



**TOWN OF GROTON**  
Board of Health  
173 Main Street  
Groton, MA 01450

**BOARD OF HEALTH**  
Jason Weber, Chairman  
Robert J. Fleischer, Member  
Michelle Collette, Member

## MEMO

TO: The Groton Planning Board, Shepley Hill Capital Partners

FROM: The Groton Board of Health

DATE: December 14, 2020

SUBJECT: Proposed Subdivision – The Village at Shepley Hill (Longley Road / Sand Hill Road)

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In response to a quick review of the recent plans for “The Village at Shepley Hill” including the water main extension plan, landscape plan and the wetlands mitigation plan I offer the following comments:

1. A well is shown on the plans for the site and per the Groton Board of Health Well regulations no well would be permitted if “town water” is available. The proposed well location would also not be in compliance with the local well regulation;
2. The plans continue to depict “Lots”, in previous discussions the applicant is proposing one single lot for the purpose of creating a Condominium Association, a plan with one lot is expected;
3. No soil testing information is provided to assess the drainage and the proper elevations for Subsurface Sewage Disposal System (SDS) components. Test holes have been performed for the potential of a leaching area for the SDS however, the data is not presented;
4. It is anticipated that an SDS design will be complicated with the limited information so far collected and the difficulties for the high percolation rate and the topography for a suitable sewage disposal system;
5. No wood waste disposal will be permitted onsite per the Groton Board of Health regulations and no information was seen regarding the clearing of the land and the disposal of the waste products;
6. Significant earthen “cuts” and “fills” are shown and as noted there are no soil testing logs to indicate what may result in from high groundwater or lack of soil (ledge/bedrock) or for the stabilizing of the relocated soils or ledge;

7. No Subsurface Sewage Disposal System plans have been submitted for review and as mentioned above the design is likely to be difficult and complicated. As discussed in pre-meetings and in a letter from Mann & Mann, P.C. dated July 21, 2020, the lot lines and private roadway right of way is being addressed as it relates to the Groton Board of Health regulations. These matters have not been formally presented to the actual Board members.

CC: Shepley Hill Capital Partners  
Groton Building Commissioner  
NABH  
BOH file