



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

781-585-4058
781-831-6783 FAX

Elaine A. Fiore - Chair
William Watson – Vice Chair
Brian M. Donahoe

Minutes

10/08/24

The Sewer Commission meeting on October 8 covered several key issues. The abatement for Country Club Bell was approved for \$3,939.69, and a memo about a final read on a September bill was discussed. The commission reviewed plans for Cushman Farms, considering a 30,000-gallon-per-day water system and potential connections to the town's sewer system. The discussion included the financial implications of various development scenarios, with estimates suggesting a \$10 million shortfall without new development. The meeting also addressed the need for a new water meter for a property on Summer Street and the logistics of billing and metering. The meeting discussed financial projections and development impacts, highlighting a potential \$413,000 excess betterment revenue after grants. Concerns about traffic and growth were raised, with a focus on infrastructure improvements. The conversation included plans to address sewer system needs, prioritizing zones, and potential town purchases to protect water quality. The discussion also covered the importance of user fees and the impact of new developments on revenue. Additionally, the group considered strategies to manage budget deficits, including using free cash and interest-bearing accounts. The meeting concluded with a motion to adjourn.

Action Items

- [] Send a response to Cushman Farms indicating the commission's interest in discussing further the potential for the development to connect to the town's sewer system.
- [] Investigate options for metering and billing the water usage at the 70 Summer Street property, including potentially requiring the property owner to install a water meter.
- [] Finalize the survey and delineation of the easement area on Links Way and coordinate with the property owner on the maintenance and use of the area.
- [] Explore options for generating additional revenue to cover the sewer system's budget shortfall, including potentially adjusting the sewer rates and betterment fees.

Outline

Sewer Commission Meeting Opening and Initial Discussions

- Elaine Fiore opens the meeting and confirms the date as October 8.
- Elaine Fiore asks if anyone has reviewed the meeting minutes from the previous meeting.
- Brian Donahoe mentions reviewing minutes from June 28 and 27.
- Elaine Fiore discusses a final read for commitment number 2509 and a \$428.20 payment.
- Elaine Fiore mentions an abatement for a heating system issue at Country Club Bell, totaling \$3,939.69.

Discussion on Pressure Valve and Abatement Issues



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- Bill Watson inquiries about the pressure valve issue at IPCC.
- Brian Donahoe and Bill Watson discuss the nature of the pressure valve and its impact on the system.
- Elaine Fiore mentions holding the abatement for a broken toilet at Sunset Road until the next meeting due to lack of information.
- Brian Donahoe and Elaine Fiore discussed the rental situation and the absence of figures in the abatement request.
- Elaine Fiore introduces a memo about a final read on the closing of an account for the September bill run.

Cushman Farms Development Plan Review

- Dave Walsh begins discussing the Cushman Farms development plan, including revisions and potential high-pressure systems.
- Brian Donahoe and Dave Walsh discussed the initial and revised plans, including the placement of high-pressure systems and on-site treatment systems.
- Dave Walsh mentions the proposal to use water from the development rather than tying it into the existing sewer system.
- Brian Donahoe and Dave Walsh discuss the potential environmental and revenue implications of development.
- Elaine Fiore suggests that connecting to the existing sewer system might be less expensive and more beneficial.

Environmental and Revenue Considerations for Cushman Farms

- Bill Watson raises concerns about the environmental impact, including a vernal pool and potential nitrogen issues.
- Dave Walsh and Brian Donahoe discussed the capacity of the existing pump station and the potential need for upgrades.
- Elaine Fiore emphasizes the importance of revenue generation, and the maintenance costs associated with the proposed on-site treatment system.
- Bill Watson and Dave Walsh discuss the potential for connecting the development to the existing sewer system and the benefits of doing so.



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- Brian Donahoe and Dave Walsh discuss the logistics of connecting to the high-pressure main and the potential need for a sleeve under the train track.

Discussion on Water and Sewer Connections at 70 Summer Street

- Dave Walsh introduces the topic of 70 Summer Street, which is changing from commercial to residential use.
- Brian Donahoe and Dave Walsh discussed the existing capacity and the need for a water meter on the well.
- Bill Watson suggests using the same type of water meter as the town uses for consistency.
- Dave Walsh mentions the need for a way to read the meter and the potential for a flat rate if access is not granted.
- Elaine Fiore and Brian Donahoe discuss the logistics of billing, and the potential costs associated with the well.

Irrigation and Easement Issues on Links Way

- Dave Walsh discusses a meeting with the Links Way group and plans to survey the easement area.
- Bill Watson and Dave Walsh discussed the potential for mulching the area and adjusting irrigation to avoid mowing the easement.
- Brian Donahoe and Dave Walsh discuss the layout of the easement and the placement of utilities.
- Bill Watson emphasizes the importance of clear delineation of property lines and easements.
- Dave Walsh mentions the need for a survey to determine the exact property boundaries and the placement of irrigation.

