



TOWN OF KINGSTON  
BOARD OF SELECTMEN  
OPEN SESSION MINUTES  
TOWN HOUSE-26 EVERGREEN ST. ROOM 200 & VIA ZOOM  
APRIL 1, 2025

6:00 p.m. – CALL TO ORDER – ROOM 200

Chairman Eric Crone called to order the meeting of the Board of Selectmen at 6:00 p.m.—selectmen in attendance: Kimberley Emberg, Donald Alcombright, and Melissa Bateman.

Staff Present: Keith Hickey, Town Administrator and Patricia Tucker, Assistant to Town Administrator and Board of Selectmen.

ANNOUNCEMENTS:

1. This meeting is being recorded by The Local Seen. Anyone who intends to make an audio or video recording of this meeting should notify the Chair at this time.
2. Financial Assistance Applications are available on the town's website or by calling the Selectmen's Office.
3. For anyone interested in volunteering, there are several vacancies on various boards and committees. Please check the website for a listing.
4. Please check our website for any additional events or notices [www.kingstonma.gov](http://www.kingstonma.gov)
  - Town Meeting April 26, 2025
  - Town Election May 17, 2025
5. Gray's Beach Stickers went on sale today. Non-Resident stickers have already sold out.

OPEN FORUM:

There was no one in attendance for open forum.

APPOINTMENTS:

Presentation from Sewer Commission on FY26 Warrant Article Funding Request

Elaine Fiore, Chair of the Sewer Commission, started by saying in the late 1990's the Town embraced the role of environmental steward of our local waterways with the introduction of the municipal sewer system. With the introduction of the sewer system, our local waterways, including Kingston Bay and the Jones River, are being utilized to its fullest extent with recreational activities and commercial shell fishing. Grays Beach now hosts movie nights, a Waterfront Festival and Farmers Market. The General Fund has enjoyed an increased tax base with the increase in property values and finally, our drinking water has been protected.

As mentioned in the Certificate of The Secretary of Environmental Affairs on The Environmental Notification dated July 24, 1997, the municipal sewer system was outlined as two phases. Phase 1 was the buildout of the original two (2) tanks, Phase II was the most recent Plant expansion to four (4) tanks and included an additional ground disposal site. The document goes on to say the Davis property was suitable as the additional disposal site, which is the leaching field project that was just built.

Ms. Fiore continued to say that in 1997, the Town committed to paying 1/3 of the cost of the adopted plan which included Phase I and Phase II described above. The Town is currently paying 1/3 of the cost of Phase I. The Town is not paying 1/3 of the cost of the planned Phase II as described in the Environmental Notification dated July 24, 1997. At this time, we are asking for the Town to pay 1/3 of the cost of the leaching field project as it was part of the adopted plan from 1997.

She stated they are requesting the Town continue their support of paying 1/3 of the adopted plan from 1997.

Mr. Crone stated this is on the warrant, so the Board does not need to vote on this tonight. Also mentioned was that next week the Board will vote individually on each warrant article.

Mr. Crone discussed the confusion that residents have when this project was brought up it was stated multiple times that there would be no cost to non-sewer users. Ms. Fiore clarified that the plant expansion of 2 tanks is not part of the project for leaching fields.

Also clarified is that the article on the warrant is only for 1 year payment and Ms. Fiore stated that the original wording was to cover this for 20 years. Town Counsel vetted the wording and that you can't bind future town meetings by covering the debt for 20 years. Ms. Fiore asked what wording will need to be done to cover for 20 years and what the legal mechanism would be. Mr. Hickey does not have the answer this evening but will review.

Ms. Emberg stated to Ms. Fiore that she mentioned that in the document from 1997 it talks about a phase one and a phase two and it was mentioned that the intent was for the town to cover one third of the cost, but that was not for the two tanks, but it was the intention for the leaching fields.

Ms. Fiore stated that the intention was for all the projects to all future capital sewer projects in town to be covered by one third, two thirds.

Ms. Fiore stated that at the time of the plant expansion there was no support for the town paying anything for the plant expansion, but to Mr. Donahoe's knowledge as well as Bill Watson who was on the advisory committee back in that time, they've shared with me since then this commitment was for everything.

Ms. Emberg stated she reached out to Mr. Arruda who was here at the time he had mentioned to her that he believed it was Mark Beaton that had brought that one-third, but it was a one-third percentage and there was some concern about the way that the betterment was going to be calculated.

Ms. Emberg asked about the leaching field piece of the sewer expansion was presented twice was either time was this one-third Town responsibility brought up, as she was not aware of that.

Ms. Fiore stated she did not as she was unaware.

