

**Minutes of the Penacook/Boscawen Water Precinct
Public Hearing on Loans**

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

Present at Meeting: Nathan Young, Commissioner Chair
Bill Murphy, Commissioner
Frank Dineen, Commissioner
Lauen Hargrave, Clerk
Cheryl Mitchell, Administrative Consultant
Dan Rochette, Project Manager Underwood Engineering
Jordan Brock, Project Engineer Underwood Engineering

Public Present: Barbara Randall
Kellee Jo Easler
Beverly Lacey
Polly Dawson
Lorri Carey
Paul Matthews

The public hearing for the lead service line loan of the Penacook/Boscawen Water Precinct was called to order at 9 Woodbury Lane, Boscawen, N.H. of, March 19, 2026, 5:33 p.m. by Commissioner Nathan Young, Chair.

Lead Service Line Loan:

Commissioner Nathan Young announced the public loan hearing will be an informational hearing questions are welcome. Commissioner Nathan Young reported that there are new Federal Regulations for lead service lines and there are requirements which must be done within a specific amount of time. There are no decisions which the Precinct can make as to whether to participate or not. It has everywhere from a full inventory of every single service that is in the water system and what the system side of it is and what the owner side of it is. The Commissioners have gone through all the Precincts tie cards, and have reached water users, such as the mobile home park owners, who are able to write a letter which specifies what type of piping has been used. The same pertains to builders providing letters which specify what type piping was used during construction. Currently there are about 400 services which are considered unknown. The Commissioners are still working through the unknowns and are having to fill out the mandatory excel spread sheet with the information. Commissioner Nathan Young noted that filling out the spreadsheet is timely and there are a lot of things to fill out. If anything on the spreadsheet is filled out incorrectly, that specific line will be voided. Therefore, filling out the excel document is necessary. By the end of 2027, all service materials for all services lines must be identified. By 2035 lead lines are required to be replaced. Commissioner Nathan Young also reported that the Precinct received a \$60,000 grant, and the Precinct did not have to put any money forward to start the process. He noted that other facilities have been spoken to and the potholing (potholing: using a vac truck to get down to the curb stop) while trying to not disturb the lines as much as possible to figure out what the piping

material consists of. Additionally, legally you cannot place material which have been removed by the vac truck back into the holes so fresh material must be brought in to refill the hole. This process needs to be done for every unknown line and if it is seen to be lead it must be replaced. Commissioner Nathan Young reported that if the lead line is on the owner's side, the owner bears responsibility for their line. They are strongly encouraged to replace their line, but they are not required to. It was noted that the grant for \$60,000 will not cover exploration of the 400 unknown lines, and therefore a loan will need to be put into place to cover the remainder of this project requirement. The loan is run like a line of credit, so you are not required to take any more than you need and you can apply for the worst-case scenario and take a tenth of that without penalty. There is also a 66% forgiveness on the loan. On your first payment back to them they wipe out 66% of the loan. Also, the loan cannot directly be given to the homeowner, however, the Precinct can offer to replace the service line for the homeowner and bill them. Therefore, the Precinct can give the homeowner the 66% forgive to get their service line done. Additionally, any funds from the loan can be used to correct anything which is damaged in the process. No preexisting conditions can be provided and covered by this loan. The loan can cover costs of engineering firms or whomever is doing the lead service line update. It will cover any costs of excavation and correct anything damaged in the process of. Equipment can be purchased if it is the less expensive way to proceed. Commissioner Nathan Young reported that the Commissioners went and spoke with other utilities to find out what the worst-case scenario would be. The vac truck services are somewhere between \$500 to \$1500 an hour. Second, they were able to do anywhere from 10 to 18 services a day depending on digging conditions. The high- and low-end total for 400 services is \$88,000 up to 480,000 for just this portion of the work. The Precinct would try to negotiate down to as low as possible but the requested total loan amount is based on the high end. The other portion of the loan was if there are 100 service lines which need replacing at \$5,000 each brings you to a total of \$500,000. Commissioner Nathan Young expects to find less than 10 services which need replacing and he expects to negotiate a good deal on the 400 services. It is hoped that the Precinct will end up taking only approximately \$200,000 in the line of credit, but the \$1,000,000 is to cover if the expectations are not met. It was noted that on \$1,000,000 loan the Precinct would be responsible for paying \$333,000. The loan can be taken out for 5,10-,15-,20-, or 30-year terms. The interest rates are not incredibly different so there is no advantage of trying to take a short loan. The Commissioners believe that even in the worst-case scenario it will be able to be absorbed within the Precincts current budget without rate line increase for the loan.

