



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

781-585-4058
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Elaine A. Fiore
Peter C. Cobb
Thomas W. Taylor, II

Minutes
December 13, 2011

The regular meeting of the Board of Sewer Commissioners was held tonight at 7:00 PM in Room 201 of the Town Hall. Members in attendance were Elaine Fiore and Peter Cobb. Mr. Taylor was unable to attend due to a prior commitment.

Michelle Palavanchi met with the Board to discuss her building permit application for a one bedroom addition to her house at 6 Peck Street. Ms. Fiore discussed that this house is listed on the Assessors' card as a 2-family with four bedrooms, but is assessed one sewer betterment (1 ERU) for 330 gallons per day. The Zoning Board decision says it has three bedrooms. Ms. Palavanchi stated that the house is currently used as a 2-family home and that it has always been that way. It currently has three bedrooms and they will add another bedroom to the first floor. The Board felt that since the property card already listed the house as having four bedrooms that it would be acceptable to allow the bedroom addition. It should have been charged another betterment in Phase 1. The permit application was signed conditional that the house is to have a maximum of four bedrooms. The Board will follow up with a letter stating that the house must be occupied on each floor by family members and that if it is sold it has to be listed as a 1-family due to the 1 ERU betterment assessment. Ms. Palavanchi said that would be acceptable.

The Board signed department bills totaling \$159.68 for Verizon Wireless, \$10,172.05 for regular department bills and \$300.00 for a drain layer connection deposit refund.

At 7:15 Brad McKenzie met with the Board to discuss the sewer capacity at the Bog now that the water lines have been separated. Ms. Fiore reviewed Title V Rules and Regulations 310 CMR 15.203, number 6, regarding nonresidential facilities. This section calculates sewer flow as 200% of water use. Mr. McKenzie discussed that he had estimated that 12% to 13% of his water use went into the sewer. He reviewed details from his letter of December 5, 2011 (On file in the property folder) based on water consumption. June and July are the slow months. In August they conduct hockey camps, with business picking up in September. The peak season is late December to early February (10 Weeks) when the high school hockey teams play games. The period between August and November 16th averaged about 700 gallons per day (gpd). Ms. Fiore discussed that using Title V 310 CMR 15.203, number 6, that 200% of the water use would be 1586 gpd. Mr. McKenzie also mentioned that the current rink has 429 seats, not including the hockey benches. Once the Duxbury lockers are finished there won't be any more water usage than there is now. The same group of players will use the new lockers instead of the old lockers. The old lockers will be used in the future by the second rink, not



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yet built. The construction of the second rink will probably still bring in flow under 3000 gpd because it will be smaller and will have no stands for seating. It will be housed within the same building. They hope to have financing in place by the end of this year with construction starting by March or April 2012. The end product will have a total of 7 locker rooms for the complex. Some of them will be dry lockers. Four of them will be used for youth hockey. The Duxbury locker rooms will be used for 3 months out of the year. Four of the current lockers will be used by the new practice rink. The high school teams have approximately 40 players (20 players on each team). Youth hockey has 15 players on each team for a total of 30 players. The Board did not anticipate that the second rink would create a problem but needs to see the final construction plans and review the building permit application.

MOTION, by Peter Cobb, seconded by Elaine Fiore, to accept the construction and use of the new lockers for Duxbury, now that the plumbing changes have been made at the Bog. The motion was so voted.

MOTION, by Peter Cobb, seconded by Elaine Fiore, to approve the Minutes of November 14, 2011. The motion was so voted.

The Board reviewed the tentative meeting schedule for calendar year 2012. Some minor changes were made.

Mark Guidoboni stopped in to ask if he could get on the agenda for a future meeting to discuss the transfer of sewer betterment rights. The Board discussed that this had been brought up before and that once the betterment is transferred from one parcel to a new parcel, then the original parcel would no longer have sewer rights and would lose property value. The plant permit was briefly mentioned. The current design flow is 375,000 and the plant is at 80% design flow now. This is the maximum. Mr. Guidoboni proposed that the holder of the betterment for sale set the price and receive payment for the sewer capacity. Ms. Fiore stated that transferring sewer could create a change in use to the holding property. If the betterment has not been paid in full then the Town would need to receive payment of the unpaid balance due. Mr. Guidoboni said he would check his schedule and call for an appointment on either January 17 or 31.

Ms. Fiore asked that the Plymouth Sewer Bank information be researched again and that Mass General Law be checked for transfer of sewer rights. She will contact Jay Talerman regarding this matter.

Discussion returned to the Bog. They do have a snack bar and a Big Dipper at the rink but they have never provided any grease trap records for it. A postcard will be sent to request the records. The second rink will not have any spectator seating. Youth hockey will generate player use and some parents will stay to watch. They will not be large spectator events. There should be enough flow for the second rink according to Title V.



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Ms. Fiore asked for the status on the Mews. Mr. Haney was supposed to instruct Rob Kraus to send a letter to the Sewer Commission stating what his final sewer capacity needs are and include a check for this year's installment of the connection fee. This was discussed with Mr. Kraus at the November meeting with him and Mr. Webby. There still has been no response from either Mr. Haney or Mr. Kraus. A follow up letter needs to be sent to Mr. Kraus setting the deadline for a reply as December 28, 2011.

Ms. Fiore discussed that the Sewer Commission is not being notified when criminal complaints are scheduled for arraignment. The District Attorney's office will be contacted to see how the Sewer Commission can be notified and how these cases should be handled.

Ms. Poirier reported that delinquent user fees are usually transferred over to the tax bills as a sewer lien every December, however, this year that will not be done due to the temporary nature of the current Interim Collector's position.

The tax title settlement that is pending will be taken care of by the Interim Collector at the direction of the Treasurer.

Post Employment Benefits were discussed. The department should begin funding this expense in the annual budget.

Ms. Fiore reported that the Town Administrator has asked that all offices in the Town Hall work an 8:30 to 4:30 schedule. The Board did not feel that schedule worked best for their customers and reaffirmed that in the best interest of the sewer customers they would maintain the office hours of 8:00 to 3:30.

MOTION, by Peter Cobb, seconded by Elaine Fiore, to adjourn the meeting at 9:00 PM. The motion was so voted.

Suzanne Richards
Administrative Assistant