



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

781-585-4058
781-585-5874 FAX

Elaine A. Fiore
Peter C. Cobb
Thomas W. Taylor, II

Minutes
September 14, 2010

The meeting of the Board of Sewer Commissioners, scheduled for 7:00 PM in Room 201 of the Town Hall, was called to order by Elaine Fiore at 7:00 PM. Members in attendance were Elaine Fiore, Peter Cobb and Thomas Taylor.

Don Freeman of CDM met with the Board at 7:00 PM to discuss the scope of work in the contract agreement for work CDM will do for the Board in order to submit a Notice of Project Change (NPC) to MEPA and the Groundwater Discharge Permit (GDP) for the Transfer Station Site disposal field to DEP. Mr. Freeman discussed that CDM had conducted a conference call with MEPA. Their main concern was that DEP was satisfied with the work that has been done previously toward permitting a disposal site at this location. They reviewed that the site was virtually approved as part of the original sewer project with the Environmental Impact Report (EIR). MEPA felt that a NPC would be needed. Once that is submitted then they will make it public and there will be a 45 day comment period. MEPA will either accept the NPC as submitted or they will come back with a defined scope of work that needs to be done. CDM will be preparing a new hydro-geological report that is appropriate to the site. They do not anticipate that any additional study work will be needed, but if so then an amendment to the contract agreement would be needed. Weston and Sampson will work with CDM to come up with a conceptual plan for the leaching field and the transfer station upgrade. This work is included in the pending contract. Approximately 1/3 of the original proposed disposal site will be used as 375,000 gallons of disposal capacity planned for the original treatment facility is not required. The contract agreement totals \$28,900.00 and covers the work required for the NPC for MEPA and the GDP.

MOTION, by Peter Cobb, seconded by Elaine Fiore, to accept the CDM Contract Agreement for \$28,900.00. The motion was unanimously voted. Once the contract is signed by all parties a copy will be kept on file in the office and at the Accountant's office.

Department bills were signed totaling \$25,360.88, \$5175.15 and \$592.04 as was a sewer bill commitment totaling \$26.40.

Mr. Vandal provided a copy of the Rise Engineering report to Mr. Freeman so that CDM can review it to determine if the VFDs Rise recommends for installation are appropriate for the operation of the wastewater treatment facilities. Mr. Freeman questioned whether it would be appropriate to install them on the odor control system. If the air exchanger is set for less than 6 times per hour it could cause a violation of the explosion control system. He will have the electrical department review the report and the WWTF systems.



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Mr. Freeman mentioned that there will be a site review conducted Thursday at the WWTF for anyone interested in bidding the aeration system replacement. The bids are scheduled to be opened on Tuesday, September 21, 2010. This is included in the contract addendum. So far 4 contractors have taken out bid packages. The rest have been vendors that will not submit bids. Mr. Freeman asked Mr. Vandal & the Board if they wanted someone on site to oversee the replacement of the aeration system. He will provide a cost estimate for a resident engineer to be on site for about a weeks worth of time and to review the shop drawings.

Don Christenson met with the Board at approximately 7:20 PM to review plans for the addition of a boys and a girls locker room to the Bog skating rink. He stated that the owners of the Bog said that the plans for the locker rooms have already been approved for this location in the building. They will be used by the boys and girls teams only and will be locked when they are not at the rink. The building department has told them that the plans have already been approved but suggested that they pull a permit for the work. Mr. Christenson said he had checked with the mason constructing the dividing walls to see if he had taken out a permit. He was told that there was a permit, however, a stop work order was issued and a permit is being reviewed. A set of plans for the building dating back to 2007 was presented to the Sewer Commission and are on file in the office in the property file.

Ms. Fiore reviewed that Mr. McKenzie had given up installing showers in the locker rooms in exchange for café seating. The water use for the lockers rooms was reduced from 10 gallons to 5 gallons per locker/player, based on them being dry lockers. In October 2007 there were to be 454 seats at 5 gallons per day per seat, 30 café seats at 10 gallons per day per seat, and 40 lockers at 5 gallons per day per locker/player totaling 2770 gallons per day. The current maximum capacity is 2970 gallons per day. There is 200 gallons to work with.

Mr. Christenson mentioned that there is already a set of locker rooms with showers and another set without showers. Ms. Fiore replied that the Sewer Commission thought that all of the existing locker rooms were dry and now they are not. Mr. McKenzie wanted café seating instead of the showers. Mr. Christenson said that Mr. McKenzie reported that the sewer flow in March 2010 was only 475 gallons per day. Mr. Vandal stated that he did see a flow meter but the agreement the Board made with Mr. McKenzie was that the Bog would install a second water meter to separate the flows. Ms. Fiore continued that there have been issues all along the way with permitting the Bog facilities. Approvals have been given for specific items and then later on the Board finds what has occurred is different from what was planned. The property owner for the Bog and the tennis club gave away all of the capacity that would have been needed for the Bog project before Phase 2 sewer was completed. The Board and Mr. Christenson agreed that it would be best



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to schedule another appointment with Mr. McKenzie, Mr. Christenson and the Sewer Commission on Tuesday, September 21, 2010 at 7:00 PM to further discuss this matter.

