



TOWN OF KINGSTON
BOARD OF WATER COMMISSIONERS
OPEN SESSION
WATER DEPT OFFICE - 22 ELM ST, MICHAEL J.
MACPHERSON MEETING ROOM & VIA ZOOM
NOVEMBER 25, 2025

4:00 PM – CALL TO ORDER

Chairman Robert Erlandsen called the meeting to order at 4pm.

In attendance were Vice Chairman Robert Kostka, Commissioner Richard W. Loring Jr, Superintendent Chris Veracka, Clerk Stacey Smith, Adam Brodsky of DTM Law Inc., Chairman of the Board of Selectmen Eric Crone, resident Glenn Priolo and Bob Rego of Riverhawk Engineering.

Attending via ZOOM was Kristen Berger of Resilient CE.

APPROVAL OF DEPARTMENT BILL SCHEDULES:

MEETING MINUTES:

VOTE TO APPROVE THE OPEN SESSION MINUTES OF NOVEMBER 3, 2025

Vice Chairman Kostka made the motion to approve the minutes of November 3, 2025. Commissioner Loring seconded the motion, and it was voted on unanimously (3-0-0).

VOTE TO APPROVE THE MINUTES OF OCTOBER 28, 2025

Vice Chairman Kostka made the motion to approve the minutes of October 28, 2025. Commissioner Loring seconded the motion, and it was voted on unanimously (3-0-0).

APPOINTMENTS:

GLENN PRIOLO, PRIOLO WAPPING REALTY LLC RE: REVISED PLANS FOR 113-117 WAPPING RD

Glenn Priolo of Wapping Realty and Bob Rego, civil engineer of River Hawk Engineering, appeared before the Board regarding comments from Kingston Water Departments' peer review. Mr. Rego stated he wanted to review the requirement of a 12-inch main versus an 8-inch main in the subdivision. He wanted to present the technical argument in support of the installation of an 8-inch main. The water service is coming off a 10-inch main on Wapping Road. He said a required 12-inch main will not see any more water than an 8-inch main, and it will act as a storage tank. The service line is approximately 1980 feet long. That would equate to 11K gallons of water storage in a 12-inch main versus 5K gallons in the 8-inch main. A 12-inch main will hold more than a day's supply of water, which would remain stagnant, as the proposed flow for the development is only 5K gallons a day. For flushing a 12-inch main, to achieve sub-scouring, 705 gallons a minute is necessary and the only way that would be achieved is with a fire flow event. Additionally, a lot more water would be needed to do standard flushing compared to an 8-inch main.

Mr. Priolo stated nothing else would be tapped off this line, it will be serving the subdivision only.

Commissioner Loring said a few years ago the regulations were changed to require a minimum of 12-inch water main installations for developments. This was to plan for future expansion of the town. He said, if we were to replace the current 10-inch main on Wapping Road, it would be to a 16-inch or 24-inch main. Mr. Priolo stated an 8-inch main will be more than adequate to supply the development despite the size of the replacement main on Wapping Rd.

4:07pm Rick Grady of Grady Consulting entered the meeting room.

Chairman Erlandsen deferred to Kristen Berger of Resilient CE for input. She stated there has not been a flow test performed yet. She added, assuming a 10-inch main can support the 8-inch main, it's worth considering. She stated that

with this size development, typically you would see an 8-inch main; however, without the flow test information, it can't be determined.

Commissioner Loring states a flow test needs to be scheduled, and then we can revisit this issue when the results come back. Vice Chairman Kostka agreed.

4:11pm resident Mark Guidoboni entered the meeting.

Discussion continued regarding the scheduling of the flow test. Mr. Priolo agreed to schedule a flow test with Kingston Water Department. Superintendent Veracka asked Ms. Berger if she had seen the latest revision of the subdivision plans. She responded she had not. Superintendent Veracka described the newest revision. Ms. Smith asked Mr. Priolo to send an electronic version to be forwarded to Ms. Berger as the revised plans were delivered in paper format to the office and no electronic version had been received. Mr. Priolo agreed to send over an electronic version of the latest revised plans. Discussion continued between Mr. Priolo and Superintendent Veracka about various items that need to be addressed.

Chairman Erlandsen asked if the regulation should be reviewed on a case by case basis or is the regulation something that needs to be revised. Superintendent Veracka stated the regulation should stay as is and be reviewed on a case by case basis.

Mr. Priolo and Mr. Rego left the meeting at 4:15pm.