Questions:

Barbara Randall questioned what the homeowner is responsible for. Commissioner Nathan Young explained the Precinct owns the curb stop up to the utilities. The pipe coming out of the curb stops and going into the homeowner's dwelling is the homeowner's responsibility.

Barbara Randall questioned if within the 400 unknowns is it within a certain area or all around. Commissioner Nathan Young reported that the Precinct does have the entire list and they are spread around because some are due to the age of houses and some are

who were taking and recording good notes regarding piping material. Commissioner Bill Murphy reported a lot of the unknowns are in the older part of the town such as Chandler Street, North Main Street, King Street, Forrest Lane, and Daniel Webster Highway. A lot were put down on the tie cards as unknown because they did not see the ramifications going forward. Commissioner Nathan Young noted anything added or replaced after 1989 is accepted as the cutoff date. In 1986 there was the Federal band for lead pipe use, but New Hampshire did not adopt it until 1989. Aerial photos will be accepted and the Commissioners are looking into this option. The potholing process will be started on the unknowns that the Commissioners know must be done while they continue to work on other ways to prove others are not unknowns. The goal is to get the unknowns down to as little as possible. Commissioner Bill Murphy noted that a lot of the unknowns are within the Chandler Street Project and will automatically be taken care of. Commissioner Nathan Young noted that at the beginning out of the 1400 connections it was recorded as 1100 unknown. At which point Commissioner Bill Murphy spent a lot of time going through all the tie cards, scanning, and processing them. He himself spent a lot of time discussing and revisiting with DES. At the first push it went from 1100 to 700 and then were able to take off another 300 after that.

Polly Dawson questioned if when the septic is being done that is the time that they can take care of the water line. Commissioner Nathan Young explained the next hearing will explain this in more detail. It was noted if the Chandler Street Project goes through then, yes, at that time a lot of unknowns will become known.

Barbara Randall asked how do you know the ones which will have to be replaced. Commissioner Nathan Young explained there will have to be notification which will have to go out stating the Precinct will be in the area and your service is unknown. They will be identifying service for people to know when identifying piping materials will be taking place in their area.

Polly Dawson questioned if it was from the main line to the house and if the main line had already been replaced. Commissioner Bill Murphy reported the water mains have been replaced at various times, some are going back into the 1950s. Polly Dawson also questioned if the Chandler Street Project is septic and not water. Commissioner Bill Murphy explained it is sewage, drainage, and hopefully water. Commissioner Nathan Young explained the sewage and drainage have passed already and those parts of the project are going to happen. The public hearing later will see if the water will be joining on the project or not. If the Precinct joins in on the project all the unknown service lines in those locations can be crossed off the unknown list automatically knowing they are going to be replaced. Septic does not have to do with this loan, only water. Polly questioned the homeowner cost being zero. Commissioner Nathan Young explained the loan cannot directly be given to the homeowner; however, the Precinct can offer to replace the service line for the homeowner and bill them. Therefore, the Precinct can give the homeowner the 66% forgive to get their service line done.

Kellee Jo Easler noted that 1100 down to 400 unknowns is a huge amount. Commissioner

Bill Murphy reported originally every tie card was scanned in originally, but a lot did not have the information contained regarding piping materials and that is how the 1100 came about. However, there are also a lot of small day-to-day note books with descriptions of piping. Therefore, between the tie card and note books a lot of unknowns now became known. Commissioner Nathan Young explained the excel spreadsheet which needs to be utilized and how DES has helped with different ways to mark unknowns to know. It was noted that the Precinct is considered a large utility.

Motion to Close the public hearing for the lead service line loan by Commissioner Nathan Young. Seconded by Commissioner Bill Murphy. Passed. The meeting was adjourned at 5:56 p.m. by Commissioner Nathan Young, Chair.

Distribution Line Replacement Loan:

The public hearing for the distribution line replacement loan of the Penacook/Boscawen Water Precinct was called to order at 9 Woodbury Lane, Boscawen, N.H. of, March 19, 2026, 6:00 p.m. by Commissioner Nathan Young, Chair.

Commissioner Nathan Young reported the Chandler Street USDA Loan will be discussed and then it will be passed. This is the water portion that would tie in with the Town's work having to do with the sewage and septic separation project. This area is some of the oldest pipe in the Precincts water system. The Precinct will be joining in and taking advantage of the ground being open. The project is not inexpensive but by working with the Town it is the most inexpensive way to replace the water lines in that area. The presentation will go over what the project entails, the benefits, and the drawbacks to give people an honest assessment of what the project would mean with regards to water rates. Commissioner Nathan Young invited Dan Rochette of Underwood to proceed.

Dan Rochette reported that the presentation was prepared to go through the water portion of the project which is proposed in conjunction with the town's work on sewage, drainage d in the roadway.

Dan Rochette provided context for Slide #5 & 6 Project History (see Page #12 of this document).

Dan Rochette provided context for Slide #7 Water Main By Installation Year (see Page #13 of this document).

Dan Rochette provided context for Slide #8 Preliminary Engineering - Scope (see Page #13 of this document).

Dan Rochette provided context for Slide #9 & 10 Rehabilitation Evaluation (see Page #14 of this document).

Dan Rochette provided context for Slide #11 Recommended Improvements (see Page #15 of this document).

Dan Rochette provided context for Slide #12 & 13 Budget Evaluation (see Pages #15 & #16 of this document).

Dan Rochette provided context for Slide #14 Project Budget (see Page #16 of this document).

Dan Rochette provided context for Slide #15 & 16 Project Funding Options (see Page #17 of this document).

Dan Rochette provided context for Slide #17 & 18 Rate Impact (see Page #18 of this document).

Dan Rochette provided context for Slide #19, 20, & 21 Benefits (see Page #20 of this document).

Dan Rochette provided context for Slide #22 Drawbacks (see Page #20 of this document).

Dan Rochette provided context for Slide #23 Water Main By Installation Year (see Page #21 of this document).

Dan Rochette provided context for Slide #24 What if Project is not Funded (see Page #21 of this document).

Dan Rochette provided context for Slide #25 & 26 & Next Steps (see Pages #21 & 22 of this document). Commissioner 2Frank Dineen questioned if the project could proceed through the winter months with exposed lines. Dan Rochette reported that there would be a winter shutdown. Ideally it would be to get someone started in the Fall, but would be dependent on the contractor, their schedule, and what they have available for crew. Dan Rochette noted it would be 2 full seasons of work.

Dan Rochette provided context for Slide #27 Questions (see Page #23 of this document).

Commissioner Nathan Young wanted to hit the simple summary of benefits and drawbacks. As far as benefits are concerned it will be 1.1 miles of piping which is most likely, if not confirmed from the 1950's which means asbestos cement pipe is at the end of its life. Therefore, the benefit is that an area is being worked on that the Precinct has "gotten their money's worth" out of and are not prematurely replacing the pipes. Working with the town benefits with shared cost of excavating and paving which is a huge savings. Additionally, the unknown lead service lines are in the area so the entire area would have to be potholed anyway. Asbestos cement pipe does not like to be disturbed so changes of digging next to it with vibration and rebuilding street and not having increased leaks and/or problems in the area if they are not replaced with this loan is not likely. So, it would be worry free in the area in the upcoming years. Also, things get more expensive with time so here is the opportunity to have the ground already open so there are cost savings in the future. Commissioner Nathan Young reported that in customers quarterly bills which they will be receiving before the annual meeting there will be a flyer enclosed which will

