



Chair/James Gmeiner
Vice Chair/Thomas Orcutt
Clerk/Michael Bouchard

Town of Groton Sewer Department
173 Main Street
Groton MA 01450

Date: July 31, 2018

Time: 2:00 P.M.

Location: Town Hall/First Floor

Members Present: Chair/James Gmeiner
Vice Chair/Thomas Orcutt
Clerk/Michael Bouchard

Others Present: Ann Livezey/Water & Sewer Assistant, Lauren Crory/Business Manager, Judy Anderson and Kevin Lindemer

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

227 Boston Road – Sewer Connection

Mr. Gmeiner stated that Mr. Black came before the BOSC on July 25th, 2018 and gave us an overview of the plan to connect 227 Boston Road to sewer. Mr. Black did inquire about getting an Article for the Annual Town Meeting Warrant – fall 2018. Mr. Gmeiner told Mr. Lindemer he would like to discuss the project in further detail and would like to know what the plan is for the property. Mr. Lindemer said the goal at this time is to get this on the Warrant and asked if this would require expanding the District and Mr. Gmeiner replied yes and to get sewer to your property it would require a Town Meeting Vote.

Mr. Lindemer said there is currently a septic system on the property for the existing house and he did get an approval for one more septic system for the additional house, but his concern is that the original one may not pass in the future, so why invest in another one and his other issue is the barn. Mr. Lindemer informed the BOSC that the plan would be to tie in the existing house to sewer and build a new house between the existing house and the golf course and tie that into town sewer then run it over to the barn. Their intent is to hopefully have some sort of business in the barn in the future. Mr. Orcutt asked what type of business Mr. Lindemer had in mind and he replied to host functions in the barn. Mr. Orcutt said then you would need town water and Mr. Lindemer said there will be no kitchen or food service in the barn, all functions would use outside catering. Mr. Lindemer said he would also like to avoid having sprinklers installed and asked what he could do to avoid this. Mr. Orcutt said if you plan on serving more than (10) people you would need public water system. Mr. Lindemer said he was given different information on that and Mr. Orcutt suggested he explore those options with the BOH.

Mr. Lindemer told the BOSC that he cannot do septic for the barn and he would like to have sewer to all three structures. His main goal is to eventually hold functions in the barn, but the main concern is the new house and the existing house. Mr. Bouchard told Mr. Lindemer that in order to reserve capacity for the barn, we would have to know the specific plans for the barn. Mr. Lindemer said the plan is to hold

functions in the barn and would like to install a restroom and a sink, there would be no kitchen on site. This would not be open year round and they would winterize and shut down in the winter months. Mr. Bouchard asked how many bedrooms in total for the homes and Mr. Lindemer replied that the existing house is 4 bedrooms and the new house would be 4 bedrooms and the barn would be seasonal operation.

Mr. Orcutt told Mr. Lindemer when Mr. Black was in we talked about metering and Mr. Orcutt said he would like to see a meter on the well so we can monitor the waste flow. Mr. Gmeiner stated this is a Sewer Regulation and if you have well water and town sewer a meter is required. Mr. Orcutt asked Mr. Lindemer how much capacity he is looking at for the barn and how many seats. Mr. Lindemer said a ballpark figure would be 100 people max 150 people. Mr. Orcutt stated that the existing house is 4 bedrooms, but the proposed is 9 count total and the new house is 4 bedrooms. Mr. Lindemer said there is a very small room upstairs in the existing house that would be too small for a bedroom that it could be used for a desk. Mr. Orcutt asked at this time is everything working fine and there are no Title V failures at this time and Mr. Lindemer replied there are not Title V failures, he just had it checked a year ago. Mr. Bouchard asked when Mr. Lindemer was looking to move forward and Mr. Lindemer replied if we get thru all the permits etc. they would like to start building the new house next year.

Mr. Gmeiner said the issue here is we have restrictions on capacity and we would need accurate information for the usage of the barn and do we expand the district for someone who is not in Title V failure, so the concerns are.