REQUEST FROM GRADY CONSULTING RE: WATER QUALITY CERTIFICATE FOR 363 BISHOPS HIGHWAY (ASSESSORS MAP 104, LOT 2)

The Board recognized that Atty. Adam Brodsky was present to discuss the water quality certificate request for 363 Bishops Highway and moved that item out of agenda order.

Atty Brodsky stated the property was formerly owned by the Sisters of Divine Providence. This property is not served by town water or sewer. It is proposed that the existing building be converted to an inpatient drug and alcohol treatment facility. The project has been before the Planning Board, and they requested a water quality certificate be issued. The project does not change the occupancy of the existing building and proposes no material change to the building. Therefore, Atty Brodsky does not feel a water quality certificate is necessary. Town Planner Valerie Massard suggested the developer apply for a waiver. Atty Brodsky stated if the board does not feel inclined to issue a waiver, Rick Grady of Grady Consulting has prepared the information and request for a water quality certificate.

Rick Grady of Grady Consulting presented to the Board on behalf of the project. He reviewed the map of the property, which is a 23.8 acre parcel. The property has existing wells which are depicted with a 400-foot radius around the two wells. He stated there are also four different septic systems. The project anticipates a full recharge. The project does not increase the size of the buildings currently at 26,470 sq feet. The proposed additional parking and fire department access will increase impervious coverage from 95K sq feet to 105,289 sq feet. This brings the total impervious coverage to 10.1%. The project does propose an increase in sewage flow from 6200 gals/day to 9990 gals/day. This proposed increase is below the maximum allowable amount per regulations. The expanded parking lot will be fully recharged.

Commissioner Loring asked if the two wells service the previous high school building. Mr. Grady responded he believes they do. Commissioner Loring asked if Mass DEP requires any additional testing or certifications for that well to be used for additional purposes? He added, when that well was installed, Mass DEP wasn't what it is today, and we did not have an overlay district that covered that entire area. He wants to be sure the overlay district and Trackle Pond are protected. Atty. Brodsky stated the wells would need to be reactivated, and they have contracted Lightship Engineering to do the work. He said they work alongside the Mass DEP with all regulations.

Superintendent Veracka asked regarding the 400-foot requirement, doesn't Mass DEP require the Zone 1 to be one hundred percent owned by the well?

Atty. Brodsky stated the site is grandfathered according to Mass DEP. Commissioner Loring stated that's what his concern is because it's so old and the current regulations didn't exist at the time the well was constructed. Atty. Brodsky stated he had conversations early on with Mass DEP, and he was told they would treat these sites as grandfathered and

they would not be treated as a new well site.

Superintendent Veracka asked about the potential nitrate loading with the septic system.

Mr. Grady stated he did some calculations, and it appeared to be 4.5 ppm on the total nitrogen load.

Ms. Berger stated the project is within the Water Resource Overlay District and the zoning bylaws state the impervious coverage has to be under 15% and this proposed project is within that figure.

Discussion continued regarding whether a water quality certificate is required and the need for a timely decision on this matter. Atty. Brodsky stated from a building code perspective, there is no new construction and no new use being proposed.

Commissioner Loring made a motion to approve a waiver of a water quality certificate for Caton Realty LLC. Vice Chairman Kostka seconded the motion and it was approved unanimously (3-0-0).

Atty. Brodsky stated he's thankful for the cooperation of the Board but if they're willing to issue a certificate today pending approval of town counsel, that may be the better way to proceed. Superintendent Veracka stated he agreed and this should be issued now so everyone knows where the project stands.

Commissioner Loring withdrew his original motion to issue a waiver. Commissioner Kostka withdrew his second, voiding the 3-0-0 vote.

Commissioner Loring made a motion to approve a water quality certificate for Longview Realty LLC regarding 363 Bishop's Highway (Assessors Map 104, Lot 2). Vice Chairman Kostka seconded the motion and it was voted unanimously (3-0-0).

Atty. Brodsky corrected the name of the project name as Longview Realty LLC. Mr. Grady acknowledged the error.

REVIEW AND DISCUSS THE DRAFT MOU FROM THE BOARD OF SELECTMEN RE: THE COORDINATION BETWEEN WATER, SEWER AND HIGHWAY DEPARTMENT

Eric Crone, Chairman of the Board of Selectmen, was present to discuss the MOU between the water, sewer and highway departments. The Board took the item out of agenda order.

