

## 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  
Lauren Hargrave, Clerk  
Cheryl Mitchell, Administrative Consultant

Public Present: Chris Schadler  
Betsy Janway  
David Caron  
Cynthia Caron  
Joe Spain  
Tom McMullin  
Tim Kenney

The regular meeting of the Penacook/Boscawen Water Precinct was called to order at 9 Woodbury Lane, Boscawen, N.H. on July 14, 2021, at 5:30 p.m. by Commissioner Bruce Crawford, Chair.

Chris Schadler and Betsy Janway arrived at 5:30 p.m.

### **Financial Update:**

Commissioners signed manifest and checks.

### **Approval of minutes from last meeting:**

***Commissioner Bill Murphy made a motion to approve the Regular Meeting minute of June 23, 2021. Seconded by Commissioner Nathan Young. Passed Unanimously.***

***Commissioner Bill Murphy made a motion to approve the Annual Meeting minutes of June 30, 2021. Seconded by Commissioner Nathan Young. Passed Unanimously.***

## **New Business:**

1. Election of Chairman for the Coming Year: ***Commissioner Bill Murphy made a motion to appoint Commissioner Bruce Crawford as Chairman. Seconded by Commissioner Nathan Young. Passed with a vote of 2-1.***
2. Land Sale in Webster: Chris Schadler introduced herself and Betsy Janway as Webster Conservation Commission Commissioners. Chris Schandler explained that she tried to contact Commissioner Bruce Crawford at the beginning of the week. Commissioner Bruce Crawford explained that the Commissioners have received the Conservation Commissions letter today. Further, he explained that the mailperson came by on the 28<sup>th</sup> of June and did not leave it or a notice. Yesterday afternoon there was a card in the mailbox for pickup, so it was just received by the Commissioners today. The Commissioners have read the letter and are not entirely sure how they will handle the sale as of today. Commissioner Nathan Young explained that the Commissioners will first be consulting with the Precinct Attorney as to the land sale, then they will need to have the lots appraised before they know what direction to head in. Commissioner Nathan Young requested an email so the Commissioners can keep the Webster Conservation Commission apprised as they go forward. Chris Schadler supplied her email ([nhcoyotes@gmail.com](mailto:nhcoyotes@gmail.com)). Commissioner Bruce Crawford explained that the Precinct will most likely have to post legal notices of the sale. The reason is that there is interest in Webster besides the Conservation Commission and the sale will need to be out in the open as it is the Commissioners sworn duty is to be the guardians of the water system and its treasury affairs. Commissioner Bill Murphy explained that there is 1 lot which is about 2.5 acres and is basically swamp. There is another lot which looks like a parallelogram that is exceedingly small, and another at the end by where the dam was, but there is no access to it. Those pieces are of limited value to anyone but an abutter, but to an abutter they may have some value. Chris Schadler noted that protecting the integrity of Walker Pond is the Conservation Commissions objective. A brief discussion took place relative to access and building on the Pond in Webster. Commissioner Bill Murphy noted that lot 6-18 is wet down the middle and lot 6-6 would be good for a wood lot. So, it depends on the person purchasing the property what the value is. Therefore, the Commissioners need to market the properties the way they are. A brief discussion was held regarding the loons on Walker Pond. Further, Commissioner Nathan Young explained how his email to her would be coming to her under the City of Manchester as he works for Manchester Water Works. The Commissioners assured the Webster Conservation Commission Commissioners that they will be kept in the loop.

Chris Schadler and Betsy Janway departed at 5:44 p.m.

3. Storage Units on Rt 3: Commissioner Bill Murphy explained that the units are across from the veteran's cemetery and were sold recently. The new owner wants to add more units behind what is currently on the property. Further, Commissioner Bill Murphy explained that he was contacted by Web Stout asking about placing a fire hydrant. The Fire Chief was asking about fire protection and the new owner was wanting a fire hydrant in place. The hydrant would be approximately 140 feet in from the main road, noting that there would be no other use on the run. Commissioner Nathan Young explained that the Precinct would need a shut off out by the road which would have to be turned on before the hydrant was utilized by the fire equipment because you do not want the stagnant line being attached to the system. Commissioner Bill Murphy explained that the Fire Chief would be willing to accept having a hydrant in its normal place out by the main road. This would prevent a deadline and allow for a flushing point. The owner would need to pay for the installation and the impact fee. The Precinct would own and maintain the hydrant. Commissioner Bill Murphy will contact the fire Chief Tim Kenney with their decision to allow the hydrant installation by the main road.

