TOWN OF KINGSTON
BOARD OF WATER COMMISSIONERS
OPEN SESSION
WATER DEPT OFFICE - 22 ELM ST, MICHAEL J.
MACPHERSON MEETING ROOM & VIA ZOOM
AUGUST 12, 2025

**3:45 PM – CALL TO ORDER**

Chairman Robert Erlandsen called the meeting to order at 3:30pm.
In attendance were Vice Chairman Robert Kostka, Commissioner Richard W. Loring, Jr. and Superintendent Chris Veracka.

**APPROVAL OF DEPARTMENT BILL SCHEDULES:**

Commissioner Loring requested an explanation regarding a police detail in the amount of $440.63 for a Kingston Water Commissioners meeting at Town Hall. He stated he was upset that the chairman thought the passionate positions of the superintendent, himself and the office administrator required the need to acquire a police detail. Chairman Erlandsen stated it had nothing to do with that, it was recommended to have at town hall by the town administrator. Vice Chairman Kostka stated there have been disruptions to meetings all over the south shore, and given the nature of the discussion, we thought it was in the best interest of the Board to have a police detail present. Commissioner Loring stated he was appalled that at the meeting on July 22nd, a 3-0-0 vote was taken to wait until the meeting on August 12th to discuss the moratorium, only to find out that less than a full week later a meeting was posted and scheduled for July 29th at the town hall to discuss the moratorium. He also reminded the Board that town counsel has stated that any water business should only take place during posted meetings. Additionally, he added, to have another town board write motions on behalf of this board is equally upsetting. Commissioner Loring stated he understands he is in the minority; however, he has no intention of resigning, and he will continue to be here as long as he is an elected member of this Board.

Chairman Erlandsen stated the objections were heard and noted.

**MEETING MINUTES:**

<u>VOTE TO APPROVE MINUTES OF JULY 8, 2025 AND JULY 22, 2025</u>

Vice Chairman Kostka made the motion to approve the minutes of July 8, 2025. Chairman Erlandsen seconded the motion. Commissioner Loring abstained as he was not present for that meeting.
The motion passed (2-0-1).

Commissioner Loring made the motion to approve the minutes of July 22, 2025. Chairman Erlandsen seconded the motion. Vice Chairman Kostka abstained.
The motion passed (2-0-1).

**APPOINTMENTS:**

<u>NONE</u>

**WATER SUPERINTENDENT DEPARTMENTAL UPDATE:**

<u>NEW WELL PROJECT - KLEINFELDER UPDATE</u>

Superintendent Veracka stated Kleinfelder continues to work on the road alignment and will meet again for an update next Monday. Chairman Erlandsen asked about the land donation from the May Family.
Superintendent Veracka stated the May Family is still very interested in discussing the land donation. Discussion continued regarding the pros and cons of the land and access to water department property.

Vice Chairman Kostka asked if the proposed road, going into the new well, is vulnerable to hurricanes and downed trees in the winter. Superintendent Veracka stated he thinks every road would be subject to downed trees. Vice Chairman Kostka stated that in that case, a secondary road is a good thing and may be possible with this land donation. Superintendent Veracka explained that's not technically the case as the power company owns land in between the new well site and the May property. He stated the proposed land would be beneficial to the water department in the future, provided an easement is acquired or transferred to the water department.

Vice Chairman Kostka moved that we respond to the May Family positively in that we are interested in receiving this land donation. Commissioner Loring seconded the motion.

Commissioner Loring mentioned the potential, if we can obtain an easement across the corner lot, that we consider running a main from the well area at Trackle Pond down to Clearing Farm Road, which could give us the ability to upgrade the fire protection system down along Parting Ways Road. Superintendent Veracka recommended placing a hold on this item and waiting until Ms. Smith's return to have a formal vote on the land donation.

<u>MAIN STREET WATER MAIN PROJECT UPDATE (IF ANY)</u>
Superintendent Veracka stated that regarding the punch list of items remaining from this project, CC Construction is coordinating with Lawrence Lynch, the paving contractor, for scheduling. The work is required to be done prior to the start of school; if it's not completed by then, night work will be at CC's expense.

<u>VERIZON PROPROSAL TO INSTALL EQUIPMENT ON THE ELM ST TANK UPDATE (IF ANY)</u>
Superintendent Veracka stated he has received the proposal from Verizon to install equipment to the Elm St Tank. They are seeking site access permissions to do a site analysis to develop a detailed proposal. Questions and discussion continued regarding what equipment, the need for potential generators, etc... Superintendent Veracka stated he is coordinating with USG, our tank maintenance company.

On a separate note, Superintendent Veracka wanted to make the Board aware that Evan Donnelly passed his Treatment 1 test and is in the process of applying for his T1 license. He is currently attending backhoe operator training for his certification. Additionally, he is enrolled to start Distribution 2 and Treatment 2 courses in September.

<u>DISCUSSION ON LETTER FROM DEP RE: PERMIT, CORRECTIVE MEASURES AND FINES (IF RECEIVED BY MEETING)</u>
Superintendent Veracka referenced that he has received a draft letter regarding corrective measures from Mass DEP. A meeting is scheduled for August 19, 2025.
Commissioner Loring suggested a meeting posting if a majority of the Board can attend. He suggested Ms. Berger, Superintendent Veracka and Ms. Smith attend as well.
Discussion continued regarding posting requirements and who will be responsible for doing so in Ms. Smith's absence. Commissioner Loring stated he spoke with Ms. Smith, who is out on bereavement, and she said she would prepare something in advance that Laurie, the administrative assistant, could post if necessary.