give a breakdown of some of the cost increases and what it may mean to each customer. Examples will be supplied within the flyer. By having the flyers sent out the Precinct is hopeful that more customers will attend the PBWP annual meeting to vote on this \$4,000,000 loan. The water rate currently is very reasonable, falling in the middle of the State as far as other water systems are concerned. The increase being discussed will still have the PBWP falling in the middle of the State. The project would bring on a 29.81% increase in rates to cover the proposed loan. The loan opportunity and project need to stand on its own so other projects are not halted, which are adding a new Well source, adding filtration to meet future guidelines for Iron and Manganese, along with other projects the Precinct is working on currently. During the budget meeting next Tuesday, you will see that the Precinct budget that the lead service line loan opportunity will be absorbed into the budget and will keep the budget as status queue. There will only be 2 budget options available to discuss at the budget hearing.

Polly Dawson asked if seeing how it was a 30-year loan the rate go up for the next 30 years. Commissioner Nathan Young explained the rate increase will never decrease as there will always be other projects which have to be done throughout the 30 years. Additionally voting on a rate increase does not tie that rate to a specific project. Polly Dawson also asked if North Main Street and Queen Street are taken out of the project when they will be done. Commissioner Nathan Young's response was that those streets will eventually have to be done. However, part of the reason they were taken out where since there were less cost savings in parts of it because the Town was not digging the ground. The other areas that the Town is exposing is due to the material being cast iron rather than asbestos cement. Cast iron has a higher longevity and will also tolerate excavation around it without being disturbed. How long those pipes will last for or how much it will cost is unknown and there is no way to determine that. Hopefully in the future there will be more opportunities with funding and assistance regarding distribution piping.

Lorrie Carey said that with several proposed developments which will occur on North Main Street it does not seem to be a lot at this point to add it into what is currently being planned to do. She noted there are developments going to take place in the lower part of Queen Street near Main Street and one-off Main Street and believes other developments will occur in these areas. Commissioner Nathan Young explained that if good contracts come in for the project that would be the first area which will be added back on. If probability allows then it can and will be done. Getting the \$4,000,000 USDA approval has been a struggle and he is unsure if a 4.1 million would have passed on their end. Therefore, part of the reduction was to be able to get approval and to have it be an option. Lorrie Carey reported the water users added to those areas would help pay for the costs. Commissioner Nathan Young agreed. Lorrie Carey asked how the tank conditions are currently. Commissioner Nathan Young reported the concrete may be ugly but it is in good shape because when Audley opened a new pit the tank was inspected very thoroughly before and after initial blasting. The Merrimack County tank has sacrificial zinc rods inside to protect the water over time from attacking the actual tank. There was never a rod replacement necessary until 2 years ago and at that time there was some rod left and no damage has occurred to the tank. The Queen Street tanks are also in good condition and all the tanks are dived, inspected, and cleaned every 3 years. Lorrie Carey next asked about the Wells. Commissioner Nathan Young reported Well #1 is producing amazingly, flows quickly, and stays at a decent spot. Well #3 is fantastic and does exactly what it is supposed to do. Well #2 is awful as it is full of iron and manganese. The Precinct is consistently trying not to run Well #2 but it does supply water for an emergency. At the Annual Meeting, the current idea of adding a fourth Well site at the current site is being investigated. Well #4 will become Well #2 which will be decommissioned and the licensing will be brought over to Well #4 which will save time and money. Test drilling is planned for this

year and if a new Well site is found Well #2 will be capped. Lorrie Carey asked if the users could anticipate that expense being added onto the water bills in the future. Commissioner Nathan Young reported the project is not furth enough along to know what it looks like but will say 5 to 10 years is a good estimate. In the budget you will see that by absorbing the previous bonds and increases the Precinct is able to cover the development stages of the Well. The test drills are being done during grants. He noted that with the current rates and absorbing previous rate increases that work can continue without making changes to the budget line. Lorrie Carey questioned if a rate study has been done for the current rates proposed. Commissioner Nathan Young explained the current rates were looked at everything currently being done along with this project and determining what would need to be done to cover that. She questioned if there was a rate study regarding the developments coming up that is in the planning process. Commissioner Nathan Young noted that there have been new buildings brought onto the system in the last few years and part of the budget includes the new developments coming online and a general estimate of what that is thought to be, but there has been no overall rate study done.

