

Minutes of the Penacook/Boscawen Water Precinct

Location of Meeting: 9 Woodbury Lane
Boscawen, N.H. 03303

Present at Meeting: Bruce Crawford, Commissioner
Bill Murphy, Commissioner
Nathan Young, Commissioner
Senator Harold French, Public

Present via Zoom: Cheryl Mitchell, Administrator Consultant
Lauren Hargrave, Clerk

The regular meeting of the Penacook/Boscawen Water Precinct was called to order at 9 Woodbury Lane, Boscawen, N.H. on June 24, 2020 at 5:30 p.m. by Commissioner Bruce Crawford, Chair.

Financial Update:

Commissioners signed manifest and checks.

Old Business:

1. Walker Pond Properties: Commissioner Bill Murphy reported that according to Town of Webster none of the land owned by the Precinct is buildable, a 32-acre piece is a nice square property with slight hills. 6-18 is 9 acres the lot is partly dry with a wet squall line running down the middle of the lot, it not buildable, and an easement from the previous owner is on this property which allows himself or his heir to utilize the property. The heirs cannot do anything on the lot, but they can utilize it to access the pond. Lot to the south is a crescent except for right by the road, this property may be good for an abutter, but it is not useful to anyone else. There is also another smaller lot which looks like a diamond shape which is small, this property may be good for an abutter, but it is not useful to anyone else. Both the smaller properties do have nice water frontage and could be useful for a 10-acre lot which was inland which is for sale through Roche Reality Group which is a land locked lot. The property is fairly narrow and long, runs under the power line and towards the lower end of the pond, but it does not get to the bond. There is no deeded access to this property. There are some options for the northerly piece which is the 32-arce plot. There are four abutters to the property on pleasant street

who may have interest in this lot. The lot has water frontage and wetlands. Further, Commissioner Bill Murphy reported that the land on the Town of Boscawen side has a lot of frontage and there are a couple of pieces which are technically buildable, but it depends on what the town says about it. The property to the North-West where the pump house is located on is off a tared road, but it is unknown if the Town still considers it a Class 6 Road. There is a spot there where a house or two could potentially be built and may be valuable to the abutting landowner who owns 40 to 50-acres with an orchard. Commissioner Bruce Crawford reported Fred Tauber may also have interest in this lot and that there is still discussion taking place with Fiver Rivers Trust although it is unknown at this time where the discussion process is. An appraisal needs to be done on this property as a value is not known. The proceeds from any land sale will go to the Water Street water town. Senator Harold French reported he would be interested in the Webster side properties. Currently two lots on the Webster side are being appraised, the 32-acre and 9-acre lot. The 9-acre lot has an abutter who is extremely interested in the property just for protection. Further discussion took place regarding the properties on the Webster side with Senator French and the Commissioners will keep Senator French apprised of future developments regarding the Webster lots.

2. David Silver Property: Never straightened out when the Estate was settled. Bill is a little over \$2,000 and there are liens recorded on the property. He continues to be billed and the bill continues to accumulate. There is a hydrant across the street and the flow is approximately 100 gallons a minute and the pressure was approximately 90 pounds. He has never had water service and currently the lien attachment is hurting his credit. Commissioner Bruce Crawford reported his inclination is to abate the entire amount and he can pay the \$32 a quarter fire protection fee going forward. Senator French stated that the problem is that someone should not be charged for something they are not provided. The Precinct is providing fire protection; however, the hydrant would not provide an adequate amount of water to distinguish a house fire. If the hydrant were not located where it is, the property owner would not be receiving a bill and it also is an unusable hydrant. Commissioner Bruce Crawford expressed concern regarding the new Knowlton Road properties which will utilize wells and will still be billed for fire protection. Commissioner Bill Murphy believes there is no comparison regarding the Knowlton Road properties and David Silver's because they would utilize 2 completely different systems. Commissioner Bill Murphy believes there is a legitimate argument regarding the water flow from the hydrant which is question across from David Silver's property. David Silver hasn't incurred the bill as he didn't use any water and part of the bill was inherited from the large farm estate. The Commissioners agreed that this is a unique situation and abatement is a good idea. Further discussion took place regarding a precedent being set if David Silver

