINUTES: *Mr. Berg made a motion to accept the minutes of February 12th, 2025 as written Mr. Gmeiner seconded and the motion passed unanimously. Roll Call: Gmeiner-Aye and, Berg - Aye*

ADJOURN – *Mr. Berg made a motion to adjourn at 2:50 PM. Mr. Gmeiner seconded. Roll Call: Gmeiner-Aye and, Berg - Aye*

Respectfully submitted,

Ann Livezey
Water & Sewer Assistant