



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

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

**Date:** April 3<sup>rd</sup>, 2019

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

**Location:** Town Hall/Second Floor

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

**Absent:** Clerk/Michael Bouchard

**Others Present:** Ann Livezey/Water & Sewer Assistant, Lauren Crory/Business Manager, Judy Anderson, Joan Croteau, John Croteau, Steve Catalano, Staci Missaggia and John Amaral

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

**Catalano Companies**

Mr. Orcutt said that Ms. Crory had spoken to Ms. Missaggia regarding estimated flows for #1 & #3 Forge Village Road and that Mr. Catalano would like to connect to the Four Corner Sewer District. Mr. Catalano provided pumping records for the BOSC to review showing what is currently being used. He said the upstairs is office space and the medical downstairs relocated across the street as well as Dunkin Donuts. The Dunkin Donuts space will now be used for catering prep, they will prepare food onsite and send out. The cleaners will remain there and they have two Attorneys looking at the other spaces. Mr. Gmeiner told Mr. Catalano that we need to determine the use of the spaces in order to calculate the costs associated for the connection and the calculation for the catering would need to be figured out. Mr. Orcutt asked Mr. Catalano when he is hoping to get connected and he replied that he just wanted to get the ball rolling and there is no rush in connecting. Mr. Orcutt said that is good because that will give the BOSC time to determine the proper calculations. Mr. Gmeiner asked what type of catering will be done on site and Mr. Catalano replied that it would be on-site prep only, all food would be delivered and there would be some dishes done for clean-up. Mr. Gmeiner asked where they are currently working out of and Mr. Catalano replied Amesbury.

**John Croteau – Blue Stone Subdivision**

Mr. Croteau and his mother Joan Croteau came before the BOSC to discuss the Blue Stone Subdivision. Mr. Croteau told the BOSC that the subdivision would consist of (4) single 3-bedroom homes and (3) triplex with 2-bedrooms each for a total of 18-bedrooms. The subdivision would be located near the border of Pepperell and back of property is 18 acres towards the back of Pepperell line along the farm in Groton on Yvonne Drive and sewer ends there. Mr. Croteau said he had a discussion with Mr. Black about the

possibility of an intermunicipal agreement and bring the water/sewer across the farm and have the units in subdivision hook in coming from Pepperell and he would like the BOSC thoughts on that. Mr. Orcutt said that Mr. Black has been in a few times regarding this project. Mr. Gmeiner told Mr. Croteau he would be responsible in getting pipes over there and maintaining the pipe. A Town Meeting vote would be required to create a sewer district there. Mr. Gmeiner said he would be more comfortable knowing that we are talking (18) bedrooms and that's it. Mr. Orcutt said if we go this route, we have to be careful because there are other properties that may want to develop. Mr. Gmeiner told Mr. Croteau that there might be a concern at Town Meeting that if you run sewer thru a property you are enabling more development. Mr. Croteau said he spoke with Mr. Jordan of Pepperell and they would do all the billing to them. Mr. Gmeiner said that if the IMA is set up with Pepperell such that it would not affect our capacity in Groton the proposal might be more acceptable. Mr. Croteau said if they considered age restricted to get more units then they would have to be rezoned, he asked Mr. Gmeiner if he was talking about limiting bedrooms. Mr. Gmeiner replied that if its Intermunicipal it does not count against Groton's flows and we are not concerned about the bedroom count. Mr. Gmeiner said his concern would be the property you are going over and the possible development of the farm. Mr. Gmeiner told Mr. Croteau that if the capacity was not coming out of the Groton Sewer District, he does not have an issue with it. Mr. Croteau then asked if he would still have to get a town vote if he is using Pepperell and Mr. Orcutt replied yes.

