



TOWN OF KINGSTON
BOARD OF WATER COMMISSIONERS
OPEN SESSION
WATER DEPT OFFICE - 22 ELM ST, MICHAEL J.
MACPHERSON MEETING ROOM & VIA ZOOM
MAY 13, 2025

4:00 PM – CALL TO ORDER

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

In attendance were Commissioner Robert Kostka, Kristen Berger of Resilient CE, Superintendent Chris Veracka, resident John Francis, and Clerk Stacey Smith.

APPROVAL OF DEPARTMENT BILL SCHEDULES:

MEETING MINUTES:

There were no minutes presented for a vote.

APPOINTMENTS:

JOHN FRANCIS, RESIDENT 13 WEST AVE RE: LEAK ON HOMEOWNER'S SIDE OF CURBSTOP

Mr. Francis stated he'd been a property owner in Rocky Nook for over twenty-five years. He has an issue with his annual seasonal shut off. He reviewed the issues with his leaking service and the reason why he believes it's not his responsibility. He stated when KWD came out to turn the water on for the season, a key was snapped operating the valve. Shortly thereafter, water started coming up out of the street. He stated KWD has been operating his stop annually. There is a town stop that was paved over years ago and unbeknownst to the town. When Mr. Francis brought this to the attention of the water department. KWD did some excavation work and found the old town stop and brought it up to grade.

Sewer Commissioner Brian Donahoe entered the meeting at 4:04pm.

Mr. Francis shared photos he took of his property and the driveway.

Vice Chairman Erlandsen entered the meeting at 4:05pm.

Mr. Francis continued that the concrete in his driveway, which was paved 5 or 6 years ago, was broken due to the excavation. He continued, when the water was turned on at his home, the service was leaking. He called KWD to come back out, and they shut the service off and discovered the leak was from his water service. Mr. Francis spoke with the Superintendent and received what he considers "lip service". Mr. Francis stated he was told anything on his side of the curbstop is his responsibility. Last year, he stated everything was fine, the service was fine, and the driveway was fine. He believes the leak and the broken concrete in the driveway are the water department's responsibility.

Superintendent Veracka stated the driveway has been there longer than 5 or 6 years as he remembers being out there 10–15 years ago to turn the water on. Mr. Francis stated it hadn't been that long, but either way, he would like the water department to replace the broken pipe. He said it would be "nothing for the water department" to do so.

Chairman Loring stated that it still needs to be determined. Discussion continued regarding the timing of when the excavation was done and the location of the water stops. Chairman Loring looked at another photo from Mr. Francis' phone that shows the curbstop in question. Chairman Loring stated the issue he has is that the curbstop was there before Mr. Francis laid the concrete driveway. Mr. Francis responded, it was buried and not visible at the time the driveway was done. Discussion continued regarding the multiple shut-off valves in front of the house. Superintendent Veracka explained how in the past many of the houses down the "nook" had both a town stop and a resident stop that allowed the residents to turn their water on and off when they were at their cottages on the weekends.

Superintendent Veracka stated when the request came in to shut off the water in the fall, the water stop on the homeowner's side couldn't be operated. That's when the key was snapped. After reviewing the street layout, KWD performed excavation to raise the town stop that had been covered probably during the sewer work years ago. Superintendent Veracka stated the water department borrowed the vactor truck from the Streets, Trees and Park (STP) Department to minimize any disruption as the excavation area was small and close to the driveway. Once the town stop was turned on, the leak on the homeowner's side was discovered. Superintendent Veracka stated it appears the failure, where the leak exists, is in between the town stop and the resident's stop.

Discussion continued regarding the water department's responsibility and the concrete issue in the driveway. Chairman Loring questioned if what KWD did as a result of digging up the town stop resulted in the cracked driveway. Discussion continued.

Resident Mark Guidoboni entered the meeting via ZOOM at 4:14 pm.

