



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 Chair
Thomas W. Taylor, II.
William E. Watson, Vice Chair

Minutes
May 03, 2022

A meeting of the Board of Sewer Commissioners was held in Room 203. Members in attendance were Elaine Fiore, William Watson, Thomas Taylor, II and Superintendent Robert Monaghan. Also, in-person was Andrew Stout and Kathleen Staples.

1. Reorganization of the Board

Ms. Fiore asked if anyone wanted to be Chair. She asked Mr. Watson, Vice Chair, if he was interested in being Chair, he declined. Mr. Taylor was not interested.

Upon a MOTION made by Mr. Watson and SECONDED by Mr. Taylor it was unanimously VOTED Ms. Fiore as Chair of the Board of Sewer Commissioners.

Mr. Watson asked Mr. Taylor if he would like to be Vice Chair, he stated no Mr. Watson could remain Vice Chair.

Upon a MOTION made by Ms. Fiore and SECONDED by Mr. Taylor, it was unanimously VOTED Mr. William Watson remain the Vice Chair of the Board of Sewer Commissioners.

4:30 PM Appointment, Andrew Stout, 48 Evergreen Street, along with interpreter Kathleen Staples

Interpreter Kathleen Staples interpreting on behalf of Mr. Andrew Stout:

I bought the house at 48 Evergreen Street last Friday and have some questions about the Sewer. There are two easements on this property and I want to figure out if I can go on Sewer or go with septic.

Mr. Stout brought a site map of the property. He wanted to know if the easements that were put on this property back in the 1960's were still valid with the Town. Ms. Fiore responded that if it is recorded at the Registry of Deeds, then it is still in effect.

Mr. Stout asked which way he should go, whether it be sewer or septic. Mr. Watson asked why sewer was never hooked up to this property if all other homes around it are hooked up to sewer. Superintendent Monaghan replied that this home is far back off the street. If connected, the property would need a grinder pump. Mr. Stout asked if he is required to hook up to sewer. Mr. Watson we could provide him with sewer however, he would have to pay to bring the line back to the property. His other option is an on-site septic system which may or may not be feasible due to soil conditions. Ms. Fiore asked if the property passed Title V for the sale. Mr. Stout responded no and that currently, the property has a cesspool. Ms. Fiore stated that we have to honor the original set-up, that lot was never assessed a Betterment, therefore the Town never recognized property as being on the sewer line. Ms. Fiore stated that we have available sewer capacity, however, it would be up to the Board of Health to decide, since it is a cesspool, which direction to go in. If he decides



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to go with Sewer the cost of the Betterment is \$22,000 plus the cost of a Drain Layer to get it from the property to the street. Mr. Watson asked Superintendent Monaghan how much a grinder pump would cost. Superintendent Monaghan responded it would cost approximately \$7,000 for the pump and the control panel.

Mr. Stout stated that he will speak with the Board of Health. Ms. Fiore stated that we are open to sewer for this property.

Ms. Fiore asked Mr. Stout to let us know if he does decide to go on sewer.

Meeting Minutes, 04/19/2022

Upon a MOTION made by Mr. Taylor and SECONDED by Mr. Watson, it was unanimously VOTED to accept 04/19/2022 Meeting Minutes.

2. Plant Upgrade

Ms. Fiore asked Superintendent Monaghan for an update at the Wastewater Treatment Plant. He stated that upgrade is moving along quicker these days; more people are working as some reorganization of Methuen staff took place. The majority of the work is now inside the Plant.

Superintendent Monaghan stated that the Marion Drive pump station has the capability to be put on the SCADA system. It currently has $\frac{3}{4}$ of the equipment needed for SCADA. Superintendent Monaghan would like the pump station on the SCADA system. The request can be through a Change Order or it can be done separately from the Project. Superintendent Monaghan has an estimate from Erickson. Ms. Fiore asked Superintendent Monaghan which he would prefer; which is quicker? Mr. Monaghan replied that it seems we have a bit of money left in our contingency fund instead of using Article money. Ms. Fiore stated that at since the new pump station was part of the Project, including the cost of SCADA would have Methuen responsible for the startup of the whole pump station.

Upon a MOTION made by Ms. Fiore and SECONDED by Mr. Taylor, it was unanimously VOTED that to authorize Superintendent Monaghan to move forward with a Change Order requesting SCADA be installed at the Marion Dr pump station.

