



**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  
Thomas W. Taylor, II

Minutes  
November 14, 2011

The 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, Peter Cobb and Thomas Taylor. Also present were Mary O'Donnell and Kevin Klein. Ms. Fiore called the meeting at 7:00 PM.

Kevin Klein began the discussion by reviewing a cost estimate chart (on file in the Sewer Commission office) he prepared for the addition of a third SBR to the Wastewater Treatment Facility. The potential for the addition of a fourth SBR was also discussed. Mr. Klein stressed the need to get a defined cost estimate for the addition of just a third SBR, eliminating all but the essential elements needed to run the SBR. How much site work, process building, electrical work, and instrumentation and control work is required? Mr. Klein stated that a public/private partnership on Town land could be done but would require a Town Meeting vote. It would require extensive work by Town Counsel in order to produce a detailed agreement document prior to the Annual Town Meeting

Mr. Cobb asked what type of technology would be used if a private party were to fund an expansion. Mr. Klein replied that the same type of technology would be used. The Board asked which other towns have such an agreement where a private developer has constructed something on town owned land.

The conversation turned to financing matters. Ms. O'Donnell speculated that such a project would cost \$3 million. The Town would potentially have 20 years to pay back that amount at 1 to 1.5% interest through lease payments. The project would be privately financed. The Board discussed that 125,000 gallons per day would be 378 Equivalent Residential Units (ERUs) of sewer capacity. Ms. O'Donnell estimated that revenue sources would be user fees from the current waiting list, septage revenue and user fees from her development. The private contribution from her developer would not include funding for a resident engineer to be on site every day for oversight of the construction of the expansion. The Town would be expected to provide those services at their own expense if they wanted it. Mr. Klein added that any proposal would require an Annual Town Meeting article to accept a public/private partnership. An article would also be needed to approve the reconstruction of the transfer station so that the new leaching field could be constructed.

The discussion ended with Ms. Fiore agreeing to contact CDM for a detailed cost list and a recommendation of what non-essential items could be eliminated.

The Board met with Robert Kraus to discuss the MEWS project. Prior to that discussion Mr. Kraus discussed the offer of additional sewer capacity to RK Crossing. He stated that he would send a letter to the Board regarding the abandonment of the septic system. They will be paying the connection fee over time. The addition of 22 ERUs of sewer capacity will bring the shopping center to a total of 32 ERUs of sewer capacity. Grease traps are required by the Board of Health for any food service facilities. Mr. Vandal discussed that since the shopping center will be fully connected to the sewer, that the grease traps will no longer fall under the Board of Health jurisdiction. The Sewer Commission will review any proposals that might require internal or external grease traps.

Mr. Kraus introduced Joe Webby to the Sewer Commission as the engineer for the MEWS project. He is speaking on behalf of Bill Haney. Mr. Webby explained that currently there are 14 ERUs of sewer capacity reserved for the MEWS project but that they would only be able to develop 11 units. They would like to add 2 single family homes. One would be located on lots 108 and 109 on Commonwealth Avenue and the second would be located on lot 105 on Cole Avenue. Is there sewer available for these 2 homes or not? Ms. Fiore stated that sewer cannot be transferred from one area to another. If sewer cannot



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be provided would the Conservation Commission allow septic systems? Mr. Webby said he believed that they would approve septic systems. Mr. Vandal mentioned that providing sewer to those lots would require a sewer extension permit from DEP. Mr. Kraus stated that if the Sewer Commission said yes to the homes and DEP said no to the sewer extension, then they would have exhausted all their options. Mr. Haney owns all of the MEWS property and lots 105, 108 and 109. They are interconnected. Mr. Webby added that if 14 ERUs of sewer had not already been reserved, then they would not be asking to construct the 2 homes. The Board asked that they be given some time to discuss this matter and that they would contact Mr. Kraus if a decision is made.

Department bills were signed for Verizon, totaling \$159.43, Fuel, totaling \$634.47 and multiple department bills totaling \$8032.82.

