



TOWN OF KINGSTON
BOARD OF WATER COMMISSIONERS
OPEN SESSION
WATER DEPT OFFICE - 22 ELM ST, MICHAEL J.
MACPHERSON MEETING ROOM & VIA ZOOM
JANUARY 9, 2024

4:00 PM – CALL TO ORDER

Chairman Richard W. Loring Jr. called the meeting to order at 4pm.

In attendance were Vice Chairman Erlandsen, Kristen Berger of Resilient CE, Miles Mangan of Boy Scout Troop 49, Superintendent Chris Veracka and Clerk Stacey L. Smith.
Attending via ZOOM was resident Mark Guidoboni.

APPROVAL OF DEPARTMENT BILL SCHEDULES:

MEETING MINUTES:

VOTE TO APPROVE THE MINUTES OF DECEMBER 11, 2023

Vice Chairman Erlandsen made the motion to approve the minutes of December 11, 2023. Chairman Loring seconded the motion, and it was voted (2-0-0).

APPOINTMENTS:

MILES MANGAN, BOY SCOUT TROOP 49 RE: LIFE PROJECT AND REQUEST TO PAINT HYDRANTS

Miles Mangan of Boy Scout Troop 49 expressed interest in work related to his Life Project. He is requesting to paint fire hydrants. Miles stated he was concerned about the weather and when it would be allowable to start the project. He indicated he had the supplies needed to paint the hydrants. Vice Chairman Erlandsen asked what temperature is needed to paint the hydrants. Superintendent Veracka stated it needs to be at least 50 degrees. Chairman Loring stated he believed a conditional approval could be made in coordination with the Superintendent regarding weather and location. Vice Chairman Erlandsen asked where Miles planned to do the work. Miles stated troops have worked previously in the Newcomb Mills area in the past. Superintendent Veracka recommended MacFarlane Farms and Miles agreed.

Vice Chairman Erlandsen made a motion to grant Miles Mangan of Troop 49 conditional approval, pending coordination with Superintendent Veracka, to perform this task as part of his Life Project.

Chairman Loring seconded the motion, and it was voted on (2-0-0).

Commissioner Robert Kostka joined the meeting via ZOOM at 4:03pm.

KRISTEN BERGER, RESILIENT CE RE: ENGINEERING UPDATES

MAIN STREET WATER MAIN PROJECT

Ms. Berger stated the design for this project is roughly 90% completed and ready to be submitted to Mass DOT. She stated she tried to submit the design yesterday; however, they wouldn't allow her submission as she's not an employee of the town. They referred her to a form to complete and submit as a design/project representative. She stated she will try to upload the design plans tomorrow with the completed form.

Ms. Berger stated Plymouth County sent a memo looking for updates and a detailed plan for how the town anticipates using the ARPA funding. She stated she interpreted that as a timeline schedule for the project. She said she created a draft schedule and she probably provided more detail than necessary. She proceeded to explain the timeline in detail

and stated they are on track for the specifications to be done this month. Ms. Berger stated the Town Hall will review the front end details. She stated Superintendent Veracka will review the design details. She hopes Mass DOT will be able to complete the review within 2 months.

Ms. Berger anticipates the bids will be due around April 24, 2023. The Board of Water Commissioners should be able to issue the Notice of Award in May; if it can't be done in time for the regularly scheduled meeting, she said a special meeting may need to be scheduled.

Ms. Berger stated an onsite pre-construction meeting with police, fire, highway etc...should occur around June 12, 2024, or sooner. Onsite construction could start as early as the week of June 17-24. This could be dependent upon the last day of school for summer break. She stated the project would start on Main St and have the summer to complete that and then shift to Hillcrest Road by September. Final pavement to be finished in November.

Chairman Loring asked if the final paving could be held off until the following spring. Ms. Berger stated that was unlikely due to the ARPA funding and the deadlines for invoice submission. However, she stated a performance bond would be in place with the contractor. Chairman Loring stated he is concerned and requested coordination between the highway department and the water department, so everyone is on the same page. Discussion continued about the possibility of pulling the final paving out of the ARPA project to avoid any potential issues.

