



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

Town of Groton Sewer Department
173 Main Street
Groton MA 01450

Date: August 8, 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 & Christine Lindemer and Don Black

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

63 Gratuity Road 40B

Mr. Bouchard said he spoke with Takashi Tada/Planning Board and in his opinion the project for 63 Gratuity has a way to go with the BOH, Zoning etc. Mr. Gmeiner informed the BOSC that he has reached out to Mr. Doneski regarding whether or not 40B trumps District boundaries and fees and he is waiting for a response. Mr. Gmeiner also mentioned that the BOS has decided to go with a new Town Counsel; but Mr. Haddad suggested we continue with Mr. Doneski on this.

Dave Moulton – Four Corners Sewer Update

Mr. Orcutt told the BOSC that Mr. Rafferty/EPA has questions regarding the design and Mr. Stan Dillis is working on the revisions, but nothing has come back yet. Mr. Orcutt also mentioned that he has not heard anything on the pumps, but he thought that might be resolved and just waiting on Mr. Rafferty's approval. Mr. Gmeiner mentioned he would like to speak with Mr. Rafferty regarding the hook-up fees for Four Corners.

Four Corners – Sewer Take Over

Mr. Gmeiner informed the BOSC that the BOS has decided not to have the BOSC repay the Town the Engineering Fees for the new District. Mr. Gmeiner said the next step is to have a Combined Rates and Regulation Hearing to adopt the Regulations with the new rates in them. Mr. Orcutt said we need two weeks of advertising to do this. Mr. Bouchard asked what happened when the Center District was established and is there an Enterprise Fund set up now and Mr. Gmeiner replied yes. Mr. Orcutt said the next BOS meeting is August 27th and Mr. Gmeiner asked Mr. Orcutt to post the last notice we used and just call Revised Regulations and those will have the rates billed into them.

21 Lovers Lane

No new information at this time.

Pepperell IMA

No new information at this time. Mr. Gmeiner said he would reach out to Mr. Rafferty/EPA.

227 Boston Road

Mr. & Mrs. Lindemer were present along with Mr. Don Black on behalf of 227 Boston Road. Mr. Lindemer said that he provided an email to the BOSC regarding the proposed project for 227 Boston Road and the plans are as follows:

1. **New house between the existing house and the golf course:** We have an approved lot and are considering building a four bed-room house.
2. **Existing house: our existing house has four bed-rooms and a private septic system.** We hope to replace the septic with town sewage service.
3. **Barn function hall: we plan to convert our existing barn into a three season function hall.** Our plan is to bring sewerage into the barn to support two restrooms and 2 additional utility sinks. The barn will not have heat or air conditioning. At this time, we are looking at a maximum of 150 people per function.

Mr. Gmeiner asked Mr. Lindemer if it would be required to have a Zoning change since the Barn would be a Function Hall and Mr. Lindemer said it would be considered Spot Zoning. The Golf Course is considered Commercial Zoning and we are adjacent to the property. Mr. Black said he spoke with Bart, the Owner of Sunset Farms and he said the previous owner had a business on site and before the Lindemer's owned there was a rental property on site. Mr. Black said he is not saying its Grandfathered in, but if Bart's qualified than the Lindemer's should too. Mr. Gmeiner replied that this project is out of his comfort zone and that the BOSC has limited capacity and we are trying to keep growth in the center where the sewer is supposed to be. Mr. Gmeiner mentioned that the BOSC has expanded sewer in the past for people in failure. Mr. Black said he has heard Mr. Gmeiner concerns and that is why he spoke with Bart at Sunset Farm and his Barn can hold 150 people. Mr. Bouchard asked Mr. Black what is zoned at Sunset Farm and Mr. Black replied Agricultural/Residential. Mr. Black said he met with Mr. Ira Grossman/BOH and with using 150 people, he showed me where to go under Title V and the GPD showed 15/GPD per seat, so if there are 6 events a year that is 13,500 gallons per year and turns out to be 37 GPD. Mr. Orcutt mentioned that Mr. Black's allocation is per person/per day and if you are only hosting 6 events per year you would not use that much per day. Mr. Black replied it would be a seasonal space, so it would not be used daily. Mr. Orcutt suggested maybe we do a restriction and Mr. Gmeiner asked who put the restriction on Sunset Farm. Mr. Orcutt replied the planning board and Mr. Black said they are restricted to (6) large events per year.