David Caron and Cynthia Caron entered at 5:47 p.m.

4. 147 North Main Street: David Caron explained that he is present with two issues. One being a water bill and the other being a water service issue. David Caron noted that there are attorneys involved and this is his last attempt in person to try to resolve the issues. David Caron presented the Commissioners with a 3-page handwritten "Water Bill Issue Time Line" document for their review. The Commissioners read the presented document to themselves. David Caron reported that he never received copies of the bills in question after requesting them numerous times from Pennichuck. His attorney received only two quarters of billings. One quarter there was no master meter statement so the number he came up with is from March 18 to June 11 and Jun 11 to September 12. The June billing showed no master meter statement and out of the seven houses the results are. Unit 9, 11, and 8 at \$124.32 three other 2, 4, and 6 at \$2,782.00. No other bills have been provided. David Caron noted that the houses that generated the bills were condemn by the Town of Boscawen for some time. No one was living there and if there was that much of a debt someone should have paid close enough attention to know to pull the meters from these properties. The June to September bill did not add up all individual billings but they did total what the master meter billing which was at a cost of \$1,266.00. Again, David Caron noted that last year he was told he would receive the bills and that there was talk about a cash payment which was given, of which the amount and disposition is still unknown. No other bills were presented to him. Commissioner Bill Murphy explained that water was still running to the condemned properties. Commissioner Bruce Crawford

explained that the Precinct is unaware of what the Town of Boscawen does. Again, David Caron voiced his concerns about that much of an outstanding debt being on somebody's radar and feels the charges for those three houses is extremely unfair. David Caron acknowledged there were wrong doings done by the closing people but explained that the process for him to go after an attorney would be extremely costly and therefore tried to obtain the bills and negotiate with the Precinct which is "Unfair to me". David Caron also asked to see disconnect notices from Pennichuck and was given nothing, and again mentioned that the only way he obtained the bills was by paying an attorney. Commissioner Bill Murphy reported that the Precinct attorney told the Commissioners that the closing attorney was not representing David Caron, that they were not representing Casavan. The Precinct went back and forth with the attorney and the result was that the attorney resigned from being the Precinct attorney and the Precinct then ended up with a different attorney. As far as why the water was not shut off, just because the Town would condemn a property it would not necessarily notify the Precinct that the water needs to be shut off. Commissioner Bruce Crawford noted that the last time the Precinct shutoff the water in a trailer park "you'd think the damn world was going to come to an end". Commissioner Nathan Young explained he believes there were wrongs all the way around and Caron should have gotten the billing he requested, which is a problem. At the end of the day the Commissioners need to protect the rate payers, so if David Caron comes up with an agreement, they would be more than willing to hear it. David Caron expressed that he does have a proposal for the Commissioners to settle this matter. Dave Caron further state that it has been 3 Months shy of 3 years that this has been going on and feels is legitimate amount he should pay to settle this matter is \$1,391.20. He is willing to pay that amount, but he does not want it to be applied to the outstanding bill of 147 North Main, but instead would like to give it to someone in Town on their water bill who the Precinct knows needs the help. If the Precinct does not know the Town of Boscawen should know who needs it. He further expressed how much money he has paid out to try to get this issue resolved and get his project up and running. Commissioner Bill Murphy noted that it is a very unfortunate situation. David Caron noted that he was only informed 2 years after he bought the property of the billing issue and informed Pennichuck then that the curb stop was leaking and every couple of months he would call until he finally came before the Commissioners regarding the leaking issue. Commissioner Bill Murphy noted that the Commissioners additionally communicated with Pennichuck to go and fix the same thing. David Caron stated that 2 weeks after buying the property everything was leveled and it would have only taken one phone call to the Town of Boscawen to find out what was going on at the property by the Precinct. Commissioner Bill Murphy expressed that he asked Kellie Jo Easler what was going on at the town

