TOWN OF KINGSTON
BOARD OF WATER COMMISSIONERS
OPEN SESSION
WATER DEPT OFFICE - 22 ELM ST, MICHAEL J.
MACPHERSON MEETING ROOM & VIA ZOOM
MAY 9, 2023

4:00 PM – CALL TO ORDER

At 4:00 pm Chairman Loring opened the meeting without a quorum. He announced he would give it a few minutes for members to arrive.
4:05 pm Vice Chairman Erlandsen arrived and a quorum was met.

In attendance were Vice Chairman Robert Erlandsen, Kristen Berger of Resilient CE, Scott Brown of BrownBuilt Construction and Superintendent Chris Veracka.
Clerk Stacey Smith was not in attendance.

REORGANIZATION - NOMINATIONS AND VOTE FOR CHAIR AND VICE CHAIR

Commissioner Erlandsen nominated Commissioner Loring for the position of Chairman. Commissioner Loring thanked Commissioner Erlandsen for the support and accepted the nomination.
Commissioner Loring nominated Commissioner Erlandsen for the position of Vice Chairman. Commissioner Erlandsen accepted the nomination.
The slate of candidates for both Chairman and Vice Chairman was voted (2-0-0).

APPROVAL OF DEPARTMENT BILL SCHEDULES:

MEETING MINUTES:

VOTE TO APPROVE THE MINUTES OF APRIL 25, 2023

Vice Chairman Erlandsen made the motion to accept the minutes of April 25, 2023. The motion was seconded by Chairman Loring and voted unanimously (2-0-0).

APPOINTMENTS:

RICK GRADY OF GRADY CONSULTING & SCOTT BROWN OF BROWNBUILT CONSTRUCTION
RE: 163 SUMMER ST & 1 TREMONT ST - REQUEST FOR WATER QUALITY CERTIFICATE

Superintendent Veracka stated the water department has a new set of plans submitted for this project. Ms. Berger stated she glanced through the plans and they appeared very similar to the last set of plans she reviewed. Superintendent Veracka stated they were revised by showing curbstops and elevations. The one item that was not corrected on the plan was a note regarding the sewer crossing across the street. He said the plans were supposed to note that and that the contractor is responsible for determining the size of the main. A test pit will determine the size and exact location. Discussion continued regarding specifics to fire suppression, tapping sleeves and curbstops.

At 4:08pm Commissioner Robert R. Kostka entered the meeting.

Chairman Loring asked Superintendent Veracka for his recommendation on the water quality certificate. Superintendent Veracka stated he had no other concerns other than the sewer crossing needed to be sleeved. He stated he had spoken to Rick Grady, the project engineer, about this but no mark-up was made on the plans.

Ms. Berger stated the size of the existing main and the location of the shut-offs were her two concerns and they appear to be answered. Superintendent Veracka agreed and stated there were no other issues with the newest set of plans.

Vice Chairman Erlandsen had a question regarding a contingency. He moved to approve/issue the Water Quality Certificate for 163 Summer St/1 Tremont St contingent upon a sleeved sewer crossing notated on the plan. Commissioner Kostka seconded the motion and it was voted on unanimously (3-0-0).

Commissioner Kostka requested to amend the approval vote of the minutes of April 25, 2023 to (3-0-0) as he had reviewed them and wanted his approval on record.

Scott Brown asked if there was a letter he might acquire to submit the ZBA for approval. Superintendent Veracka stated he was without any administrative help in the office for another two weeks. Mr. Brown asked if he could receive just a simple letter stating the Board of Water Commissioners has approved the Water Quality Certificate. Superintendent Veracka said he would send him something tomorrow, but the official certificate would have to wait until his administrative staff returned. Mr. Brown thanked the Board and left the meeting.

Commissioner Kostka requested to amend the vote regarding the approval of the reorganization to (3-0-0) for both the Chair and Vice Chair positions.

MATT PENELLA, CONSERVATION AGENT RE: JONES RIVES/ELM ST DRAINAGE PROJECT

Matt Penella, Kingston Conservation Agent, wanted to review some options versus the "rip rap" beside the river. He stated he understands the Board was taken aback by this design. He added, the previous superintendent had been made aware of the plans when it had been presented to him back in July 2021 and had told Mr. Penella would present the plans to the Board. Mr. Penella said he was sorry he didn't follow up to make sure this was done.

Chairman Loring asked if Mr. Penella has done a revised plan. Mr. Penella stated, no there is no revised plan. This is the final plan. He pointed out the area of concern (5ft x 40 ft area along the river) and stated he spoke with the engineer to kick around some alternative ideas. The contractor suggested a Flexamat solution will be best as it will allow grass and vegetation to grow between the grid system of the concrete. It will also allow for easier walking to the river edge.

