



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

4:00 PM – CALL TO ORDER

Chairman Richard J. Loring Jr called the meeting to order at 4:00pm.

In attendance were Vice Chairman Robert Erlandsen, Commissioner Robert Kostka, Superintendent Chris Veracka, Kristen Berger of Resilient CE, Clerk Stacey Smith, Town Collector/Treasurer Ken Moalli, Town Administrator Keith Hickey, Financial Director Kathleen Barrette and Clerk Stacey Smith.

Others in attendance were residents Mark Guidoboni, Keith Hanson, Don Nickerson, Linnea McTavish, Tom Antoine and business owner Richard Powderly.

APPROVAL OF DEPARTMENT BILL SCHEDULES:

MEETING MINUTES:

VOTE TO APPROVE THE MINUTES OF SEPTEMBER 24, 2024 AND OCTOBER 8, 2024

Commissioner Kostka made the motion to approve the minutes of September 24th and October 8, 2024, as published. Vice Chairman Erlandsen seconded the motion and it was approved unanimously (3-0-0).

APPOINTMENTS:

KRISTEN BERGER, RESILIENT CE RE: ENGINEERING UPDATES

MAIN STREET WATER MAIN PROJECT UPDATES

Chairman Loring asked everyone to go around the table and introduce themselves. Ken Moalli was noted and Keith Hickey, Town Administrator introduced Kathleen Barrette as the new Finance Director.

Ms. Berger provided updates on the project such as the final connections have been made, all the tie-ins of services have been completed and everything is active. The permanent trench repair is next to be completed prior to winter and then the full 2-inch overlay will be done in the spring. She attended a meeting yesterday with the contractor, public safety, Mass DOT and the paving contractor. It is estimated the permanent trench repair will take three days to finish both sides of the river. The plan is to begin night work on Sunday, November 3 on the south side of the river. Night work is expected to mitigate the traffic associated with the school schedule. The third day of work is expected to be done during the day as the north side of the river is very tight with residences and the night work can be very disruptive with the noise and lights. This request for night work will need to be submitted to Mass DOT for final approval.

Vice Chairman Erlandsen asked if the electronic sign in the center of town could be changed as it states paving will begin 10/28. Ms. Berger said it will be updated through the contractor. Additionally, she added the night work would be added to a change order for the additional cost. She stated once the final paving numbers are in we will have a better idea of the budget. Discussion continued regarding the contingency budget.

TRACKLE POND WELL CLEANING UPDATE (IF ANY)

Ms. Berger stated the contractor ordered the pump and fabricated discharge head. The pump is expected to take three weeks to arrive. Until that arrives, we are in a holding pattern on the well cleaning.

Chairman Loring asked the attendees on ZOOM to identify themselves. They were the following: Amy McKee O'Neil, Tracey Oberist and Meghan Gagnon, all of Copper Beech Drive.

NEW WELL AND PUMP STATION PROJECT - DISCUSSION WITH TOWN ADMINISTRATOR KEITH HICKEY, TOWN ACCOUNTANT KATHLEEN BARRETTE AND TOWN COLLECTOR/TREASURER KEN MOALLI

Ms. Berger stated there was a request from an applicant to extend the deadline to receive bids for this project by a week. The bid proposals are now due October 31, 2024.

Ms. Berger then reviewed the basic timeline for the design phase of this project. She said the last pump test was done back in 2018. That will need to be done again for new water quality samples. A larger 8-inch diameter test well will need to be done. She said there are requirements from Mass DEP for a site exam before a test well is installed. This is all part of the design phase cost. Then a hydraulic pump will be installed and testing takes place. All of this can take 6 months to a year to complete and will need to be done prior to any Water Management Act permitting. The permitting process can take 12–18 months at a minimum. Chairman Loring added, the permitting process and the time it takes is completely out of the water department's control. Ms. Berger continued and reviewed the steps for the well development, the SRF loans regarding construction and the process to completion.

