

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
Maria Santos, Public

The regular meeting of the Penacook/Boscawen Water Precinct was called to order at 9 Woodbury Lane, Boscawen, N.H. on November 10, 2021, at 5:30 p.m. by Commissioner Bruce Crawford, Chair.

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 October 27, 2021. Seconded by Commissioner Nathan Young. Passed Unanimously.

New Business:

1. Hydrant Fill Unit: Commissioner Bill Murphy reported they were supposed to do that all last week, but no one else has heard anything yet. Commissioner Bruce Crawford reported that Dean Hollins did report that he blew out the line. Commissioner Bill Murphy explained that although Dean blew out the line the meter is still there and the water is still on, all Dean did was shut the water off at the meter.
2. Winter Shut Offs: Commissioner Bruce Crawford further reported that he previously had told Pennichuck to shut off all the seasonal stuff but has not yet heard anything. Commissioner Bill Murphy will look at the circle tomorrow to see if anything has been done. Commissioner Bruce Crawford will call Dan Wojcik .

3. Street Opening Bond Renewal: Commissioner Bruce Crawford reported that the cost will be \$175 for a year and does not believe it is worth shopping around for a better price. The Commissioners agreed. Further, Commissioner Bruce Crawford explained that the invoice is misleading and may be read entirely wrong if one is not careful. The total does add up to \$175 and is in the bills to pay for the next meeting.
4. HUD Foreclosure 9 Birch Street: Commissioner Bill Murphy explained that the Precinct has been watching the property for a while and it is now going from pre-foreclosure to foreclosure. An action is scheduled for December and the Commissioners should keep an eye open to make sure the Precinct is compensated from the sale.
5. Real Estate Auction 53 Eel Street: Commissioner Bill Murphy noted that 53 Eel Street is going to auction in about 2 weeks so the Precinct should be keeping an eye open on this property also.
6. Fanny Foreclosure: It was noted that the Fanny property is being foreclosed on and Commissioner Bruce Crawford noted that when the town previously took a property for taxes that they would pay the outstanding water bill. Commissioner Bill Murphy noted he had asked Jeff Christianson and Dave, the previous attorney, about reimbursement from the town if a property is taken by them for taxes and was told that there is no means of collecting the water debt for the Precinct. Commissioner Bruce Crawford asked if the Precinct liened the property first could the water bill then be paid. Commissioner Bill Murphy explained that nothing would happen in any circumstance if the Town placed a lien everything else is moot. Commissioner Nathan Young noted that if the Precinct were Town owned any outstanding water bill would be included in the Town lien.
7. Pennichuck/Caron's Balances: Cheryl Mitchell reported that it does not appear that Pennichuck abated Caron's balances on his Kesavan accounts and she is unsure when the payment was credited. **Commissioner Bill Murphy made a motion that the \$1,391.20 be credited to Dave Caron's Kesavan accounts which was previously paid on October 13, 2021; and that the remainder of the Kesavan accounts be abated and all the Kesavan accounts closed. Seconded by Commissioner Nathan Young. Passed Unanimously.** It was noted that something must be done with Pennichuck. Commissioner Bruce Crawford suggested that the Commissioners have a work session, back and forth, via emails regarding all the issues the Precinct is having with Pennichuck and advising them that if the issues set forth are not cured timely that they be required to attend the December 22, 2021, regular Precinct meeting for a discussion. Commissioner Bill Murphy noted that a lot of the issues are pertaining to

Pennichuck paying attention. He noted that if emails are sent to the Penacook-Boscawen email it seems to be looked at regularly however, sometimes issues just get put on ignore. It was recommended that the contract email along with Sarah and Tara of Pennichuck all be sent a group email so the issues will not be overlooked. Commissioner Nathan Young recommended