Kellee Jo Easler questioned what the Precincts expectations are over the next 10 years regarding development and if there is going to be enough water. Commissioner Nathan Young explained that part of developing the new Well site is part of having enough water. If Well #4 replaces Well #2 the Precinct will have to revisit the State to see how much water is allowed to be withdrawn in total on any given day. By having a successful Well #4 volume increase the Precinct should be able to cover development in the area without issue.

Lorrie Carey questioned if there was an estimate on how much capacity a fully operating new Well might be. Commissioner Nathan Young reported that currently all 3 Wells are rated for 200 gallons per minute. Which means currently there are 400 gallons per minute maintaining the water quality. With a new Well it would bring the Precinct up to 600 gallons per minute. In the winter months there are about 330,000 gallons a day and in the summer it is about 415,000 daily. Commissioner Frank Dineen noted that if the loan is voted down, the pipes are disturbed, and problems start to occur what is the responsibility for the repairs. Dan Rochette believes it would depend on the cause of the break. He stated he is unsure of how much responsibility can be carried over to the contractor.

Commissioner Frank Dineen asked if a lot of the cost was for asbestos pipe. Dan Rochette reported that normally asbestos pipes are avoided as much as possible and kept in place so there is no payment needed to remove it. Commissioner Nathan Young noted that asbestos pipe is removed and brought to a land fill so the cost is exceptionally large. Dan Rochette believes asbestos piping can be kept in place. He is unsure how much of the cost for removal of asbestos pipe is included, but there is a contingency amount within the \$4,000,000.

Paul Mathews questioned why an estimate was based on replacing all the asbestos piping but D Dan Rochette cannot determine in the estimate if the asbestos pipe was going to be left or removed. Dan Rochette reported that there were estimations for some pipes but he is unable to tell how much was budgeted for that removal at this time. Dan Rochette will bring that information with him to the Annual Meeting. Paul Mathews asked what portion of Main Street is asbestos and located in relation to the project? Commissioner Nathan Young reported it is somewhat of an unknown as on the general mapping it is listed as asbestos cement but repairs which have happened have not always been asbestos cement. Some have been ductal iron and so it is a bit of a guess on North

Main Street of what the piping material is. Paul Mathews questioned if there is documentation on where repairs have been done. Commissioner Nathan Young explained the issue is when repairs are made only 8 feet of pipe is exposed and it is still unknown if some portion away from the exposed pipes are a different piping material. Paul Mathews made a statement that the Precinct does not actually know what amount of existing pipe on Main Streets water main is asbestos. Commissioner Bill Murphy reported that it is dependent on what part of North Main Street you are looking at. The pipes were put in at different periods of time. A discussion ensued regarding North Main Street's unknowns and what the materials are between Paul Mathews and Commissioner Nathan Young. Additional discussion took place regarding the unknown sections on side roads and the contingency amount being a bonding issue with the contractor to fix things. Paul Mathews questioned how close the sewage or water are they getting to the main line on North Main Street. Dan Rochette noted the sewage must be 10 feet away from the water. Commissioner Nathan Young noted that the streets being done will all connect to North Main Street. There is no extension replacing sewage where it currently exists. Paul Mathews asked whether not repairing North Main Street would result in a higher maintenance budget for the next year. He believes consideration should be given that the project contingency may help with some of the maintenance issues you may or may not have. Dan Rochette reported that currently there is a 15% contingency on top of the construction estimate. Also, there is normally a specific line items within the contract itself which has a 2 to 3% contingency line item for unknowns during construction. Paul Mathews again restated "If you know what you are estimating for disposing of the asbestos cement pipe you estimate disposing of it all that is a potential savings on the total cost of the contract"

Polly Dawson questioned the voting. Commissioner Nathan Young reported it will need to pass with 2/3 of the people who are present and are able to vote. There will be 2 separate ballots with one being put forth and put on hold while the second one is put forward and then have the ballot votes be placed for both at the same time.

