



**TOWN OF KINGSTON**  
*Office of the Sewer Commission/Wastewater Department*  
26 Evergreen Street  
Kingston, MA 02364

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Elaine A. Fiore  
Peter C. Cobb  
Sean M. Walsh

Sewer Commissioners Meeting Minutes  
August 12, 2008  
7:00 pm  
Room 201, Town Hall

**In Attendance:**

Commissioners Elaine Fiore, Peter Cobb, Sean Walsh. Supt. Ken Vandal.  
CDM representatives, Tom Morgan and Don Freeman. Peter Conant, Stony Brook Falls; Clive Beasley, 45 Howlands Lane; Dan Sapir, the Observer.

7:00 pm Ms Fiore opened the meeting.

Mr. Conant came tonight to announce his project was not going to move forward. Mr. Conant relinquished his sewer capacity back to the Board and asked for the return of his deposits. Ms. Fiore stated that the deposits were in escrow accounts not in betterment accounts. She made a Motion to return the deposits to Mr. Conant. Mr. Cobb seconded the motion and all Voted in favor. Mr. Conant thanked the Board for their patience and said that he will be notifying the other Boards in town of his decision.

The Board discussed the need to update the Connection Fee schedule to reflect Phase 2 rates. Sean Walsh made a Motion to change the Connection Fee to \$11,590.00 per ERU and to discontinue the use of the Phase 1 Connection Fees. Ms. Fiore seconded and all Voted in favor.

Mr. Clive Beasley came in to return his sewer capacity on two lots on Howland's Lane. He is unable to build on them as the Conservation Commission said both parcels fall under the 100' do not disturb zone. Mr. Beasley provided no supporting paperwork. The Board discussed the return of the Connection Fees. Mr. Cobb said he felt it was unfair to hold Mr. Beasley hostage if the Town will not allow his project. Ms. Fiore asked Mr. Beasley to write a letter relinquishing his sewer capacity with the understanding that no sewer capacity would ever be provided for those parcels (Map 48 lot 45 – 2 and Map 48 lot 45 – 3) in the future. Ms. Fiore moved to refund Mr. Beasley's Connection Fees. Mr. Walsh seconded. All Voted in favor.

CDM was in to discuss Plant expansion. In April 2007 CDM did preliminary sketches for a 350,000 GPD expansion. Layouts were done for cost estimates. The estimates assumed the same levels of quality and structure as in the original plant.



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All cost estimates include a 25 % contingency fee as part of the construction costs only. Once we are in 30 – 60 % of design, the contingency costs come down as real prices are known. Included are 5 % per year escalation costs, an inflation factor to 2010. Costs do not include design work (typically 8% of construction costs) or engineering (10%) or leaching fields.

Engineering News Record provides an analysis of costs to worth and using their methods our plant is worth 13.5 million today. Mr. Freeman said this tells you what it would cost to build our plant today and gives a good reference point for a cost estimate for an expansion that would double the plant size and justifies the original estimated costs. Mr. Freeman presented a table showing alternative plant expansions and related estimates. The original list included 3 SBRs, 2 headworks, a new sludge tank, GBT, blower and electrical, odor control, a locker room, office and conference room. In 2007 that was estimated at a \$16.4 million cost, escalated at 5% to 2010, it is \$18.9 million. Alternate 1 calls for only 2 SBRs, no locker room, office or conference room and a shortened pipe galley for a cost of \$14.2 million. Alternate 2 cuts further by eliminating the sludge tank, GBT and biofilters. This abbreviated system would require a second shift of workers to process the sludge. Supt. Vandal said we need a second GBT for redundancy. This alternative is a million less. Alternate 3 deletes the headworks. Mr. Freeman said this option may or may not be feasible. If the wet wells in the pump stations were large enough and instrumentation put in place so the pump stations worked in a sequence, the plant could process the staggered flow. Superintendent Vandal is most comfortable with Alternative 1. The bare bones approach can have hidden costs with call outs. Superintendent Vandal believes it is absolutely necessary to have redundancy of tanks and equipment. Critical equipment such as the GBT and sludge holding tank for dewatering sludge and the wastewater screening equipment located in the headworks building cannot be bypassed without resulting in serious operational problems. Backup systems are needed in the event of equipment malfunctions, especially with the expected increased influent flow that would result from a plant expansion. Mr. Freeman said that costs are not going to change by 5 million. CDM will work to fine tune the bottom line. They have all the preliminary drawings and mark ups of the original plant and that helps. Ms. Fiore said the Board will put out feelers on where Thorndike is on his project. Mr. Morgan reiterated that disposal is the issue for the expansion. Permitting the leaching fields will take at least one year. Thorndike was to undertake that aspect of the expansion. Thorndike's EIR should have all the hydrogeological studies in it. CDM will review the disposal field



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specs for the Board in the completed EIR. Supt. Vandal and Mr. Morgan discussed some Phase 2 connections and planned to follow up with Flygt on the pump station.

Ms. Fiore attended the Board of Health public hearing on Monday night where the issue of allowing septic systems and sewer to serve one property was discussed. The Board of Health was going to have legal counsel review this proposed regulation and the regulation of March 10, 2008. Ms. Fiore asked the BOH to provide us with as copy of legal counsel's opinion.

The Board discussed the sewer connection of October 2007, for 161 Summer St. and the fact that the septic system has not been abandoned yet. It was decided to send the property owner a letter and CC: the Board of Health and the drain layer.

Mr. Walsh made a Motion to set the mandatory connection date for Phase 2 properties as October 1, 2009, one year from fall Town Meeting. Mr. Cobb seconded the motion. All Voted in favor.

The Board reviewed Town By Law Chapter 20 and Mr. Cobb moved to add to the Town Meeting Warrant the mandatory connection date of October 1, 2009 for Phase 2 property owners and to keep the fine the same at \$100 per month per ERU. Ms. Fiore seconded. All Voted in favor.

The need for a grinder pump at 145 Summer St. was discussed. Supt. Vandal will meet with the drain layer to see what the best method of connection is. The service calls for grinder pumps will continue to be handled by Supt. Vandal and referred to FR Mahoney as needed. These will be handled on a case by case basis.

Two new properties were added to the waiting list for sewer capacity, 34 Brook St and 22 Evergreen St.

At 8:40 pm, Ms. Fiore made a Motion to adjourn. All Voted in favor.

Submitted by  
Diane Poirier  
Dept. Secretary