



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
June 22, 2010

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

Department bill schedules were signed for \$25,146.27 for utility and miscellaneous bills, \$119.64 for Nextel and an invoice for CDM totaling \$11,550.00 for work being done on a preliminary design for the plant expansion.

A letter was reviewed and signed regarding the Sewer Commission recommending that Kenneth P. Vandal be appointed to an Indefinite term of employment upon expiration of his current 3-year term at the end of June. The Board had requested this letter be prepared at the June 11, 2010 meeting.

Mark Guidoboni met with the Sewer Commission to review several matters. He asked how many ERUs of sewer capacity the Board felt would be needed to operate a yacht club for about 60 people. Country Clubs with a snack bar/lunch room are required to have 10 gallons per day (GPD) per seat by Title V calculations. He is looking into several properties, one of them is commercial and two others are residences. The yacht club probably would not serve food but may have some kind of events that could involve bringing food to the building. The Board would want to know if there would be functions held in the building, if there would be lockers, and those types of details to make a determination on the sewer flow that is needed. Use could be restricted to a Title V category such as a club at 10 GPD per seat, Lounge/tavern at 20 GPD per seat or a function hall at 15 GPD per seat. The capacity provided would restrict the capacity allowed in the building.

Mr. Guidoboni continued the discussion by reviewing that his lot is 6 Old Orchard Lane, Map 68 Lot 9. Originally Map 68 Lot 8 and Map 68 Lot 9 each had a sewer betterment of 1 ERU. C.K. Smith developed Mary Lou's and the gas pumps and then reconfigured the lots to the current Map 68 Lot 8 and Map 68 Lot 9. When Highland Development changed the use of the lots both betterments were assigned to Map 68 Lot 8 for 2 ERUs. If they were allowed to put an adjacent betterment on another parcel would Mr. Guidoboni be able to purchase 2 adjacent parcels and use both ERUs on one lot and tear the other building down? The Board felt that he would have to combine the lots to do so. The reason C.K. Smith used both ERUs on one lot was because their project approval by another department had allowed them to develop their project on 2 lots that were not combined on the assessors maps. Their project required both ERUs. The lots were reconfigured after that and the sewer capacity went to the businesses as it had been assigned to that use. Mr. Guidoboni asked if the Town was planning to sewer any more streets before they



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offered sewer service to those on the waiting list. He was told that no other streets were planned to receive sewer service. He also asked about sewer capacity from C.K. Smith being restored to his lot, Map 68 Lot 9, if after the property is auctioned; there is a change in use that does not require it to use 2 ERUs. He was advised to check into this with his lawyer. The Board did not approve his application #1 for sewer service to be restored from Map 68 Lot 8 to Map 68 Lot 9, but they did approve his application #2 to request 2 ERUs (660 GPD) to be added to the waiting list.

The discussion returned to Mr. Guidoboni's proposed use for his lot. He has a plan to install a 4-inch line out to Old Orchard Lane and use a grinder pump to pump about 500 feet out to Main Street. Mr. Vandal stated this would be a commercial venture and Mr. Guidoboni would probably want to install a commercial pump. E-One does carry larger duplex systems for commercial applications. The Town does not supply pumps to commercial properties.

Mr. Guidoboni took a few minutes to review a new leaching technology that the Sewer Commission might be interested in. In January he had proposed land off of Thomas Street as a potential leaching site for the WWTF. After he received the letter from CDM regarding the land not being suitable for leaching, he attended a workshop on irrigation type leaching fields. It involves drip dispersal and it is used in municipal applications. The material can be installed shallow with a ditch witch. A, B, and C type soils were used to develop the dispersal rates. This system could be a solution to the WWTF disposal needs. It delivers 70 psi and the holes in the tubing are small enough that roots do not enter them. The system is DEP approved. A folder of information detailing this system was provided to the Board for review at a later date.

Brad McKenzie and John Cashman met with the Board regarding their sewer use charges. Mr. McKenzie began by reviewing a letter he had sent to the Board back in March 2010. Mr. Cobb asked that he forgo reviewing this information and address the problem he has with the billing. Mr. McKenzie said that he had met with Mr. Vandal on Friday, June 18, 2010, and had reviewed his metering system with him. They have a master meter that is read by the Water Department and 2 other meters that monitor water used for the zamboni and the condenser/evaporator unit. Mr. Cobb stated that the Wastewater Department does not have any means to read meters. About six months ago the Board had recommended that the Bog install a second meter to monitor the water flow that would end up in the sewer. Mr. McKenzie stated that Table 1 of his letter had estimated that 12% of their water actually goes to the sewer based on historical water records. He asked that the percentage be applied to the bill and that the meters be read twice a year. The water/sewer bill is putting them in financial difficulty. Mr. Cobb added that he felt that a second water meter, installed and read by the Water Department would be