and he would like to see a resolution and move forward because you must also consider the cost of time. David Caron also noted his site plan to rebuild has been on lockdown. Commissioner Bill Murphy noted that it was unfair of Casavan and Lyons, and both have a trail of destruction behind them. One of David Caron's problem that the Precinct and the Town of Boscawen have so much animosity that they cannot even communicate with each other. There is no vehicle in place with the Town of Boscawen to inform customers that they need to call for the final water bill when they are requesting final payment figures for the sewage during a closing. Most towns handle both water and sewage. Commissioner Bill Murphy noted that whoever called the town received the number to pay off and only the sewage and the receipt states "sewage" it does not say "water" and therefore the attorney's missed it. David Caron recommended supplying the Town with a document to give to people when obtaining a payoff figure for sewage from the Town which would advise them that they need to contact the Precinct for a water payoff figure. Commissioner Bruce Crawford noted that years ago such a procedure was tried and failed. Commissioner Bill Murphy noted there are several small water systems that are not run by the Towns. Cheryl Mitchell noted that the sewage bill is based off the water bill so therefore the Town of Boscawen was getting the water readings to produce the bill. The Town can put a tax lien on the property if the sewage is not paid so customers are more likely to pay the sewage bill. Commissioner Nathan Young noted that based upon what has happened in this case, the Precinct is now getting lists of outstanding water bills and placing liens on the properties. Commissioner Bruce Crawford noted that David Caron did not have an attorney representing him at the closing. David Caron said Tarbell was the closing attorney. Commissioner Bruce Crawford explained that the attorney was not working for Caron but was working for Casavan. Commissioner Nathan Young noted that the Commissioners will have to find out if the payment of \$1,391.20 can be applied towards someone else's bill or if it must go towards the outstanding properties bill. **Commissioner Nathan Young made a motion to accept the offer of \$1,391.20 with the caveat that the Commissioners need to figure out if the amount can be applied to someone else's bill, or if it needs to be applied to the current bill. Seconded by Bill Murphy. Passed with a vote of 2-1.** Commissioner Bill Murphy noted that this outcome is not ideal for the Precinct and that the number of customers who have outstanding bills with the Precinct.

David Caron next wanted to address his water service issue. He noted that to him it is a larger issue than the billing, and it is more of a pressing thing. He additionally noted that he was previously told that the two issues would be kept separate but between the first and second letter he received from the Commissioners, the second letter tied the outstanding bill to water service. Commissioner Nathan Yong explained going to be held separate, but the Precinct cannot supply water to an

account that has an overdue billing issue. The billing issue would have to be taken care of before the water could be turned on, but it did not mean that the Commissioners could not approve and talk to WSO to get the project planned out. David Caron noted that WSO was told "to stop and not move forward with bringing water" and he had applications in with the state. Commissioner Bill Murphy told Charlie of WSO talking about needing to do a bunch more work which he would have to do, and it was going to take some time to do it so Commissioner Bill Murphy told him that maybe he should hold off doing that until the issues with the Precinct is resolved. David Caron said Charlie of WSO was told by the Precinct to "cease and deist". David Caron then presented the Commissioners with a 3-page handwritten "Water Bill Issue Time Line" document for their review. The Commissioners read the presented document to themselves. Commissioner Bill Murphy noted that Dan Wojcik spoke to him about the particular water line at 147 Main Street and his recommendation was to abandon it because the line has repeatedly been repaired. The line probably goes back to when the lot main was put in somewhere around 1953-1954 so it is an aging line. David Caron noted no one spoke with him for 2 years until he demanded a meeting with the Commissioners. It was evident that there was a leak at the road for 2 years and then he was told that he needed to upgrade, etc. Further, he expressed the timeline issues relative to his project and the water line issue being unfair. Commissioner Nathan Young noted that instead of working through emails and letters David Caron should come to the Commissioners sooner through meetings if he encounters any further issues. The 3/4-inch curb stop, which is a problem, is the Precincts responsibility. David Caron informed the Commissioner that he is in receipt of a letter from Frank Merrill and a picture from Gelinas which shows that the pipe under the road is rotted. David Caron made a proposal to bring in new water service and he will pay half of the expense. Commissioner Bill Murphy questioned how large of a line David Caron was wanting. David Caron expressed that he would like a 4-inch line. The Commissioners are okay with a 2-inch line based upon a couple factors. David Caron also noted that he is considering buying piece of land in back (Fannies Property). Commissioner Bill Murphy explained that to decide which size line is needed that an engineer plan was looked at and a 2-inch line is adequate. The line would be coming from Gage Street and David Caron would not have to get into a state right-of-way issue, etc. Commissioner Nathan Young noted that before the Commissioners can agree to anything they would need to get a proposal from David Caron. Because there is an existing tap there, having a quote from WSO is important. Commissioner Nathan Young will contact Charlie of WSO tomorrow regarding a funding proposal before the next meeting so the Commissioners will be able to talk about and vote on the proposed project cost. Additionally, Commissioner Nathan Young will explain to Charlie of WSO that he