3. Davis Property

Ms. Fiore stated the SRF funding for the Davis property, needed a Town Meeting Vote. Right now, we do not have the funding sources to pay that debt. CDM Smith did look into extending that date so that we may get on the Fall Town Meeting if we had any revenue from grants. Ms. Fiore stated CDM Smith reached out to the State and date could only be extended until September. Ms. Fiore does not see Town Hall having a Fall Town Meeting in September and thinks we may have to pass on the SRF loan for the Davis property. Ms. Fiore will thank CDM Smith for their help, however, we will have to pass. Engineering is 95% done at the Davis Property and permitting is on going. Right now, the



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engineering portion is being paid as we go along, and funding is needed for the construction portion. CDM Smith estimates the cost at \$6-\$7 million. The estimate to install the sewer line in Country Club Way to the Davis property is \$1.3 million and the rest of that balance would be the leaching fields. Ms. Fiore did state that Trammel Crow may be interested in pursuing something else in Town. When billed for the apartments, the betterment was paid in full and not spread over the 30 years.

4. *MassWorks Grant*

Ms. Fiore stated that the Water Department and the State have agreed to reallocate \$171,000 back to our project so we can reduce our debt on the current Project. Mr. Watson asked if we can use the revenue being returned by the Water Department, from the MassWorks grant, to pay towards the leaching fields. Ms. Fiore stated the MassWorks grant did not include the leaching fields. Ms. Fiore stated that she is pursuing another MassWorks grant due in June and will provide updates.

5. *Town and Country Kingston Estates Coop Corp.*

Part of the existing Comprehensive Wastewater Management Plan identified Town and Country as a potential site to connect to the municipal sewer. Town and Country provided the Sewer Commissioners a letter stating their treatment plant is running fine, passing permits and that they are not interested in connecting to municipal sewer. The information will be provided to CDM Smith for the Comprehensive Wastewater Management Plan.

Mr. Watson stated that it was too bad we couldn't take over that wastewater treatment plant; they have enough leaching there, maybe some day they will offer it to us. Ms. Fiore stated that we have never talked about taking it over, we've talked about the Park connecting to the municipal sewer system. Superintendent Monaghan stated that the Park upgraded their system instead of connecting to the sewer line. Mr. Watson asked if we have enough capacity at the Plant and Superintendent Monaghan stated that right now we have approx. 28,000 gpd of available capacity.

6. *Country Club Way*

A septic system has failed at 300 Country Club Way. Ms. Fiore stated the decision on hooking up to sewer or upgrading the septic system would be up to the Board of Health and the property owner. What amount should be charged for a betterment if the decision is to connect to sewer. Our Sewer Rules and Regulations do not mention grandfathering anyone a lower rate from Phase I or Phase II.

Upon a MOTION made by Ms. Fiore and SECONDED by Mr. Taylor, it was unanimously VOTED that Betterments going forward are going to be at least \$22,000.



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7. Connection Fees for Outbuildings

Superintendent Monaghan stated that the owners of 23 Bay Farm Road built a garage with a bathroom. They want to connect the garage into the existing line from the house. The property was charged a connection application fee for the house. Should an additional connection application fee of \$125.00 be charged fee for the garage.

Upon a MOTION made by Mr. Watson and SECONDED by Mr. Taylor, it was unanimously VOTED going forward, to charge a Connection Application Fee per outbuilding.

8. Change Order #041—CDM Smith

CDM Smith provided a time sensitive Change Order for plant doors. It takes approx. 6-8 weeks to get the doors delivered. Superintendent Monaghan stated that doors are falling apart and replacement doors are needed. The cost of Change Order #041 is \$29,035.27 for four (4) doors, painting, etc..

Upon a MOTION made by Mr. Watson and SECONDED by Ms. Fiore, it was unanimously VOTED to approve new doors up to \$30,000.

9. Update from Superintendent

Please see, "**2. Plant Upgrade**", above.

Adjourn. Upon a MOTION made by Mr. Taylor and SECONDED by Mr. Watson, it was unanimously VOTED: To adjourn. At 5:05 P.M.

Sara Deagle
Administrative Assistant
Wastewater Department