Billing and Metering for Town Buildings

- Elaine Fiore discusses the current billing process and the need for a more consistent approach.
- Brian Donahoe and Dave Walsh discuss the logistics of billing and the potential for a flat rate.
- Bill Watson suggests using the same type of meter as the town uses for consistency.
- Dave Walsh mentions the need for a way to read the meter and the potential for a flat rate if access is not granted.
- Elaine Fiore and Brian Donahoe discuss the logistics of billing, and the potential costs associated with the well.



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Pump Station Maintenance and Updates

- Dave Walsh provides an update on the maintenance of the Marion Drive pump station, including the replacement of a failed pump.
- Elaine Fiore and Dave Walsh discuss the potential for recourse from the pump manufacturer.
- of other maintenance activities and the presence of Western Sampson trucks.
- Elaine Fiore and Dave Walsh discuss the importance of maintaining the pump station and the potential costs associated with repairs.

Public Hearing and Rate Changes

- Elaine Fiore discusses the upcoming public hearing on October 29 to discuss the quarterly fee and the effective date of the new rate.
- Brian Donahoe and Dave Walsh discuss the logistics of implementing the new rate and the potential impact on billing.
- Bill Watson suggests sending out a letter to sewer customers to inform them of the upcoming changes and provide ample time to ask questions.
- Elaine Fiore and Brian Donahoe discussed the importance of clear communication and the potential for a smooth transition to the new rate.
- Dave Walsh mentions the need for a motion to request the bills be changed to reflect the new rates and the sewer contact number.

Final Discussions and Meeting Adjournment

- Bill Watson and Dave Walsh discussed the importance of clear communication and the potential for a smooth transition to the new rate.
- Elaine Fiore and Brian Donahoe discussed the logistics of implementing the new rate and the potential impact on billing.
- Bill Watson suggests sending out a letter to sewer customers to inform them of the upcoming changes and provide ample time to ask questions.
- Dave Walsh mentions the need for a motion to request the bills be changed to reflect the new rates and the sewer contact number.
- Elaine Fiore and Brian Donahoe discussed the importance of maintaining the pump station and the potential costs associated with repairs.

Financial Projections and Development Impact

- Bill Watson discusses the potential to avoid certain financial burdens due to current numbers and tweaks in rates and betterments.



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- Elaine Fiore mentions that the financial calculations were made years ago when the project started and provides figures for excess betterment revenues.
- Dave Walsh expresses concern about future development and its impact on the town, mentioning that it might not happen in their lifetime.
- Elaine Fiore and Dave Walsh discuss the lack of new revenue and excess money capacity, indicating financial challenges ahead.

Budget Advisory Committee and Growth Concerns

- Dave Walsh talks about taking a hard line on the budget advisory committee, advocating for a 3-3.5% increase and informing schools about the limited funds.
- Bill Watson shares experiences from various towns, noting that people often complain about growth and traffic, but the real issue is infrastructure.
- Dave Walsh and Bill Watson discussed the increase in cars per family and its impact on traffic, with Bill Watson predicting a shift to electric cars.
- The conversation touches on the inefficiency of roads built by Indians and compares traffic conditions in Boston and Tampa.

Sewer System and Infrastructure Planning

- Bill Watson presents a detailed sewer system map, including connections, leaching fields, and pump stations, for use in a town meeting.
- The discussion includes prioritizing zones in the system and addressing questions about current hookups and future flow management.
- Bill Watson mentions the need for another conversation with the town and town country about potential projects and costs.
- The conversation highlights the importance of addressing water quality issues and supporting existing neighborhoods not under a water moratorium.

Financial Strategies and Capacity Management

- Bill Watson and Elaine Fiore discuss the potential to sell capacity and use interest-bearing accounts to manage financial deficits.
- Elaine Fiore mentions a past conversation about buying capacity for the maple fire station and the potential to sell it with a profit.
- The conversation emphasizes the need to address immediate financial needs and plan for future growth and revenue generation.
- Bill Watson and Elaine Fiore discussed the importance of user fees and the impact of businesses buying extra capacity on financial planning.



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Environmental Concerns and Infrastructure Challenges

- Bill Watson and Dave Walsh discuss the impact of nitrogen issues on communities and the need for proper infrastructure to manage wastewater.
- The conversation highlights the challenges faced by communities on the Cape, such as Mashpee, due to eutrophication and cyanobacteria.
- Bill Watson shares experiences working with DEP and the Cape to address environmental issues and the resistance faced by local towns.
- The discussion emphasizes the importance of proper infrastructure to prevent environmental degradation and the need for ongoing maintenance and upgrades.

Meeting Conclusion and Next Steps

- Bill Watson makes a motion to adjourn the meeting, which is seconded and approved by the participants.
- The meeting concludes with a sense of relief about the financial strategies discussed and the potential to address immediate and future challenges.
- The participants express optimism about the planned projects and the impact on the town's financial health and infrastructure.
- The conversation ends with a commitment to continue working on the strategies discussed and addressing the immediate needs of the town.