has the okay to go ahead as planned. ***Commissioner Nathan Young made a motion to allow the new water tap to start being dug and connected at 147 North Main Street, and that in 2 weeks the Commissioners will discuss the funding portion. Seconded by Commissioner Bill Murphy. Passed Unanimously.***

David Caron and Cynthia Caron departed at 6:34 p.m.

Joe Spain, Tom McMullin, Tim Kenney entered 6:35 p.m.

5. Joe Spain Regarding Steenbeke property on High Street: Joe Spain explained that Tom McMullin bought the building approximately a month ago looking to renovate the entire building and put a fire suppressant system in. In conjunction the rear buildings warehouse space was purchased by the Kelly family. There is a want and need to get a sufficient water supply on that side of the street to service the Kelley Family. Commissioner Bill Murphy explained that the Kelley property has have plenty of water. He noted that at the end of Corn Hill Road and where Rt 4 meets there is an 8-inch water line that runs north to south down that property and goes to the back of the property to a fire hydrant that serves the back buildings. The middle building #35, Ray Steenbeke agreed to put in a new water line off the 8-inch main to serve that because right now it is served off KSD's building. So, there is plenty of water on that side of the property. Joe Spain asked what the opportunity would be for Tom McMullin to tap into that line. He questioned if there would be an adequate supply coming off that line. Commissioner Bill Murphy explained that the main is 6" line on opposite side of the street. You will need a 6" line for a sprinkler and the Precinct can do a flow test on hydrants to see how much flow there is, but from the nearest hydrant from where they could tap would be 800 feet down the road and about 1,000 feet up the road with a 6-inch main going all the way. As far as flow goes, it would be a lot better coming off KDS's 8-inch tap that Steenbeke put in. Commissioner Bill Murphy showed Joe Spain, Tom McMullin, and Tim Kenney a Google Earth arial photo of the properties and where everything is situated. He noted that crossing a state road with a water line is a problem. Tapping off the existing line would be a straight shot across the parking lot, and it has an 8-inch feed, so it is a more desirable option. Commissioner Bill Murphy noted that the entire development was made into business condos and a common area. It was noted that who owns the water line is another issue. It was put in by Steenbeke and is a private line. Therefore, it probably is owned by the business condo association. Joe Spain noted there is a condominium association which they have not met with yet. Kim Doubleday owns the front building and is an accommodating person. A brief discussion was held regarding the men who use to work for Steenbeke's and did maintenance, Earnie Smith and Terry Perkins would probably have a good idea of where the lines are located but Joe Spain and

Tom McMullin would need to have a pipe locating company to come to be accurate. A pipe locating company should know within a 20-foot circle where the line is. Further, Commissioner Bill Murphy suggested they do some more research about the legal side of it. Tom McMullin may want to abandon the domestic lines out front and wants to know if the Precinct would be okay with it. For clarification he explained that he wants to bring in the 8-inch and divide it up outside the building between domestic and fire suppression. He questioned if they could keep it outside the building with 6- or 8-inch line for fire suppression and go in outside with a 1-inch outside for domestic. They will have backflow preventors on fire suppression and still have own curb stop so Commissioner Nathan Young does not see it will be an issue to abandoning the old line. Fire Chief Tim Kenney was okay with the plan discussed and stated he is simply curious as to how it ends up for water suppression. Tom McMullin must have sprinkler system designed, so a flow test can be done by the company who designs and installs the sprinkler system. It was further noted that the hydrant in front of KSD in the parking lot is on an 8-inch line and the one out on the street is on a 6-inch line and further up the street is on a 6-inch line. Tim Kenney discussed a broken hydrant several years ago at KSD and questioned if it was fixed or not. Commissioner Bruce Crawford noted that when the Precinct did hydrant inventory years ago there was one hydrant that could not be located. Commissioner Bill Murphy stated he has seen the hydrant. Tom McMullin confirmed the final action plan is to first come to an agreement with the condominium association. Next get a pipe locator and a flow test can be performed by the Precinct, but they would have to pay for it, or they can have their fire protection company do it. Further, Tom McMullin asked what the Precinct would like to see for product being used for the line going in. Commissioner Nathan Young explained that it is the customer's choice as there is no set regulation regarding products being used. They will be using plastic. The Precinct preference is ductal iron. Commissioner Bruce Crawford noted that the entire system is a private system, and the Precinct does flushing but the business condo association gets charged for it.