is not charged for fire protection. Commissioner Nathan Young believes the standard for fire protection is 600 gallons a minute, but he would like to check that figure. Additionally, Commissioner Nathan Young feels abating the amount he was charged during the estate division is appropriate. **Commissioner Bill Murphy made a motion Bill abate David Silver's bill. He will currently still pay for fire protection and the Commissioners will study the minimum fire protection amount necessary to be able to charge for fire protection. Additionally, the lien will be discharged. Seconded by Commissioner Bruce Crawford. Passed Unanimously.** The Commissioners will send their decision to Tara King at Pennichuck and David Silver will receive a bill for the June reading of \$32 for fire protection. Once the minimum fire protection study is completed his bill will be reassessed. Commissioner Bruce Crawford will email Tara King and the total amount has to be obtained from them. Cheryl Mitchell will have the paperwork done for the discharge of the lien. Additionally, she will contact the Registry of Deeds to find out the process which is in place and needs to be followed to have the discharge registered.

Senator Harold French departed the meeting.

Approval of minutes from last meeting:

Commissioner Bill Murphy made a motion to approve the regular minutes of June 10, 2020. Seconded by Commissioner Nathan Young. Passed unanimously.

New Business:

1. Cheryl Mitchell Items:
 - a. Letter for the Trustee of the Trust Funds to dissolve precinct's CRF as voted at annual meeting has been done.
 - b. Review of audit: Information was sent to Matt the auditor today by Tara King of Pennichuck. LOC is pending this audit completion. Credit card is still pending as well.
 - c. Balance Sheet and Budget Report: Cheryl Mitchell reported that Valarie from Safebooks will be establishing a new report which will show how much is left on the Budget Report. If the bookkeepers are unable to produce such a report the Commissioners may want to look at Cheryl Mitchell taking over the bookkeeping. There would be an initial investment for the QuickBooks software. The current bills from the accounting firm are becoming exorbitant. The Commissioners will have to investigate if the Precinct has a current contract with Safebooks. This is an issue which needs to be looked at on a later date.

- d. 109 King Street: Apparently someone (K. Dean) is looking at the property to build on. Previously there was a small trailer on the property. Wants a price on connecting to the service and wants the water line extended for a 4-bedroom ranch. Assuming the trailer was connected to water service with 1 bedroom, unless they can prove that there was more than 1 bedroom. The answer is that they get credit for 1 bedroom and any improvements which have to be made beyond the curb stop is the responsibility of the customer. The customer can obtain a price for extending the water line by utilizing a plumber. Pennichuck will inspect the newly installed line before it is filled in. The customer will be charged a return to service fee and an impact/water improvement fee for the 3 bedrooms.
- e. Website: Cheryl Mitchell requested the Commissioners write up what they would like posted on the Website with regards to Dig Safe. Dig Safe does not mark private lines on private property. If there is a right-a-way across a property Dig Safe will in theory mark it. Further discussion was held regarding marking from Dig Safe. Commissioner Bruce Crawford will write up something for the Website regarding Dig Safe.
- f. Woody Hollow Grant: Commissioner Bruce Crawford reported that Woody Hollow was shut off the other day for their contractor to make a repair. It is unsure if it was turned back on. Per Lorrie Carey, former Commissioner, Woody Hollow may no longer be getting the Grant money to upgrade the water system within the park. And her recommendation is to not give the park any more lead way. Discussion took place regarding the trailer park, the location, breaks given to them, no longer abating, etc. The issue is tabled until more information is obtained. It will be placed on the next agenda for discussion.
- g. Dry Conditions: Commissioner Nathan Young questioned if it is based upon the current well height verses the amount of rain received or how it is to be determined. Commissioner Bruce Crawford reported that DES will send out guidance on this issue. Commissioner Nathan Young recommended staying in phase 1 for longer as it seems none intrusive making it more of an advisory to the customers. Discussion took place regarding placing the information on the Town Website, Town Facebook Page, and the 2 Boscawen Facebook Pages. Further discussion took place on how to get the information out to the customers. Tabled until rain or a letter from DES. Commissioner Nathan Young will look into if this information is being logged by Pennichuck.