Chairman Erlandsen asked if anyone had any questions regarding the draft letter from Mass DEP. Vice Chairman Kostka stated he reviewed it despite the small print. Commissioner Loring stated that small print translates into large dollars specifically when discussing town-wide meter replacement by 2030. Superintendent Veracka stated he recommended Mass Installation Inc, who has already presented, as they have a product unlike any other. Vice Chairman Kostka stated that it has been on previous meeting agendas. Commissioner Loring stated it's one thing to say we want to replace meters, and it's another to have an enforcement order with a deadline to do so. Vice Chairman Kostka believes this is negotiable. Commissioner Loring said he hopes it is because going before town meeting and asking for 5 million dollars for a new well and then also asking them for additional funding for water meters would be a hard sell. Chairman Erlandsen stated he would like other vendors to present to the Board. Superintendent Veracka said that could be arranged. However, he had looked at two other vendors, but they required additional infrastructure. Vice Chairman Kostka stated he feels it's important the Mass DEP understands we are looking at other vendors. Commissioner Loring stated multiple vendors provide a range of options, costs, etc.. Superintendent Veracka will arrange for two more vendors to come in and present to the board.

**NEW BUSINESS:**

REDEVELOPMENT PROPOSAL RE: 363 BISHOPS HIGHWAY, MAP 104, LOT 12 - LONGVIEW REALTY LLC

Superintendent Veracka received a proposal for the Sacred Heart property. The plan proposes a rehabilitation facility. This entire property is in Zone 2 and an increase in parking spaces affects the impervious coverage, which would require a water quality certificate. The plan stated they wanted to connect to the town's water and sewer, but the plan states they have a public water supply system. Superintendent Veracka stated there needs to be clarification that there is no public town water or sewer supply out there. He is unsure if they are considering their private well as a public water supply. He wants to be sure that is clarified in any comments provided to the planning board. Commissioner Loring recommended that any issues or concerns are stated in writing to the planning board and that everything the project is proposing hooking up to is private and onsite, and this Board and the town have no obligation to upgrade and or maintain it. He also stated more information is required regarding the additional parking spaces and the impervious coverage. Superintendent Veracka stated he will send a memo to the Planning Board expressing his concerns.

Commissioner Loring made the motion to draft a letter to the Planning Board expressing Superintendent Veracka's concerns regarding the private water system and the impervious coverage. Chairman Erlandsen seconded the motion, and it was voted unanimously (3-0-0).

ABATEMENT REQUEST RE: 1 CHILTON AVE, PLUMBING REPAIR RECEIPTS SUBMITTED FOR PREVIOUS REQUEST MADE ON JUNE 24, 2025

Superintendent Veracka presented an abatement request for 1 Chilton Ave. He reviewed the history of this request and said that on June 24th, this request was officially made, but the repairs had not been made. The board, at the time, put the request on hold until such time as proof of plumbing repairs was provided. The proof of repair is now being submitted. The property owner is asking for relief on both the March and June bills. The original request in June missed the March bill deadline for abatement. Vice Chairman Kostka made the motion to charge the total gallons used for the June bill at the lowest tiered rate. Chairman Erlandsen seconded the motion. Commissioner Loring stated his concerns about consistently abating bills due to plumbing repairs. Chairman Erlandsen stated precedent has been set in the past to do so. Discussion continued with the sentiment that the responsibility falls on the homeowner as well.

On an unrelated note, Chairman Erlandsen presented the idea of an appreciation lunch for the water department crew as he understands it's been a very busy summer. He is proposing Tuesday August 26th for lunch. Vice Chairman Kostka stated it's a good idea. Commissioner Loring stated it's probably a better idea to get to know the crew and find out how the system works. Chairman Erlandsen stated that's the point, it'll give us an opportunity to meet them. Commissioner Loring stated, you don't have to feed them to meet them. They're here every day at lunchtime. He added, when you walk in and walk out, and they don't know who you're, you are not doing a very good job as a commissioner. Discussion continued regarding when to do lunch, as a Friday may be better due to town hall being closed.
Chairman Erlandsen proposed Friday, August 29th for lunch.

Superintendent Veracka stated he'd have to check the schedule as it is a long holiday weekend and there may be some employees taking vacation. Chairman Erlandsen stated if that doesn't work, maybe something else can be worked out.

Chairman Erlandsen stated he would like to propose a joint meeting of the water and sewer commissions. He suggested asking Ms. Smith upon her return to post a meeting for September 16th to discuss efficiencies between the two departments. Vice Chairman Kostka stated he thinks that would be a good idea on a quarterly basis. Chairman Erlandsen said separately he is going to meet with a sewer commissioner to discuss some possibilities and ideas to increase efficiencies.

Commissioner Loring wanted to remind the Board that town counsel has previously stated that official water business should only take place during posted meetings. It shouldn't occur when you run into another member in town at the grocery store or elsewhere. Commissioner Loring stated he is not going to raise an open meeting inquiry related to the last meeting and how that all occurred but someone may.

**UNFINISHED BUSINESS:**

NONE

**WATER CORRESPONDENCE FROM LAST MEETING:**

NONE

**BUSINESS OF WATER QUALITY REVIEW COMMITTEE:**

NONE

**NEXT REGULAR MEETING:**

TUESDAY, AUGUST 26, 2025 3:45PM

**ADJOURNMENT OF OPEN SESSION:**

Vice Chairman Kostka made the motion to adjourn the meeting. Chairman Erlandsen seconded the motion, and it was voted unanimously (2-0-0).
Commissioner Loring did not participate in the vote.
The meeting adjourned at 4:24 pm.

**ZOOM INFORMATION**

TOPIC: BOARD OF WATER COMMISSIONERS
TIME: THIS IS A RECURRING MEETING MEET ANYTIME
JOIN ZOOM MEETING
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Respectfully submitted,

Stacey L. Smith

Stacey L. Smith
Clerk