TOWN OF KINGSTON
BOARD OF WATER COMMISSIONERS
OPEN SESSION
WATER DEPT OFFICE - 22 ELM ST, MICHAEL J.
MACPHERSON MEETING ROOM & VIA ZOOM
APRIL 25, 2023

7:00 PM – CALL TO ORDER

Chairman Richard W. Loring Jr called the meeting to order at 7:00pm.
In attendance were Commissioner Kostka, Kristen Berger of Resilient CE, Superintendent Chris Veracka and Clerk Stacey L. Smith.

APPROVAL OF DEPARTMENT BILL SCHEDULES:

MEETING MINUTES:

<u>VOTE TO APPROVE THE MEETING MINUTES OF MARCH 28, 2023 AND APRIL 12, 2023</u>

Commissioner Kostka made the motion to accept the minutes of April 12, 2023. Chairperson Loring seconded the motion and it was voted on unanimously (2-0-0).
Commissioner Kostka stated he was not in attendance for the meeting of March 28, 2023. Chairperson Loring stated they would table these minutes until Vice Chairperson Erlandsen is present.

APPOINTMENTS:

<u>KRISTEN BERGER, RESILIENT CE RE: ENGINEERING UPDATES</u>
<u>*RESULTS OF RFP FOR I-86 WELL CLEANING</u>
<u>*WATER TREATMENT FACILITY UPDATES</u>
<u>*WATER SYSTEM MAP UPDATES</u>
<u>*REVIEW AND DISCUSSION OF PRESENTATION MATERIALS</u>
<u>*DRAFT MORATORIUM LANGUAGE - CURRENTLY BEING REVIEWED BY TOWN COUNSEL</u>

I-86 Well Cleaning

Ms. Berger stated the bids for the project had been opened and there were no bids received. She stated one company had referenced they could not work within the projected timeframe and another company stated they had sent their bid package but it had not arrived by the deadline. Ms. Berger said the project has been put out for bid again tomorrow with a new deadline of May 11, 2023. The good news is the company that originally couldn't work during the timeframe now believes they could potentially be available with the new timeframe. Commissioner Kostka asked if we were familiar with both contractors. Ms. Berger said, yes and it's good to have some competition.

Commissioner Kostka asked when to expect the work to start on the project. Ms. Berger said as soon as possible, the I-86 Well is off line. Commissioner Kostka stated we needed to expedite this and asked if Grassy Hole Well could be run longer. Superintendent Veracka stated that we try to give Grassy Hole a rest to recharge. Chairperson Loring stated we need to give Grassy Hole a break, we shouldn't be changing the way we operate this system unless it's a dire emergency.

Grassy Hole/I-86 Treatment Facility

Ms. Berger stated the unit heater is still anticipated to arrive in July. No additional updates.

Water System Map Markup

Ms. Berger stated Mike Ohl of CEI was supposed to have dropped off the mark-ups to the water department last week along with the O&M Manuals for the new treatment facility. Superintendent Veracka emailed Mr. Ohl today and he asked Superintendent Veracka if he was available this Friday.

Ms. Berger asked if there was any language or materials needed for the Town Meeting in looking for the new well, and moratorium language. Chairperson Loring said they are still waiting on word from Town Counsel regarding the temporary moratorium on new water connections and extensions. He suspects language will need to be added to include exemptions such as Form A lots previously approved by the Planning Board.

Chairperson Loring stated we can either take our next appointment or continue on to the Superintendent's update until Vice Chairperson Erlandsen arrives. Commissioner Kostka suggested waiting until he arrives as it's important to have a full Board for the next appointment. He's relatively close and not too far away.

WATER SUPERINTENDENT DEPARTMENTAL UPDATE:

<u>*KELLEHER PROPERTY UPDATE - LAND APPRAISAL 4/13/23 BY S.G DECASTRO</u>

Superintendent Veracka stated regarding the water system map updates, he was speaking with the Deputy Fire Chief and maps should be considered for the Fire Department as they use those for updating road layouts, hydrants and underground storage tanks. There are two fire stations that use that map.

Vice Chairperson Erlandsen arrived at the meeting at approximately 7:10 pm.

Ms. Berger asked what size they would need. Superintendent Veracka said he would ask and take measurements. Chairperson Loring suggested that we make sure the Fire Department has a working document for their purposes.

Regarding the Kelleher Property, Superintendent Veracka stated he met with the appraiser, S.G DeCastro, and walked the property. He doesn't think much will have changed from the previous appraisal but we are still awaiting the report.

<u>*DEHUMIDIFIER UPDATE AT TRACKLE POND TREATMENT FACILITY</u>

The dehumidifier repair is complete.