Mr. Orcutt stated that Municipal Sewer is not a tool to develop property for something that would not be developed under Title V. If you can't get Title V approval for a Function Hall and now you get approved to hook up to Town Sewer that means you can further develop the property in the future. If we do extend the District we would have to put a restriction on the property to leave each house as (4) Bedrooms and

restrict the Function Hall to hold a certain amount of events per year. Mr. Bouchard asked if the Four Corners Sewer Project was developed for Commercial use only and Mr. Orcutt replied that Four Corners could have done Title V and there were also other system options. Mr. Lindemer said the intention of the Four Corners Sewer Project was build it and they will come and it was extended for Economic Development. Mr. Lindemer also stated that a septic system would fit in front of the barn, but he has not looked into it, but if septic was our goal he said it would not be a problem. In his opinion he feels it would be expensive and he wants to avoid the number of septic systems on the property. Mr. Orcutt asked if he could provide documentation that he can get a Title V and that it would actually fit. Mr. Gmeiner stated that his issue is expanding the District for business purpose and Mr. Orcutt does not feel that we should extend to a parcel that is not developable without Town Sewer. Mr. Orcutt also asked how we would do the calculations on flow and suggested maybe putting a restriction to have (6) Events per year or no more than two a month. Mr. Gmeiner feels maybe that could be increased to 10-20 a year and we would have to look into our flows before deciding. Mr. Orcutt asked what the peak season would be and Mr. Lindemer replied late spring to early fall maybe to Columbus Day. Mr. Black said to also keep in mind this is an unheated structure. Mr. Gmeiner suggested we talk to our Engineer and work out the numbers. If you are using the Barn limited on weekends and limited functions per year, than the GPD would be lower. Mr. Gmeiner also mentioned we could put a restriction on the capacity and if more capacity came available we can release the restriction.

Mr. Lindemer said so the issue here is with the Barn not the two houses. Mr. Gmeiner replied that expanding the District is the issue and the bigger issue is the Function Hall and what if the sewer line is run and they you have plans to put in a restaurant. Mr. Lindemer said they have no plans to do that and if you are limited on capacity now then there is no room for a restaurant, but in the future if more capacity becomes available, and then they could come back before the board. Mr. Gmeiner said maybe we could issue a permit; we would have to check with Town Counsel. Mr. Bouchard asked with the calculations of the two houses and the function hall that would be 3130/GPD and asked the BOSC if we can issue a permit that restricts the flow. Mr. Black asked Mr. Bouchard to explain his calculations and Mr. Bouchard replied (2) 4-Bedroom homes at 110/GPD per Bedroom = 880/GPD and the function fall would be 150 guests @ 15/GPD per seat = 2250/GPD.

Mr. Gmeiner suggested that the Lindemer's attend the next BOSC meeting and at that time provide us with a business plan and some seasonal dates. Mr. Gmeiner said that in the meantime the BOSC would review the flows for the past four years and we can discuss at the next meeting.

Next Meeting – August 22, 2018

BILLS SIGNED

One set of Bills were signed at this meeting for FY-19, Expense Warrant (EW-04)

MINUTES:

July 11th, 2018 as revised, July 25th, 2018 and July 31st, were approved.

ADJOURN –

Mr. Orcutt made a motion to adjourn at 3:30pm, Mr. Bouchard seconded, and the motion carried unanimously.

Respectfully submitted,

Ann Livezey
Water & Sewer Assistant

APPROVED:
