

Minutes of the Penacook/Boscawen Water Precinct

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

Present at Meeting: Nathan Young, Commissioner Chair
Bill Murphy, Commissioner
Frank Dineen, Commissioner
Lauren Hargrave, Clerk
Cheryl Mitchell, Administrative Consultant
Mike Tardiff, Central NH Regional Planning Commission
Kellee Jo Easler, Plan. Comm. Development Director
Kearsten O'Brien, Deputy Plan. Comm. Development Director
Kara Gallagher, Plan. Com. Dev. Clerk & Recording Sec. EDC
Lorrie Carey, Ex-Officio EDC & Selectwomen
Barbara Randall, Vice-Chair EDC

The regular meeting of the Penacook/Boscawen Water Precinct was called to order at 9 Woodbury Lane, Boscawen, N.H. on July 27, 2022, at 5:31 p.m. by Commissioner Nathan Young, 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 minutes of, July 13, 2022. Seconded by Commissioner Nathan Young. Passed Unanimously.

New Business:

1. Economic Development Committee: Kellee Jo Easler, Plan. Comm. Development Director introduced Mike Tardiff, Executive Director of the Central NH Regional Planning Commission. Kara Gallagher, Barbara Randall, Kearsten O'Brien, and Lorrie Carey, Selectwomen. Mike Tardiff reported that he has been talking a lot about Commercial Street and water with the EDC and wanted to come to the meeting tonight to talk about it with the Commissioners and see where the Precinct

was in terms of plans for Commercial Street and how the EDC can help. He further noted that there are opportunities on Commercial Street and has been working with the Town with the clean-up of the tannery. Mike Tardiff reported a Brownfield Assessment Program has been in place over a number of years and has started to do assessments in the area after the cleanup of the tannery, and some other work in the area, to get ready to do some development. There is a lot of opportunity for Commercial Street and the EDC would like to know where the Precinct's infrastructure planning with regards to Commercial Street is, and how they can help facilitating that. Commissioner Bill Murphy noted that the mapping/blueprint of the water lines supplied to the EDC and Mike Tardiff was approximately done in the 1970's. Further, Commissioner Bill Murphy reported that as far as planning the Precinct does not currently have any plans. The reason is that the area until recently has been up in the air. There are a bunch of different owners of various properties and the wild card being the tannery and that taken down. Another potential problem is figuring out exactly where the road right-a-way is which has been an ongoing question all along. Some of water lines on the map/blueprint provided to the EDC and Mike Tardiff does not exist anymore, some has been abandoned, and is not 100 percent reliable. The line that comes from Fisher Ave and goes Commercial towards River Road is an active main. There is also an active main that comes from Tremont Street and feeds along the houses. But a couple of the lines which come down over the hill are nothing. Therefore, if there was going to be development on Commercial Street there would have to be Engineering done as far as what the requirements are. The ideal would be to do an assessment of both of the active mains and connect the two together. There is an abandoned hydrant and a line which runs part way down making it complicated. Underground there are penstocks (large pipes) because the tannery required a lot of water which provided water for processing, not for drinking. Any kind of water line put in would have to go around the existing penstocks and in order to do it there would have to be a compelling reason to do so. Mike Tardiff noted that the first step in the process is to talk about the property, engineering would need to be done, and there would need to be openness to work together. Mike Tardiff also noted that there are all kinds of funds out there which could be utilized. Commissioner Bill Murphy noted that the missing piece of information is what would the Precinct be planning for. The other thing is that it would require someone who wants to develop the area and wants to pay for water. As an idea of water pricing and availability Commissioner Bill Murphy noted that EJ Prescott is currently selling a piece of ten-inch main as of yesterday was selling at \$61 a foot and if it were ordered today, it would most likely not be here for another year and a half. Therefore, Commissioner Bill Murphy, stated that it will not all be on the Precinct's dime, because it just simply cannot be. As far as grants go, water grants have to be shovel ready. Therefore, you need to do some engineering and be ready. Mike Tardiff agreed that there are a lot of moving parts and again stated that the first step was to have discussions with the Precinct. The steps of the development would be to understand the engineering and how it could happen. Then understand what the uses could be for changing zoning and a willing developer. Commissioner Nathan Young noted that the Precinct utilizes Wright-