Joe Spain and Tom McMullin departed at 6:52 p.m.

6. Storage Units on Rt 3 Continued: Commissioner Bill Murphy asked Chief Tim Kenney about the storage building across from the Cemetery. He explained that he had talked with Web Stout about placing a hydrant closer to the units and that the Commissioners have decided that it is not conducive because it is a dead end and is a long stagnant pipe full of water but placing a hydrant out by the road is fine. Tim Kenney stated that 700 feet is the maximum for the fire pumps to deliver the water needed so he preferred a hydrant be placed in the yard, but he would be fine with one out on the street. A problem is that if 800 feet needs to be laid out



during the day it is harder to lay the line out before other help arrives to fight a potential fire. A brief discussion took place regarding putting in the traffic circle at Rt 3 and Rt 4.

Tim Kenney departed at 6:59 p.m.

Commissioner Bruce Crawford noted that there is a problem which seems to be continuing with water issues such as Caron and Gelinias. The problem seems to be the response or lack of response from Pennichuck. Commissioner Bruce Crawford would like Dan Wojcik and Tara King to come and talk with the Commissioners regarding customer service and other issues. He suggested that perhaps Boscawen should have a different customer service line. Cheryl Mitchell noted his suggested solution would be above and beyond the contact rates with Pennichuck. Commissioner Nathan Young will contact Dan Wojcik and speak with him about attending a regular Precinct meeting with Tara King to discuss various issues the Precinct and its customers are having with Pennichuck and will let Commissioner Bruce Crawford know the date so it can be placed on the agenda.

Commissioner Nathan Young reported that he has had a few emails back and forth with Chris Peterson at the Merrimack County Nursing Home. The original 30-page report will be passed on to the Precinct Clerk for filing as it is good information to have. When MCNH sent the chlorine levels they were elevated but it is unclear as to what test they are using. There were two ranges showing, .5 to 1 and the secondary range is from 1 to 3. 1.25 is high but it is not extremely high but 3 is getting extremely high and the difference between 1 and 3 is astronomical. .5 to 1 is fine. Commissioner Nathan Young asked what test they are using and if get ranges of 1 to 3 and recommended that they contact Commissioner Nathan Young when the ranges are high so he can look at the levels and do further testing if applicable. Commissioner Nathan Young has not heard back from Chris Peterson. Commissioner Nathan Young further noted that if they were close to a 3 it is hard to say for certain that the Precincts chlorine did anything to the MCNH valves when the test being used may not give an accurate number. Communications are still open between Chris Peterson at MCNH and Commissioner Nathan Young.

7. Pennichuck/Gelinias Work Markup Egounis Meter Installation: Jackie Egounis informed that Commissioners that she was finally directed to Sarah Diggins at Pennichuck (who she was told oversees Boscawen accounts). Sarah helped Jackie set up my appointment for tomorrow. It took about 8 phone calls, and she was pointed to different people each time. At one point engineering told her they do not handle meter installs for Boscawen customers. That is when she reached out to the Precinct per Pennichuck's suggestion. However, Pennichuck then called her back again and told her that she needed to talk to Sarah Diggins.

