



Chair/James Gmeiner  
Vice Chair/Thomas Orcutt  
Clerk/Thomas Hartnett

**Town of Groton Sewer Department**  
173 Main Street  
Groton MA 01450

**Date:** October 11, 2017

**Time:** 2:00 P.M.

**Location:** Town Hall/First Floor

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

**Others Present:** Ann Livezey /Water & Sewer Assistant, Lauren Crory/Business Manager, Judy Anderson/Resident, Scott Audette & David Elliott

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

**David Elliott Update**

Mr. Gmeiner asked Mr. Elliott what his plans are for his property and the amount of capacity that may be needed. He informed Mr. Elliott that we have a set capacity for the overlay district and a portion of that has already been accounted for. Mr. Hartnett stated that he asked Mr. Elliott to come before the BOSC so we can get an idea of what his plans are and the capacity that may be needed for his project.

Mr. Elliott informed the BOSC that he had fuel business on site for 40 years and wanted to sell, but the buyer wanted the business not the property. After five years of holding onto the property, he was wondering how he could sell it and he met Mr. Audette and determined to do a sale it would have to be done under a 21E. M.G.L. c. 21E *Massachusetts Oil and Hazardous Material Release Prevention Act* also known as the *State Superfund Law* is the statute encompassing issues related to the identification and cleanup of property contaminated by releases of oil and/or hazardous material to the environment. Widely referenced as merely "21E".

Mr. Audette said the process took longer than anticipated, but they now have decided they would like to build (9) Residential homes with 3-bedrooms each and (1) Commercial office with a designated residential unit above with 1 or 2 bedrooms that would be an affordable unit. It also would be designed as a dead end street with a fire exit out to Adams Avenue (not a drive thru).

Mr. Gmeiner asked if there was an existing house on the property and Mr. Elliott replied yes there is an existing 4-bedroom home. Mr. Gmeiner estimated 3K-4K GPD would be needed and is available at this time and should still be available in the next year or two. Mr. Audette is hoping to meet with all the necessary boards and would like to cut in the road in the spring 2018.

Mr. Orcutt informed Mr. Elliott that once the process is started and the necessary applications were filed the capacity request would be protected, due to first come first served. Mr. Elliott asked if the Planning Board should be the first step and Mr. Orcutt replied yes. Mr. Orcutt also recommended they speak with Takashi Tada/Planning Board to get initial feedback and he may also be able to give you some ideas on how to modify things if needed.

Mr. Audette told the BOSC once they have an informal plan they can come back in to discuss and he also informed the BOSC they will be using Ducharme & Dillis Civil Design Group.

### **Pepperell IMA**

Mr. Rafferty has not heard anything at this time.

### **Manhole Maintenance**

Mr. Orcutt sent Carmen Defillipo an email about manhole maintenance for (6) Pleasant Street and (1) North Main Street and Carmen suggested we call ROU out of Lunenburg. Mr. Gmeiner thought in the past Pepperell performed the maintenance whether it was their crew or subcontracted out. Mr. Orcutt said he would reach out to Carmen again and clarify.

### **Fall Meeting Town Article - Discussion**

Mr. Gmeiner wanted to discuss the \$90K transfer for Engineering/Pepperell and he stated that this was not included in the initial budget because Pepperell informed the BOSC that they would be billing at the end of the project, but changed their minds.

Mr. Gmeiner also stated that he is in favor of the article about creating an Enterprise Fund for the 4-Corners project and he would like the BOSC to support that article.

**Mr. Orcutt made a motion to support the 4-Corners Enterprise Fund Article, Mr. Hartnett seconded and the motion carried unanimously**

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

Indian Hill: Mr. Orcutt inquired about the sewer capacity charges for the Indian Hill Project. Mr. Gmeiner stated that the capacity was determined and that the GBF can be discussed with Mr. Shepherd. Mr. Orcutt mentioned that they have a number for the permit and they wanted to know where we stand with water/sewer charges. Mr. Gmeiner suggested that we have Mr. Shepherd in to discuss the GBF, which can be negotiated. Mr. Orcutt will invite Mr. Shepherd in to have a discussion with the BOSC.

**Next Meeting** – The next meeting of the BOSC will be held on October 25, 2017 @ 2:00 PM.

**BILLS SIGNED**

One set of Bills were signed at this meeting for FY-18, Expense Warrants (EW-9).

**MINUTES:** September 20, 2017 minutes were approved.

**ADJOURN** – Mr. Hartnett made a motion to adjourn the meeting at 2:49 PM. Mr. Orcutt seconded, and the motion carried unanimously.

Respectfully submitted,  
Ann Livezey, Water & Sewer Assistant

**APPROVED:**

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