



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
September 21, 2010

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

Mr. Vandal reported that the bid opening for the replacement of the aeration system at the WWTF had taken place at 11:00 AM today. The low bid was just over \$101,000.00. All of the bids came in under the original estimate of \$200,000.00 with the low bid being substantially less than the estimate. Mr. Vandal has spoken with CDM and they have worked with this bidder before and they have stated that the bidder is a reputable company. The bid package has been sent to CDM to review and for preparation of a contract.

At 7:00 PM Brad McKenzie and Don Christenson met with the Sewer Commission to discuss locker rooms. Mr. McKenzie stated that Duxbury High School wants to build locker rooms that will be dedicated for their teams. He reviewed previous discussions of bleacher seating, café seats and locker room seating. He agreed that they have 9 ERUs (2970 gallons) of sewer capacity available for the Bog. He discussed the letter they wrote to the Commission dated March 2010 (on file in their property folder) and that they have applied to the Water Department for a second water line as of today. Mr. Cobb mentioned that the Water Department usually discontinues all water service installations as of October 15th each year. Mr. McKenzie said he was not aware of that and that they would get moving on the installation of the second service. Mr. McKenzie continued that they are not even discharging 500 gallons per day to the sewer. He said he was surprised when Mr. Christenson told him that the Board was unaware that there were showers in the locker rooms. He then reviewed that in the spring of 2006 the Phase 1 building permit was approved for work that included the locker rooms with showers. Ms. Fiore returned the conversation to sewer capacity and asked Mr. McKenzie if he agreed that they were limited to 3000 gallons per day per Title V. Mr. McKenzie said he did agree to that number. Ms. Fiore then stated that the Board had already agreed to allow a second water line and meter for the building. Based on their average water consumption since they connected to sewer, they are using over 4100 gallons per day. This exceeds 3000 gallons per day. Mr. McKenzie commented that they would install the second water service. This will allow the Sewer Commission to get a reading of what is being discharged back into the sewer system. The Board will be able to reevaluate the flow for the locker rooms. He agreed to the 9 ERUs and said he had no problem with that limit. Ms. Fiore commented that the Board understood that the locker rooms would be dry and that



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was the reason they agreed to lower the water use number to 5 gallons per day per person. Mr. Cobb added that if the plumbing is added there is always the potential that it will be used. Mr. McKenzie stated that the first permit application shows showers would be located in the locker rooms. The current Application can be modified to not include installing showers and urinals in the locker rooms. If they do not complete the plumbing now, it will not prohibit them from installing it in the future if a reduction in flow is documented. Once the second water service has been installed, then next spring the Board could reevaluate the water use. If the water use is within the 3000 gallons per day limit, then the showers could be installed. Currently Locker Room #4 has showers and is used by Duxbury. They will be relocated to the new locker room without showers. The locker rooms will be dedicated to Duxbury and when not in use they will be locked. Ms. Fiore continued that the office staff had done research on what other area rinks use for water and that is when the Board recommended the second water service. Mr. Christenson stated that they would like to get the block work finished so it can be painted and they would like to put rubber mats on the floor. There will be some seating. They can complete this work without any plumbing. Mr. McKenzie agreed and said they could revisit the plumbing in the spring. He provided Phase 1-2006 and Phase 2-2008 plans (on file in the property folder). Phase 1A locker rooms are complete with showers. They will go back to Paul Armstrong and revise the Application to be without plumbing and return it to the Sewer Commission. The Sewer Commission will follow up this meeting with a letter to Mr. McKenzie.

The Board had an appointment with Fred Carroll at 7:15 this evening to review connection plans for 20 Maple Street. Mr. Carroll did not show up for his appointment and has not provided the plans to Mr. Vandal as agreed upon. Mr. Vandal commented that Mr. Carroll has proposed using existing pumps he has as part of his sewer connection. Mr. Vandal has not seen the plans and cannot recommend the reuse of the pumps until the plans have been reviewed by CDM.

At approximately 7:20 John Kenny met with the Sewer Commission as a representative for Robert Godfrey, owner of 63 Smith's Lane. Mr. Godfrey requested an evaluation of his sewer allocation for the 2 buildings known as R.S. Means. He feels he was not assessed properly. Mr. Kenny presented and read a letter to the Sewer Commission from Mr. Godfrey (on file in the property folder). Ms. Fiore discussed that it appears that the property card for the 2nd building was not taken into consideration when Phase 1 sewer was evaluated. Mr. Kenny provided some details for the property (on file on the property folder) detailing that there is approximately 25,000 sf of office space located in 2 buildings. When evaluated according to Title V the flow for office space would be 1818 gallons per day. When the buildings connected to the sewer there was never a question of the capacity being sufficient. The flow from both buildings has been coming to the plant.



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Recently the building went up for sale and the sewer allocation became an issue. Mr. Godfrey is requesting a letter stating that there is enough capacity for the buildings to be used as office space. The Board agreed that there was a clerical error evaluating the 2 buildings in Phase 1. By correcting the clerical oversight, the Board will be charging the appropriate amount by assessing a Connection Fee for the second building. The Board is not approving additional flow to the plant from this property. Right now they are paying a betterment based on 3 ERUs (990 gallons per day). Going forward there should be an additional 3 ERUs in Connection Fees assessed. The fees should be based on the Phase 1 betterment for each unit (330 gallons per day) or 3 X \$11,222.00 for a total of \$33,666.00 paid over the next 20 years.

