



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

**Town of Groton Sewer Department**

173 Main Street  
Groton MA 01450

**Date:** December 16, 2020

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

**Location:** Virtual Meeting Using Zoom

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

**Others Virtually Present:** Ann Livezey/Water & Sewer Assistant and Judy Anderson

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

**368 Main Street – Change of Use**

Mr. Orcutt told the BOSC that Mr. Gilson wanted to know how to go about converting his home into a B&B and asked if that would be considered a change of use. Mr. Gmeiner said we would need to make a determination and look at Title V. Mr. Orcutt replied if the bed count does not change then he see's no change. Mr. Gmeiner said we need to let Mr. Gilson know it would depend on how many bedrooms. Mr. Orcutt replied according to the Assessors it is a 3 bedroom. Mr. Gmeiner asked if meals would be served in the house and Mr. Orcutt all meals would be in the existing restaurant. Mr. Orcutt said he would reach out to Mr. Gilson and have him attend the next BOSC meeting to get more details.

**Donelan's – Capacity and Connection Fee**

Mr. Gmeiner asked if we received a floor plan yet and Mr. Orcutt said he only got a plan from the Building Department. Mr. Gmeiner suggested we ask for a floor plan with the application. Mr. Orcutt said he believes it 4 building space, but it does not define space. Mr. Gmeiner said a supermarket is allocated 97gpd per 1,000 sq. ft. and office space would be 75 gpd and retail would be 50 gpd. Mr. Gmeiner said if it is 3 new spaces, we would allocate 3 connection fees. Mr. Bouchard asked if that would be 4 all together and Mr. Gmeiner said "yes" but only 3 new space and they would not exceed Title V. Mr. Bouchard said 4 retail space would be 200 gpd. Mr. Gmeiner replied the previous supermarket was 97 gpd per 1,000 sq. ft., office space would be 75 gpd and retail would be 50 gpd per Title V per 1,000 sq. ft. He said that if they were to have 4-spaces and one restaurant with 20-30 seats then the ERU would maybe bump up. Mr. Gmeiner said the supermarket is 97 gpd per 1,000 sq. ft. and asked what the application says. Mr. Orcutt said the application says 10K sq. ft. so the connection would be 3 ERU's with no request for additional capacity, but if one requested a restaurant, we would have an upcharge. Mr. Gmeiner said if you take the 97 gpd divide by 4 you get less than the 200 gpd minimum, so there would be no upcharge on the connection fee.

## **227 Boston Road – Sewer Connection Update**

Mr. Orcutt told the BOSC he got a message from Mass Dot saying 25% of the design review is done.

## **1-3 Forge Village – Sewer Connection**

Mr. Orcutt said 3 Forge Village is connected and the snow has stopped the connection for 1 Forge Village. Mr. Gmeiner asked that we notify Ayer of the new connection and Mr. Orcutt said he would do that. Mr. Gmeiner asked how many sq. ft is 1 Forge Village is and Ms. Livezey replied that the application says 7,185 sq. ft. Mr. Gmeiner did the calculation  $7185 \div 1,000 = 7.185 \times 75 \div 330 = 1.6329 \times \$8,000.00 = \$13,063.20$ . Mr. Gmeiner told the BOSC that Mr. Rafferty had 7600 sq. ft. and Mr. Orcutt said maybe he included hallway, stairs and elevator. Mr. Bouchard said the Assessors has 7,185.

Mr. Orcutt said #3 is different and one space is occupied by the dry cleaners. Mr. Gmeiner said retail space is 50 gpd and asked if they are actually running a dry-cleaning business. Mr. Orcutt said it's an off-site dry cleaner and Mr. Gmeiner said Mr. Rafferty allocated 50 gpd. Mr. Gmeiner said Ayer has a minimum ERU of 330 gpd, we had a set number in the Intermunicipal Agreement and when we ran these numbers, we did not do a minimum ERU for original spaces. Mr. Gmeiner said when Mr. Rafferty calculated the cleaners, he had 2 ERU's and he did not round up so that when the rate study and the connection study was done there would be enough to pay Ayer. Mr. Rafferty also set up for lower flow and a partial ERU instead of a flat.

Mr. Bouchard said in talking about #3 partial build out, does that mean other spaces to be made. He said our regulations are clear on building space and connections. Mr. Gmeiner replied existing building spaces and the cleaners are the only ones there, so he suggested we go with the bottom and just do one ERU. Mr. Orcutt asked what is that compared to Mr. Rafferty's and Mr. Gmeiner said its slightly less than his spreadsheet. Mr. Rafferty has 3.6 ERU's. Mr. Bouchard asked how he got to 3.6 ERU's and Mr. Gmeiner replied that it was based on Title V. Mr. Gmeiner asked when we send the bill, we need to note that if there is any change of use in any building we need to be notified and that it may result in additional charges. Mr. Orcutt said he would draft a letter and send it out to the owner.

## **Shaw's Sewer Connection**

Mr. Orcutt said the connection fee has been paid and Mr. Rafferty will be out next week to get connected

## **436 Main Street**

Mr. Gmeiner asked if we have received a package from Honeywell yet and Mr. Orcutt replied "no".

## **Four Corners Sewer Regulations**

Mr. Gmeiner asked that we post a hearing soon to adopt the revised Four Corners Sewer District Rules and Regulations.

## **Center Sewer Regulations**

Mr. Gmeiner said he reviewed the changes made by Mr. Bouchard and that there were only typo changes, but he would like to revise the section about building spaces and Mr. Orcutt agreed. Mr. Bouchard asked about usage fee regulations sewer design and construction use and capacity sewer management bank and Mr. Gmeiner said we voted those out a while back. Mr. Bouchard asked about 396 Articles 1-13 and Mr. Gmeiner asked to leave the abatements in there.

## **Discuss Developing a Policy Regarding Abatements**

Mr. Orcutt said he will continue to draft a letter regarding abatements.

## **FY21 & FY22 Budget**

Mr. Orcutt said he would ask Ms. Crory to do a 6-month review for water/sewer.

**Next Meeting** – January 6<sup>th</sup>, 2021

**BILLS SIGNED** - No bills were signed at this meeting

**MINUTES**: - No minutes were approved

**ADJOURN** – *Mr. Orcutt made a motion to adjourn at 3:30P.M. Mr. Gmeiner seconded the motion. Roll Call Gmeiner – Aye and Orcutt - Aye*

Respectfully submitted,

Ann Livezey  
Water & Sewer Assistant