### **11 Lowell Road - Capacity**

Mr. Amaral came before the BOSC to request that the property recently purchased (Waters House) from Lawrence Academy at 11 Lowell Road be included in the Town Center Overlay District. The property currently consists of a house and a barn. Mr. Amaral said the Town Center Overlay District is intended to promote a socially and economically vibrant town center and their plan is to create a mix of residential component and small retail to support the Groton Inn and the Forge and Vine Restaurant to boost retail. Mr. Amaral stated any residential units will be garden style (1-2 Bedrooms) and would use the same finishes as the Inn and also maintain green space. The building would be lined up with the Waters House anything new added would be in the back to maintain all the green space upfront and there would be no new pavement in the front. The Waters House will be completely renovated and will potentially consist of suites as an accessory to The Groton Inn. Mr. Amaral asked the BOSC to reserve 7500/GPD in total for the Waters House and the commercial development. Mr. Amaral calculation was based on 52 beds x 110/GPD=5,720 and he estimated 500/GPD for the new retail. Mr. Orcutt told Mr. Amaral that the Waters House already has 605/gpd allocated now and Mr. Amaral replied then they could then reduce that to 7,000/GPD. Mr. Gmeiner responded that there is sufficient capacity for the Overlay District now, but we are getting uncomfortable as to where the rest of the capacity is going and we cannot reserve capacity. Mr. Gmeiner told Mr. Amaral that we would have sufficient capacity for the project he is considering. Mr. Amaral asked if the BOSC can request additional capacity from Pepperell if needed and Mr. Gmeiner replied yes, but that would require additional upgrades in Groton, which we already need for the capacity allocated. Mr. Gmeiner told Mr. Amaral that he would be comfortable at Town Meeting stating we have sufficient capacity for his project. Mr. Orcutt replied that we are tight on capacity, but we are working on first come first serve, so once you go to Town Meeting and provide us with plans and you have your building permit, we can charge you for the capacity and its yours. Mr. Amaral asked what is the earliest you can reserve capacity and Mr. Orcutt replied after you receive the permit.

Mr. Gmeiner told Mr. Amaral that the BOSC is in the process of reviewing the usage regulations and waste water systems costs. Currently one set applies to the Four Corner Sewer District and one for the Center Sewer District and its possible that the current cost of capacity of \$6.58 will increase. Mr. Orcutt said the reason being is that the sewer operates as an Enterprise Fund and we have to pay our way and we have

upgrades that need to be done and those costs are picked up by the sewer customers only. Mr. Gmeiner stated that the pumps and possibly pipes will need upgrades (Nod Rd to Rail Trail). He also stated that we have been charging \$6.58 for capacity with no inflation and that is what we pay to Pepperell.

**Mr. Gmeiner made a motion we have 7,000 gallons of capacity available for what is being proposed at 11 Lowell Road if it is added to the Town Center Overlay District Mr. Orcutt seconded and the motion passed unanimously.**

#### **Rate Hearing Usage Fee Regulations and Wastewater System Costs Cont.**

**Mr. Gmeiner made a motion to continue the Public Hearing on April 17th, 2019 @ 2:15P.M., Mr. Orcutt seconded and the motion passed unanimously.**

#### **Pepperell IMA**

Nothing discussed at this meeting

#### **Mandatory Sewer Connection Bylaw**

Mr. Gmeiner said he reviewed the letter and made some changes and we will approve at the next BOSC meeting.

#### **Sewer District Expansion Guidelines**

Mr. Gmeiner suggested we review the guidelines when Mr. Bouchard is present.

#### **GDRHS - Pumps**

Mr. Orcutt informed the BOSC that he would check with Mr. Rafferty on the status of this.

#### **Other Business:**

**Next Meeting** – April 17th, 2019

#### **BILLS SIGNED**

One set of bills were signed at this meeting for FY19, Expense Warrant (EW-21)

#### **MINUTES:**

No minutes were approved at this meeting

#### **ADJOURN –**

Mr. Orcutt made a motion to adjourn at 3:22 P.M., Mr. Gmeiner seconded, and the motion carried unanimously.

Respectfully submitted,

Ann Livezey  
Water & Sewer Assistant

**APPROVED:**

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