8. 46 Tremont Street: Commissioner Bill Murphy received the usage report for 46 Tremont Street and reported that from the time Pennichuck took over until the last read, which was an actual read, every other read before that has been estimated. Why it went on for so long is unknown. Now the customer has received a \$1,100 – \$1,200 water bill. It was not a case of a leak, or the customer did not use that amount of water, instead it is a case of having to keep up with the bill. Sarah Diggins of Pennichuck said the customer is willing to do payment plan over time. Commissioner Bill Murphy also reported that Pennichuck did go today to check the reader and it does read. There are a bunch of estimated bills and there should be a policy which states after 2 estimated bills the problem needs to be fixed. Commissioner Bill Murphy will ask the question tomorrow on what Pennichuck found when they went there today. Commissioner Nathan Young noted that if the customer needs to take a year or 18 months it would be fine by him. Commissioner Bruce Crawford stated he would like to give the customer 2 years with no interest. **Commissioner Nathan Young made a motion to accept a payment plan for the customer for 2 years with no interest. Commissioner Bruce Crawford seconded.** Passed Unanimously. Commissioner Bill Murphy will request a report from Pennichuck on who is getting estimated bills. **Commissioner Bruce Crawford made a motion that Pennichuck be instructed that there will be no more than 2 estimated reads without fixing the problem. Seconded by Commissioner Bill Murphy. Passed Unanimously.** Commissioner Bill Murphy will email Pennichuck and give them the estimated read instructions.
9. Walker Pond Deeds: Commissioner Nathan Young reported that the Commissioners were sent an email at 5:30 today by Kellie Jo Easler of the Town stating that she is going to be meeting with the Town Council tomorrow afternoon to work on the deeds for the Walker Pond parcels and will email the Commissioners when she hears more.
10. Leak Credit Request 100 Elm Street: Commissioner Bill Murphy reported that the customer is an elderly lady who lost her husband and had a running toilet. The customer reported that she had the water shut off and had the toilet fixed, had the water turned back on and it turns out that the issue was not fixed. It was fixed again, and it has been confirmed by Pennichuck that the repairs have been done properly. Sarah Diggins of Pennichuck told the Precinct that the leak credit would be \$1,308.32 and noted that the customer paid the March bill of \$1,614.05. The meter was reread in June. Commissioner Bill Murphy explained the leak credit policy is 50% of the total bill minus what normal use would be. Therefore, the total credit under the policy is \$1,308.32. **Commissioner Nathan Young made a motion to accept the abatement request of \$1,308.32 under the Precinct's leak credit policy. Seconded by Bill Murphy. Passed Unanimously.**

Commissioner Nathan Young will respond to Sarah Diggins and let her know of the Commissioners decision.

11. Flushing Post Cards: Commissioner Bruce Crawford reported that the flushing post card cost the Precinct \$912.15. He suggested a cheaper way of notification id through social media and the Newsvine. The flushing was also posted on the Precinct website. Commissioner Nathan Young questioned if the notices can be sent out in the billing cycle prior to when the flushing will occur. Perhaps noting that there is a plan for flushing on a specific date and directing customers to please check the Precinct website for specific times. Commissioner Bruce Crawford noted the Precinct can use various social media pages on Facebook and on the Town Facebook page. Flushing is normally done in May and the normal quarterly bills go out in March. Cheryl Mitchell asked if the Precinct could print postcards at a cheaper rate. Commissioner Bruce Crawford stated that Pennichuck could be given an envelope stuffer buck slip. The question is how much will be charged by Pennichuck to stuff the Precincts buck slips into the March bills.
12. Well # 4: Commissioner Nathan Young reported that Dave Miller directed him to Gregg Smith who is the Hydrological engineer for Weston and Sampson. They had a meeting and Commissioner Young brought the hydrological study along. Gregg Smith's job is to find water and drill wells daily. He is now aware of the Precincts situation and before the next meeting he will have a proposal what needs to be done in the next stage of Well #4, and how much it will cost. Additionally, Gregg Smith is putting Commissioner Nathan Young in contact with Chris Berg who also works for the company. Chris specializes in Grants, knows what grants need to be applied for and what does not need to apply for along with the the amount of time you need to do it in, etc. Gregg Smith reported to Commissioner Nathan Young that the company who did the Precincts Hydrological study does good work and what he found in the report is good work. However, there are some things within the report which are not needed. Overall, the report is viable and holds good information. It was noted that the Precinct will be looking at an estimated 5 years from start to finish. Commissioner Bill Murphy noted that the Commissioners need to also think about the fact that the State owns the well sight and access is somewhat problematic. Commissioner Bruce Crawford noted that there is easy access through the rail trail. Because of the Veterans Cemetery there is no direct access which becomes a problem. There is a gate across and a bridge across so whatever equipment used must fit under the bridge or be able to come down the rail trail. A brief discussion took placed regarding access and location.
13. Tank @ Merrimack County Nursing Home: Commissioner Bill Murphy reported that as it turns out, the Precinct leases the land that the tank sits on along with a right-of-way down to the main road. There is a deed which states that the corrosion