Mr. Hickey said, based on what he heard, there will be nothing on the town meeting agenda in May 2025 for construction funding. Ms. Berger said that is correct. Mr. Hickey went on to speak to the MBTA Zoning article that will be on the fall town meeting agenda. He stated if it does not get approved, Kingston will no longer be eligible for grant programs which could potentially benefit the well project. Chairman Loring stated he is aware it's a contentious item. However, if people listen to the article, they will see the positive benefits. However, we have to continue moving forward with long-term borrowing for the well. It will not be dependent upon grants; perhaps they'll become available and we can apply.

Mr. Hickey stated he had to tweak some language regarding funding coming from stabilization and savings in the draft article sent over by Ms. Berger. He asked if there was a possibility of raising rates. He said that there needs to be a rate adjustment. He suggested coming back in a couple of weeks to discuss it and that he, the treasurer and finance director would be willing to help run some numbers. Ms. Berger explained that a water rate model was done earlier this year. As part of the water rate study, an Excel module was created to calculate rates. She stated we would need current costs and expenditures, and she would be happy to use this information to present options at the next meeting.

Keith Hickey, Kathleen Barrette and Ken Moalli left the meeting.

Attendee Mr. Richard Powderly asked a question of the Board regarding the new well. He asked if the new well would supply water to the Cushman Farms project. Chairman Loring stated no, Cushman Farms really has nothing to do with the new well. Mr. Powderly asked how long the moratorium will be in place. Chairman Loring said we don't really know, but the best estimate is 4–5 years.

REQUEST FOR COMMENTS RE: REVISED PLANS FOR CUSHMAN FARMS ZBA# 23-09

Chairman Loring stated the Board has received a set of plans for the Cushman Farms project. That being said, he would be stepping aside from this conversation due to some family ties and asked Vice Chairman Erlandsen to lead the discussion.

The ZBA requested comments prior to their hearing in November. Vice Chairman Erlandsen asked if this project was subject to the moratorium. Superintendent Veracka stated, yes.

Vice Chairman Erlandsen asked what the position of the Kingston Water Department is relative to this project.

Superintendent Veracka stated the plans have changed since the first set that were reviewed. These plans indicate an 8-inch water main which is undersized according to our rules and regulations; the standard is 12-inches. He added it's unclear if these are proposed to be apartments or condos. If condos, individual services are required. These plans aren't complete in enough detail to provide comments. More clarity is necessary. Vice Chairman Erlandsen asked if the goal of the developer is to use the MBTA Zoning.

Mr. Mark Guidoboni, property owner of 16 Copper Beech Dr, stated he believed the project is for 40B apartments. Vice Chairman Erlandsen asked if we could ask for more detailed plans for the future, once the moratorium is removed. Superintendent Veracka stated there is lots more information needed. He referenced there is no road access there currently and the plans show access coming in from Marion Drive.

Mr. Richard Powderly stated he leases a building located at 47 Marion Dr where the access is proposed. He stated he hasn't seen plans to determine how or if his business may be affected.

Vice Chairman Erlandsen stated the Board's concerns are strictly water related. Superintendent Veracka stated we need a more thorough set of plans. The unknowns are if there is adequate flow for both potable use and fire protection.

Mr. Keith Hanson, property owner of 1 Copper Beech Dr, asked how long the moratorium will last? Commissioner Kostka stated it's in place until we have a new well online.

Chairman Loring suggested whatever comments are submitted to the ZBA need to be outside the moratorium so that the developer has a clear idea of the expectations of the Kingston Water Department. The deadline for comments is October 21. However, the ZBA hearing is scheduled for November 6, so there is still time to submit.

Chairman Loring asked if there were any questions or comments from the audience. Mr. Hanson asked, "When you say four to five years, is there a deadline on the moratorium?" Chairman Loring stated it's based on when we have a new well and pumping water into the system. He proceeded to review the process of how we acquired the land for the new well.

Vice Chairman Erlandsen made the motion to submit comments to ZBA requesting more detailed plans and information required for peer review by Kingston Water Department's engineer. Commissioner Kostka seconded the motion and it passed (2-0). Chairman Loring abstained from the vote.