<u>*CONSUMER CONFIDENCE REPORT - MASS DEP</u>

Superintendent Veracka stated he will be working with Ms. Berger on the annual report with pulling all the appropriate documentation needed for that.

<u>*QUARTERLY METER READS FOR THE JUNE BILLS WILL TAKE PLACE NEXT WEEK (5/1)</u>

Superintendent Veracka told the Board quarterly meter reads will be done starting next week for the June bills. Additionally, he will be preparing the second quarter Lead and Copper samples.

Regarding the Grassy Hole/I-86 Water Treatment Facility, the emergency lighting now needs a new fixture. When the electrician came in to make the repair, something arced and blew the fixture. He added, regarding the SCADA upgrade, Superintendent Veracka spoke with Mike Leary and he was still waiting for the wiring harness for the dial up. He expects it to arrive mid-May, at which point he will complete the upgrade.

Superintendent Veracka told the Board he spoke with Matt Pinella, Conservation Agent, today and was given a set of design plans for the Elm St/Jones River Drainage project to review. He stated the green infiltrators would be removed. The grade will be cut by three feet, creating a steeper slope and rip rap will be placed along the railing overlooking the river. Chairperson Loring stated they would look at this after our next appointment as he isn't comfortable at all with the plans.

<u>LLOYD GEISINGER AND DAVID EASTRIDGE, THORNDIKE DEVELOPMENT</u>
<u>RE: SACRED HEART DEVELOPMENT PROPOSAL, REQUEST FOR WATER</u>

Lloyd Geisinger thanked the Board for their time. Mr. Geisinger stated they have sent in a proposal to hopefully start a conversation as to a path forward that we may be able to follow in light of the current water situation.

Chairperson Loring stated, currently we have no path forward for us to provide water to you. Until such time, we can bring a new well online, to adequately supply the residents of Kingston and we work with the planning board to find out what is the best way to move forward regarding planning for the town; this Board is hesitant to move forward with any definite proposal for any particular development. He added, your proposal is 600 units. We have met with Trammel Crow and they proposed 200-300 units and we shared the same sentiment. We are unable to provide potable water for either of these projects and protect the residents of Kingston at the present time. Additionally, we have a neighborhood, Von Rohr Estates, located off Parting Ways Road. At the time, the developer had installed a system that we approved; we thought it would stay dry except for fire emergencies. As it turned out, the system got charged with water and remained stagnant. After years of trying to clean out those mains from stagnant water that had sat in them, that system was never able to be placed online. Chairperson Loring stated we have to maintain potable water for our existing residents and the Von Rohr neighborhood, which in his opinion, he believes they owe potable water to before any new development. He went on to say a new storage facility is also necessary. Chairperson Loring stated he feels the entire Board is not comfortable with the fact that they may have stymied the town from moving forward; however, growth needs to be both reasonable and prudent.

Mr. Geisinger thanked Chairperson Loring. He said he understands the reasoning entirely. He said they're fortunate that this proposed development sits on top of a lot of water and Thorndike is prepared to develop its own private water supply. He stated they had spoken to the Town of Plymouth and it was conveyed to them by the Town Manager that water or sewer from Plymouth wasn't possible; so that was a non-starter. Mr. Geisinger asked, if, at a future date, the Town of Kingston has resolved the various issues, would the town want our project to tie in to town water or would the town prefer the project remain private?

Chairperson Loring stated he was unable to answer that as 5-8 years from now some of us may not be here, the people at town hall may not be here, the voters at town meeting may be different.
He asked, what will Mass DEP allow you to withdraw within our overlay district? What size determines a public system or private system?
If you developed a well system, would we, as a town, support that? He added, as a water commissioner, he would be reluctant to support a private system that withdraws from our Zone 2. These are all questions to consider with Mass DEP as a developer. Chairperson Loring stated tying into our system is a major project. He stated he would not want anything but raw water drawn into our treatment plant before it goes out into the system after treatment. He added, the treatment plant voted, by the town, is a closed system. The expectation is that any raw water to be treated is of the same quality and purification.

Mr. Geisinger said he understood they would need to work with MassDEP. He said there is a certified well on property approved and permitted to withdraw up to 100,000 gallons per day. Preliminary indications are that it would be enough to supply their proposed plan. If the project could eventually connect to the town, we would abandon our private system to be connected to the town. Mr. Geisinger stated he doesn't see the development needing Kingston's water for at least 5-7 years. He stated his real question today was regarding the town's acquisition of a new well site and what that timeline looks like.