building, and the field area is owned by the Precinct. However, the lease states that the corrosion building, and field is also leased by the Precinct. The lease states the Precinct must pay \$1.00 a year, and it is a 40-year lease. You also must inform them 5 years in advance of wanting to continue with the lease. Commissioner Bill Murphy showed the other Commissioners a map of the tank area in question. Further, Commissioner Bill Murphy reported that he had a conversation with Chris Peterson of MCNH about him possibly locating some construction drawings for the area. Commissioner Nathan Young noted that if the Precinct owns the tank it needs to be inspected and looked at based upon the issues, they MCNH is having regarding the chlorine and the Precinct will need to address servicing the tank. The other tanks were serviced by Underwater Solutions in Maine. The Precinct needs to get ahold of them and schedule a cleaning and inspection of the MCNH tank. Additionally, Commissioner Nathan Young will speak with Dan Wojcik and make Pennichuck aware of a scheduled date for the tank work. Commissioner Nathan Young will also reach out to Chris Peterson of MCNH and inform him of what is going on. It was noted that the tank size is 250,000-gallons.

14. Granite State Rural Water Operator Field Day 9/14/21 at Mount Sunapee: Commissioner Bruce Crawford reported that it may be of value to attend.

#### **Cheryl Mitchell Items:**

1. Rate Schedule: Cheryl Mitchell reported that she sent the new rate schedule to Pennichuck and that she has had no response from them. She requested that Commissioner Bill Murphy verify that Pennichuck has received it.

#### **Old Business:**

1. Pennichuck/Merrimack County Discussion @ Annual Meeting: Commissioner Nathan Young reported that it was good that Chris Peterson of Merrimack County Nursing Home was able to vent and express to Dan Wojcik of Pennichuck his issue regarding the lack of response he was receiving from Pennichuck. The discussion ranged from chlorine levels, who owns the MCNH tank, the flushing, etc. The way it was left is that Chris Peterson is going to be dealing more directly with the Commissioners. In turn, the Commissioners will then have discussion with Pennichuck, and if it was something which needed an answered the Commissioners will find the answer out from the right person at Pennichuck and respond directly to Chris Peterson. Overall, the discussion went well.
2. CCR report for DES: Pennichuck is handling.
3. 16 School Street 2 meters: Commissioner Bill Murphy reported 2 meters are required. The meter is there but he is not sure if it is linked with the reader so this issue must be investigated. The meter in question feeds a faucet outside and is

not functional currently. The cover is off the pit, so the customer is reaching into the pit to turn on and off the water. Commissioner Bill Murphy wrote a letter to the customer explaining that the faucet will need to be repaired once the meter issue has been resolved and they will no longer be able to utilize the pit area. The Commissioners signed the letter and Commissioner Bill Murphy will mail it to the customer.

4. Woody Hollow: Commissioner Bill Murphy reported that they are moving forward, and everything is going well. They agree with radio readers being bolted onto the bottom of plastic covers. Further, Commissioner Bill Murphy reported that he has spoken with Sarah Diggins, and she reported that Pennichuck will block out a couple of days after the meters and readers are installed to do the wiring and make sure they are all functioning properly. As far as Hydrant Agreement, there is an agreement that they will have a wrench which will allow them to turn on and off the water, but it is going to be controlled by one person. It was made clear that if the water is shut off by the Precinct it is not to be turned back on. Commissioner Bill Murphy will ask about the signed written agreement next week.
5. Wellhead Protection Program: Completed and can be taken off the agenda.
6. Well Field Issues/Access Pad Well #2: Will be completed when the weather is conducive.