Kellee Jo Easler asked if the PowerPoint and information will be placed on the Precinct website, and it will be. A discussion ensued about the Town's side of the project.

Cheryl Mitchell question Lorrie Carey if the Town sewage project was going to be absorbed by the sewage tax or over every tax payer. Lorrie Carey reported it is both. Being absorbed by the sewage tax and a bond which the taxpayers will be paying. Cheryl Mitchell noted there are more people who will cover the Town's portion while the Precinct only has a small portion covering the water part of the project. A discussion ensued regarding the increase and future users mitigating costs.

Lauren Hargrave questioned how many new housing structures will be on the Precincts system and how many will opt to do Wells. Lorrie Carey noted the efficiency is greater being on the water system instead of a Well and noted that Wells can run dry. A brief discussion ensued regarding projections.

Kellee Jo Easler with pricing going up for developers for installations and are they yearly

increases. Commissioner Nathan Young noted that every time user rates are increased the rates to join, impact fees, etc. are also increased.

Motion to Close the public hearing for the distribution line replacement loan by Commissioner Nathan Young. Seconded by Commissioner Frank Dineen. Passed. The meeting was adjourned at 7:17 p.m. by Commissioner Nathan Young, Chair.

Next Meetings:

Public Hearing for Budget on March 24, 2026, at 5:30 p.m.


The Next Regular Meeting Penacook/Boscawen Water Precinct, 9 Woodbury Lane, Boscawen, NH on March 25, 2026, at 5:30 p.m.

Minutes submitted by: Lauren Hargrave, Recording Clerk on March 23, 2026

Minutes approved by: _____ /s/ _____ on March 25, 2026

_____ /s/ _____ on March 25, 2026

_____ /s/ _____ on March 25, 2026



Underwood Engineers



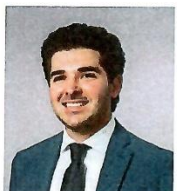
Penacook/Boscawen Water Precinct (PBWP)
Boscawen, NH


Water Distribution System Improvements - Project Update

March 19, 2026

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Project Team

		
Dan Rochette – Project Manager	Tim Scheer – Project Engineer	Jordan Brock – Project Engineer
<ul style="list-style-type: none">• At Underwood since 2002• Technical expertise:<ul style="list-style-type: none">• Linear infrastructure• Roadway reconstruction• Construction practices	<ul style="list-style-type: none">• At Underwood since 2022• Technical expertise:<ul style="list-style-type: none">• Linear infrastructure• Roadway reconstruction• Construction practices	<ul style="list-style-type: none">• At Underwood since 2018• Technical expertise:<ul style="list-style-type: none">• Linear infrastructure• Roadway reconstruction• Construction practices


 **Underwood Engineers**

PBWP Water Improvements 2

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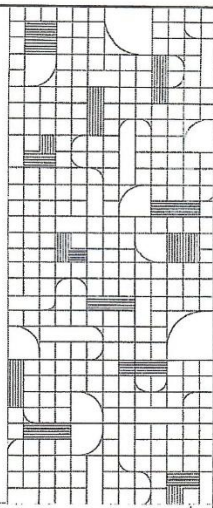
Section 1 – Project Background	Section 2 – Budget	Section 3 - Funding
Section 4 – Rate Impact	Section 5 – Benefits/Drawbacks	Section 6 - Next Steps