Maria Santos Enters Meeting

8. Maria Santos Webster Walker Pond Property: Maria Santos arrived and advised she is in New Hampshire this week and wanted to stop into the meeting and see if she understands the bidding process for the Webster Walked Pond Properties. She is unsure if she should do a formal letter and then drop it off at the Precinct. The Commissioners noted that she can either mail the bid/bids or drop them off at the Precinct in the red box, which is checked every day. The envelope will be date stamped and opened with the other bids on the night of December 8th. Maria Santos questioned if a decision would be made that night by the Commissioners. The Commissioners do not believe that they will be receiving a ton of bids and believes they will be able to decide that same night unless something unforeseen happens. Commissioner Bruce Crawford noted that some of the properties in question do not have value except to an abutter. Commissioner Bill Murphy explained that all the lots have their own issues. A discussion was held regarding the large lot at the end not having access to Walker Pond Road so it would be more value to an abutter, although it was noted that in conversation Ron Derby has told Commissioner Bill Murphy that he would be willing to sell the right-of-way because he is the one who owns the road. Commissioner Bill Murphy further noted that the other end there are two lots which mention having a right-of-way, but it is vague. The other lot may have a right-of-way, but the lot is virtually worthless except for the one area next to the abutter giving the abutter a larger lawn with the remainder of the property being wetlands. The two smaller lots would have value to the owners behind them, giving them frontage. Maria Santos expressed that she will be attending the meeting and the opening unless there are unforeseen weather conditions which prevents her from attending. Commissioner Nathan Young explained that when Maria Santos drops off her bids to leave a phone number on the outside of the envelope for contact purposes, and to also put the lot number on the outside of the envelope. If she supplies the Commissioners with her phone number on the outside of the envelope, they will call her and confirm they have received her bid/bids. It was noted that no bids will be opened or looked at until the night of December 8, 2021. Cheryl Mitchell asked if someone who is not an abutter buys some of the property, do they have access since the road is private. The road going in is privately owned. Commissioner Bill Murphy noted that lot 6-18 does have deeded access, 6-6 does not, the properties at the other end somewhat

mention the access however it is difficult do to the age of the road and the mentioning of the right-of-way going back to the 1900's. Maria Santos asked if the large lot at the end can buy the right-of-way from Ron Derby, would it not have to be for everyone who owns part of the road, as she owns part of the entrance of the road. Maria Santo's explained that there are five families who own the beginning of the road and therefore she questions if someone were to buy the land at the very end would they need to purchase a right-of-way from the five families. Commissioner Bill Murphy noted that she would need to get legal advice as the Commissioners are unable to answer that question. Cheryl Mitchell noted that Maria Santos just went through a big legal process to own the road. Therefore, Ron Derby, is not the only own who owns part of the road. Further discussion took place regarding the tax map and the deeds to properties in the area. Maria Santos questioned if the Commissioners had tried to do a deal with the Webster Conservation Commission. Commissioner Nathan Young reported that the Precinct consulted with their attorney who informed them that they if they tried to do a deal first with the Conservation Commission that it would potentially harm the Precinct as a sealed bid could not be done along with doing public offers prior to the bidding process. Therefore, the Conservation Commission was emailed and mailed the bidding information along with other potential buyers. Commissioner Bill Murphy expressed that the Precinct does have some lead way, however it must be noted that the Precinct is not a consumer of tax dollars and relies on selling water only and/or selling assets. The Commissioners advised that if Maria Santos will be bidding on more than one property that each bid should be placed in separate envelopes with a label of lot #, name, and phone number.

Maria Santos Exits Meeting

9. Website: Commissioner Nathan Young noted that he has spoken to an IT person who will be more than happy to take over the website if the Commissioners are looking for a new person to be responsible for the implementation, monitoring, and maintenance of the Precinct's IT system. This individual believes that if the website were made through GoDaddy that ChamLabs should not own the rights to the website, pointing out that if the time comes, he would be more than happy to take over the Precinct's IT needs. Cheryl Mitchell noted that it took 18 days to post minutes previously sent (3 sets) to CharmLabs. Commissioner Nathan Young asked if Cheryl Mitchell can obtain the GoDaddy sign on password from Shelly of CharmLabs.