Pierce for its engineering needs and that when it comes to grants the Precinct has no problem with applying and receiving them if it will improve the infrastructure. However, One important thing Commissioner Nathan Young wants understood is to keep the hard line between the Precinct and the Town, i.e., do not jointly go into a grant together. Because the Town serves all the taxpayers and the Precinct serves all the Precinct members, and they do not line up completely the same, he believes it would be a bad thing to do something completely joint. Mike Tardiff agreed and explained that it does increase the level of difficulty. Lorrie Carey noted that the Precinct is unable to apply for grants which the Town can apply for, but the Town does not necessarily want the grant money, but it would be beneficial for the Precinct, i.e., be the Town could be an endorser of a grant for the Precinct. Mike Tardiff noted that some American Rescue Plan funds which are water/sewage broadband, and some opportunities that the county may have which may make money available could be some potentials for increasing the infrastructure. Commissioner Nathan Young noted that one thing which will be important in this process is that the Precinct is looking for its next Well site and where that Well site happens to be may change the engineering. He further noted that the Precinct is well on their way to locating that Well Site, so it is a potential that information would be available prior to the next step, but it could be something that could hang up the development of Commercial Street. The Precinct will need to know the Well location first before trying to engineer something based on the Precinct's current system. Lorrie Carey noted that she believes the County will have information on how they are going to distribute their grant available around October. Commissioner Nathan Young reiterated that in general it appears that the EDC and the Precinct are on the same page, but there is a need to know what is going to be done, a need to keep proper separation between the Town and the Precinct, and the Precinct needs to make sure that they are not hurting Precinct members to benefit the Town because sometimes those two things are the same and sometimes they are different. Mike Tardiff also noted that the Planning Board and the Town need to get a handle on what uses they would like to see on Commercial Street. Commissioner Nathan Young reported that currently the Precinct is not at the maximum yield of the Wells, but it is fairly close. Further, he reported if the new Well provides the Precinct with additional yield and there is a greater safety factor it will be a benefit going forward. Which in turn will require the Precinct to look at what is going down on Commercial Street, what is the overall stress it will place on the water system and is it going to put the Precinct at a point which could be a teetering point for drought and need to reduce. The Precinct is hoping that they find a new Well site which will take the place of the other older Wells and a bit more making the older Wells as a backup or supplement to the main water supply. Commissioner Bill Murphy questioned if the Town has been approached by anyone seriously looking to develop. Kellie Jo Easler reported that there is a quite a few people have called and are interested especially because of all the grants which are out there, Invest New Hampshire is a big one. They are looking to create a lot more houses and/or to create low-income housing. Mike Tardiff explained that Invest New Hampshire Program is one hundred million dollars through the State, sixty million is for infrastructure for developers, but it has

to be permitted but there is not really a low to moderate income requirements. Kellie Jo Easler further noted she has spent some time with a developer looking into building a gas station and restaurants in the Boscawen area. Kellie Jo Easler also noted that a large question is if there is going to be enough water if someone wants to put in a large development. Commissioner Bill Murphy explained that it would be a question for an engineer. He further explained where the water would most likely be coming from and also noted there is water available but the only way of knowing how much would be to do a flow test, which can be done. Also, there are two mains running down so he believes the quantity of water through the two mains is not a problem. Lorrie Carey asked how Riverside is serviced, but Commissioner Bill Murphy reported that there is no connection between Riverside and Commercial Street. He believes there is plenty of water unless there is a giant need. Mike Tardiff noted that the tannery work has to be done, a Commercial Street resident has a lot of ideas down there, but otherwise down to the pit there are opportunities. Kellie Jo Easler also noted that someone who owns the pit now was looking for property up around Fisher Ave., but had no plans, just been hearing back and forth. They are planning on the pit for possibly five years but then they want to develop it. Commissioner Bill Murphy explained that currently it is approximately a million dollars a mile just for pipe and it is difficult to get. Mike Tardiff asked if the County comes out with their application and want to understand the engineering to expand Commercial Street is there something within the water system that the Commissioners need to understand more that the EDC can tie in with more that would bring some value to your asset management. Commissioner Bill Murphy explained that the Precinct has an old map, and it is known that there is water down there. The Precinct would have to exactly pinpoint what part of the system is good and what part of the system is not good. It is not out of the question to do an engineering study, a GIS survey of the area. Mike Tardiff proposed that when it comes time that the Commissioners and the EDC get together and discuss what work they propose to be funded and work out what the estimate would be. Perhaps get the Precinct engineers involved in costing that out and if there is something that could help beyond that request it. A brief discussion regarding GIS took place. Lorrie Carey questioned if there has been any leak detection done recently in the Commercial Street area. Commissioner Nathan Young reported that a more expansive leak detection survey will be done this year. As of today, Commissioner Nathan Young filled out and submitted a leak detection grant. He noted that the grant appears to be a little slow rolling so it will probably cover next year. The Precinct is hoping to continually put in for that grant and keep it going. The Precincts unaccounted for water is not good, and therefore the Precinct is not going to wait for the grant to go through and is going to do one now. Commissioner Nathan Young also noted that the Precinct has found some issues recently which they are hoping come next year pay good dividends on the report. Several in the Terrace Hill area have been identified and repaired and clearly there are more out there. Lorrie Carey report she believes that through DES there is a grant available for GIS mapping, up to \$20,000 but you have to match it, perhaps the EDC can partner with the County and get the match for half of that plus some engineering on what it would cost to upgrade Commercial Street for the first phase, which she