Mr. Crone briefly described the events that took place leading to this MOU. He stated after conversations with representatives of the sewer and water commissioners, Elaine Fiore of the sewer commission, suggested that instead of working towards a DPW department, a simple MOU could be drafted to address many of the concerns. Mr. Crone stated he has met with the Sewer Commission and reviewed comments and suggested feedback and edits. Mr. Crone went over some of the suggested revisions from the sewer department. He stated the idea is to have each board review the document, meet collaboratively to fine tune the document and work on installing procedure.

Chairman Erlandsen suggested this remain on the agenda for the next meeting for review and discussion.

The Board thanked Mr. Crone for his time and he left the meeting at 4:39pm

KRISTEN BERGER, RESILIENT CE RE: ENGINEERING UPDATES

NEW WELL PROJECT UPDATE/ KLEINFELDER UPDATE

Ms. Berger stated the surveyor was recently out to the well site. It was determined the location of the estimated well drilled in 2018 was determined to be too close to the easement to meet the 400 diameter requirement. The location needs to shift north by about 20 feet. The original test well was located according to the assessor's GIS mapping and not an actual survey. Maher Services drilled one 2-inch diameter test well about 70-75 feet down, pumped it and received no yield. They then moved the screen up by about 3 feet, and it produced the anticipated volume.

Kleinfelder is proposing drilling a second test well two feet off of that one, and placing a screen at the more desirable depth where the yield was anticipated. The goal is to get a production well that is close to producing 700 gallons per minute. Once the second 2-inch test well, they will redo a pump test, coordinate with Superintendent Veracka and draw water quality test samples for iron and manganese levels.

The next step will be an 8-inch diameter test well to get a better handle on calculating the potential yield. Maher Services needs grading help on the property to get the drilling rig into the site. They are coordinating with

Superintendent Veracka. Drilling is scheduled to start the first or second week of December. They anticipate the 8-inch well being installed by Christmas and the first pump test to be done in January.

Chairman Erlandsen asked how much of a delay is being caused by relocating the test well, is it significant or minor to the schedule? Ms. Berger said she'll have to take a closer look at the schedule. She stated there was a buffer with the review time at Mass DEP and that was completed about a month earlier than anticipated. She will review and report back as to the exact significance to the schedule.

Superintendent Veracka stated he had met with Maher onsite with Kleinfelder last week. There is some tree removal and grading issues that need to be done. They made a plan for next week to get out there with the water department crew to do some grading work. He added they did some water quality tests from the well site that was pumped today and the iron levels were .02 mg/L and the manganese was .004 mg/L. Ms. Berger stated that's good news. Superintendent Veracka said the yield was very good with flow results. Ms. Berger stated those test results are considered "non-detect" levels.

CONTRACT FOR GENERAL ENGINEERING AND CONTRACT FOR OPM FOR WELL PROJECT

Ms. Smith presented the contract proposals for Resilient CE regarding the OPM (Owner's Project Manager) for the new well project and the general engineering contracts. The board signed the proposals and Ms. Smith will forward them to the Town Administrator's Office to draft the contracts.

WATER SUPERINTENDENT DEPARTMENTAL UPDATE:

THE PUMP OPERATOR POSITION HAS BEEN POSTED BOTH INTERNALLY AND EXTERNALLY FOR APPLICANTS.

No discussion took place.

REQUEST FOR WATER SERVICE AVAILABILITY FROM BL COMPANIES RE: RETAIL DEVELOPMENT AT 102 KINGSTON COLLECTION WAY

Superintendent Veracka received correspondence from a developer in the early conceptual planning phase of a retail store proposed for the former Macy's store in the mall.

Superintendent Veracka stated he did speak with a representative from BL Companies. They requested specific information related to the utilities on the property. He provided minimal information as the property is private, and the information is not known by KWD.

RECENT DETECT ON MONTHLY ROUTINE SAMPLING. ISSUE WITH SAMPLE POINT. REPEAT SAMPLE HAS COME BACK AS ACCEPTABLE.

Superintendent Veracka told the Board there was a recent detection during the monthly samples. The detection was discovered at Pembroke St Water Tank. There was a previous detection at another site within the last month. These two events trigger a Level 1 Assessment. Superintendent Veracka has the license to do that assessment in-house rather than outsource the work. Both sites were re-sampled and the results came back within normal range. This issue has occurred before at the water tank and the other site is a residential property that is vacant. Commissioner Loring asked about the vacant property and suggested looking into an alternate site to test in the future. Superintendent Veracka stated he's already inquired to Mass DEP about an alternate site.

WORKING WITH FACILITIES ON AN ENERGY AUDIT FOR INSULATION AT THE WATER DEPARTMENT OFFICE.