Chairperson Loring stated in 2020, the town meeting body authorized money to be put aside for the land acquisition. Shortly thereafter, the owner of the property passed away. The Board has gone before town meeting and asked for the option of eminent domain on the property, should we not be able to make contact with the estate, and each time the voters have said no. Recently, the estate made contact with Superintendent Veracka. We hope to come to an agreement which is beneficial to both the estate and the town. Additionally, Chairperson Loring stated that we hope we can convince the voters that growth is important to the town, once we have a new well, both in private and commercial development. Discussion continued regarding the needs of the residents and the balance of growth.

Vice Chairperson Erlandsen stated there is an expectation of certain standards and requirements with any development in the town. He added, in 3-5 years, it would behoove a developer to work closely with the Kingston Water Department.

Mr. Geisinger stated, if it's the position of this Board is to provide potable water to all residents in the town, we can bring on new users. Commissioner Kostka stated as long as he's been on the Board, we have always wanted to have town water available to all users. It's better for the town. Independent water systems don't serve our best interests. He said he would prefer it all be a public system. Chairperson Loring added, any system built will be built according to our standards. Discussion continued on how to switch from a private to a public system.

Chairperson Loring stated there are lots of hurdles to get from now to later. Mr. Geisinger stated he had one more question. Assuming the water department is successful in acquiring land, you know the yield from the well site and water is plentiful. Can a commitment be made to supply water to the project? He added, if so, we can phase our development with that in mind. Mr. Geisinger said he had a conversation with Mass Works and the Deputy Director stated they would absolutely be ready to make a major multi-million dollar grant towards the project.

Chairperson Loring stated any future decisions need to be balanced with the town's future development with the cooperation of the Planning Board. Mr. Geisinger stated he is trying to understand what we can do on the town meeting floor. He would like to marry their plan with the town's water project to acquire a well. He added, we could have a private system but we wouldn't want to. It's stupid. You are in the the business of drinking water.

Commissioner Kostka stated, down the road if a developer has met the qualifications and specifications of our system and has current residents living there, he would see no reason why we wouldn't want them to hook up to our system.

Chairperson Loring referenced the proposed MBTA Zoning to accommodate housing in a very particular defined parameter around the MBTA area and that this project would not qualify. Mr. Geisinger said that wasn't true; that only 60% of housing has to be within a 1/2 mile of the MBTA. The remaining 40% can be outside that area. Vice Chairperson Erlandsen asked if this was a recent change. Mr. Geisinger said this was a change about a year ago in the regulations. He added, both Keith Hickey, Town Administrator and the Town Planner, Valerie Massard are aware of the change.

Mr. Geisinger thanked the Board for their time and candor. Mr. Geisinger and Mr. Eastridge left the meeting at approximately 7:42pm.

Vice Chairperson Erlandsen made the motion to approve the minutes of March 28, 2023. Chairperson Loring seconded the motion and it was voted (2-0-1)
Commissioner Koska abstained as he was not present at the meeting of March 28, 2023.

Superintendent Veracka asked if his attendance at town meeting was necessary as he has a conflict. Chairperson Loring stated three board members would be attending. Superintendent Veracka stated he would be local, so if anything changes, just let him know.

Commissioner Kostka stated even though he was not at the meeting of March 28th, he felt as if he was when reading the minutes. He commented to Ms. Smith that the production of the minutes were exquisite.

Discussion continued back to the Elm St/Jones River Drainage Project. Superintendent Veracka told the Board Matt Pinella, Conservation Agent and Superintendent of Streets,Trees & Parks, Paul Basler were onsite last week. Superintendent Veracka stated he wasn't part of this original design as this started back before Matt Darsch retired. He proceeded to review the full detailed engineering plan and pointed out the drainage inverts and the rip rap that would run alongside the river railing. Chairperson Loring stated he is opposed to this design. This is a public building and this plan rips everything out rather than do something to give us grass and a walkable area for the public. He believes there are alternatives that could be done to achieve the same result. Ms. Berger stated she had previously seen plans for this project, with the former superintendent, but the area being discussed along the river and what was to be done in it had not been determined yet. She stated this is a different plan than what she had first seen. Commissioner Kostka said no one has been here before the Board as it's our property. Chairperson Loring stated this building has been here for over a hundred years and it's survived and it should be treated as such and not used as stormwater runoff because someone wants to protect the Jones River. The river is important, but so is access to this building and the river. Superintendent Veracka stated many people come to enjoy the river with their children to see the fish and use the picnic table for lunch by the river. He believes this will create significant hazards like tripping and falling.