believes may be forty-five units. Mike Tardiff closed that they will learn more from the county. Kellie Jo Easler noted that there is going to be a lot of development in the next five to ten years with exit 17. The King Street project is coming down the pipe, probably some of the engineering will take place in the next 18 months with a potential start date in 2026. Lorrie Carey noted that would be a great opportunity and time for the Precinct to upgrade some of the water infrastructure. Commissioner Bill Murphy noted the mains in the King Street area were put in in early 1950s, and generally speaking they are good for 100 to 110 years. Therefore, the Precinct wants to get as much age out of them as they can because they are incredibly expensive to do. Noting that to go from the roundabout to the North to below the split is eight thousand feet. At approximately \$100 a foot just for material. Kellie Jo Easler questioned if the Commissioners ever thought about relocated the Precinct Office as the County Commissioner, Ross Cunningham, informed them that they are redoing a couple of levels at the Sheriff's department and they talked about giving the Town and probably the Precinct availability of using their offices. Commissioner Nathan Young explained they current location is serving the purpose of the Precinct well.

6:05 p.m. Mike Tardiff, Kellee Jo Easler, Kearsten O'Brien, Kara Gallagher, Lorrie Carey, and Barbara Randall departed the meeting.

2. 147 North Main Street, David Caron/ DOT Progress: Commissioner Nathan Young reported that he submitted the new DOT form under Tom Berkley so he can operate under the Bond. Commissioner Nathan Young further reported he received an email back from James Lillis which stated that he was happy with all the submittals. There was a gentleman who was on vacation who still needs to sign off on it, but James Lillis believes by the end of the week or early next week there will be signed approval for the project. Also, Commissioner Nathan Young noted that DOT will still need a 48-hour notice, and that issue is for Dave Caron and Directional Drilling to handle. Commissioner Bill Murphy reported Dave Caron's waterline running the length of his property is , and there is a flushing hydrant out back, and the individual water lines are stubbed up into each one of the buildings. Further, Commissioner Bill Murphy reported he was out with Dave Caron and Dean Hollins trying to plot exactly where the best route from across the street would be, and where the actual property line is for the house on the corner, so there is a little better idea of exactly how to handle the project. Dave Caron is having a problem with the bank and water availability along the property. Commissioner Nathan Young reported that Dave Caron told him that because it is taking a long time to get the water to the location that the bank is concerned it will not happen and therefore are holding up funds. Commissioner Bill Murphy noted that he told Dave Caron that the Commissioners are more than willing to write a letter to the bank.
3. 105 High Street Request: Commissioner Bill Murphy reported that Sarah Diggins, from Pennichuck, is coming back from vacation tomorrow and she is going to look at her notes to see if the leak was on curb side, the Precinct's side, or their side. It

was noted that the leak cost was only at a cost of \$400. Will be revisited at the next meeting.