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Section 01

Project Background

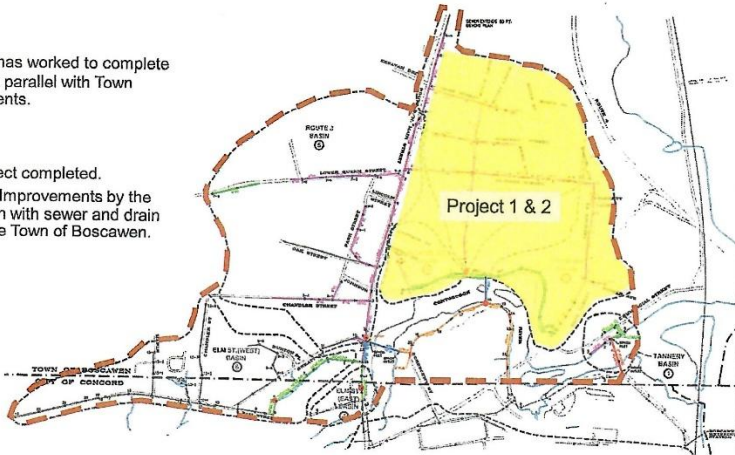


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Project History

- Historically the precinct has worked to complete system improvements in parallel with Town infrastructure improvements.
 - Cost effective
 - "Dig a hole once"
- 2006 - Gage Street Project completed.
 - ~9,000 LF of Water Improvements by the PBWP in conjunction with sewer and drain Improvements by the Town of Boscawen.



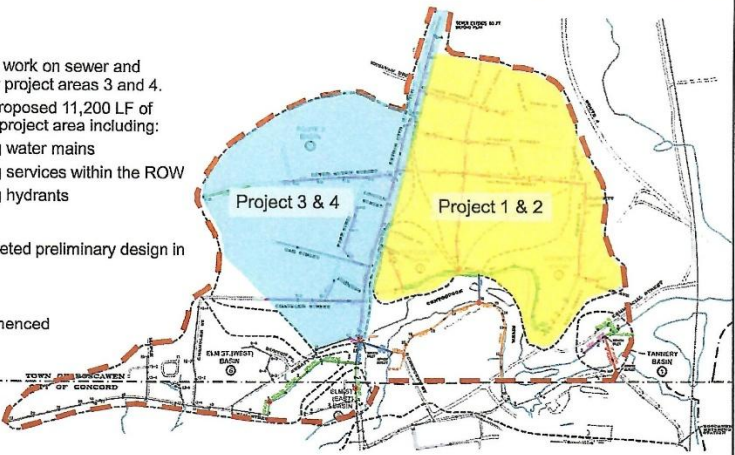
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Project History

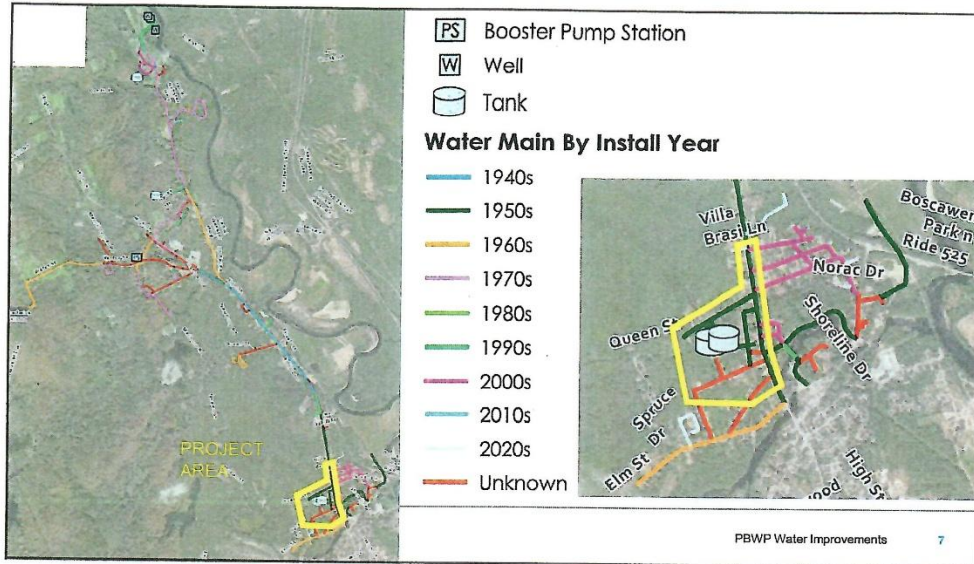
- 2023 – Town commences work on sewer and drainage improvement for project areas 3 and 4.
 - In parallel, Precinct proposed 11,200 LF of improvements within project area including:
 - Replace existing water mains
 - Replace existing services within the ROW
 - Replace existing hydrants
- 2024 – Underwood completed preliminary design in July.
- 2025 – Final design commenced