Chairperson Loring stated the plans indicate the grade change, from 15ft to 12ft, is a significant drop. Commissioner Kostka said if it was in our best interest to keep people out, he could support this plan, but it's not. He added, the last thing he wants to do is upset the public who come here to enjoy the river and the fish. We are lucky to live in an area where people can do that. Vice Chairperson Erlandsen asked what other options are available? Superintendent Veracka said in speaking with the conservation agent, this will only be used in extreme storm situations and he believes it will not be aesthetically pleasing. Ms. Berger added, or safe. Vice Chairperson Erlandsen asked if we should provide conservation with some goals that the Board would like to see achieved in this plan. Chairperson Loring stated he believed a letter stating that the current land use should be allowed to continue and this plan should keep that in mind. Discussion continued regarding options and the reasoning behind the retention ponds which are extreme storms. Superintendent Veracka stated the tiered settling lagoons will allow water to absorb back into the ground. Commissioner Kostka stated that it's important to have as much water as possible recharge into the ground. Discussion continued regarding the drainage that had been removed when the dam was removed. Commissioner Kostka suggested the conservation agent come before the Board to talk about this. Ms. Smith added to the discussion that there is an article on Saturday's Town Meeting Warrant to reduce the amount of the grant from this project, so if the Board hears that article referencing the Jones River/Elm St drainage project, this is what that article is referring to. Superintendent Veracka suggested a letter be sent to conservation asking them to perhaps take a pause on this project and have a discussion with the water commission. Commissioner Kostka said he's troubled that we have never been part of the discussion. He stated he cannot support any of this without having a conversation. Vice Chairperson Erlandsen stated they can start the work uphill of the water department, but there should be a conversation before any work is done at the water department. Superintendent Veracka stated our parking lot would be unavailable for 3-4 weeks during the project and parking would be across the street at Sampson Park.

Superintendent Veracka stated another issue is regarding the recent energy audit and weatherization efforts facilitated by Brad Norman, Facilities Director. This initiative was being paid for by a Mass Saves Grant. This process started back when Matt Darsch was here and insulating underneath the building had been discussed. After the energy audit was completed, it was determined that would not be an option, but they would look to seal up doors and insulate the attic. During the inspection of the attic, some former knob and tube wiring was found. Superintendent Veracka came in one day and the electrical contractors were in the attic commencing work. He stated he asked the contractors what they were doing and who authorized this work, as the water department was unaware. The electrician said Brad Norman authorized the work. Recently, the water department received a $6500 bill from the facilities department for the electrical work.

Chairperson Loring stated the water department facilities management has always been done by the water commission and the department and does not go through the facilities director. Vice Chairperson Erlandsen asked if Brad had seen something that was concerning and needed to be addressed. Superintendent Veracka said it was the result of a town wide energy audit. Originally, he said he was interested in having the floor insulated, as it would save a lot in heating costs, but the company had said no, they couldn't do that as there was water from the river under the building.

Chairperson Loring stated it appears the facilities manager did not manage the facilities correctly. This bill was never authorized by the Board and we will not pay the bill. Superintendent Veracka added, we were under the impression this work was covered by a grant. He stated discussion will take place once the Town Administrator returns, to determine who ultimately is responsible for this bill.

Before a motion to adjourn was made. Ms. Smith wanted to remind the Board that the Town Meeting is Saturday April 29, 2023 at 9am at Kingston Intermediate School. She included a brief explanation of the Main Street Water Main Project, the meeting packet, should any residents or voters have questions about the project. Ms. Smith also added, they will reorganize at the next meeting on May 9, 2023.

NEW BUSINESS:

<u>LETTER DATED APRIL 6, 2023 FROM MASSDEP RE: MASSACHUSETTS WATER MANAGEMENT ACT REGISTRATION STATEMENT</u>

UNFINISHED BUSINESS:

WATER CORRESPONDENCE FROM LAST MEETING:

*EXPLANATION OF THE MAIN ST WATER MAIN PROJECT AND REQUEST FOR PLYMOUTH COUNTY ARPA FUNDING PRESENTED AT BOS MEETING ON 4/11/23

BUSINESS OF WATER QUALITY REVIEW COMMITTEE:

NEXT REGULAR MEETING:

MAY 9, 2023 (TIME TO BE DETERMINED)
Ms. Smith asked the Board what time would work for the meeting on May 9, 2023. The consensus amongst the Board was that 4pm would work.

ADJOURNMENT OF OPEN SESSION:
Commissioner Kostka made the motion to adjourn. Vice Chairperson Erlandsen seconded and it was voted unanimously (3-0-0).
Meeting adjourned at 8:10pm.

ZOOM INFORMATION

TOPIC: BOARD OF WATER COMMISSIONERS
TIME: APR 25, 2023 07:00 PM EASTERN TIME (US AND CANADA)
JOIN ZOOM MEETING
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Respectfully submitted,

Stacey L. Smith

Stacey L. Smith
Clerk