



TOWN OF KINGSTON
BOARD OF WATER COMMISSIONERS
OPEN SESSION
WATER DEPT OFFICE - 22 ELM ST, MICHAEL J.
MACPHERSON MEETING ROOM & VIA ZOOM
JANUARY 14, 2025

4:30 PM – CALL TO ORDER OPEN SESSION

Chairman Richard W. Loring Jr called the meeting to order at 4:30pm.

In attendance were Vice Chairman Robert Erlandsen, Commissioner Robert Kostka, Superintendent Christopher Veracka, Kristen Berger of Resilient CE, Attorney Robb D'Ambruoso, David Feldman, Town Planner Valerie Massard and Clerk Stacey Smith.

APPROVAL OF DEPARTMENT BILL SCHEDULES:

MEETING MINUTES:

VOTE TO APPROVE THE OPEN SESSION MINUTES OF DECEMBER 10, 2024

Commissioner Kostka made the motion to approve the minutes of December 10, 2024. Vice Chairman Erlandsen seconded the motion and it was voted on unanimously (3-0-0).

APPOINTMENTS:

ATTY ROBB D'AMBRUOSO, D'AMBRUOSO LAW RE: WINGATE AFFORDABLE UNITS - PHASE 1

Attorney Robb D'Ambruoso of D'Ambruoso Law attended the meeting with David Feldman, representing Wingate. Atty D'Ambruoso stated they were before the Board to speak to a proposal amending a 2007 Special Permit issued by the Zoning Board of Appeals. The special permit was for an expansion of the current facility by 127 additional new units. Atty D'Ambruoso reviewed the map of the current property and explained the plan proposal. In 2025, the facility is proposing 100% age restricted affordable housing units. He stated he is aware of the water moratorium; however, he said it's his understanding this project was previously approved prior to the moratorium. He pointed out 17-18 acres of land adjacent to conservation land that Wingate is willing to donate to the town.

This new proposal reduces the number of units originally proposed from 127 to 60 units. The project would have private wastewater but would be on town water. Atty D'Ambruoso stated the project is forecasted to use 65K gallons per day of consumption. He added, the current facility is at 20K gallons per day consumption.

Town Planner, Valerie Massard stated the 60 affordable units would go towards meeting the town's affordable housing count. This would allow us to say no more filings regarding 40B applications. Commissioner Kostka asked, for how long. Ms. Massard stated one year.

Chairman Loring stated this project doesn't have an existing service and therefore would be subject to the moratorium. He added, this project while it has positive potential to the town as do several commercial projects that have also been turned down for the same reason.

Atty D'Ambruoso stated this project has a long time frame regarding development, funding and build out. This would be constructed in 2026 with no occupants until 2027. Chairman Loring stated, that doesn't make a difference as we have decided no new hook ups until we can turn the new well on and we have an adequate supply of water and projections of that occurring are 4-5 years from now.

Discussion continued whether or not this project is considered a new project as they would be connecting to an already existing water main.

Vice Chairman Erlandsen asked about the special permit in regards to the 65K gallons and was that approved by the Board of Water Commissioners. Response from Mr. Feldman and discussion with Ms. Massard was inaudible.

Vice Chairman Erlandsen asked hypothetically could you pull more water out of the existing permit....(inaudible)
Mr. Feldman stated Wingate has been carrying that amount in ground water discharge since 2007.
Vice Chairman Erlandsen stated, his concern much like Chairman Loring's, is consistency is what we need to lean on. He added, if we allow this then it's not a fair system.

Ms. Massard stated the Special Permit was approved and they are legally entitled to build what was approved on the special permit.

Discussion continued regarding any legal obligation and asking Town Counsel to review and advise if this is a legal obligation with Wingate's permit and if they are "grandfathered" prior to the moratorium. More discussion ensued regarding proposed land that will not be built on and Wingate would be giving to the town. Vice Chairman Erlandsen's issue is we are already pumping over our withdrawal permit and in the long term how that will affect us.

Joanne Zygmunt joined the meeting via Zoom at 4:45 pm.