WMA GRANT PROPOSAL - APPROVED AND ACCEPTED

Ms. Berger said the Mass DEP Water Management Act accepted our grant proposal. The first part of the grant is to conduct a source capacity evaluation, looking at sources and supply and storage. Additionally, it allows us a closer look at storage capacity and future locations, particularly in the high zone. The second part of the project will include a water rate evaluation. An Excel-based rate model will be developed. She stated she created this in other communities; and, while it is a complicated Excel document, once created, it can be manipulated to see different rates. This will be a useful tool, especially in light of this year's challenge with the drop-off in demand and the revenue shortage. She stated Kingston was one of only 6 grants issued. It was a very competitive grant program and the deadline for completion is June 30, 2024.

Commissioner Erlandsen asked if we anticipated another increase, and what would be the forecast for doing so. Ms. Berger said the industry standard is five years and beyond that is not representative. This project will take into account capital projects and provide an opportunity to update the spreadsheet annually. She said it's a very useful tool to have for the future.

PK REALTY - EARTH REMOVAL PERMIT COMMENTS

Ms. Berger stated she reviewed the earth removal permit for PK Realty Trust. Ms. Berger said there were issues not addressed in the permit. She stated the town's water resource overlay bylaw prohibits earth removal within 10 feet of the USGS historical high water table. The applicant references the water table on one particular day in November, but there is nothing in the permit that states what the USGS high water table is at the site. Without that information, she is unsure if the proposed earth removal is within 10 feet of the high water table. Vice Chairman Erlandsen asked where one could find this information. Is it easily accessible? Ms. Berger replied, there are resources the applicant would need to research, and they need to come up with a plan to present to the Board of Water Commissioners with that information. Chairman Loring stated he read a local newspaper article titled the "Sand Wars" regarding this specific application. Ms. Berger provided her professional expertise in comments and a separate cover letter from the Board of Water Commissioners to the Board of Selectmen absolutely opposing the gravel mining. Vice Chairman Erlandsen stated this seems more like excavation and removal of earth than an agricultural project. Commissioner Kostka stated he is in absolute lockstep with Chairman Loring on this letter. He said Chairman Loring expressed his exact point of view. Vice Chairman Erlandsen made the motion to forward both these letters to the Board of Selectmen. Commissioner Kostka seconded the motion, and it was voted on unanimously (3-0-0).

Chairman Loring stated he will attend the earth removal permit hearing on January 16, 2024. He believes there is a lot of complexity to this permit, and he thanked Ms. Berger for all her expertise.

WATER SUPERINTENDENT DEPARTMENTAL UPDATE:

FOREMAN POSITION UPDATE (IF ANY)

Superintendent Veracka stated one applicant has applied, and they are not qualified as they do not hold the required drinking water licenses. He stated he will be speaking with the Human Resources Director to discuss alternate posting sites to hopefully drum up some qualified candidates for the position.

ELM STREET WATER TANK UPDATE

Superintendent Veracka stated the water tank is painted. The SCADA equipment has been relocated back on the tank, and the tank is full of water. He said we are waiting for USG to install the mixer so that the sample process can be started to get the tank back online. The site has been cleaned up by the contractor. He added, things went well and it's good to have that project behind us.

Vice Chairman Erlandsen asked about the recent water main break on Main Street. Superintendent Veracka stated it was actually not a complete main break but last Friday (January 5th), an old T joint installed near Gone Bananas had failed. Crews were able to shut it down. It was a lengthy repair. The crew worked well and did a great job with minimal disruption to residents.

NEW BUSINESS:

LETTER FROM AQUARION WATER COMPANY, DATED DECEMBER 5, 2023 RE: SELLING THE WATER DEPARTMENT

Chairman Loring stated another letter had been received by Aquarion expressing their interest in discussing the purchase of the water department. He would like to put this notion to bed one final time.

Commissioner Kostka agreed and stated he didn't see how adding a "for-profit" motive to what we do was going to be in anyone's best interest.

No further motion or comment was made.