4. 137 Water Street: Commissioner Bill Murphy noted that it was a bill from Gelinis and has the check has been signed. Gelinis replaced the rod and the box which needed to be replaced anyway. A brief discussion took place regarding the water in the cellar and the possibility of being ground water. Pennichuck listened and could not locate a leak.
5. Steenbeke Hydrant Flow Test: Commissioner Bill Murphy reported Gelinis has been talking to them about moving the hydrant. Additionally, Commissioner Bill Murphy spoke with Dan Wojcik and the information he was receiving from his workers is that the hydrant can be opened up wide and you will only get a small flow of water. If a hydrant flow test were done on that hydrant, with the residual being the hydrant on Robin Street, it would indicate what kind of pressure is there. One thought is if there is next to no flow that it can be a blow off instead of a hydrant. Commissioner Nathan Young noted that if there is only enough flow for a 2-inch line then you do not need a 6-inch hydrant. A brief discussion took place regarding a blowoff setup and how to measure the flow. It was noted that the Fire Chief may not like changing a hydrant into a blowoff, however, if there is not enough flow for a hydrant it is not viable for fire protection. The Commissioners agreed to have a flow test done by Pennichuck and Commissioner Bill Murphy will contact Pennichuck.
6. Update List of Contractors for Taps: Commissioner Bill Murphy reported that the list is old, and he keeps hearing people ask who the Precinct has as contractors. WSO, Remi & Sons, E.J. Prescott, and another one, but there are other guys out there that do this. Commissioner Nathan Young will check into who else can be used and make an updated list which should also be posted on the Precinct's website.
7. Leak Detection/Grant: Commissioner Nathan Young reported that at the end of August the leak detection will be done for the complete Town. The grant does a complete town survey. The leak detection grant looks like it may be a yearly renewal and may be revolving thing. It may help the Precinct for next yar. The grant will cover 100 percent up to 100-miles and the Precinct has 20-miles. Currently the Precinct has 5 different types of lines being used which are of various ages. And then 30 percent unaccounted for water survey for 2021. Commissioner Nathan Young will supply a copy of the grant application to the clerk for filing. Commissioner Nathan Young further reported that the grant was put in for today and he was listed as a contact for the Precinct with Dan Wojcik as a contact for Pennichuck.
8. Generator Grant: Commissioner Nathan Young reported that he has a phone call in to see if generator repair is covered under the grant process or if it is just for replacement. Additionally, Commissioner Nathan Young reported he went down to

the corrosion building and noted that there is plenty of control wire, but the power wire is not plentiful and does not have a service loop. Also, Commissioner Nathan Young noted that he is going to call Mark, the head of maintenance of Power Up Generator, and talk to him about, if a custom tank is going to be built can it be skinnier and wider and therefore the concrete pad can come off the ground by 2-inches. That would make the new tank stick out from the generator by 4-inches on either side but would not be as deep. Therefore, the overall height of the generator stays the same and the leads being too short would not be an issue. Commissioner Bill Murphy noted that the other solution would be to just move the pad, although Commissioner Nathan Young noted that he believes it may be a more expensive process to refeed the power cable to the unit. A brief discussion took place regarding the grading and a custom tank. Commissioner Bill Murphy suggested perhaps placing the tank off to the side and abandoning the tank underneath. Commissioner Nathan Young also reported that there is a coil of control wires in the generator itself and he is wondering if that is the run command control needed to be wired into SCADA for Pennichuck to know that it is running. He is unsure if Power Up or EEI will be able to answer this question. Therefore, Commissioner Nathan Young is also going to call EII and request what needs to be done to get some good trends going on at the station as the current trends are not useful. You have system flow for 24 hours so you can not look back and also the Well heights are not trended. It is assumed that the data is being stored somewhere and can be extracted but the Precinct is just not seeing it.

9. Well Heights: Commissioner Nathan Young reported he believes the water condition of the Precinct is not that different than Manchester, which is about 12-inches down and therefore water levels are pretty good. Well heights as of today are as follows: Well #1 while running is at 34-feet, while Well #1 is off it is at 76-feet. Well #3 while running is at 25-feet, while Well #3 is off it is at 63-feet. Commissioner Bill Murphy suggested that it may be beneficial to put a log book to register the heights once a week. Again, the Well heights are not trended. It is assumed that the data is being stored somewhere and can be extracted but the Precinct is just not seeing it and Commissioner Nathan Young will speak with Chuck at EII about the program and data points, etc.
10. Well Grant: Commissioner Nathan Young reported he spoke with Chris Berge from Wright-Pierce today and he reported the Well Grant from the state has been fully executed. Meaning that moving forward the start works on a reimbursement program on anything that is done. The Commissioners need to decide if different phases are to be paid by the Precinct to Wright-Pierce who then submits a full report to the state who will then reimburse the Precinct with the spent money for that phase. The Precinct can wait until the project is done in totality, but the Precinct will have to be able to front the entire sum of money up front. The Commissioners agreed that paying by phases would be a good way to move forward but it can be reviewed and played by ear.