WATER SUPERINTENDENT DEPARTMENTAL UPDATE:

WATER REPAIRMAN POSITION UPDATE (IF ANY)

Superintendent Veracka stated he will be focusing energy next week on scheduling interviews. We currently have three applicants for the open position.

SOUTH ST/SOULES' POND ELECTRICAL ISSUE UPDATE

Superintendent Veracka reviewed the recent electrical failure. Eversource was able to locate the underground fault and Kingston Water was able to have it repaired. That fix lasted approximately 12 hours before it failed again further down the line. He stated this was the seventh failure.

He stated he has spoken with our electrical contractor, and he will look into running conduit and keep the line underground. The sustainability of an aerial line is risky with the number of trees in the area. Discussion continued regarding the work needed to install the conduit. Superintendent Veracka stated we may need to look at purchasing a generator large enough to run both Soules Pond and Millgate wells. If we were able to purchase and run that entire complex on one generator, that would be optimal. Discussion regarding adding that item to future budget discussions. Commissioner Kostka recommended looking into it in more detail and bringing a recommendation to the next meeting. Discussion continued about the timing of both running the conduit and the possibility of purchasing a larger generator.

NEW BUSINESS:

ABATEMENT REQUEST DATED SEPT 24, 2024 RE: 2 SUNSET RD, SEPT BILL #447020

*THIS ABATEMENT REQUEST IS RELATED TO THE ABATEMENT REQUEST DISCUSSED AT THE 9/24/24 MEETING

Ms. Smith reviewed the details of the second abatement request from Courtland Harlow regarding 2 Sunset Road. This request involves the September bill. Since the repair wasn't made until the end of July, high usage existed on the September bill.

Vice Chairman Erlandsen made the motion to charge the gallons used at the lowest tier rate. Commissioner Kostka seconded the motion, and it was voted on unanimously (3-0-0).

REQUEST FROM BOS FOR REPRESENTATIVE FROM WATER FOR DEPT OF PUBLIC WORKS TASK FORCE

Commissioner Kostka stated the last two times this issue was brought up he spoke against it as a member of the Board of Water Commissioners and is willing to do so again. Vice Chairman Erlandsen made the motion to have Robert Kostka represent the Board of Water Commissioners on the DPW Working Group. Chairman Loring seconded the motion, and it

was voted on unanimously (3-0-0). Chairman Loring read the names of the individuals involved in the group and stated he is of the opinion that Streets Trees and Park Superintendent Paul Basler should not have a position in this group as he's retiring November 1, 2024.

Ms. Smith brought to the attention of the Board a property that had defaulted on payment plans to prevent shut-off. Commissioner Kostka made the motion to approve the shut-off of account #08-5121. Vice Chairman seconded the motion, and it was voted on unanimously (3-0-0).

Chairman Loring recommended the property owner be sent a letter via certified mail notifying them of a specific date that water will be shut-off.

Ms. Smith had one more item to call their attention to. She had prepared a spreadsheet and color coded the unexpended articles and included the retained earnings for the Board's understanding going forward into budget season.

UNFINISHED BUSINESS:

NONE

WATER CORRESPONDENCE FROM LAST MEETING:

NONE

BUSINESS OF WATER QUALITY REVIEW COMMITTEE:

NONE

NEXT REGULAR MEETING:

TUESDAY, NOVEMBER 12, 2024 AT 4PM

ADJOURNMENT OF OPEN SESSION:

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

The meeting adjourned at 5:09 pm.

ZOOM INFORMATION

TOPIC: BOARD OF WATER COMMISSIONERS

TIME: THIS IS A RECURRING MEETING

JOIN ZOOM MEETING

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

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PASSCODE: 444915

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Respectfully submitted,

A handwritten signature in blue ink that reads "Stacey L. Smith". The signature is written in a cursive, flowing style.

Stacey L. Smith
Clerk