



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

Town of Groton Sewer Department

173 Main Street
Groton MA 01450

Date: September 29th, 2021
Time: 2:00 P.M.

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

Others Virtually Present: Ann Livezey/Water & Sewer Assistant, Judy Anderson and John Amaral

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

Filho's Grease Report

No discussion at this time

Review I&I Study

Mr. Gmeiner told the BOSC he has not heard any updates from Mr. Rafferty regarding the study.

Proposed Zoning By Law Amendment

No discussion at this time

Review Nod Road Pump Station and Flow Evaluation

Mr. Gmeiner told the BOSC that Mr. Rafferty ran the numbers and was confident with the numbers to upgrade the pumps that will get us to one level and we will be stuck there unless we want to spend a lot of money. Mr. Gmeiner said he was not sure that includes Groton Hill Flows and Mr. Bouchard said he recalls that when we met with Mr. Rafferty it did not include Groton Hills.

Mr. Orcutt told the BOSC he sent information for the capital plan and they no longer do a 5-10-year projection, it's now just a 5 year. Mr. Gmeiner, we need to put out there that there is a major upgrade ahead and agrees we put it out there on the five year and move out if needed.

Damaged Vent Pipe Boston Road Extension

Mr. Gmeiner asked Ms. Livezey to reach out for an update

436 Main Street

Mr. Gmeiner said all the work has been completed and the grinder pump would be the only thing left.

Prescott Capacity Charges

No Update at this time

Indian Hill Music – Plan Review/Construction Discussion

Mr. Gmeiner asked if Mr. Rafferty had anything left and Mr. Orcutt said the pressure test and connection.

108 Pleasant Street – Sewer Connection

Mr. Gmeiner told the BOSC the contractor reached out to Mr. Orcutt asking why they were not doing directional drilling and Mr. Orcutt told him that is what the engineers came up with. Mr. Gmeiner said he received a call as well from the attorney asking the same question and also if we had any objection to them doing directional drilling. He told the BOSC the only concern Mr. Rafferty had was with the valves

2:15 PM Public Hearing “Extend Sewer District- Assessors Map #216, Lot #102

Mr. Bouchard, Clerk, read the following into the record:

Notice of Public Hearing

In accordance with Chapter 83 of the Massachusetts General Laws, the Town of Groton Sewer Regulations, and the Policy and Guidelines for a Submission to Extend Sewer District, the Groton Sewer Commission will hold a public hearing on Wednesday, September 29th, 2021 at 2:15 P.M. via Virtual Meeting using Zoom Pursuant to the Governor’s Executive Order to consider a proposed sewer extension to the property shown on Assessors’ Map 216, Lot 102. Please see Meeting posted at <https://www.grotonma.gov/events/> for details regarding Zoom meeting information.

Mr. Gmeiner declared the Hearing open. Mr. Gmeiner said that we received all the information indicating that the abutters were notified. Mr. Amaral told the BOSC that they are looking to put the one parcel into the district (Lot 102). He would like the support in submitting it for the warrant for town meeting. Mr. Gmeiner told him we need to follow our guidelines and Mr. Gmeiner asked if this was zoned residential or commercial and Mr. Amaral said it would be used as residential. He also asked the time frame for the project and Mr. Amaral replied he would not have the permits for at least a year and that more engineering work needs to be done. If all goes well maybe the middle to end of next summer and start site work next fall. Mr. Gmeiner asked if there are alternatives to sewer that could be considered, for this one parcel could it be septic. Mr. Amaral said this would be part of larger development there would be no way to put on septic. Mr. Bouchard said as far as capacity we would need better numbers for the whole development. Mr. Bouchard said adding Lot 102 a residential piece to be part of a larger development and asked how many residential units and Mr. Amaral replied 200-300 units depending on which path they pursue. Mr. Amaral said that would be all of the acreage and some would be carved out by Main Street for commercial. Mr. Gmeiner asked how big the parcel is and Mr. Amaral replied this parcel is 2.27 acres.