Mr. Francis replied he would like the water department to repair the leak as the town has been operating his curbstop for the last 10–15 years. Commissioner Kostka asked Superintendent Veracka if he had any solution in mind. Superintendent Veracka stated he would need to speak with the foreman to gather more information. Mr. Francis stated he'd lost approximately 6 weeks at the house due to having no water. Commissioner Kostka confirmed with Superintendent Veracka that the leak is on the homeowner's side. Mr. Francis stated he feels since KWD has operated his stop for years, the leak should be repaired by KWD. Discussion continued regarding what's allowable under the water department rules and regulations. Chairman Loring proposed comparing the concrete and that KWD repair the connection between the town and the homeowner's curb box. Vice Chairman Erlandsen agreed that the extenuating circumstances regarding the multiple curb boxes warrant the repair, which may be outside the rules and regulations. Mr. Francis stated he would like to see that corner of the concrete repaired, not just a notch cut out. He said he would be ok with eliminating the homeowner's stop entirely and using the town stop only in the future. Chairman Loring stated that normally we wouldn't do this, and the only reason we are considering this is due to the multiple curb stops. Commissioner Kostka assured Mr. Francis, a resolution would be reached.

Mr. Francis left the meeting at 4:25pm.

KRISTEN BERGER, RESILIENT CE RE: ENGINEERING UPDATES

UPDATE ON MAIN ST WATER MAIN PROJECT - FINAL PAVING COMPLETE, REMAINING PUNCH LIST UPDATE

Ms. Berger stated the 2-inch mill and paving of Main Street had been completed. They were lucky to have perfect weather over the April school vacation. She stated that on May 5th the traffic markings were completed. There still remains a punchlist list of items to be completed.

Vice Chairman Erandsen asked why there are utility markings on the new pavement. Ms. Berger responded that it was part of a Mass DOT sidewalk project scheduled for later this summer (July & August). Superintendent Veracka stated he tried to address this upcoming work in the pre-paving meetings and the Mass DOT representative stated they weren't doing anything. Ms. Berger added, shortly thereafter, she received a call from the state asking if we could wait to do the mill and pave until after their sidewalk project in July and August. She told the state if that was the case, the town would be looking for the state to pay for the extended time on the project and the night work. The state withdrew their request and gave the town the go ahead to go as planned with the mill and paving. Vice Chairman Erlandsen stated he was concerned and asked if Mass DOT would finish their work to current conditions when the project is complete. Discussion continued regarding the state work and potential issues with summer traffic, paving conditions etc... The Board asked Chris to share this information at the next department head meeting. Concern among the board was that KWD should not be held responsible for any work or disruption to Main Street done by the state.

Ms. Berger stated she is waiting for a final cost update. She is still waiting for all the police detail invoices and the final pay requisition from CC Construction. She stated the Mass DOT permit expires at the end of May, and it may be necessary to file an extension.

Superintendent Veracka wanted to call attention to the small hiccup that arose during the final paving. He thanked Shawn Turner, the interim Streets, Trees and Parks Superintendent, and his staff for working together with KWD on the drainage/ manhole issue that was discovered.

NEW WELL PROJECT UPDATE FROM KLEINFELDER RE: SURVEY WORK AND SITE WORK

Ms. Berger provided an update on Kleinfelder's progress with the new well project. She reported that the surveyors had been onsite. The wetland scientist will be onsite tomorrow. Maher Services is scheduled to be onsite tomorrow as well to perform a pump test on the test wells. This will allow them to compare water quality and calculation data. Once completed, Kleinfelder can submit their request to Mass DEP for a site evaluation. Then the installation of a large diameter test well can be done.

Chairman Loring asked if they had run into any obstructions to the timeline. Ms. Berger stated, no, they are running according to schedule. She said it's been helpful to be able to supply them with information as quickly as possible when requested.