Chairman Loring stated the Board is not opposed to the project. He said we just want to make sure the building and the river stays accessible to the public. He added, if Matt Darsch approved this back in 2021, he would be surprised he would've done that without any discussion with the Board. Mr. Penella stated, Mr. Darsch wouldn't have had the authority to do so, nor did he allude that he approved it. He just stated he would share it with the Board of Water Commissioners at their next meeting. Mr. Penella stated obviously it would've been easier to work on revisions two years ago then versus a week prior to the work commencing.

Chairman Loring recommended Mr. Penella work closely with Superintendent Veracka, going forward, to maintain suitable access to the river and building. We want to be proud of this project as the Water Department and the Town of Kingston as this is a historical site and building.

Mr. Penella asked if the Flexamat material would work well for the Board. Superintendent Veracka stated he is familiar with the product and it's much more pleasing to the eye and the landscape. He asked if a lawnmower can go over it. Mr. Penella said he believed so, but a hand trimmer may be more suitable. Chairman Loring told both Mr. Penella and Superintendent Veracka to work together to maintain accessibility to the river. Mr. Penella asked if there were any other concerns or issues with the plans. Superintendent Veracka asked what they were placing in the covers in the upper parking lot regarding snow removal. Mr. Penella stated that was a good question and he said the plans say to replace it with processed gravel. He asked, it's just dirt now, right? Superintendent Veracka stated, Yes, but we have to backdrag it now when plowing, since it's gotten so beaten up. Looking for something more concrete to secure it, he suggested using the left over milling up at the transfer station. Superintendent Veracka stated they can discuss some ideas this week. Chairman Loring stated there may be a concern regarding using the milling as it may affect the impervious area. Mr. Penella agreed since they've already run the permitting and adding impervious material to that area may not fly. Chairman Loring suggested perhaps moving them further up. Mr. Penella said he's unsure if they have

the room to move and we have a limited test pit area.
Commissioner Kostka stated he's confident in having Matt and Chris handle the details as he's sure they have the best interest of both the water and conservation departments. Mr. Penella thanked the Board for their time.

KRISTEN BERGER, RESILIENT CE RE: ENGINEERING UPDATES
Ms. Berger stated the re-bids for the well cleaning are due Thursday, May 11th. She said one bid has already been delivered to the Town Administrator's office ahead of the due date.

She stated CEI has made some files accessible for her review. They are still uploading project files, i.e Main St Water Main Project. Chairman Loring asked Ms. Berger to please push Mike Ohl at CEI, Inc to get those files uploaded.

Superintendent Veracka stated he did receive the O & M Manual from CEI for Grassy Hole/I-86 Treatment Plant. Ms. Berger asked Superintendent Veracka if he received the markups for the distribution map. Superintendent Veracka stated, no he had not.

WATER SUPERINTENDENT DEPARTMENTAL UPDATE:

UPDATE ON MORATORIUM LANGUAGE FROM TOWN COUNSEL, IF ANY.
Superintendent Veracka stated he reached out to Town Counsel regarding the language of the moratorium. No formal language has been received yet.

There has been no update on the appraisal of the Kelleher property.

Superintendent Veracka stated he received a phone call from a gentleman regarding placing a cell tower near the mall and the I-86 well area. This would involve a long telecommunication pole with guard wires. He added, he had been unable to reach the gentleman after three phone calls. Vice Chairman Erlandsen asked what the company's name was. Superintendent Veracka stated it was a land acquisition company that builds cell towers. He didn't have a business name. Commissioner Kostka asked where the company was from. Superintendent Veracka stated New York. Chairman Loring recommended Superintendent Veracka keep trying to get in touch with the company so we can move forward with any discussion.

Superintendent Veracka stated he had one last thing to present. A resident has substantial outstanding bills. This resident has made a small payment on the account but has a significant water leak. The current balance on the account is approximately $4800 between water and sewer. Chairman Loring said to notify the resident the water will be shut off until they can correct any deficiencies, then notify the Board of Health. Superintendent Veracka stated he made three attempts by phone to reach the resident. Vice Chairman Erlandsen asked if the $4800 was in arrears and now it's continuing to leak as well. Commissioner Kostka stated the resident defaulted on payments and they are likely to have a leak which, both of those things, are a detriment to the Kingston Water Department and he feels the water should be shut off as soon as legally possible. Chairman Loring repeated, contact the Board of Health and make them aware of the situation. Superintendent Veracka stated the usage going through the meter is astronomical. Commissioner Erlandsen asked if the unit is occupied. Superintendent Veracka stated it appeared to be occupied. Commissioner Kostka stated, don't slow down on the shut off. Superintendent Veracka stated he would speak to the Town Administrator and the Board of Health and see if we can make contact with the resident.

