



TOWN OF KINGSTON
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Sewer Commissioner Minutes 10.07.25

The October 7 civil commission meeting discussed updates on the Cushman Farms site plan, which reduced the unit count to 144 from 160, preserving 150 feet of woods. The site will feature two four-story buildings. The proposed pump station will tie into the Marion Drive force main, with a flow capacity of 25,000 gallons per day. The commission also considered the potential sewer connection for Town and Country Park, estimating a \$6 million project cost. Additionally, they addressed a broken pipe on 40 Standish Ave West, proposing a \$743.50 adjustment. The Marion Drive pump station faced recent maintenance issues, but is now operational with two fully functional pumps.

Action Items

- [] Provide a letter confirming the available sewer capacity for the Cushman Farms project.
- [] Investigate the possibility of a gravity sewer connection under the railroad tracks instead of a pump station.
- [] Provide an update on the status of the Cushman Farms project's approvals, particularly with the ZBA.
- [] Discuss the potential options for handling vacant lots and unused sewer capacity at a future meeting.
- [] Investigate the condition and capacity of the existing pump stations that would be impacted by the Cushman Farms project.

Outline

Civil Commission Meeting Introduction and Initial Updates

- Elaine Fiore opens the October 7 civil commission meeting.
- Rick Lincoln updates on the revised civil site plan for Cushman Farms, noting significant changes to save wetlands and maintain the unit count at 144.
- Brian Donahoe inquires about the unit count, which is confirmed to be 144.
- Rick Lincoln explains the elimination of a third building and the addition of two four-story buildings, preserving 150 feet of woods.

Detailed Site Plan and Infrastructure Discussions

- Rick Lincoln provides a detailed overview of the site plan, including the proposed pump station and the connection to Marion Drive.
- Brian Donahoe and Rick Lincoln discuss the layout of the site, including the entrance off Marion and the removal of retaining walls from the paper road.
- William Watson suggests making the entrance one-way to buffer traffic from Copper Beach.
- Rick Lincoln confirms the main entrance and egress will be two-way, with a one-way exit to Copper Beach in the morning.

Traffic and Environmental Considerations

- Brian Donahoe and Rick Lincoln discuss the traffic report, noting that 65% of the traffic will be one-way.
- William Watson mentions the need for private gates at both sides of the development to prevent unwanted traffic.

- Rick Lincoln explains the need for a fob system for access to the parking lot.
- Brian Donahoe calculates the Title 5 flow at 25,000 gallons per day, noting a previous estimate was higher.

Water and Sewer Connections

- Rick Lincoln mentions upcoming meetings with the water department and the need for approvals.
- Brian Donahoe notes the high number of sewer connection applications recently.
- Rick Lincoln discusses the potential for another large development at the mall.
- David Walsh raises concerns about the pump station issue and its maintenance responsibilities.

Pump Station and Sewer System Integration

- William Watson clarifies that new residential hookups are responsible for pumping and maintenance.
- Brian Donahoe emphasizes the need for the pump station to be designed with oversight and approval for compatibility.
- David Walsh discusses the potential impact on the sewer system and the need for modifications to avoid overflow.
- William Watson suggests the possibility of a gravity line to connect the pump station to the existing sewer system.

Future Development and Sewer System Expansion

- Brian Donahoe discusses the potential for future development and the need to expand the sewer system.
- William Watson mentions the possibility of additional sewer connections in the industrial park.
- Brian Donahoe suggests a more cost-effective approach to the sewer system expansion.
- David Walsh emphasizes the importance of upgrading the pump stations and ensuring compatibility with the existing system.

Town and Country Park Sewer Connection

- Brian Donahoe introduces Steve Delano from Town and Country Park, who discusses the need to connect to the town sewer system.
- Steve explains the high costs and maintenance issues with their current treatment plant.
- Brian Donahoe and Steve discuss the potential for a more cost-effective sewer connection to the industrial park.
- Brian Donahoe suggests a gravity line and a pump station to connect the park to the existing sewer system.

Survey and Design Work for Sewer Expansion

- Brian Donahoe presents a design plan for the sewer expansion, including survey work and topographic information.
- The plan includes areas like Indian Pond Road, Elm Street, and South Street.
- Brian Donahoe estimates the cost of the design work to be around \$250,000.
- The plan aims to secure wells and address environmental concerns related to nitrogen content in the water.

Betterment and Capacity Discussions

- William Watson raises concerns about the capacity of the sewer system and the need for betterment discussions.
- Brian Donahoe suggests discussing betterment for Town and Country and other developments.
- William Watson mentions the need for flexibility in betterment rates to accommodate future developments.
- Brian Donahoe emphasizes the importance of leaving a cushion for future capacity needs.

Broken Pipe and Correction Notices

- Elaine Fiore brings up a broken pipe on 40 Standish Ave West and the need for a quarterly bill adjustment.

- David Walsh discusses the correction notices for 22 Main Street and the need for excavation to confirm no additional offshoots.
- Brian Donahoe suggests adding language to the correction notice to determine when the issue started.
- Elaine Fiore makes a motion to support Dave's order to correct violations, which is seconded and approved.

Marion Drive Pump Station Issues

- David Walsh reports on issues with the Marion Drive pump station, including seal failures and the need for a standby pump.
- The station is now running on two fully functional pumps, with a standby pump as a backup.
- David Walsh mentions the ongoing chaos at the plant and the need for regular maintenance.
- The next meeting is scheduled for October 21, with a possible earlier meeting if needed.