Chairman Loring stated there has been ongoing discussion regarding moving forward with a design/build process. He asked if this was a valid way to proceed and if there were both good and bad reasons to go that route. He understands there are concerns about the moratorium. He added, he also understands the design/build concept would involve a complete renegotiation with Kleinfelder and, secondly, would require a town meeting vote.

Ms. Berger responded, a design/build would require a Water Management Act Permit in hand and would not save time in this instance. The conventional process of separate bids for design and building is better for municipal projects that are expected to be long-lasting and lend themselves to being of higher quality. Design/Builds are not for projects intended for longevity. Discussion continued regarding the timeline of the project and the funding.

Vice Chairman Erlandsen asked if we are still looking next year being done with design. Ms. Berger confirmed, yes per the schedule, by the end of 2026 the design will be done.

Ms. Berger said in having discussions with Kleinfelder regarding the building design, that she would like to schedule a few site visits to similar projects in the area. She knows of a few specific sites in the Cape area that would be beneficial to visit.

Chairman Loring asked if there was anything that could be done in advance to help accelerate this project. Ms. Berger said a letter from the Board of Water Commissioners to Mass DEP expressing your concern and request to expedite the project may help.

Vice Chairman Erlandsen asked if speaking to our state representative and senator would help move the project along. Ms. Berger stated that it may be better to reach out to them regarding funding as there are ear-marked funds that they may be able to utilize.

Discussion took place regarding the water work piping from the new pump station to the treatment plant.

Chairman Loring mentioned in his earlier conversation this week with the Town Administrator, the development at the mall was discussed. The discussion was that there is nothing referenced in the moratorium discussing the volume or amount used in a current service.

Sewer Commissioner Brian Donahoe asked about the wording of the moratorium, specifically if there was any mention of current services and restrictions on use.

Chairman Loring responded that the moratorium was specific to new services and extensions. Current services were not affected or limited.

WATER SUPERINTENDENT DEPARTMENTAL UPDATE:

SANITARY SURVEY REPORT UPDATE

Superintendent Veracka stated the sanitary survey went well with no violations. Words of encouragement were given by the state. Chairman Loring stated he read that there was a recommendation in the survey for staff to continue to advance their licenses and capabilities. Discussion continued education credits and incentives for achieving licenses.

SPRING CLEANUP, MOWING ETC AT ALL WATER DEPARTMENT SITES IS ONGOING. EMPLOYEES HAVE BEEN RESPONDING TO AND REPAIRING LEAKS. QUARTERLY READS ARE COMPLETED, AND OFFICE STAFF ARE WORKING ON THE BILLING PROCESS.

Superintendent Veracka said the crew has been finishing up meter reads, cleaning up the wells and treatment plant sites. They've had a rush of service leaks they've been repairing as well.

Mr. Donahoe interjected and stated he requested a copy of the sanitary survey. In his discussion with Mass DEP to help move the well project along, one of the concerns they had were the leaks in town. What is the status of the leaks in town, and what are you doing to reduce the leaks? Superintendent Veracka stated he wasn't aware of an abundance of leaks in town that have not been addressed. Ms. Berger asked if Mr. Donahoe was referring to the unaccounted for water (UAW).

Mr. Donahoe said that was what he was referring to. Ms. Berger explained that unaccounted for water doesn't necessarily mean there are undetected leaks in town. She went on to explain what has already been done regarding leak detection, grants to be explored, the bleeder issues and the possibility of outdated meters not reading accurately. These are all factors related to unaccounted for water.

Superintendent Veracka mentioned he had just met with a meter installation company regarding meter change outs. He is gathering figures for meter replacements and considering source calibrations on the compound meters in town at places like Town and Country, Conifer Green, etc...

Additionally, he is considering a pilot program with some new meters. Commissioner Kostka stated he highly recommends both those options.

Commissioner Kostka stated it has hurt the department that other elected officials in town and Mass DEP continue to bring up the unaccounted for water. This issue needs to be addressed and put away for good through our due diligence. Superintendent Veracka stated that cumulatively, if meters are under registered a little here and there, it all adds up.