Vice Chairman Erlandsen asked regarding the Board of Selectmen meeting on May 23rd with the Thorndike Development presentation, are they looking for a volunteer to attend? Commissioner Kostka said it should be either the Vice Chair or Chair. Chairman Loring stated he felt it was important for both to attend and listen to the Thorndike presentation.

Superintendent Veracka stated the Planning Board reached out asking if Chairman Loring was still representing the water department on the MBTA Zoning Task Force. Chairman Loring stated he was and was still interested unless someone else would like to take it. Commissioner Kostka stated his schedule is limited. Commissioner Erlandsen stated he works during the day, so his availability is either after school or in the evening. If meetings could be scheduled as such, he would be interested in that committee. Chairman Loring stated there have been no meetings yet. Commissioner Kostka stated as a member of the Water Commission, he would recommend that meetings be held at a time that our representative could be available.

NEW BUSINESS:

PRELIMINARY SUBDIVISION PLAN "NORRIE VILLAGE" - KINGSTON/PLYMPTON
-COMMENTS REQUESTED TO PLANNING BOARD BY MAY 18, 2023

Superintendent Veracka presented to the Board the Norrie Village preliminary subdivision plan. It consists of 11 lots with no access to and from Kingston. It' s only access is through Plympton. Commissioner Kostka stated, so it's in Kingston but has no access to or from Kingston? Superintendent Veracka stated, that's correct, and their proposal includes asking for road access under the power lines. Superintendent Veracka stated what's most concerning is the proposed cuts in the elevation adjacent to the Trackle Pond Well area. Commissioner Kostka said that's earth removal and quite a bit of it, after looking at the plans. Chairman Loring said this is outside the overlay district and he hopes the Planning Board will look cautiously at that type of earth removal. Discussion continued regarding the project and, historically, other projects similar in nature. Superintendent Veracka stated a letter is requested by the Planning Board by May 18th including any comments or concerns the Board may have, such as the water moratorium and access. Ms. Berger stated it creates a more challenging situation having to install separate wells and septic systems. Chairman Loring stated, we can't preclude them from doing it. He wondered if this subdivision was just a plan to remove gravel and never have the lots be sold. Superintendent Veracka stated the owners petitioning this project are the owners/operators of Plympton Sand and Gravel.

Discussion and review of the plans on the table continued regarding elevations.

Commissioner Kostka said we need more information and he's concerned about a mining operation. Vice Chairman Erlandsen stated he has a concern regarding the infiltration of the land and asked if the Planning Board was looking for water commissioners' input. Superintendent Veracka stated yes, the Planning Board is looking for feedback. Chairman Loring stated we need additional information regarding the project before making an informative response about our concerns. Commissioner Kostka stated we rely on the water department's engineer and the superintendent to be sure we don't get taken advantage of. Superintendent Veracka stated he would send the Planning Board an unfavorable response based on lack of information.

UNFINISHED BUSINESS:

NONE

WATER CORRESPONDENCE FROM LAST MEETING:

NONE

BUSINESS OF WATER QUALITY REVIEW COMMITTEE:

SEE ITEM 1. UNDER APPOINTMENTS

NEXT REGULAR MEETING:

MAY 23, 2023 TIME TBD

ADJOURNMENT OF OPEN SESSION:

Commissioner Kostka made a motion to adjourn. Vice Chairman Erlandsen seconded the motion and it was voted on unanimously (3-0-0).
The meeting adjourned at 4:47pm.

ZOOM INFORMATION

TOPIC: BOARD OF WATER COMMISSIONERS
TIME: MAY 9, 2023 04:00 PM EASTERN TIME (US AND CANADA)
JOIN ZOOM MEETING
HTTPS://US02WEB.ZOOM.US/J/84542483050?PWD=Q1NSZUUYV1OZU2NLNZBGOG9SRXVUZZ09
MEETING ID: 845 4248 3050
PASSCODE: 533191
ONE TAP MOBILE
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+1 646 558 8656 US (NEW YORK)
MEETING ID: 845 4248 3050
PASSCODE: 533191
FIND YOUR LOCAL NUMBER: HTTPS://US02WEB.ZOOM.US/U/KBZ0TA5Z5F

Respectfully submitted,

Stacey L. Smith

Stacey L. Smith
Clerk