2. Letter to Planning Board Re: Requirements for Comments: Pending.

3. Letter from Town of Boscawen re: Traffic Circle: Commissioner Bill Murphy presented the Commissioners with a draft letter responding to the Town. A brief discussion was held regarding the contents of the letter. The Commissioners agreed to and signed the letter as presented. Commissioner Bruce Crawford will mail the original letter and a copy was made for the file.
4. Moving the Fairbanks Gate: Commissioner Bruce Crawford reported that there is an issue with the gate being at the end of the road. Dean Hollins would like to move the gate across the culvert and make a turn around for the plowing purposes. The Commissioners agreed to the gate being moved, however it is unknown if the Precinct owns the property or if it is an easement. Commissioner Bill Murphy will look into this issue and get back to Commissioner Bruce Crawford to contact Dean Hollins.
5. Zoom: Commissioner Bruce Crawford believes non-public sessions should not be zoomed. The other Commissioners agreed.
6. 16 River Road Water Bill: Commissioner Bill Murphy reported that he has spoken to Tara King of Pennichuck about the high quarterly bill. There was an after-hours call in February for a frozen meter with a fee of \$775 for the meter and the waiver. The remainder amount of the bill is water usage.
7. Walker Pond Pump House Security: Commissioner Bill Murphy visited the Pump House and reported that there are 3 doors (2 in the back and 1 in the front), 2 have padlocks and 1 does not but it cannot be opened. There is no evidence that anyone has tried to get into the building, and he believes the building is secure. A brief discussion was held regarding the contents, history of the building, along with the keys and locks.

Old Business Continued:

2. Leak Detection Results: Some leaks have been found and they have been fixing them.
3. Precinct Engineer: Commissioner Nathan Young reported he spoke with him and explained the need for him to look into professional insurance and becoming an LLC. He will be looking into those things. A brief discussion was held regarding the insurance.
4. Updates from Commissioner Nathan Young: A discussion took place regarding projects which he is currently handling and the status of each.
5. Website Domain Name and Payment: On hold until Line of Credit is procured.

6. Primex Letter: Commissioner Bill Murphy reported he has eliminated the 2 trailers and the office being an occupied building. He spoke with Primex and the building is now being classified as unoccupied.
7. Knowlton Road Letter: Commissioner Bill Murphy discussed sending the owner a letter regarding the road being built on top of the right-a-way. If the Precinct needs access to the pipe it will be time consuming, expensive, and access to the property will be denied. A draft letter was supplied to the other Commissioners and needs to be reviewed by the Precinct Lawyer. Discussion was held regarding the Precinct reserving the right to charge the property owner for the work to locate and fix the pipe if it ever becomes necessary. Commissioner Bill Murphy emailed Tara King of Pennichuck to see if the customer was previously charged for the repair done by the skid or removing of the tree stumps. It is unclear what happened previously and there has been no response from Tara King. Commissioner Bill Murphy will forward the letter on to the Precinct Lawyer for review.
8. CIP Update: Tabled.
9. Asset Manager: Voluntary.
10. New Well information: Commissioner Nathan Young is working on. He will be in contact with DES.

Meeting Closed:

Motion to Close the Meeting by Commissioner Bill Murphy. Seconded by Commissioner Nathan Young. Passed unanimously. The meeting was adjourned at 7:07p.m. by Commissioner Bruce Crawford, Chair.

Next Meeting:

The Next Meeting Penacook/Boscawen Water Precinct, 9 Woodbury Lane, Boscawen, NH. On, July 8, 2020 at 5:30 p.m.

Minutes submitted by: Lauren Hargrave, Recording Clerk on June 6, 2020

Minutes approved by: _____ /s/ _____ on July 8, 2020
 _____ /s/ _____ on July 8, 2020
 _____ /s/ _____ on July 8, 2020