MOTION, by Peter Cobb, seconded by Elaine Fiore, to approve the additional 3 ERUs of capacity, already in use, based on the betterment associated with Phase 1 sewer of \$11,222.00 per unit for a total of \$33,666.00 in Connection Fees for 63 Smith's Lane. No interest is to be applied to the additional charges. The motion was unanimously voted.

Mr. Kenny thanked the Board for their assistance and Ms. Fiore stated that a confirmation letter would be written to Mr. Godfrey.

At 7:30 Bill Shaw, Joe and Dave Iantosca and Paul Bourque met with the Board to request that they be allowed to take the residual flow, excluding the supermarket, to use in whatever manner required to make use of their space. They will continue to work with the existing flow allocated to the plaza. They would like to reduce the seating allocated to the restaurant in order to use the flow for other tenants/uses. This may include use of the abandoned wastewater treatment plant if it fits within the allocated sewer flow.

MOTION, by Peter Cobb, seconded by Thomas Taylor, to allow the Summer Hill Plaza to reconfigure their sewer allocation within the plaza. The motion was unanimously voted.

Department bills were signed totaling \$29,563.27 as was a Nextel bill totaling \$120.13.

Mr. Vandal discussed that he had spoken to Don Freeman regarding the VFD proposal. Mr. Freeman recommended the installation of the VFDs everywhere except on the exhaust fans. Mr. Vandal has spoken to Rise Engineering and they said that they would revise the proposal and resubmit it to NStar for an adjustment to the estimated reimbursement to the Wastewater Department.

Minutes for August 10 and September 14 were on the agenda for approval. It was noted that Mr. Taylor was not in attendance at the August 10, 2010 meeting.

MOTION, by Peter Cobb, seconded by Elaine Fiore, to approve the minutes of August 10, 2010 and September 14, 2010. Ms. Fiore and Mr. Cobb voted to approve the minutes. Mr. Taylor abstained.



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The Board reviewed a letter from Tina Studley, requesting an adjustment of sewer charges billed in September 2010. The Board reviewed her water consumption history and agreed to allow a one time only adjustment for 7000 gallons or \$72.80.

MOTION, by Peter Cobb, seconded by Thomas Taylor, to adjust the bill for Tina Studley by \$72.80. The motion was unanimously voted.

Revised plans for the Mews development were received today. The plans call for 72 bedrooms in 26 units. There is sufficient sewer capacity being reserved to service this project and they have been paying an annual fee to hold it pending permitting. The Board needs to check with Town Counsel to see how long capacity should be held for a project in the permitting stage. A memo will be prepared in reply to the site plan stating that the plans have been reviewed, the project has capacity and it looks acceptable. Mr. Vandal will review the plans and decide whether CDM needs to review them.

A Building Permit Application was reviewed for 293 Country Club Way. The property has 330 gallons per day of sewer capacity. The property card lists it as a 3 bedroom home. The permit is for the addition of a pool house with a full kitchen a fireplaced living room, an office and a bathroom with an outdoor shower. Ms. Fiore and Mr. Taylor felt that the proposal as submitted would exceed the capacity allocated to the parcel. All of the capacity has been used by the existing house. Mr. Cobb did not feel it would add significant flow.

MOTION, by Elaine Fiore, seconded by Thomas Taylor, not to approve the Building Permit Application for 293 Country Club Way. Ms. Fiore and Mr. Taylor voted in favor of the motion, Mr. Cobb was opposed.

A revised Building Permit Application was reviewed for 187 Main Street for Elise Freda, as submitted to the Building Department on September 21, 2010. The revised plans were initialed by Ms. Fiore and the Application was signed.

Preliminary Design Reports and plans for the Plant Upgrade were received today. Mr. Vandal will review both documents and discuss them at the next meeting. Copies of these documents will be kept on file in the Sewer Commission office.

Research of the Assessors' cards for 3 Pebble Lane has been done. They indicate that there was an increase in the number of bedrooms listed on several occasions. When sewer assessments were done in Phase 1 the property card listed it as a single family home with 6 bedrooms. The property is listed on a rental site as 7 bedrooms. The Board felt that Town Counsel should review this matter since the owner signed plans indicating that renovations would result in a 3 bedroom home for family use only. The home should at least comply with the 6 bedroom maximum listed on the old property card. The Board should also consider requiring the owner to pay an additional fee for the bedrooms that were not assessed.



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Ms. Fiore discussed that she has a conflict meeting on the first Tuesday of the month due to meetings of the Tech Committee. She asked that the next meeting of the Sewer Commission be scheduled for October 12, 2010 and that any appointments for October 5, 2010 be rescheduled for that date.

MOTION, by Elaine Fiore, seconded by Peter Cobb, to adjourn the meeting at 8:30 PM. The motion was unanimously voted.

Suzanne Richards
Administrative Assistant