This proposed project is to install insulation under the building. This had previously been proposed. However, a previous contractor did not want to deal with the water under the building. A different contractor has looked at the project and has stated that as long as the area can be de-watered under the building, there should be nothing to prevent the work from being done. The Facilities Department is pursuing this project with planning and funding.

NEW BUSINESS:

REVIEW AND COMMENTS FOR PLANNING DEPT RE: BISHOPS HIGHWAY SOLAR, LLC C/O REWILD RENEWABLES LLC THE LOCATION OF THE PROPOSED PROJECT IS OFF BISHOPS' HIGHWAY.

Superintendent Veracka presented the Bishops Highway Solar Project. This project is mostly in Kingston with a solar

array. He participated in a site walk with the town planner, Valerie Massard. This is not an earth removal project; instead, the earth will be leveled to enable the project. Commissioner Loring stated he understands there was clear-cut tree removal without a permit. Superintendent Veracka stated that was from a previous project proposal and that's an issue for the planning board.

Superintendent Veracka stated he saw no issue with the project. His only recommendation was that there may be a need for a concrete pad for energy storage. He requested that the concrete pad be removed from the zone 2. Commissioner Loring stated his concern is the trees being removed and the impact that may have on drainage and water recharge. He feels it sets a bad precedent to look the other way to illegal tree clearing. Chairman Erlandsen asked Ms. Berger what her thoughts were on the recharge.

Ms. Berger stated that leveling of land is better with water recharge. There are other environmental factors regarding tree coverage. However, she stated that is not her area of expertise to speak to, that is more a question for an environmental engineer. Chairman Erlandsen asked Superintendent Veracka if he saw any additional issues. Superintendent Veracka stated he asked several questions during the site walk, and they were all answered to his satisfaction.

Chairman Erlandsen stated his recommendation for comments to the Planning Board would be to include the concern for the tree removal without a permit, and the recommendation that an impervious concrete pad for energy storage be placed outside the zone 2 and closer to the public way and utilities. Vice Chairman Kostka stated he understands the concern regarding the illegal tree cutting, but it sounds as if the site being leveled will provide more of a benefit, and it's not the same contractor proposing the work who took down the trees. Discussion continued. Superintendent Veracka stated he feels this company is very receptive to accepting feedback and recommendations given.

ABATEMENT REQUEST FROM DONNA APPLE, 10 DOGWOOD DRIVE RE: IRRIGATION CLOCK MALFUNCTION

Ms. Smith presented the abatement request from a resident at 10 Dogwood Drive. The excessive water usage was due to a faulty timer on the irrigation system causing the irrigation to run during the overnight hours. Once it was discovered, the homeowner had the issue corrected.

Vice Chairman Kostka made the motion to charge the total gallons at the lowest tiered rate. Commissioner Loring seconded the motion, and it was voted unanimously (3-0-0).

REQUEST FROM STACEY SMITH TO ATTEND TYLER CONNECT 2026 TRAINING CONFERENCE APRIL 7-10, 2026

Ms. Smith presented a request to attend an annual conference for Tyler Technologies. Tyler Technologies is the home company for the Munis billing software company. Ms. Smith attended this conference in both 2018 and 2019. She stated the training is invaluable. The conference is in Nevada from April 7-10, 2026. She mentioned there is a possibility she could attend with another employee from another department and that would save on the conference package.

Commissioner Loring made the motion to allow Ms. Smith to attend the 2026 Tyler Technologies conference. Vice Chairman Kostka seconded the motion, and it was voted on unanimously (3-0-0).

UNFINISHED BUSINESS:

WATER CORRESPONDENCE FROM LAST MEETING:

BUSINESS OF WATER QUALITY REVIEW COMMITTEE:

This item was taken out of order. Refer to the Appointments section.

NEXT REGULAR MEETING:

TUESDAY, DECEMBER 9, 2025 AT 4PM

ADJOURNMENT OF OPEN SESSION, RECESS TO EXECUTIVE SESSION AND NOT RETURN TO OPEN SESSION, FOR THE PURPOSE OF:

TO DISCUSS STRATEGY WITH RESPECT TO COLLECTIVE BARGAINING OR LITIGATION IF AN OPEN MEETING MAY HAVE A DETRIMENTAL EFFECT ON THE BARGAINING OR LITIGATION POSITION OF THE TOWN AND THE CHAIR SO DECLARES.

Commissioner Loring made the motion to recess the open session and enter into executive session, not to return to open session. Vice Chairman Kostka seconded the motion.

The vote was (3-0-0).

The open meeting adjourned at 5:11 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,



Stacey L. Smith
Clerk