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the solution. The Sewer Commission cannot bill percentages due to software limitations. Mr. Cashman said that they could do that but they wanted assurance that the Sewer Commission would go along with the separate meter. Mr. Cobb mentioned that there was a question of whether they were a tenant or the owner of the property because records indicate the same owner of the land also owns the Kingsbury Club. Mr. McKenzie stated that they owned the Bog building but they lease the land from the owner of the Kingsbury Club. The bill is addressed to and is paid by the Bog. Currently they have one water line from the driveway to the building and then there is a 6-inch line entering the building for their fire service and a 2-inch copper line for the rest of their water needs. They would have to put in a second 2-inch line next to the existing service and the Water Department would have to read 2 meters. One meter would be water only and the other would be water and sewer. Mr. Cashman stated that he had spoken with the Water Department and that their fee for the service would include the water meter and their reading device. He will look into doing whatever is required to get this done.

Arvind Kumar and Bill Poellnitz met with the Board to discuss sewer charges that have been billed to 402 Country Club Way dating back several years. They are looking for some relief of these charges. They explained that they had a partnership with a third party and that it was dissolved a while ago. The third partner did not inform them that there was a problem with the irrigation line and that there was a large water/sewer bill pending. They found this out in January 2010. They have closed on the property in April 2010 but are looking for some relief of the nearly \$8000.00 in water and sewer charges that were committed to the tax bill. Mr. Poellnitz stated that he realized the Board does not have to do anything about the charges, but they are asking for some relief in this economy. The large bill was due to water loss in the irrigation system. Mr. Cobb asked how they would document that and how much water was lost. He was told that the house was never occupied. Mr. Kumar mentioned that they still have another lot in Kingston and still want to keep a good relationship with Kingston. They were reminded that there had already been quite a large credit given for the irrigation system quite some time ago. Mr. Kumar agreed that it was about \$1300.00. Again they requested that at least consideration be given to some relief of the interest and late fees that were charged. Mr. Cobb stated the Board would have to know what charges were involved before any decision could be made. Mr. Poellnitz said that the Collector had told them that she could not make any adjustments to interest and late fees without the direction of the Sewer Commission. They were advised to discuss this with the Collector and send any information they receive to the office for review.

The North Street pump station was discussed. Mr. Vandal stated that he had a new way of installing the gate so that the posts cannot be removed easily as they



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had been before. He will have someone monitor the site until the cement is cured. The Board agreed that the gate should be put in again.

A meeting has been posted to meet with DEP on Thursday, July 8, 2010 at 11:00 a.m. A copy of the posting was provided to each Board member as a reminder.

A letter to Frank A. Tramontozzi, Mass DOT, was reviewed and signed. The letter requests that a sleeve be installed in the Elm Street Bridge to accommodate the future installation of an eight-inch sewer main. The sleeve will be there if there ever is a need to extend the sewer in the future.

Letters to property owners at 146 Summer Street and 9 Crescent Street were signed. Both owners have requested extensions to the connection deadline and they were granted brief extensions.

Other memos approved were to the Building Department regarding the definition of a bedroom, the Collector, regarding delinquent accounts, and the Assessors regarding Charge Codes.

The Stop & Shop Plaza is proposing to convert the abandoned WWTF and add on to it for a total of 3980 SF of new retail space. The Plaza was evaluated at the existing Title V calculations available in 2006. At the time there was no supermarket category so Stop & Shop was evaluated at 50 GPD per 1000 SF. Since that time Title V has changed. Supermarkets are now a category and they are evaluated at 97 GPD per 1000 SF. Any changes or additions to the Plaza must now be based on the new Title V calculations. The calculations submitted by William Shaw and Paul Bourque were reviewed. They are based on the 2006 numbers and not the current supermarket numbers. Mr. Vandal stated that he had met with someone from the Plaza management at the Chinese restaurant a while back and he had pointed out to them that the calculations were wrong. The Board cannot reassess the existing Plaza but the new Title V regulations must apply to anything new being proposed. Their WWTF was never part of their original assessment and the proposed retail space will put them over their current capacity based on the current Title V calculations. A letter will be drafted for the Board to approve regarding the sewer capacity needs.

Motion, by Peter Cobb, seconded by Thomas Taylor, to adjourn the meeting at 8:47 PM. The motion was so voted.

Suzanne Richards
Administrative Assistant