

**Minutes from Meeting of April 1, 2004** – Groton Gardens Water and Sewer Workshop

Members Present: Michelle, Jean, Mark B., Tom Orcott, Doug Deschenes, Robert Walker, Margot Hammer

Discussion ensued regarding Mill Street relocation and how to get it to pass at town meeting.

\$157,000 total for Groton Residential Gardens for pipe upgrade, easements, etc.

Mark B. suggested that the Board grant a 40B on 4/5/04 with a huge list of conditions, or continuing to 4/12/04 and granting then.

Harmonious development- touchy issue for walker. Design is identical for Mill Run, parking maxed, etc. DD wants to know what else the PB would want to look for. History of bad blood between PB and Walker. Don't want a public beating after the fact.

MB – final design shall be subject to ZBA approval with pb advisory comments, post permit but before building permit issues.

DEP superceded the Con. Comm. and the project is 48 units. Walker said that he would move the one building 18 feet.

Discussion ensued regarding how much

157,000 h2o no police detail or engineering

200,000 relocate

110,000 nebs and light

50,000 misc. associated with water and sewer

80,000 for sewer discussion

600,000 total for project to town.

MB said that pepperell isn't affected and could shut of tap any time.

Pipe on frontage have right to connect to sewer.

48 units x 2 x 110 is sewer capacity pursuant to title v. commercial is about 450 gallons. MB needs to establish a ratio \$242. gallon.

DD- legal opinion from town counsel, can lot be connected if part of lot in district. Thinks ZBA can allow them to connect in as part of 40B.

Walker has sewer stub from Kelly's etc. don't need a sewer connection permit.

Stu asked whether abutters could kill project if don't go along with condition of road relocation.

Mb said that someone needs to ask him that and he can explain under the state by-laws how the applicant would only need to return to the ZBA for a minor alteration.

Michelle- need to stress that it is in town's best interest to have Mill Street relocated.

Mb better to have permit in hand for town meeting vote.

Discussion ensued re: 48 vs. 44 units.

Walker said that con. Comm. very aware of 48 units.

Hearing continued to 4/22/04 at 8:00 pm.

Michelle- commercial development following the plan and no violations.

Of note: dd needs to convince Walker that 44 units and commercial okay, not 48 units.

Meeting adjourned at 10:40 am.