



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, Jr.

MINUTES
June 16, 2009

The meeting of the Board of Sewer Commissioners was called to order at 7:00 PM by Elaine Fiore. Members in attendance were Elaine Fiore, Peter Cobb and Thomas Taylor.

Department bills were reviewed and signed for \$121.03 and \$13,763.88. A bill adjustment for \$76.86 and a Special bill Commitment for \$16.00 was also signed.

Ms. Fiore explained that she had attended a court hearing today at Plymouth District Court regarding the sewer fine assessed to Robert Laine for failure to connect his property at 39 Prospect Street. Mr. Laine is in attendance tonight to discuss his connection plan with the Sewer Commissioners. The court hearing has been continued to Sept. 1, 2009.

Mr. Laine provided a diagram of what he planned to do, his telephone number, and stated that he planned to review it with Mr. Vandal. The Board stated that they would look to Mr. Vandal for approval of the connection plan. Ms. Fiore noted to the Board that she had clearly stated at the hearing this morning that everything had to be signed off and the connection completed by Sept. 1, 2009.

Mark Guidoboni had an appointment scheduled tonight to discuss the potential development of 16 housing units between Copper Beach Drive and the MBTA tracks. Mr. Guidoboni provided a conceptual diagram of where the housing units would be located on the lots being proposed for development. There would be a 20 foot high berm built between the housing units and the MBTA on part of Map 66 Lot 40. This parcel is noted as having an easement on it. The approximate area involved is 2 acres. Not including the Town parcels the project area covers about 8 acres. The lots will be going up for sale shortly. Mr. Guidoboni suggested that perhaps Community Preservation Act funds could be used to purchase the 2 acres but he was not sure if the Sewer Commission would be able to use the land for a leaching field if this were the case. The utility easement was originally for Commonwealth Electric but since then the MBTA has taken some of it. Mr. Guidoboni was also not sure if the Sewer Commission would be able to use any of their easement area to run an effluent pipe to a new leaching field. He also suggested that if the Town owned parcel, about 1 acre in size, were added to the 2 acres, there would be a total of 3 acres of space for a leaching field. Mr. Guidoboni has been working with Mr. Devlin, owner of some of the lots, and has made it clear to him that if housing is constructed in this area, that there would be no sewer available for the homes. If the utility easement does not work out as an access then Thorndike Development might be able to help the Sewer Commission acquire an access through the parcel owned by Sean O'Donnell. The Sewer Commission reviewed the diagram, an assessors map of the area lots and stated that they would look into this. They thanked Mr. Guidoboni for bringing this option to their attention. The Board agreed that CDM should review this idea. Previous discussion indicated that it did not appear to be feasible.

Mr. Vandal arrived and the Board reviewed the discussion that had taken place with Robert Laine regarding his sewer connection plan. Mr. Vandal said he did not have a problem running a larger diameter pipe in to 39 Prospect Street but Mr. Laine would have to provide some kind of written agreement stating that whoever lives in his home, and any



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other new homes constructed on his land, will jointly maintain the sewer line out to Prospect Street. Mr. Vandal said there was still a matter of getting approval from the Conservation Commission. Ms. Poirier noted that in 2007 the Conservation Commission had stated that he could lay a sewer line in his driveway. Mr. Vandal said he would talk to Mr. Laine about his plan and would talk with Ms. Thomas regarding any new issues the Conservation Commission might have. Ms. Fiore asked that once Mr. Vandal has made his recommendation that a letter is sent to Mr. Laine to follow up on tonight's meeting.

MOTION, by Elaine Fiore, seconded by Peter Cobb, to approve the Minutes and Executive Session Minutes from May 26, 2009. Ms. Fiore and Mr. Cobb voted in favor of this motion. Mr. Taylor abstained as he was not present at the meeting.

The Board reviewed a letter from the owner of the Kingston House of Pizza requesting that the Sewer Commission consider allowing him to add 10 seasonal patio seats to his current seating limit. The Board reviewed his capacity limit and determined that he was not at maximum capacity and had enough remaining to add the 10 additional seasonal patio seats.

MOTION, by Peter Cobb, seconded by Thomas Taylor, to approve the addition of 10 seasonal patio seats to the Kingston House of Pizza. The motion was unanimously voted.

A building permit for the patio seating was also reviewed and signed at the meeting.

Mr. Vandal asked the Board if they had decided what they wanted to do with his Ford Ranger when the new vehicle arrives. He would like to donate the truck to the Recreation Department as their vehicle is in very bad condition. The Board felt that this would be an appropriate use for the truck.

MOTION, by Thomas Taylor, seconded by Peter Cobb, to donate the Ford Ranger to the Recreation Department if they can make use of it. The motion was unanimously voted.

