



TOWN OF KINGSTON
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Sewer Commissioner Minutes 08/26/25

The meeting on August 26, 2025, covered several key updates. The superintendent reported a surge in building permits and ADUs, with a significant increase in septage revenue expected due to a new project. Financially, the town balanced its budget without needing town meeting allocations. A new laundromat at 22 Main Street was discussed, with 19 machines of varying capacities, expected to use 4,800 gallons per day. The board agreed to assess 14 ERUs at \$24,000 each, with a 2% interest rate over 20 years. Additionally, the board directed the superintendent to inspect and repair a sewer connection at 22 Main Street to ensure compliance with regulations.

Action Items

- [] Superintendent to excavate and inspect the sewer line from the front to the back of the 22 Main Street property.
- [] Superintendent to put together brief notes on the required repairs and observations to share with the board by the end of the week.
- [] Review the property card and water usage records for 22 Main Street to determine the appropriate number of EIUs.

Outline

Update from the Superintendent

- David Walsh provides an update on building permits, noting a significant increase in activity related to ADUs and new construction.
- The injured individual expected to return by the end of the year after surgery in mid-September.
- The plant's treatment is going well, and there was a minor issue with internet connectivity at 3 AM, which was managed by an operator.
- Another septage project is expected to start next week, potentially increasing revenue.

Financial and Property Updates

- David Walsh mentions the financial update and the expected closing on 200 Main Street in mid-September.
- The Board of Health conducted an audit to correct violations at 22 Main Street, and David Walsh has requested a template from the Board of Health to address issues.
- The Board of Health expects to visit 22 Main Street on Thursday, and there is a plan to send all necessary information to the property owner.
- The Board of Health has a seven-day response time for their rules and regulations, and the plan is to send all information at once to the property owner.

Discussion on 22 Main Street and Laundromat Proposal

- Discuss the potential for a laundromat at 22 Main Street, including the number of machines and their capacities.
- The laundromat would use more efficient machines, reducing water usage compared to home washers.
- Provides detailed information on the water usage of the machines, noting that they are more efficient per pound of laundry.

- The discussion includes the possibility of charging a higher rate for the first year to gather usage data and then adjusting the rate based on actual usage.

Financial and Regulatory Considerations for Laundromat

- William Watson suggests allocating 14 ERUs for the laundromat, with a potential increase based on usage data.
- Brian Donahoe and William Watson discuss the financial implications of the ERUs, including the cost and interest over 20 years.
- The laundromat would be classified as retail-only, and the water usage would be monitored to ensure compliance.
- The board agrees to assess 14 ERUs at \$24,000 each, plus 2% interest over 20 years, and to revisit the usage in six months and a year.

Inspection and Repair of Sewer Connection at 22 Main Street

- David Walsh and William Watson discussed the need to inspect and repair the sewer connection at 22 Main Street, which has been modified with additional outbuildings.
- The plan is to expose the sewer line from the street to the rear building to ensure no unauthorized connections or roof leaders.
- Brian Donahoe suggests hiring a licensed drain layer to excavate and repair the sewer line, with an engineer's certification.
- The board agrees to direct the superintendent to excavate and inspect the sewer line, and to make any necessary repairs.

Coordination with Board of Health and Other Departments

- David Walsh mentions the need to coordinate with the Board of Health and other departments to address violations at 22 Main Street.
- The plan is to compile all necessary information from different departments and send it to the property owner simultaneously.
- The board discusses the potential fines and penalties for violations, including the cost of repairs and the impact on water usage.
- The board agrees to prepare a draft document based on the template provided by the Board of Health and to review it before the next meeting.

Final Discussions and Adjournment

- The board discusses the importance of addressing the sewer connection issue to prevent future problems and ensure compliance with regulations.
- David Walsh and Brian Donahoe emphasize the need for accurate water meter readings to determine the extent of unauthorized water usage.
- The board agrees to pull the property card and water records to understand the current usage and compliance status.
- The meeting adjourns with a motion to direct the superintendent to excavate and inspect the sewer line, and to prepare the draft document for the next meeting.