Ms. Smith asked Atty D'Ambruoso for a time frame when this permit was approved. Atty D'Ambruoso stated the meetings were held between March and August 2007.

Discussion ensued but was inaudible as too many people were speaking at once in sidebar conversations.

Chairman Loring stated the Board of Water Commissioners will reach out to Town Counsel. Ms. Smith stated in the meantime she will research meeting minutes for more information.

Atty D'Ambruoso and David Feldman thanked the board for their time and left the meeting at 4:54pm.

KRISTEN BERGER, RE: RESILIENT CE ENGINEERING UPDATES

MAIN STREET WATER MAIN UPDATE - PAYMENT REQUISITION FOR CC CONSTRUCTION

Ms. Berger provided a status update with available funding. She spoke to payment requisition #5 submitted by CC Construction. She stated she is presenting change order #2 this evening that includes the cost of the additional flaggers for the project, the cost premium for the night paving (approx \$26,100), paving the extra 2 inch required on Mass DOT roads, lost time with scheduling and the 7- inch permanent paving (totaling approx \$80,000). This change order totals \$109,000.

Ms. Berger explained the 2-inch paving from the center of the road to curb and the entire intersection was more paving than originally anticipated. The project also extended further south than planned. She added, there is a 5% retainage that is being held (\$60,000). If required to do the full overlay at night (\$26,000+) and hire 4 police details over the course of three days (\$9,600) and the remaining engineering costs (\$10,000) then this project will be over budget by just under \$10,000.

Ms. Berger suggested if we could come to agreement with the Town Administrator and Police Chief to do the work during the day and a full road closure isn't required, then any short term "pain" in alternating traffic would at least allow the project to be finished within the budget.

Chairman Loring directed Superintendent Veracka to discuss this possibility with the Town Administrator and Police Chief.

Superintendent Veracka stated he would like to see this work done over the April school vacation week to minimize traffic issues.

Commissioner Kostka stated we need to get this addressed sooner than later. Ms. Smith stated if we are unable to come to agreement regarding the night work, we can revisit some budget lines if needed.

TRACKLE POND WELL CLEANING PROJECT UPDATE - MAHER SERVICES

Ms. Berger presented pictures of the well screen before and after the well cleaning. She explained the differences between the pumpage before and after the well cleaning. Prior to the cleaning, the pump rate was 9.6 GPM/ft at 500 GPM; and, after the cleaning the rate increased 14.23 GPM/ft at 750gpm.

She stated we are still waiting on the fabricated discharge head; she said the long lead time of that item was expected. Commissioner Kostka stated it appears it was very timely that the cleaning was done.

Ms. Berger stated the design of the building affected what equipment was needed for Maher to perform the well cleaning. This is good to keep in mind with a new well building.

GRANT PROGRAM - DROUGHT RESILIENCY AND WATER EFFICIENCY

Ms. Berger presented the Drought Resiliency Water Efficiency Grant Program of which the details were recently released. She stated it has a maximum award of 50K grant and would be a great leak detection opportunity. However, the challenge with this program is a very short timeframe. The deadline to apply is the January 31st and the work must be completed by June 30, 2025. They anticipate a notice to proceed would be awarded in March. She said it's important to involve whoever may be interested in the work involved in the application process so they understand the commitment and time restriction.

Vice Chairman Erlandsen asked if more review or work was needed, to be sure we actually have unaccounted for water. Superintendent Veracka explained the bleeder line meters and they are only read once a year. Recently, it's been discovered some of those bleeder line meters aren't operable. He stated, those bleeder line meters will now be read quarterly so closer tracking of usage can occur. Vice Chairman Erlandsen asked if those meters can be replaced or if money can be allocated from this grant to replace meters. Discussion continued regarding the twenty two bleeders in town and concerns about water conservation and public education programs were discussed.

Superintendent Veracka stated another issue with completing this grant by June 30, 2025 is the difficulty in obtaining leak detection vendors. Many of these vendors are already tied up on other projects. He added two thirds of the vendors he spoke with want to use correlation and correlation doesn't work that well on our water mains. Commissioner Kostka stated this is a high priority and this grant application is worth the effort.

