



Chair/James Gmeiner  
Vice Chair/Thomas Orcutt  
Clerk/Evan Boucher

**Town of Groton Sewer Department**

173 Main Street  
Groton MA 01450

**Date:** March 28, 2018

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

**Location:** Town Hall/First Floor

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

**Others Present:** Ann Livezey/Water & Sewer Assistant, Chris Lewis, Dave Moulton & Dave Polsey

**Members Absent:** Evan Boucher/Clerk & Lauren Crory/Business Manager

---

The Meeting was called to order by James Gmeiner at 2:00 P.M.

**279 Main Street – Capacity Request**

Mr. Orcutt asked Mr. Lewis to come before the BOSC regarding the concept plan submitted on his behalf to convert the former Sacred Heart Church located at 279 Main Street into four dwelling units as shown on the plans provided. The plans include to renovate existing church into (4) condominium homes, construct single story garage building with (4) individual parking stalls and site work to include updating landscaping and rework /reduce existing parking.

Mr. Orcutt asked if there were plans to put in a whole lawn on the property and Mr. Lewis replied that only a partial lawn will be put in. Mr. Gmeiner asked how many bedrooms in total for the (4) units. Mr. Lewis replied that Units 1, 2 & 3 would be (2) bedrooms and the 4<sup>th</sup> unit would be (3) bedrooms so a total of (9) bedrooms. Mr. Gmeiner stated that the existing property was allocated for (1) bedroom so capacity of an additional (8) bedrooms would be needed. The total calculation needed would be an additional 846 gallons. The cost would be 846 gallons x \$6.58/per gallon for a total cost of \$5,556.68. Mr. Gmeiner also informed Mr. Lewis that since the property is already connected to town sewer, he would avoid the PPA (Permanent Privilege Assessment) charge.

Mr. Orcutt asked Mr. Lewis if the water comes in through the mechanical room in the basement. He suggested that a mechanical room would be necessary to set up a meter tree, so they can all be contained in one place. Mr. Lewis asked if an additional line would be required for the sprinkler system. Mr. Orcutt replied that he would need one trench with two pipes and there would be (5) meters in total and one would be designated to irrigation. Mr. Orcutt informed Mr. Lewis that the system development fee is \$4,250.00 per unit.

**Mr. Orcutt made a motion to have sufficient sewer capacity for and additional (8) bedrooms at 279 Main Street as shown on the concept plan that was proposed, Mr. Gmeiner seconded and the motion passed unanimously**

### **Town Meeting Articles – Four Corners**

Mr. Gmeiner and Mr. Orcutt reviewed the Article 31: Four Corners Sewer District “to see if the Town will vote to amend Chapter 190 “Sewers” of the Code of the Town of Groton, but deleting Article III in its entirety and its place add a new Article II.

**Mr. Orcutt made a motion to accept the proposed Bylaw establishing how the District will function Mr. Gmeiner seconded and the motion passed unanimously.**

### **186 Main Street – Rezone**

Mr. Orcutt informed the BOSC that 186 Main Street is being rezoned from Residential Agricultural from Residential Business and will not be part of the center sewer overlay district, therefore will not need any sewer calculations.

### **Pepperell IMA**

Mr. Gmeiner spoke with Mr. Doneski and he is reviewing the IMA and the concern at this time is to ensure that we are being billed correctly.

### **Rocky Hill – Over 55 Subdivisions**

Mr. Moulton was present with Mr. Polsey to discuss the possibility of building one pump station for the subdivision, which consists of 26 units. The pump station would house two pumps and if one fails the other would take over. Mr. Polsey said this would be an emergency duplex system and residents would never be without power and his business is a 24-hour service company. Mr. Gmeiner stated that he agrees with a lot of what Mr. Polsey proposed as long as approved by the engineer. Mr. Moulton said there is a 3” line to Sandy Pond Road and he can work with Mr. Rafferty and if he prefers a 4” line they can change the piping. Mr. Moulton would rather have a dependable system and willing to make it work.

Mr. Gmeiner asked if Mr. Moulton would be responsible for the pump station until turned over to the Association pending the Engineers approval. Mr. Orcutt suggested when the time comes that something be put in writing stating that it cannot be turned over to the town. Mr. Moulton said that the pump station would be monitored 24/7 and Mr. Polsey office based out of Wilmington MA would be on call to service the station. Mr. Orcutt asked how many employees are employed at the company and Mr. Polsey replied (12). Mr. Gmeiner suggested that Mr. Moulton arrange a meeting with Mr. Rafferty of Environmental Partners to discuss the pump station plans.

**Budget – Fiscal Year 2019**

Jim Gmeiner made a motion to approve the Town Meeting Article to transfer \$70,000.00 from its surplus account to cover any deficit in the FY18 Budget.

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

**Next Meeting** – The next meeting of the BOSC will be held on April 11, 2018.

**BILLS SIGNED**

One set of bills were signed at this meeting for Expense Warrant 21.

**MINUTES:**

Mr. Orcutt made a motion to approve the minutes of March 14, 2018 as amended and Mr. Gmeiner seconded.

**ADJOURN** – Mr. Gmeiner made a motion to adjourn at 3:30pm and Mr. Orcutt seconded.

Respectfully submitted,  
Ann Livezey/Water & Sewer Assistant

**APPROVED:**

---