WATER RESTRICTION SIGNS HAVE BEEN PURCHASED AND POSITIONED THROUGHOUT TOWN IN VISIBLE AREAS.

Superintendent Veracka stated all water restriction signs have been placed around town. Ms. Berger added that the WaterSmart program has just completed its series of visits to the intermediate school to educate the students on water conservation. Commissioner Kostka suggested the idea of holding educational classes at the Reed for the public to attend regarding water conservation.

Superintendent Veracka stated this past Saturday that all communication went down with the SCADA system. After troubleshooting the issues, it was discovered the antennae on the Elm St Water Tank had failed. Superintendent Veracka climbed the tank, replaced the antennae with a spare and communications returned. During this time, all the wells were operated manually. Superintendent Veracka was in communication with Dean, who handles our radios.

NEW BUSINESS:

WATER DEPARTMENT BUDGET ARTICLE VOTED INCORRECTLY AT ANNUAL TOWN MEETING. DISCUSS OPTIONS TO CORRECT AT FALL TOWN MEETING

Ms. Smith explained that the motion read at the town meeting did not match the article. It was missed by the entire town meeting body. Ms. Smith explained this could be corrected at the fall town meeting.

Ms. Smith presented the options for being able to pay our obligations for the water tank maintenance program and purchase a truck. Discussion continued regarding closing out unexpended special articles and re-allocating those funds

to new articles.

Going forward, Ms. Smith requested that all parties verify that the motion and the article match one another.

Vice Chairman Erlandsen made the motion to reallocate the unexpended articles as presented to correct the error at the 2025 Annual Town Meeting in order to meet the Kingston Water Department's FY26 Budget. Commissioner Kostka seconded the motion, and it was voted unanimously (3-0-0).

DEVELOPMENT PROPOSAL FOR MAPLE STREET - CONANT/CARROLL SITE

Superintendent Veracka stated there was a meeting at Town Hall today with a developer for the redevelopment of the old Maple St Fire Station. He's looking to put in private wells and turn them over to the town once the moratorium is lifted. Superintendent Veracka stated at the meeting that a presentation needed to be made to the Board of Water Commissioners addressing the following issues: the impervious land, the Zone 1 ownership and contaminants in the ground, etc...

It appears the developer needs to do more research. The town had other concerns regarding traffic access, the size and scope of the project (100–200 units of housing, 4-story buildings) etc... Commissioner Kostka stated it would be nice to see something done with the land. Chairman Loring said there is no way we will want to take over private wells. Commissioner Kostka stated whatever goes there would have to be on town water. Discussion continued regarding the location of the property, the conditions of the ground soil and possible contaminants.

Sewer Commissioner Brian Donahoe stated while he understands the position of the Board of Water Commission regarding the moratorium, he would like to have a discussion regarding what he has discussed with Mass DEP and with town counsel regarding all the legalities regarding the moratorium and flush them all out from all angles. He said time is of the essence for the Sewer Commission and the town as they do not have the betterment income, and they don't see it coming forward currently with the moratorium.

Chairman Loring stated our engineer Kristen Berger should be the key individual involved in these discussions with Vice Chairman Erlandsen. Mr. Donahoe suggested town counsel be part of these discussions due to the costly situation we are in.

Chairman Loring asked that any correspondence to Kristen be cc'd to Stacey and Chris.

UNFINISHED BUSINESS:

NONE

WATER CORRESPONDENCE FROM LAST MEETING:

NONE

BUSINESS OF WATER QUALITY REVIEW COMMITTEE:

NONE

NEXT REGULAR MEETING:

TUESDAY, MAY 27, 2025 AT 4PM

ADJOURNMENT OF OPEN SESSION:

ZOOM INFORMATION

TOPIC: BOARD OF WATER COMMISSIONERS

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