Ms. Fiore discussed the Hilltop Generator and Grant application. The Kingston Intermediate School is an emergency shelter and needs sanitary facilities in the event of an emergency. They have a generator that powers the school but a power line needs to be brought up to the Hilltop pumping station. CDM estimates this work at \$150,000.00. This work would be a retrofit of the Hilltop pumping station to bring power from the school to it. A pre-application for a grant has been prepared. By filing this application the Sewer Commission will find out whether this work will qualify for the grant or not, saving time and money. There is a training seminar being conducted on July 14, 2009 in Framingham, by Scott McCloud, coordinator for the grant program. The office staff will plan to attend this seminar. The grant asks that the applicant be prepared to provide 25% of the project funding. In this case it would be about \$37,500.00.

Mr. Vandal reviewed that the Little Giant pumps in the original pumping station had been set up with switchgear to allow a portable generator to be connected to it. The new station requires power from the school generator. The backup in use at this time is a septage pumper.

Constellation New Energy is in the process of preparing a proposal for reimbursing the Wastewater Department for occasionally using the generator to power the plant instead of the grid. EnerNoc had also proposed a similar program last year but Mr. Donovan had said it was not an option. Mr. Vandal has spoken to the representative from Constellation New Energy and expects to receive a proposal shortly.



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Mr. Vandal mentioned that there had been an unusual amount of alarms from multiple systems at the plant in the past week. He thinks NStar might need to do a check of the power system because it seems there is a problem with voltage fluctuations. The GBT has been in alarm, trips out and then wasting can't be done. It has to be done manually when someone is on site. The SBR Blowers have been in alarm as well. These systems have been very reliable until recently.

Ms. Fiore reported that Jill Myers has contacted Mass Highway regarding their final inspection of Rte. 3A in the Contract 8 area. They did the final paving and should have provided Kingston with their approval letter by now. Multiple inquiries have already been made about this matter. Ms. Myers has contacted Mr. McCourt and he has referred this to the proper division supervisor.

A letter has been sent to the owner of Paisano's regarding the grease trap and the hauler being used to clean the grease trap. They currently use Baker Commodities. Mr. Vandal stated in the letter that he must be on site the next time the hauler plans to clean the grease trap and that they are not to remove the cover until he is present. There has been an excessive amount of grease accumulating in the Wapping Road pumping station. It was cleaned out just last week and already there is a lot of grease building up again.

Mr. Vandal reported that Fred Nava & Son will be connecting the Dollar Tree Store, at RK Crossing, to the sewer tomorrow. This connection brings them in compliance with the agreement made with the Sewer Commission last year.

Ms. Fiore said that she had called Tom Morgan and left a message regarding 163 Summer Street and that Mr. Morgan had called her back and left a message. So far they have been unable to discuss this connection. Mr. Vandal said that he felt CDM should handle the correction of the lateral this time and that they at least should have sent down an engineer to look at the property and determine the best way to get the building connected by gravity.

Ms. Fiore discussed that she had spoken to Lindsay Wilson regarding the Escrow account funds Thorndike Development had provided for the design of the plant. Thorndike had provided \$24,000.00 and there is about \$15,800.00 remaining. They want the money back so that they can use it to fund the Planning Board's 40R Phase 1 review. The Sewer Commission will need \$5000.00 for the 40R review. That would leave about \$10,500 to be returned. The money was originally deposited to provide for an updated conceptual design. Although a plan was formulated for Thorndike's 40 R, they have since changed their minds regarding connecting to the plant and a new conceptual design is still needed. CDM's expansion agreement will cost \$165,000.00 for 20% design plans. The remaining Thorndike money should be used for this work as the original agreement stated they would pay for 100% of the design costs.

Lindsay Wilson brought up the Davis property stating the he understood that the Sewer Commission wanted to move forward in the permitting process for the leaching field. He continued that they have already done a lot of the work required and that he would provide it to the Sewer Commission.

Ms. Fiore commented that Don Freeman has said that the Sewer Commission should file a Request for Advisory Opinion. This will result in a decision regarding whether



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the Town will be able to submit a Notice of Project Change or will need to complete an Environmental Impact Report (EIR). An EIR will be quite costly and time consuming.

The Board discussed whether to keep the escrow money for the design of the plant or to return part of the money. The Board will be paying \$165,000.00 for 20% design plans. The extra \$10,500.00 should be kept and the funds put toward paying for this. Thorndike would still need to fund about \$155,000.00 in design costs.

MOTION, by Peter Cobb, seconded by Thomas Taylor, to keep the remaining Thorndike Development escrow money in the account set up for the Sewer Commission. The motion was unanimously voted.

The Board reviewed and discussed the Rider to the Standard Form of Agreement signed with CDM at the last meeting. They did not see any corrections needed and it has already been reviewed and approved by Town Counsel.

MOTION, by Elaine Fiore, seconded by Peter Cobb, to sign the Rider to the Standard Form of Agreement with CDM. The motion was unanimously voted.

MOTION, by Elaine Fiore, seconded by Peter Cobb, to adjourn the meeting at 8:15 PM. The motion was unanimously voted.

Suzanne Richards
Administrative Assistant