Mr. Donahoe stated that the environmental documents agreement that went forward was one-third/two-thirds. He continued to say that we have to solve the water problem, and he is going to approach the Water Department and ask for the opening up the parcels so that they can hook up.

Ms. Emberg asked if DEP sets the water usage and Mr. Hickey confirmed and stated that the water department will fix their water loss issue to ask for more usage.

When they were before the board stated that the leak percentage was inaccurate and a new well is required for more water.

#### Presentation from Capital Planning Committee on FY26 Funding Request

This item was not heard this evening.

#### ADDITIONAL ITEMS:

##### Discussion of Articles

##### Authorize the Selectmen to Accept/Dispose of Property – Article

Mr. Crone handed the meeting to Ms. Massard to discuss, she stated she is working with Second Horizon Capital, they have purchased the Macy's Building with plans to redevelop the area and to generate traffic is a gas station. There is limited amount of space due to the water overlay district. The Town would need to give up a portion of the land at Smith's Lane with the disposal of land in order to allow them to have enough frontage. Ms. Massard supports this article.

Ms. Massard discussed some of the special permit conditions that have been discussed with Second Horizon Capital.

This article is related to the Article to Amend Zoning Bylaws and Zoning Map for Mixed-Use Redevelopment Overlay District (MURAD)

##### Article (11) Establish a Police Revolving Fund

Ms. Emberg asked if a discussion had been had regarding this and Mr. Hickey discussed it had not been brought before the

Board. Mr. Hickey and Mr. Crone discussed the benefit of having this. To which Chief Holmes discussed it is to improve community engagement with programs. This article does not require any funding.

Mr. Hickey shared the memo that is in the packet and went over a few of the items.

Mr. Hickey discussed the \$575,000 article that is being requested by the Police Department to fund three new positions and their employee benefits along with an article to fund an operational audit for the schools in the amount of \$100,000.

He stated to the Board if those two articles are removed from the warrant there will be an excess property tax levy of \$21,656 which is not a lot of money and with rounding issues it may be a little more or less. If those articles are removed a prop 2 ½ will not be needed.

Mr. Crone discussed the Liability Reserve fund which is being suggested to reduce it to \$100,000 from \$150,000, Mr. Crone stated he is in favor of that.

Ms. Emberg asked if they were anticipating any retirements, and Mr. Hickey stated there will be within the fire department where there are 4 people who are thinking of it, and it could be addressed at fall town meeting if needed.

The Finance Committee has increased the library budget for \$25,000 and the Board will need to vote if they support the change that the finance committee has made.

Ms. Emberg discussed the school audit, and she struggles as she feels they need to dig deeper into this.

#### Review and Finalize 2025 Annual Town Meeting Warrant

The Board discussed some articles on the warrant and the Board will vote at the next meeting.

#### Presentation from Capital Planning Committee on FY26 Funding Request

Heath Emberg attended the meeting and discussed that all projects are replacements

Mr. Emberg described each project.

#### Capital Project Requests and Equipment for FY 26

- \$25,000 Repair/Replace Council on Aging Folding Wall Panels
- \$51,408 Replacement of Computer File Servers
- \$50,000 Engineering for Various Traffic Safety Improvements
- \$233,537 Replace Patrol SUVs (3)
- \$167,362 Replace Tasers for all Sworn Officers (28)
- \$82,211 Replace Vehicle Lift
- \$50,000 Repair/Replace KES C Wing Drain Lines
- \$50,000 Repair parking lot, driveways, sidewalks, asphalt surfaces, other areas

#### Proposed Local Cost for Grant Applications

- \$151,000 Green Street Crosswalk Realignment
- \$160,000 Pembroke Street at Grove Street Bicycle and Pedestrian Improvements
- \$49,550 Main Street Pedestrian Safety and Traffic Calming from Pembroke St to Summer St.

Ms. Emberg asked about the number of tasers, the department has 26 officers, but there are 28 tasers and she asked if they were backup, and these are for spares.

#### Close Annual Town Meeting Warrant

This did not happen this evening.

TOWN ADMINISTRATOR'S REPORT:

There was no report.

SELECTMEN COMMENTS:

Next Meeting April 8<sup>st</sup> at 6pm

Motion by Ms. Emberg, seconded by Mr. Alcombright and a 4-0-0 vote,  
VOTE: I move to adjourn

The meeting was adjourned at 7:24 PM

Respectfully submitted,

Patricia Tucker

Assistant to the Town Administrator and Board of Selectmen

Documents Used at the Meeting:

Presentation by Capital Planning Committee

Draft Annual Town Meeting Warrant

Memo regarding Articles

CIP Information

Budget Information