VOTE TO APPROVE THE DEPARTMENTAL REPORT FOR THE ANNUAL TOWN REPORT. DUE DATE JANUARY 19, 2023.

Chairman Loring stated that Ms. Smith had done an excellent job putting this together in hopes she wouldn't be here for this vote; but her surgery had been rescheduled to January 22nd. Vice Chairman Erlandsen made the motion to approve the departmental report for the 2023 Annual Town Report. Commissioner Kostka seconded the motion, and it was voted on unanimously (3-0-0).

AMENDED ITEM EMAIL DATED 01/04/24 FROM VALERIE MASSARD, TOWN PLANNER RE: 32 MAIN ST (PROPOSED CAR WASH)

Chairman Loring asked if the proposed plan for a car wash was to be located at 32 Main Street at the old Benea Block site. Superintendent Veracka stated, yes. Chairman Loring stated there is an existing 3/4 service at the site and asked if this was allowed subject to the moratorium. Superintendent Veracka stated he had the same concern as the plans reference 10,000 gallons to start up, and 8,000 gallons a day (accounting for 2,000 gals/per day being recycled) on a 2-inch service, which doesn't exist currently onsite. Vice Chairman Erlandsen asked, so would this be an upgrade from a 3/4 inch service to a 2-inch service? Superintendent Veracka said, Yes, that is correct. He then asked Ms. Berger, what is the average daily household draw? Ms. Berger stated the goal is 65 gallons per day/per person. Vice Chairman Erlandsen stated that it violates the purpose of the moratorium. Chairman Loring asked if we know how much water the other car wash uses. Ms. Smith stated the other car wash uses between 250K-500K gallons per quarter. Discussion continued regarding the existing service, and it's ability to provide the water necessary for the car wash. Chairman Loring proposed that a response be generated that this would be a new service application based upon the size of the service being requested and subject to the moratorium. Chairman Loring asked these comments be shared with the Planning Board.

Chairman Loring asked if there was any business. Ms Smith responded she just needed a new signature on the updated municipal allocated costs. The amount originally approved had been reduced due to actual insurance costs.

UNFINISHED BUSINESS:

KELLEHER PROPERTY UPDATE (IF ANY)

No update

WATER CORRESPONDENCE FROM LAST MEETING:

MEMO DATED DEC 12, 2023 TO PATRICIA TUCKER, ADMIN TO THE TOWN ADMIN AND BOS RE: PK REALTY TRUST, EARTH REMOVAL

LETTER DTD 12/20/23 TO RESIDENT AT 29R COLE RE: WATER LEAK DUE TO FROZEN METER

BUSINESS OF WATER QUALITY REVIEW COMMITTEE:

NONE

NEXT REGULAR MEETING:

TUESDAY, JANUARY 23, 2024 AT 4PM

ADJOURNMENT OF OPEN SESSION:

Commissioner Kostka made the motion to adjourn. The motion was seconded by Vice Chairman Erlandsen, and it was voted on unanimously (3-0-0).

The meeting adjourned at 4:40pm.

ZOOM INFORMATION

TOPIC: BOARD OF WATER COMMISSIONERS

TIME: THIS IS A RECURRING MEETING MEET ANYTIME

JOIN ZOOM MEETING

[HTTPS://US02WEB.ZOOM.US/J/89052013207?PWD=AWNZOWIYK01WCGZJR2VEBFJNDVLSQT09](https://us02web.zoom.us/j/89052013207?pwd=AWNZOWIYK01WCGZJR2VEBFJNDVLSQT09)

MEETING ID: 890 5201 3207

PASSCODE: 444915

ONE TAP MOBILE

+16469313860,,89052013207#,,,,*444915# US

+13017158592,,89052013207#,,,,*444915# US (WASHINGTON DC)

DIAL BY YOUR LOCATION

• +1 646 558 8656 US (NEW YORK)

MEETING ID: 890 5201 3207

PASSCODE: 444915

FIND YOUR LOCAL NUMBER: [HTTPS://US02WEB.ZOOM.US/U/KDWSDDJYBD](https://us02web.zoom.us/j/89052013207)

Respectfully submitted,



Stacey L. Smith
Clerk