Elaine A. Fiore

Peter C. Cobb

Thomas W. Taylor, II

At approximately 7:40, Elise Freda met with the Sewer Commission to review a new floor plan for her property at 187 Main Street. A copy of the plan is in the property file in the Sewer Commission office. The revised plan indicates that another wall will be removed on the second floor of the house between the sewing room and the living room, reducing the total number of rooms in the house to 8. The Board agreed that this would be acceptable. The revised plan should be attached to the Building Permit Application and sent back to the Sewer Commission for a signature.

MOTION, by Peter Cobb, seconded by Thomas Taylor, to approve the revised floor plan for 187 Main Street, reducing the total number of rooms (with the addition of the 2 proposed rooms) from 9 rooms to 8 rooms. The motion was unanimously voted.

The Board discussed 6 Seaver Avenue briefly. Several inquiries have been received regarding how many bedrooms could be built if the house is torn down and a new house is built. The Assessors' card lists this as a 4 bedroom home. If the house is torn down and rebuilt, it would have to be considered to be grandfathered for 4 bedrooms. The Board was in agreement that it could be rebuilt with the same number of bedrooms but no more.

Mr. Vandal returned the discussion to the installation of VFDs in various places at the WWTF and pump stations. Rise Engineering has contacted him several times about installing the devices. Town officials have told Mr. Vandal that none of the money from the audit will be allocated to the Wastewater Department for energy savings upgrades. All of the money has already been assigned to projects in other buildings and to other departments. The report from Rise estimated the cost of the VFDs to be \$120,000.00. Mr. Vandal suggested waiting for CDM to respond to the Rise report to see if all of the suggested applications are appropriate to the facilities. If all of the VFDs are installed it is estimated that NStar would contribute about \$60,000.00 toward the work. The estimated annual energy savings for the Wastewater Department would be about \$39,000.00. Mr. Vandal is hoping to have a response from CDM and be able to get a decision to Rise Engineering after the meeting next week.

Mr. Vandal reported that he had met with Fred Carroll and Peter Eldridge regarding the sewer connection to Mr. Carroll's property at 20 Maple Street. Mr. Carroll wants to use existing pumps as part of his sewer connection. Mr. Vandal explained to him that they must be grinder pumps and they must be compatible with the 1 ¼ inch line provided in their sewer lateral. Mr. Carroll is to work with



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Mr. Eldridge to prepare a connection plan for Mr. Vandal by the end of this week.

Mr. Vandal will submit it to CDM for review.

Building Permits were reviewed and approved for several properties. The first was 47 Main Street for renovations to an existing home. The renovations do not involve the barn that is also on the property and do not alter the layout of the house. The second was for a modular, 3 bedroom, ranch home planned for construction on a vacant lot at 22 Royal Burgundy Lane. The third was for renovations at 9 Maple Street that will reduce the bedroom count from 3 bedrooms to 2 bedrooms and add a bathroom on the second floor. The last was for 39-41 Main Street which is the conversion of the Marylou's Coffee/Convenience Store & Gas Pumps into a Cumberland Farms store. They will reduce the number of bathrooms from 2 to 1 and the interior will be rearranged. No additions to the building will be made and they must retain the exterior grease trap. There is no change to the current use to alter the sewer flow. The gas pumps will remain in use.

Ms. Fiore reported that she had been in contact with Attorney Winokur via email regarding the Davis property. The Sewer Commission is still interested in this parcel for use as an effluent disposal site. Mr. Winokur replied to Ms. Fiore that he would forward her inquiry to Ms. Davis.

Ms. Fiore discussed the Summer Hill Plaza (Stop & Shop). She has been contacted regarding taking some of the sewer capacity from the now vacant Hunan Restaurant and using it to reconfigure the remaining space in the plaza, possibly including using the former WWTF on site that was proposed for an addition earlier this year. A tentative appointment for 7:30 PM was scheduled for September 21, 2010.

Ms. Fiore reported that she had met with Jay Talerman regarding the request for information the Board received from the attorney for the Harlows. Mr. Talerman advised her to treat it as a Freedom of Information Act request. He also advised her that the Board should send a letter to cease and desist from renting the property and to come in for a meeting to discuss the Sewer Commission having the right to inspect the property. If they do not comply then legal action should be pursued.

Motion, by Peter Cobb, seconded by Thomas Taylor, to adjourn the meeting at 8:35 PM. The motion was unanimously voted.

Suzanne Richards
Administrative Assistant

Elaine A. Fiore

Peter C. Cobb

Thomas W. Taylor, II