In other new business a letter to a grinder pump customer was approved and signed, an application for the waiting list was withdrawn and not reviewed and Town insurance deductibles were discussed.

Ms. Fiore mentioned that Wagner Development has provided some information on public/private partnerships. Ms. Fiore would like to meet with them on December 13, 2011 to hear what they have to say.

Mr. Vandal discussed that he had received a fourth estimate for the Hilltop Avenue generator. The next step will be to review the site with Maureen Thomas and Matt Darsch. The four estimates received were:

South Shore – \$17,602 – Complete generator and installation.

Power Products - \$14,855 for the generator only. Nothing else is included.

Delta Electric - \$17,601 for the generator and electrical work. No concrete pad and no trenching for the electrical connections.

Knoll Electric - \$24,655 for the generator and electrical work. No concrete pad and no trenching for the electrical connections.

South Shore was the best price for the complete package. All of the other estimates were not complete projects.

A Drain Layer License for Jones Excavation was reviewed and approved. Jones Excavation will be doing the sewer connections for 41 and 43 Howland's Lane. The Building Permit Applications for 41 and 43 Howland's Lane need to be approved and an easement across 43 Howland's Lane needs to be provided before the homes can be connected to the sewer. Ms. Fiore asked that the Board be provided with the Application for 41 Howland's Lane again, with plans, so that it can be approved at the same time as the application for 43 Howland's Lane.

Discussion returned to the MEWS and the 2 additional homes Mr. Haney and Mr. Webby are proposing to connect them to the Town sewer. All of the lots are on the same property deed as the MEWS project. Mr. Haney has reserved enough capacity for 14 ERUs of sewer. There is capacity for the 2 homes and the capacity is being paid for. The addition of a sewer line for the homes will have no effect on abutting properties. Connection will depend on a sewer extension receiving approval from DEP.

MOTION, by Thomas Taylor, seconded by Peter Cobb, to approve allowing the connections of two single family homes as part of the MEWS project conditional on approval of a sewer extension by DEP. The motion was unanimously approved.



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MOTION, by Elaine Fiore, seconded by Thomas Taylor to approve the minutes of November 2, 2011. The motion was unanimously approved.

Mr. Vandal discussed grinder pump emergency procedures during power outages. He discussed that he had contacted the town of Marion to see what type of emergency procedures they have. Marion has all new control boxes that allow them to plug into the side of the box and pump the grinder pump reserve tank down in approximately 15 minutes. These boxes were not available during Kingston's Phase 1 of the sewer project. Currently it can take almost 40 minutes for a Kingston crew to pump down a grinder pump because they have to disassemble and reassemble components of the pump chamber to connect to the portable generator. Kingston crews would be able to service the pumps much faster with the new boxes. To replace 119 control boxes, it was estimated that it could cost \$471.00 per control box, per house, plus the cost of an electrician to wire it. This could be put out as a contract to replace and wire the boxes. The possibility of using outside contractors to pump down the chambers was mentioned. Mr. Vandal stated it may be more cost effective to replace the old style boxes. Mr. Vandal reported that Mr. Basler hires outside contractors to plow at \$68.00 per hour. He believes this department would have to pay about the same for outside contractors to assist us during prolonged power outages. There would also probably be some sort of retainage fee to insure the contractors would be available when needed. If the Wastewater Department were to put 12 crews on a retainer for power outages it could mean a retainer fee of \$2000.00 per crew at a cost of \$24,000.00 annually. In the ten years the plant has been operating there has only been one power outage that required extensive service to the grinder pumps. Box replacement would cost about the same as one year's retainer fees or one emergency requiring 12 crews, not including the hourly fee. Marion only pumps down their grinder pumps in a power outage if they receive a call that assistance is needed. There was some discussion about what a reasonable response time in a power outage would be.

MOTION, by Thomas Taylor, seconded by Elaine Fiore, to adjourn the meeting at 9:00 PM. The motion was unanimously voted.

Suzanne Richards  
Administrative Assistant