Old Business:

1. Pennichuck: Commissioner Bruce Crawford will call Pennichuck again and advise the of ongoing issues per all prior Commissioners discussions.
2. Creation of Reply Form for Planning/Zoning Boards: Commissioner Bruce Crawford presented the other Commissioner with the revised “Reply Form for Planning/Zoning Boards” form for approval. It was noted that Kellie Jo Easler from the Town has reviewed the proposed form and has approved the Precinct utilizing it. All the Commissioners reviewed the form and agreed that the form is accepted for Precinct use. **Commissioner Bruce Crawford made a motion to officially adopt the “Reply Form for Planning/Zoning Boards” as presented. Seconded by Commissioner Bill Murphy. Passed Unanimously.**
3. Crete Farm Possible Leak: Commissioner Bill Murphy noted that the water is so dirty it is not able to be evaluated. He noted that he had an idea to pump the puddle out to see if the water returned but the rain and other issues have made that impossible. Martha Crete does not appear to be concerned. For now, the issue is on hold.
4. 26 Jackson Street Bankruptcy: Commissioner Bill Murphy explained this issue is moot because the claim was never filed, and the time has lapse to file. Can be removed from the agenda.
5. Woody Hollow: Commissioner Bill Murphy reported substantially completion. They have to tar in the spring, and it has been suggesting to Pennichuck to do a manual read in December. Taking a photograph of each meter will provide a meter number and a meter read. Additionally, Commissioner Bill Murphy considered getting some insulation and placing them on top of each meter pit in case it snows while keeping the dirt out so that the readings can be obtained more easily. The Commissions agreed with Commissioner Bill Murphy’s idea which he will put into place. Commissioner Nathan Young noted that there should be documentation given to the Precinct as to where each meter pit is located. Commissioner Bruce Crawford requested that an “As Built” be obtained and Commissioner Bill Murphy will ask for one.
6. Webster Walker Pond Notice: The Commissioners noted that there been no feedback regarding the notices with the exception of Maria Santos.
7. Generator Maintenance Contract: Commissioner Nathan Young still needs to contact Powers, but first needs to get ahold of Power Up Generator to get comparable prices.

8. Caron Property 147 North Main Street: The Commissioners need to decide on where the meter pit is going to be placed. Dean Hollins is against having a meter pit in the street on Gage. Additionally, Dean Hollins told Commissioner Bill Murphy that there is not enough right of way to place it off the road. Commissioner Bruce Crawford noted that Caron will need to obtain an easement to place the pit at another location. Commissioner Bill Murphy is noted he does not object to the curb stop being placed at 147 North Main. However, Commissioner Bruce Crawford noted that he does not like 100 feet of private line, but Commissioner Nathan Young noted that the good news is that it is one continuous piece. It is believed that Caron is going to run the blue 2-inch plastic under the road and that the line would be placed in a sleeve. The Commissioners will need further discussion, however it does not preclude for Caron to continue his work on the site.
9. 44 Corn Hill Road: Refund has been completed.
10. 46 Tremont Street & Tom Smith: Commissioner Bill Murphy has not heard that they were not actual read so he assumes they were. Commissioner Bill Murphy will ask Pennichuck to make sure reads were obtained.
11. Kelley, Jarado Way, KSD/Kentek: Commissioner Bill Murphy reported that the water line is all put in. but he has not heard anything from Kelley or Spain as to if they are going to connect down back or not. It was noted that they are not required to connect down back. Done for now.
12. Well Field Issues/Access Pads: Will take place in the Spring.
13. Well Field 4 report: Well Field #4 report has been received and the Commissioners still need time to read through it. It was noted that the report totals 72 pages. Commissioner Nathan Young will mention to Greg that the Precinct wants to look into any grants open to the Precinct and additionally a question he had was how many hard copies of the report needs to be sent. The Commissioners would like 3 hard copies and will retain the electronic copy also.
14. Funding for Generators from EPA/DES: It was noted that there may be some money which the Precinct can obtain. Commissioner Nathan Yung reported he has that funding linked to the funding for the generators, but Commissioner Bruce Crawford noted it could be funding for other things the Precinct needs.

Long-Term Projects:

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

Meeting Closed:

Motion to Close the Meeting by Commissioner Bill Murphy. Seconded by Commissioner Nathan Young. Passed unanimously. The meeting was adjourned at 6:30 p.m. by Commissioner Bruce Crawford, Chair.

Next Meeting:

The Next Regular Meeting Penacook/Boscawen Water Precinct, 9 Woodbury Lane, Boscawen, NH. on, Wednesday, November 24, 2021, at 5:30 p.m.

Minutes submitted by: Lauren Hargrave, Recording Clerk on November 15, 2021

Minutes approved by: _____ /s/ _____ on November 24, 2021

_____ /s/ _____ on November 24, 2021

_____ /s/ _____ on November 24, 2021