- What will be going on the property
- Determine available capacity
- Whether we expand the District for certain needs

Mr. Gmeiner suggested we get some information from our engineer Bob Rafferty. Mr. Gmeiner asked Mr. Lindemer if he would be open to the BOSC putting a restriction on the property for seasonal use, no kitchen to be installed or further expansion in the future. Mr. Lindemer said at this time there is no exact business plan for the barn. His preference is no food prep and wants it a seasonal business. Mr. Lindemer said he is not so sure about putting a restriction in place, due to future ownership if he was to sell the property. Mr. Lindemer said this would have to be a discussion he has with his wife. He said if they do move forward with the barn business, that the original house would be used as an Inn when there is a function. It would not be an all year round bed and breakfast and no food prep in the barn.

Mr. Gmeiner said the goal today is to decide if we are putting this on the Town Meeting Article and that the BOSC would be listed as a sponsor on this article. Mr. Lindemer said at this time he does not have a complete plan, but asked for a space holder and we can tweak the details as we go. His goal is to start with the building of the new house and the business envision would be a function hall for the barn, but who knows could end up as an Art Gallery. Mr. Lindemer did say that a function hall would be the highest sewer usage. Mr. Bouchard asked Mr. Lindemer if the Spring Town Meeting would be out of question. Mr. Lindemer replied that he would like to move on with the plans with the house and would like to start building in the spring. Mr. Orcutt asked if there are any septic designs in place and Mr. Lindemer said no and septic would cause us to rethink the plans. Mr. Lindemer said he knows capacity is an issue and he knows there is a potential of other issues like water, but would not consider water without sewer. Mr. Bouchard asked if the pipe size would make a difference and Mr. Orcutt replied he would need a 2" or 3" or whatever is currently on Boston Road would be sufficient. Mr. Lindemer said Mr. Black thought it was a 3" line to Johnsons.

Mr. Lindemer asked is the BOSC can put a space holder on the article and we can work on answering all the questions and most important Mr. Lindemer would like the support of the BOSC. Mr. Gmeiner informed Mr. Lindemer he would probably have to do a presentation and that the BOSC would read and comment on the Article. Mr. Orcutt asked if there was residential/agricultural zoning and would this change. Mr. Lindemer said it would be considered spot zoning and we are willing if we can do residential/commercial versus agricultural, but they would like to keep the orchard. Mr. Lindemer does not want to change the character of the property. Mr. Bouchard asked if there was a possibility of a 3rd house lot to be built. Mr. Lindemer said no there is on only two house lots and there is not enough room for a 3rd house and something would have to be torn down in order to do that.

Mr. Gmeiner suggested we run the Article. Mr. Lindemer said his goal is to have the BOSC support, so he will work on whatever information needed. Mr. Orcutt said he has no problem putting it on the Town Article, but what we are proposing, we would extend sewer to promote development. Mr. Lindemer said they moved here 22 years ago and we would not build anything just to build something in the Barn, but we cannot develop a commercial business without sewer. Mr. Orcutt is fine with the place holder on the Warrant, but feels the BOSC needs more answers and Mr. Bouchard was in agreement.

Mr. Orcutt made a motion to place the following Article for the Annual Town Meeting Warrant - Fall 2018 as written. Mr. Bouchard seconded and the motion carried unanimously.

Mr. Lindemer informed the BOSC that Mr. Black or himself will be back to discuss in further detail. Mr. Gmeiner asked that Mr. Lindemer be added to the BOSC Agenda August 8th, 2018. Mr. Bouchard asked that Mr. Lindemer provide us with a written description of the project at that time. Mr. Gmeiner also asked Mr. Lindemer to consider putting a restriction in place. Mr. Lindemer asked if a business plan would do in place of a restriction. Mr. Gmeiner replied that a restriction gives us some sort of protection of someone coming in and wiping out our capacity. Mr. Lindemer asked that in the future if there is sufficient capacity could the restriction be lifted. Mr. Bouchard answered that a restriction could be in place for the time being.

Next Meeting – August 8, 2018

BILLS SIGNED

No Bills Signed at this meeting

MINUTES:

No minutes approved at this time

ADJOURN –

Mr. Orcutt made a motion to adjourn at 3:05pm, Mr. Bouchard seconded, and the motion carried unanimously.

Respectfully submitted,

Ann Livezey
Water & Sewer Assistant

APPROVED:
