TOWN OF KINGSTON
BOARD OF WATER COMMISSIONERS
OPEN SESSION
WATER DEPT OFFICE - 22 ELM ST, MICHAEL J.
MACPHERSON MEETING ROOM & VIA ZOOM
OCTOBER 14, 2025

4:00 PM – CALL TO ORDER
Chairman Robert Erlandsen called the meeting to order at 4:00pm.
In attendance were Vice Chairman Robert Kostka, Commissioner Richard W. Loring Jr., Superintendent Chris Veracka, resident Glenn Priolo, developer Rick Lincoln and Clerk Stacey Smith.
Attending via Zoom was Kristen Berger of Resilient CE.

APPROVAL OF DEPARTMENT BILL SCHEDULES:

MEETING MINUTES:

VOTE TO APPROVE THE MINUTES OF SEPTEMBER 9, 2025
Vice Chairman Kostka made a motion to approve the minutes of September 9, 2025. Commissioner Loring seconded the motion, and it was voted unanimously (3-0-0).

VOTE TO APPROVE THE MINUTES OF SEPTEMBER 23, 2025
Vice Chairman Kostka made a motion to accept the minutes of September 23, 2025. Commissioner Loring seconded the motion, and it was voted unanimously (3-0-0).

APPOINTMENTS:

GLENN PRIOLO RE: PRIOLO WAPPING REALTY LLC, 113 WAPPING RD
Mr. Priolo presented comments provided by River Hawk Engineering in response to the comments provided by Resilient CE. He wanted to know if the Board had any input or any further questions.

Commissioner Loring stated that Mr. Priolo's engineer suggested an 8-inch main versus a 12-inch main be installed. He stated this violates the KWD Rules and Regulations, and while he understands cost may be a factor, it's not much of a difference. Mr. Priolo stated this is a small subdivision, and he does not believe a 12-inch main is necessary as they will be coming in off a 10-inch main. Commissioner Loring stated as new developments come on to the system and the town moves forward, a 12-inch main allows for growth in the mains being installed. Superintendent Veracka stated other developments that have gone in have all put in 12-inch mains. He added, a fire flow test will need to be done as well. Commissioner Loring asked Ms. Berger if she had any additional concerns.

Ms. Berger stated another concern she brought up was the services running behind and between the properties. She stated it complicates maintenance on those service lines. Superintendent Veracka stated recorded easements will be required to access those services. Discussion continued regarding services and their locations. Superintendent Veracka stated it needs to be a true loop as well. He added, it was difficult to read the emailed plans. Ms. Berger stated the revised drawings said where it connects to the new road the services now go between two houses and behind two houses. She said it looks tight and complicated. She wanted to call Superintendent Veracka's attention to that revision. Discussion continued over the drawings. Mr. Priolo stated they were limited with the layout of water services due to the location of the septic systems. The determination was made that updated full scale plans need to be submitted.

Superintendent Veracka referred to the triple gate requirement. He may be willing to work with the builder on that requirement to avoid disruption to the system. Discussion continued regarding how to lay out suggestions on full-size plans. Ms. Berger stated the water service layout isn't a real loop, it just loops it back on itself. She would prefer the services stay on the road layout and services be located out front of each property. Superintendent Veracka asked Ms. Berger asked about a cross-tie with a triple gate and if that would help the loop situation. This would provide adequate

water supply and fire suppression to the area if a repair needed to be made. Ms. Berger stated it's not that big of a development, so a cross-tie would be up to the Board. Discussion continued between Mr. Priolo and Superintendent Veracka.
Ms. Berger stated they need to maintain the required separation between services and the distance to the leach field and the water services.
Superintendent Veracka stated the KWD Rules and Regulations require separation due to sanitary and safety reasons.
Mr. Priolo left the meeting at 4:40pm.

RICK LINCOLN RE: CUSHMAN FARMS DEVELOPMENT

Mr. Lincoln is the developer for the Cushman Farms housing proposal. He is before the board asking for the availability of water for the project. He stated the most recent plans have gone to Patrick. Mr. Veracka asked for clarification on who Patrick is. Mr. Lincoln stated he's the town's civil peer reviewer.

The project is off of Marion Drive and backs up to Copper Beech Drive. His estimates for domestic water usage is approximately 15K gals per day. Mr. Lincoln showed on his plan how the water is proposed to come in and dead end. He added, it can be looped if necessary. Mr. Lincoln stated the project consists of two four-story buildings.
Each building will have 72 units for a total project build out of 144 units. Superintendent Veracka asked about specifics regarding sewerage, water main sizes etc.. Mr. Lincoln stated they have not provided those details yet as he was waiting for the required specs. Discussion continued regarding the location of the project on the water distribution map. Mr. Lincoln stated access to the development will be two-way access off Marion Dr and one-way access along Copper Beech Drive.

Commissioner Loring asked if these would be apartments or condos. Mr. Lincoln stated they will be apartments; banks do not like to finance condominiums. Commissioner Loring stated if it ever goes to condominiums, it will require separate water services and meters for each unit. Superintendent Veracka asked what size domestic lines are being proposed. Commissioner Loring stated a dead end wouldn't work. Mr. Lincoln asked if a cross tie would work. Superintendent Veracka stated it wouldn't work in this situation. He suggested some more details on the plans for review, such as size of pipes, location, etc.. He also stated adequate fire flow to accommodate the four-story buildings needs to be determined. Ms. Berger agreed that would be a good place to start. Superintendent Veracka agreed and said it would develop a baseline.

Commissioner Loring stated he needs some clarification on something that has been bothering him since the moratorium was lifted. He acknowledged to Mr. Lincoln that this has nothing to do with his proposal, but it needs to be stated. He continued to say the moratorium was lifted due to certain members believing that COSTCO was coming to the mall and a demo permit had been attained. It was the belief that the moratorium was preventing this much-needed project and commercial development for the town. Commissioner Loring stated it was so important for the Chairman and Vice Chairman to hold a meeting at town hall, in front of their friends and fellow church members, to embarrass him. He added, yet six weeks later there has been no movement on this COSTCO project. So his question remains, what was the rush? Chairman Erlandsen stated he's sorry Commissioner Loring feels that way and that he too has questions regarding the project and why nothing has moved forward.

Mr. Lincoln asked for a will-serve letter to provide to the Planning Board. Commissioner Loring stated it is his opinion that no letter or guarantee to provide water can be provided at this time as more details are required. Vice Chairman Kostka stated a fire flow test will be helpful to establish a starting point for the process. Mr. Lincoln said he understood and left the meeting. Prior to leaving, Mr. Lincoln exchanged contact information with Ms. Smith to schedule a fire flow test.

KRISTEN BERGER, RESILIENT CE RE: ENGINEERING UPDATES

MAIN STREET WATER MAIN PROJECT - UNFINISHED PUNCH LIST ITEMS: SEEDING AND DEPRESSION ON SUMMER ST.

Ms. Berger stated there remains a couple of punch list items such as seeding that needs to be established and a small depression on Summer Street on the town side between the new pavement and the existing pavement. Additionally, Ms. Berger sent some tie cards for Superintendent Veracka to review where questions remain. Superintendent Veracka stated he will review those cards and any notes left on the project. Superintendent Veracka stated CC Construction did not communicate when they came back to town to investigate the punch list concerns. They responded they saw no areas of concern. Ms. Berger agreed, they should've communicated when they were out. She will be following up with them.

NEW WELL PROJECT UPDATE - KLEINFELDER

Ms. Berger stated Kleinfelder reported more survey work will be done where the test well we want to use is located. The test well was originally located off of GIS mapping. She said we need to be sure the entire Zone 1 is within the bounds of town property and not into the easement. The survey work didn't originally include the test well in the scope. Ms. Berger stated we should have an update next week.

AMENDED* NEW ITEM - MASS DEP WATER AUDIT GRANT

Ms. Berger stated the application for this water audit grant is due at the end of October. A letter of interest to Mass DEP has been drafted and sent to Chris and Stacey for review. It will need to be placed on town letterhead. This application and letter of interest can be emailed to Mass DEP. She stated if awarded, the funding is all done through Mass DEP. They will assign a contractor to Kingston and the town will be asked to participate with data collection, meetings, etc..

Commissioner Loring asked if Kingston being classified as Tier 1 is advantageous. Ms. Berger stated she is not sure how the tiers are weighted; however, Kingston is an MBTA community which awards additional points and the town's high unaccounted for water demonstrates a need. Ms. Smith asked if both the letter of interest and the application are sent at the same time to the same place. Ms. Berger stated, yes they will both be emailed to Jen D'Urso at Mass DEP.

WATER SUPERINTENDENT DEPARTMENTAL UPDATE:

ACCEPTANCE OF MAY FAMILY LAND (KEEWAYDIN FAMILY TRUST) RE:37 CLEARING FARM RD

Superintendent Veracka presented the May Family Trust paperwork for acceptance of the land donation.
Chairman Erlandsen read the motion for the formal vote to accept the land donation. Once voted and accepted, he will send along to Town Counsel for filing.
Vice Chairman Kostka seconded the motion. A roll call vote was taken.
Commissioner Loring — affirmative, Vice Chairman Kostka—affirmative and Chairman Erlandsen — affirmative (3-0-0).

CURRENTLY IN DISCUSSIONS WITH VERIZON ON A POTENTIAL CELL TOWER LEASE ON ELM ST TANK.

Superintendent Veracka stated that Verizon has provided a new site access form. This grants Verizon site access to review the Elm St tank and evaluate if it will be a clean, suitable site for cell service equipment. Discussion ensued regarding the negotiations for the contract.

Commissioner Loring made the motion to authorize Superintendent Veracka to sign the site access form. Vice Chairman Kostka seconded the motion, and it was voted on unanimously (3-0-0).

Q3 SAMPLES DONE AND SUBMITTED TO LAB FOR ANALYSIS

WORKING WITH STP WITH ONGOING PAVING PROJECT THROUGHOUT TOWN PROVIDING GATE VALVE BOX RISERS AS NEEDED.

Superintendent Veracka wanted it stated that the water department has been working closely and cooperatively with the Streets, Trees and Parks Department Interim Superintendent, Shawn Turner and his foreman, Adam, on recent paving projects. Much of the work has been pre-marking gates, getting gate covers loose and providing risers. Both departments have been working well together to support these projects.

ANNUAL WATER LICENSE RENEWAL TIME — ENCOURAGING THOSE EMPLOYEES ELIGIBLE TO UPGRADE TO FULL STATUS, TO DO SO

NEW DEPARTMENT VEHICLE FOR THE FOREMAN HAS BEEN DELIVERED 10/6/25

NEW BUSINESS:

DISCUSSION AND COMPARISON OF METER PROGRAMS: MASS INSTALLATION INC, STILES & CO (BADGER) AND CORE & MAIN (SENSUS)

Chairman Erlandsen asked if the members were in agreement that Core and Main required additional infrastructure in comparison to Mass Installation. He asked Superintendent Veracka specifically about Badger, presented by Stiles & Co, and what the difference was between them and Mass Installation Inc.

Superintendent Veracka stated Mass Installation works with all cell carriers, where Badger was specific to AT&T and Verizon. Ms. Smith stated they were proposing about 60K/year in cell service fees.
Superintendent Veracka stated both Core & Main and Stiles & Co had significant yearly fees.

Vice Chairman Kostka stated a pilot program is a big bonus and Mass Installation offered a free pilot. Ms. Smith clarified Stiles & Co (Badger) did offer a pilot program and the cost of that would be credited back if a system was purchased.
Commissioner Loring stated we should rely on Chris and Stacey as they are the first-hand users of the system; obviously, the Board is concerned about the cost, and we need to have a solid plan on how to move forward at the annual town meeting with the new well, the recommendations from Mass DEP regarding our meter system etc...
Superintendent Veracka stated it's important to remember that the water meters are not just the registers for the water department, but in areas in town where there's sewer, those are the sewer department's revenue generators as well. He said he believes it would be appropriate to discuss with the Sewer Commissioners a possible shared cost of the meters. Commissioner Loring stated he feels any contract for meters needs to be between the vendor and the water department.

Discussion continued regarding the larger meters in town and where to focus a pilot program.

Commissioner Loring made a motion to authorize Superintendent Veracka to pursue a pilot program with Mass Installation Inc. The motion was seconded by Vice Chairman Kostka and voted on unanimously (3-0-0).

EMAIL DATED 09/30/25 FROM TONYA MELITA RE: ABATEMENT REQUEST 40 STANDISH AVE WEST DUE TO BUSTED PIPE BEHIND WALL

Ms. Smith presented the abatement request for 40 Standish Ave West. There was an undetected burst pipe in the crawlspace behind a wall. Once discovered, the residents made the repair and this request is seeking relief on their September bill. Vice Chairman Kostka made the motion to charge the total gallons used at the lowest tier rate. Commissioner Loring seconded the motion, and it was voted on unanimously (3-0-0).

UNFINISHED BUSINESS:

NONE

WATER CORRESPONDENCE FROM LAST MEETING:

10/3/25 LETTER TO JEFFREY MACKINNON, 375 ELM ST RE: IRRIGATION PROHIBITED ON TOWN WATER

Discussion ensued regarding the installation of irrigation. Vice Chairman Kostka asked if there was a permit that needed to be pulled. Superintendent Veracka stated there is no permit required. Ms. Smith stated while there are irrigation companies who abide by the KWD Rules and Regulations, many do not. Superintendent Veracka stated this particular property owner is a landscape company owner and is doing the work himself. Chairman Erlandsen asked if we should make the irrigation companies liable as they are the installer. He believes if they were penalized, they would stop installing on town water in Kingston.

Commissioner Loring and Superintendent Veracka both witnessed the work on Elm Street and notified the office to generate the letter to the homeowner. Ms. Smith the letter was hand-delivered and the property owner was spoken to by the KWD. They were not happy and said the irrigation would be connected to a well. Vice Chairman Kostka asked if the Board of Health maintains records on irrigation wells. Superintendent Veracka stated he was unsure if it only related to drinking water wells. Vice Chairman Kostka stated if irrigation is supplied by a well it has to be pubically posted on the property.

10/7/25 LETTER TO KEVIN PHILLIPS, 11 MAPLE AVE RE: IRRIGATION PROHIBITED ON TOWN WATER

Ms. Smith stated a letter was hand-delivered to the property address but no response has been received. This will require follow-up.

BUSINESS OF WATER QUALITY REVIEW COMMITTEE:

NONE

NEXT REGULAR MEETING:

OCTOBER 28, 2025 AT 4PM

ADJOURNMENT OF OPEN SESSION:

Vice Chairman Kostka made the motion to adjourn the meeting. Commisioner Loring seconded the motion, and it was voted on unanimously (3-0-0).
The meeting adjourned at 5:33pm.

ZOOM INFORMATION

TOPIC: BOARD OF WATER COMMISSIONERS
TIME: THIS IS A RECURRING MEETING MEET ANYTIME
JOIN ZOOM MEETING
HTTPS://US02WEB.ZOOM.US/J/89052013207?PWD=AWNZOWIYK01WCGZJR2VEBFJNDVLSQT09
MEETING ID: 890 5201 3207
PASSCODE: 444915
ONE TAP MOBILE
+16469313860,,89052013207#,,,,*444915# US
JOIN INSTRUCTIONS
HTTPS://US02WEB.ZOOM.US/MEETINGS/89052013207/INVITATIONS?SIGNATURE=-YFOYYSJ5YUUK-RNZUM4LHQUFRFBWVEEPURHFIYX-C0

Respectfully submitted,

Stacey L. Smith

Stacey L. Smith
Clerk