UAW (UNACCOUNTED FOR WATER) GRANT PROGRAM UPDATE (IF ANY)

Ms. Berger stated she is still waiting for the Mass DEP water audit grant program to be released. No details available as of yet.

WATER SUPERINTENDENT DEPARTMENTAL UPDATE:

SOULE'S POND BOOSTER STATION ROOF UPDATE

Superintendent Veracka stated the roof repairs have been completed at Soule's Pond Booster Pump Station. He stated with the recent nice weather, we rallied. It was a group effort and a bonding opportunity with the crew.

COMPLIMENTARY EMAIL FROM RESIDENT ON GRANDVIEW RE: WATER DEPARTMENT CREW

Superintendent Veracka stated he received a very complimentary email from residents on Grandview. There was a water leak on December 26, 2024. Our crews responded, repaired the leak and cleaned the area. The resident sent a letter of gratitude. She stated the crew was professional and efficient. Superintendent Veracka shared the email with the Board of Selectmen and the Town Administrator.

NEW BUSINESS:

ABATEMENT REQUEST FROM KENTON WORKS, 43 SHORE DRIVE FOR ESTIMATED USAGE ON DECEMBER 2024 BILL

Ms. Smith stated this account had an estimated read on their December bill. Their reads bounce from actual to estimate and she doesn't know if it has to do with their reading equipment, the way we obtain the remote reads or what not. The resident did provide a read on the meter which was lower than the estimate. Based on actual reads on his account, the usage averages 12,000 gallons per quarter. However, based on his most recent usage that might be too low. Commissioner Kostka asked for Ms. Smith's recommendation. She responded she would recommend between 18-20K gallons.

Commissioner Kostka moved to base the consumption for the December bill on 18K gallons and abate the bill accordingly. Vice Chairman Erlandsen seconded the motion and it was voted on unanimously (3-0-0).

ABATEMENT REQUEST FROM WILLIAM WATSON, 6 PICO AVE FOR ESTIMATED USAGE ON DECEMBER 2024 BILL

Ms. Smith said this is a similar situation to the previous. He received an estimated bill. This resident tracks the usage on the meter as it is a rental property and obtained an actual read on the meter which was lower than the estimated. Commissioner Kostka made the motion to use the actual read to abate the December bill. Vice Chairman Erlandsen seconded the motion and it was voted on unanimously (3-0-0).

VOTE TO APPROVE THE DEPARTMENT REPORT FOR 2024 ANNUAL TOWN REPORT

Commissioner Kostka made the motion to approve the 2024 Annual Department Report for the Town Report as published. Vice Chairman Erlandsen seconded the motion and it was voted on unanimously (3-0-0).

LETTER DATED 1/7/25 FROM HABITAT FOR HUMANITY RE: EXISTING WATER SERVICE AT 273 PEMBROKE STREET

Chairman Loring asked Ms. Smith to send a letter of clarification to Habitat for Humanity regarding 273 Pembroke St that the service is in existence and not subject to the moratorium. Superintendent Veracka asked if they were intending on asking for a larger service. Ms. Smith stated no, they are using the existing service for a single family home replacing the current one on site.

VOTE TO AWARD DESIGN AND ENGINEERING FOR THE NEW WELL PROJECT

Chairman Loring made the motion to approve the selection of Kleinfelder and enter into negotiations for the design and engineering of the new well. Commissioner Kostka seconded the motion and it was voted on unanimously (3-0-0).

UNFINISHED BUSINESS:

NONE

WATER CORRESPONDENCE FROM LAST MEETING:

WATER RATE INCREASE LETTER - POSTED ON WEBSITE AND SENT TO BOS OFFICE. ALSO TO BE ENCLOSED WITH MARCH 25' BILLS

BUSINESS OF WATER QUALITY REVIEW COMMITTEE:

NONE

NEXT REGULAR MEETING:

TUESDAY JANUARY 28, 2025 AT 4PM

Tuesday, January 28, 2025 at 4pm

ADJOURNMENT OF OPEN SESSION:

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

The meeting adjourned at 5:27 pm.

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)

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Respectfully submitted,

Stacey L. Smith
Clerk