Mr. Orcutt asked what is the sewer capacity request for this parcel and Mr. Amaral replied the original was 75K gpd for whole project including 500 Main Street. Mr. Orcutt said he wants to allocate for this parcel only and not the whole 75K gpd and wants to confirm it’s just for the 2.27 acres. Mr. Orcutt said once included in the district we need to know how many gpd. Mr. Amaral asked moving forward would the BOSC need this answer today and Mr. Orcutt said this question will come up at town meeting.

Mr. Gmeiner said it would be based on how many bedrooms on this parcel. Mr. Amaral said there would be no age restriction on these apartments. Mr. Gmeiner said this article is on the town meeting warrant and this meeting is if

the BOSC is in favor or against it. Mr. Amaral said if the average was 24 units with 2 bedroom each would be 48 total so roughly 5500 gpd. Mr. Bouchard asked if this was not included what would happen and Mr. Amaral said it would not stop construction, but the cost of land, demo and tie in so number of units that make the project feasible and those 2 good acres of land to develop. Mr. Bouchard said the 5500 is about 8% of the 75K gpd and feels it is an enabler of the entire project and we would need to discuss further. Mr. Amaral said this would not stop the project if not included in the district. He said they would be coming in with a comprehensive plan later in time and he will be able to provide at town meeting.

Mr. Gmeiner asked about the proposed path and asked if he was thinking of running this down Taylor Street and Mr. Amaral said no it would be coming off of Main Street.

Mr. Orcutt asked if Mr. Gmeiner recalled this parcel being zoned commercial was left off and he could not recall why. Mr. Gmeiner said the original district map cut across Deluxe property and not sure why. He pointed out the original district map only included the portion of the Deluxe property near the road; it didn't include the building. In 2004 the District map was re-drawn so that parcels in common ownership and of like zoning were included in their entirety. He thinks this parcel was not included due to an oversight as it was not clear on the then assessors' maps that this parcel was part of the Deluxe Property. If it had been known to be part of the property it would have been included. Mr. Bouchard said we are not aware of why it was not included and Mr. Gmeiner said "no", other than it not being clear that it was in common ownership with the rest of the Deluxe property.

Mr. Orcutt made a motion to close the public hearing at 2:50 and Mr. Bouchard seconded and the motion passed unanimously; Roll Call: Gmeiner-Aye, Orcutt-Aye and Bouchard-Aye.

Mr. Gmeiner asked if any feedback was given from abutters and Mr. Bouchard replied "no". He then asked if any positive/negative effects on the environment and Mr. Bouchard said he feels it's better to have a sewer lot rather than a private. Positive/negative on economic factors and Mr. Bouchard said it's a help to the overall proposal and Mr. Gmeiner said that helps the community at large, but maybe not the rate payers.

Mr. Bouchard said our system can handle 5500 gpd for this lot, but this capacity discussion needs to be discussed for the overall larger project. Mr. Gmeiner told Mr. Amaral that we will need to discuss because we do not have that amount available and it would bump us up with our current limits.

Mr. Orcutt made a motion support the article to be extend parcel #102 Taylor Street, Mr. Bouchard seconded and the motion passed unanimously; Roll Call: Gmeiner-Aye, Orcutt-Aye and Bouchard-Aye.

Note: Mr. Orcutt stated this does not endorse the concept plan until we work out the capacity issue with the overall project.

Main Street Repaving/Discuss Manhole Report

Mr. Gmeiner asked this be removed, due to the project being on hold

Florence Roche School - Capacity

No Update at this time

227 Boston Road/Lindemer - Sewer Connection Update

No update at this time

Discussion of Proposed Sewer Commission Web Site

No Update at this time

FY21 & FY22 Budget

No discussion at this time

Other Business: Bills Minutes Etc.

Next Meeting – October 6th, 2021

BILLS SIGNED – No bills were signed

MINUTES: - No minutes were approved

ADJOURN – *Mr. Bouchard made a motion to adjourn at 3:05 P.M. Mr. Gmeiner seconded the motion. Roll Call Gmeiner –Aye, Bouchard-Aye and Orcutt-Aye*

Respectfully submitted,
Ann Livezey
Water & Sewer Assistant