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TOWN OF KINGSTON
Office of the Sewer Commission/Wastewater
Department 26 Evergreen Street
Kingston, MA 02364

Elaine A. Fiore Chair
Thomas W. Taylor, II.
William E. Watson, Vice Chair

Minutes
February 7, 2023

A meeting of the Board of Sewer Commissioners was held in room 101. Members in attendance were Commissioners Elaine Fiore, Tom Taylor, Superintendent Robert Monaghan, Assistant Superintendent David Walsh, Lauren Jezienicki from One Circle Company, Attorney Bob Galvin, Lloyd Geisneger and David Eastridge from Thorndike Development Corporation and Erin Foley. Town Administrator Keith Hickey was in attendance via zoom.

Ms. Fiore called the meeting to order at 4:30pm. She mentioned the projects for 48 Howlands Lane and the Sacred Heart property will be discussed tonight, and any decisions will be made at a future meeting when all the Commissioners are present. Mr. Taylor mentioned he would be away at the beginning of March.

Appointments:

1. Lauren Jezienski- 48 Howlands Lane

Lauren Jezienicki presented a proposed residential project on 48 Howlands Lane. The discussion focused on sewer capacity, both the cost and the availability. The Project Sewer Estimates in the presentation offered two options for calculating sewer flow. One option is Title V calculations at 110 gallons per day (gpd) of sewer flow and the 2nd option would be a reduced flow of 55 gpd based on an estimated actual flow. Ms. Fiore mentioned the Commissioners adhere to Title V calculations. The One Circle project is seeking a total of 21,780 gpd which includes the 330 gpd assigned to the current residential lot and a request for an additional 21,450 gpd. The total requested flow would equate to 198 bedrooms.

Ms. Fiore stated the Sewer Impact Fee per ERU is \$22,000 rather than the \$30,000 referenced in the presentation. She stated she is currently working with Superintendent Monaghan to determine the actual flow being treated by the Plant and what may be available for their project. Ms. Fiore mentioned it may take six (6) weeks to complete the analysis and they would be notified when the results will be discussed at a future meeting.

2. Lloyd Geisinger - Sacred Heart property

Mr. Geisinger provided an overview of the residential project proposed at the Sacred Heart property. The proposed project equates to 1,318 bedrooms. It was already discussed at the August 16th, 2022, Commissioners meeting that Municipal sewer is not available at the site. Mr. Geisinger asked the Commissioners if there would be interest in accepting and managing the private wastewater treatment plant, built to the Commissioners specification, upon completion. The leaching fields would also be constructed on the property. The proposed sewer infrastructure would be turned over to the Town.

There was a brief discussion about the impact of having the private wastewater treatment plant paid and operated under a Homeowners Association versus being operated by the town's Wastewater Department.

Mr. Geisinger stated the sewer infrastructure could be built to handle more capacity than the proposed project to allow surrounding properties to connect to the system. Ms. Fiore stated she will talk with the Town Planner on the potential for future development in the area. The Commissioners will discuss Mr. Geisinger's option of accepting the sewer wastewater treatment plant and the associated infrastructure to be operated and managed as a Town owned facility. Mr. Taylor, Superintendent Monaghan, and Assistant Superintendent Walsh have concerns about operating a second wastewater treatment facility.



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3. CDM Smith – Proposed Change Order #6

No discussion at this time

Plant Upgrade:

Superintendent Monaghan stated the upgrade is still on going. April was discussed as the substantial completion date at the update meeting with CDM Smith and Methuen Construction. CDM Smith is working with Methuen Construction to determine the impact this will have on the cost of the project.

Assistant Superintendent Walsh updated the Commissioners about a problem at the Jones River pump station Friday night. There was an electrical outage, in below zero weather, that caused an issue with the operation of the station. The staff was on site throughout the night manually operating the station until 9:00AM the next morning. They prevented the wet well from overflowing into the Jones River. The new part is being shipped. Superintendent Monaghan acknowledged the remarkable work the staff did, working in sub zero conditions to prevent a hazardous waste issue in the Jones River. He mentioned the electrical crew were onsite, in buckets, working through the night to restore power to the area.

Abatelements:

21 West Ave

Ms. Fiore mentioned both Mr. Taylor and her are members of the Rocky Nook Brewster Park Association. She stated they both had submitted Conflict of Interest forms to the Town Clerk's office though Legal Counsel didn't see a Conflict.

Erin Foley, Treasurer for the Rocky Nook Brewster Park Association explained there was an apparent leak in the outside spigot from August 5 to October 31, 2022, totaling 122,000 gallons of water. Ms. Foley stated their plumber will check for any leaks and they may put a lock on the outside spigot. Ms. Fiore reviewed previous water consumption usage and recommended reducing the usage to 500 gallons.

Upon a MOTION made by Elaine Fiore and SECONDED by Thomas Taylor, II, it was unanimously VOTED to reduce the usage to 5,000 gallons at a cost of \$52.00 plus \$15.00 for the service fee for a total of \$67.00.

15 Old Orchard Lane

Mark Guidoboni is requesting an abatement on the sewer bill since the usage was twice the normal amount. He discovered there was a cracked toilet and had it fixed. After discussion

Upon a MOTION made by Mr. Taylor and SECONDED by Ms. Fiore, II, it was unanimously VOTED to reduce the usage to 23,000 gallons at a cost of \$239.20 plus \$15.00 for the service fee for a total of \$254.20.



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DEP Proposed draft new Title V Regulations

Ms. Fiore referred to a letter Pine duBois sent, on behalf of the Jones River Watershed Association, to the DEP (Department of Environmental Affairs) regarding the proposed changes to Title V regulations to address nitrogen issues. Ms. Fiore mentioned Ms. duBois letter suggested Elm Street, near Brook St, should be on sewer. Ms. Fiore stated she had spoken to Ms. duBois and suggested she attend a Sewer Commissioners meeting once she has determined what she has in mind for the Elm St area.

Staff:

Ms. Fiore stated it has been hard to get the training needed for Ms. Ering. Previous Administrative Assistants for the Department, Sara Deagle and Rachel Raasch, are working overtime to assist in the training with Ms. Deagle limited to up to an hour, during the workday, four days a week until the end of February. Ms. Ering stated all was going well.

Superintendent Monaghan informed the Commissioners there has been an applicant for the Laborer's position that currently has a Grade 5 Wastewater license. He is working with Human Resources on what the salary may be based on his experience. Superintendent Monaghan mentioned, if hired as a Laborer, the individual would be qualified to apply for a potential vacant Operator's position once he retires.

Adjourn:

Upon a MOTION made by Mr. Taylor and SECONDED by Ms. Fiore it was unanimously VOTED to adjourn at 5:35PM.

Elaine Fiore
Sewer Commissioner