11. Hydro Dam Payments/Net Metering Program: Cheryl Mitchell questioned if the funds being direct deposited for the Hydro Dam Power Net Metering Program will be accompanied by any paperwork as backup to the deposit. Commissioner Nathan Young said if he does not receive any paperwork regarding the direct deposits, he will request it for the Precinct records.
12. Lead Service Grant: Commissioner Nathan Young reported that Chris Berg also stated today during their conversation that another opportunity which is coming this year and that they will help the Precinct with is for a Lead Service Grant. Now is the time to do it because the rules are strengthening on lead services. The state realizes how massive this is going to be and the program is 100 percent reimbursement and will help the Precinct get up to regulation where it is going to have to eventually be anyway. At the very least they are going to locate where all the lead lines are, but it sounded like it may also include the replacement fees. The Precinct needs to look into the grant further and will discuss it further with Chris. A brief discussion took place regarding lead lines within the Precinct's system.
13. DRA Letter: Commissioner Bill Murphy reported that it was completed by Cheryl Mitchell and the letter just was to confirm the audit was put into the portal which Cheryl Mitchell confirmed has been done and accepted.
14. Hydrant List Update: Commissioner Nathan Young and Commissioner Frank Dineen reported they have not yet completed updating their portion of the hydrant list. Commissioner Bill Murphy reported he completed his portion of the hydrant list and also reported that some of the hydrants are unable to be located, some are not numbered, and some areas need to be mowed in order to locate them.
15. Main Street Air Relief: Commissioner Nathan Young reported that the air relief on main street still needs to be addressed prior to the ground freezes. It should at least be excavated to see what the Precinct is dealing with. Commissioner Bill Murphy noted that someone needs to be hired to accomplish the work. Additionally, Bill Murphy noted that the air can go other places such as 170 Main and the one across the street. Cheryl Mitchell reported that she believes Janet Levey previously mentioned that the air relief is no longer needed. Commissioner Nathan Young will touch base with Janet Levey regarding this matter, and perhaps also reach out to Wright-Pierce regarding this matter after speaking with Janet Levey the designer.

Old Business/Ongoing Projects:

1. NH DES Cross Connection Permits Per ENV-DW 505.06 and 505.02a: Tabled.
2. Well Field Access Pad: Commissioner Bill Murphy reported that the access pad is fairly important and the way it is graded is a real problem. He will contact McDuffie and SKR and see if this is something they can accomplish.

3. Block Off of Field Adjacent to Well Field: Damage to Field Due to Trespassers: Tabled.
4. USB Drive from Dan Wojcik: Commissioner Nathan Young reported he has received the USB drive from Dan Wojcik, Pennichuck, and will download it onto a computer. The Clerk will download the information on the office computer, and the USB drive will be stored in a safe at the office for safekeeping.

Cheryl Mitchell Items:

1. Estimated Revenues: Cheryl Mitchell reported that the estimated revenues for the Precinct need to be done for DRA and would like to know if the Commissioners want to change any of the budget for the revenues. She further questioned if there will be new service in the fall as it may be a bit shy in the budget. Commissioner Bill Murphy reported Berkley is on the verge of moving forward with sixteen houses.
2. Escrow Accounts: Cheryl Mitchell reported the Precinct is still holding escrow for Woody Hollow. Commissioner Bill Murphy reported that E.J.Prescott called and have the four dual pit radios and the wires in, but they do not have the single radios but are expecting them in the not so near future. Commissioner Bill Murphy will pick up what has come in to Prescott. The pit radios have already been paid for, but the installation has not yet been paid for, so the escrow needs to be retained. Cheryl Mitchell also reported that the Precinct is holding escrow still for Dave Caron and Berkley.

Long-Term Projects:

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

Meeting Closed:

Motion to Close the Meeting by Commissioner Nathan Young. Seconded by Commissioner Bill Murphy. Passed unanimously. The meeting was adjourned at 6:51 p.m. by Commissioner Nathan Young, Chair.

Next Meeting:

The Next Regular Meeting Penacook/Boscawen Water Precinct, 9 Woodbury Lane, Boscawen, NH. on, Wednesday, August 10, 2022, at 5:30 p.m.

Minutes submitted by: Lauren Hargrave, Recording Clerk on July 30, 2022

Minutes approved by: _____ s/ _____ on August 10, 2022

_____ s/ _____ on August 10, 2022

_____ s/ _____ on August 10, 2022