#### **Long-Term Projects:**

1. CIP Update: Tabled
2. DES Asset Management Survey: Tabled

***Commissioner Bill Murphy made a motion to enter into Nonpublic Session per RSA 91-A:II (c). Seconded by Commissioner Nathan Young. Passed Unanimously. Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of the public body itself, unless such person requests an open meeting. This exemption shall extend to any application for assistance or tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant.***

***Commissioner Bill Murphy made a motion to come out of Nonpublic Session at p.m. Seconded by Commissioner Bruce Crawford. Passed Unanimously.***

***Commissioner Bill Murphy made a motion to seal the Nonpublic Session Minutes per RSA 91-A:3 III. Seconded by Commissioner Nathan Young. Passed Unanimously.***

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***Commissioner Nathan Young made a motion to seal the Nonpublic Session Minutes per RSA 91-A:3 III. Seconded by Commissioner Bill Murphy. Passed Unanimously.***

**Other Business:**

1. Webster Land: Commissioner Bruce Crawford noted that the Commissioners will have to make sure that everything is handled properly with regards to the Webster land sale. Commissioner Bill Murphy reported the Precinct obtained an appraisal last year on the two larger lots last year and it is substantial. Commissioner Nathan Young believes in giving the Webster Conservation Commission first refusal at the appraised price, and at that point it goes out for highest bid. Commissioner Bill Murphy reported that he received an email from Maria Santos making an offer on the Webster lots, but it is not financially possible to accept. He did tell her that she should perhaps team up with the Webster Conservation Commission because she only wants her abutting one lot, and they want all the land. Commissioner Bruce Crawford wants to make sure the sale is done fairly and in the open. He believes that it is fair to accept bids on a certain date from all parties. Commissioner Bill Murphy noted that the Precinct needs to put a reserve on each lot and have a right to refusal on any bid. Commissioner Nathan Young was concerned that at the Annual Meeting the Commissioners did say they would be willing to give the Webster Conservation Commission first refusal at the appraised prices. Further, discussion took place regarding the Webster Conservation Commission and Maria Santo's. Commissioner Nathan Young recommended sending a letter to the Conservation Commission with an offer and a timeline to respond, thereby giving them the right of first refusal. After the timeline has expires it will go out to public bid. Commissioner Bruce Crawford was not in agreement and feels the best option is a sealed bid with the closing having to take place within 30 days. Bids will be open on a certain date and time and advertised in the usual manner along with sending out notice of the bid to the abutters of the 5 lots. Commissioner Bill Murphy noted that as far as appearances go it may be better to do something with the Webster Conservation Commission. A brief discussion regarding farmland of one lot. Commissioner Bruce Crawford again stated that the Webster Conservation

Commission can participate in the sealed bidding process and noted that the Precinct can always refuse a bid.

2. Liens: Commissioner Bill Murphy reported that when a lien is placed on a property by the Precinct, and then the Town of Boscawen takes it for taxes as soon as the property sells the Precinct's lien is extinguished. Commissioner Bruce Crawford noted that the town has always paid the water bill on liened properties in the past. Commissioner Bill Murphy additionally noted that there is nothing in the RSA which states that the Town must pay the water bill and what recourse the Precinct has is unknown. Commissioner Nathan Young questioned if the Town of Boscawen owned the Precinct if the same would apply regarding a water lien. Further, he questioned where the Precinct currently is a separate entity and how are they able to wipe out the Precincts lien. Commissioner Bruce Crawford suggested that the issue may be worth talking to Pennichuck about, as they handle other towns where the Precincts are separate entities. Further discussion took place regarding liens and amounts owed to the Precinct.
3. Pennichuck Meeting: Commissioner Bruce Crawford again reiterated that the Commissioners need to have Pennichuck attend a regular meeting to also discuss receivable because they are not good at collections. They will see if Pennichuck will attend the next meeting. Further discussion took place regarding other issues pertaining to Pennichuck.

**Meeting Closed:**

***Motion to Close the Meeting by Commissioner Bill Murphy. Seconded by Commissioner Nathan Young. Passed unanimously. The meeting was adjourned at 8:22 p.m. by Commissioner Bruce Crawford, Chair.***

**Next Meeting:**

The Next Regular Meeting Penacook/Boscawen Water Precinct, 9 Woodbury Lane, Boscawen, NH. on, Wednesday, July 28, 2021, at 5:30 p.m.

Minutes submitted by: Lauren Hargrave, Recording Clerk on July 19, 2021

Minutes approved by: \_\_\_\_\_ /s/ \_\_\_\_\_ on July 28, 2021  
\_\_\_\_\_ /s/ \_\_\_\_\_ on July 28, 2021  
\_\_\_\_\_ /s/ \_\_\_\_\_ on July 28, 2021