



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

781-585-4058  
781-831-6783 FAX

Elaine A. Fiore Chair  
Thomas W. Taylor, II.  
William E. Watson, Vice Chair

Minutes  
**August 16, 2022**

A meeting of the Board of Sewer Commissioners was held in Room 203. Members in attendance were Elaine Fiore, William Watson and Superintendent Bob Monaghan. Sewer Commissioner Tom Taylor is attending via telephone as well as Town Administrator Keith Hickey and Kara Johnston from CDM Smith.

Elaine Fiore called the meeting to order at 4:30 PM.

**06/23/22, 06/28/22, 07/19/22 & 08/02/22 Meeting Minutes:**

Upon a MOTION made by William Watson and SECONDED by Thomas Taylor, it was unanimously VOTED to accept the 06/23/22, 06/28/22, 07/19/22 & 08/02/22 Meeting Minutes.

**4:30 PM Appointment-Lloyd Geisinger, Thorndike Development Project**

Lloyd Geisinger, Thorndike Development, discussed a potential housing development on 84 acres of the Sacred Heart land. He wanted to introduce the Commissioners to the project since he has already met with the Water Commissioners, Kingston Youth Sports Organizations and with the Board of Selectmen individually.

Thorndike Development is mid-way through a due diligence period. The proposal he expects to put forward will be a multi-generational community with a blend of senior housing, young professionals and affordable housing.

Mr. Geisinger stated they had two options for sewer service for the project:

1. Talk to the Town of Plymouth about connecting to Plymouth's municipal sewer system since there is Plymouth service close to the property.
2. Build a private wastewater treatment plant onsite, built to the specifications of the Wastewater Department, and then turn the plant over to the Town. The private plant and leaching fields may be built large enough to accommodate other properties in the area.

Mr. Watson stated that taking over the private wastewater treatment plant may be a financial burden on the department. Mr. Geisinger stated that in theory, he would pay to build the plant and potentially gift the plant to the Town. The Town would then charge users sewer fees that will cover the costs of running the plant.

Ms. Johnston asked Mr. Geisinger if he has started to think about a potential location on the site for recharging the effluent. Mr. Geisinger stated there are three ballfields on the property with excellent soils; sand and gravel. The thought was to use one of the three baseball field as a recharge area.



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Mr. Geisinger stated he will be discussing the number of units when he meets with the Board of Selectmen in the next few weeks. He mentioned the school will be demolished as it is full of asbestos. The project will be a mix of senior housing and town houses. He stated the units will probably be for sale rather than rentals.

Ms. Fiore stated once we know how many units are being proposed we could discuss the project further. We'll want to discuss what it actually means to operate a private wastewater treatment plant with CDM Smith and decide the best approach to take.

Mr. Geisinger thanked the Board for their time and for allowing him to present the project. He asked that we consider his proposal for the private wastewater treatment plant.

**1. Nitrogen**

Yesterday, August 15<sup>th</sup>, Ms. Fiore attended a joint Zoom meeting with the DEP, Town Administrator, Board of Health member, Joe Casna, and from the Wastewater Department, Superintendent Bob Monaghan, Assistant Chief Operator Dave Walsh, Sara Deigle and Commissioner Elaine Fiore. The purpose of the meeting was to discuss the June letter sent by the DEP, to the Town, regarding proposed changes to the Title V Rules and Regulations pertaining to nitrogen levels. She informed the Commissioners the DEP will probably have draft Rules and Regulations in the Fall for review and we're on hold until then.

**2. Plant Upgrade**

Mr. Monaghan stated that the upgrade is moving slowly. Progress is slow.

**3. Davis Property**

There are no updates at this time.

Mr. Watson asked if any updates on the bond money and Ms. Fiore said that we probably won't hear anything until the Fall.

**4. Wage and Personnel**

Ms. Fiore mentioned as a result of the 2023 Wage & Personnel Bylaws, the Director of Parks and Recreation pay scale is higher than the Chief Operator Superintendent at the Wastewater Treatment Plant.



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Ms. Fiore asked the Commissioners if we wanted to pursue going through the process of reclassifying the Chief Operator Superintendent position. Mr. Watson asked what the yearly revenue is for the Wastewater Treatment Plant and Superintendent Monaghan stated that the septage alone brings in \$350,000 annually. It was stated the Wastewater Department is a 24/7 multi-million hazardous waste operation that doesn't close in bad weather, with 15 pump stations. After discussion, the Commissioners agreed to pursue a reclassification. Ms. Fiore will reach out to the Town Administrator on what the next steps would be.

**5. 12 Cushman Drive**

This is a multi-family house with numerous service calls due to grease and oil building up in the grinder pump. Since 2017, we have been out there four times. Superintendent Monaghan has had many conversations with the owner. Superintendent Monaghan is concerned with the grease that has gotten past the grinder pump and runs down the 1 ½" line to Hilltop St.

Mr. Watson asked if the owner could put a grease trap on-site. Superintendent Monaghan stated he could. Ms. Fiore asked if by the owner installing a grease trap, would it help alleviate the stress on the grinder pump. Superintendent Monaghan stated an on-site grease trap would help the grinder pump situation. He stated the cost of installing and maintaining the on-site grease trap should be at the expense of the property owner. Superintendent Monaghan stated that the Town should not service the grinder pump at this property any longer. Ms. Fiore stated that we can send the property owner a letter stating the Wastewater Department will no longer service the grinder pump and that we strongly recommend an on-site grease trap be installed at their expense. Administrative Assistant Sara Deagle will prepare a draft letter.

**6. Update from Superintendent**

No updates at this time.

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

Sara Deagle  
Administrative Assistant  
Wastewater Department