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PBWP Water Improvements 6

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2024 Preliminary Engineering - Scope

- Evaluate feasibility of **lining / rehabilitation** in select areas.
 - Approximately 5,200 linear feet
 - Partially aligns with Town sewer rehabilitation – N. Main Street)
- Provide recommendations leading into final design.
- Prepare preliminary design drawings
- Complete basement surveys to verify service/ce locations
- Updated cost estimation on recommended work.

Map Labels: ROUTE 8 BASIN, LINDA WALKER ST, ADD DRAIN FEATURE, EXTENDED LIMIT OF SEWER ON QUEEN ST., PROJECT #1 - COMPLETED IN 2006, GARDEN ST BASIN, SCHOOL ST BASIN, ELW ST BASIN, EXTEND WATER FOR CONSIDERATION.

Underwood Engineers

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2024 Preliminary Engineering – Rehabilitation Evaluation

Table 1

Initial Targeted Piping Improvements

Rehabilitation & Lining

- Installation of a fiberglass or cement liner inside an existing pipe
 - Improves structural characteristics
 - Improves flow characteristics
 - Reduced restoration costs
- Considered for North Main Street and Lower Queen Street

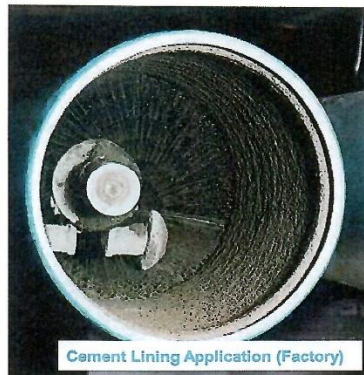
Street Name	Existing Pipe Size	Length (LF)
Replace Water Main		
Chandler St.	6" (AC)	1650
Johnson St.	6" (AC)	290
Lincoln St.	6" (AC)	280
Oak St. / Prospect St.	6" (AC)	1620
Park St.	6" (AC)	1355
Sweatt St.	6" (AC)	780
Total		5975
Evaluate CIPP Lining		
Queen St.	12" (Iron)	1320
North Main Street.	10" (some AC)	3850
Total		5170
Total		11145

AC = Asbestos cement pipe

2024 Preliminary Engineering – Rehabilitation Evaluation

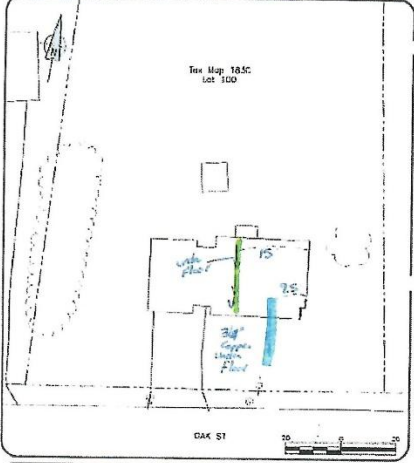
Assessment

- Spoke with regional installers
 - Temporary water systems still required
 - Water services re-established using open trench methods
 - Technology developed but never gained traction
 - Limited fiberglass liner installation in the region
- Spoke with local communities (Manchester)
 - Cement liner is not viable on AC pipe
 - If roadway is being reconstructed – replacement is preferred



Recommended Improvements

- Replacement of all mains within the project limits
- Rehabilitations of mains not practical for this application
- Complete improvements in parallel with the Town of Boscawen sewer improvements
 - 35% cost share based on latest Opinion of Cost
- Review final project limits and bid structure to provide the precinct a project that results in a reasonable rate impact to users
- Include accommodations for future development within the project area



Completed Basement Survey Sketch

DATE: _____	SHEET: _____
ADDRESS: _____	JOB NO. _____

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Section 02

Budget



New Hydrant – New London, NH

Underwood Engineers

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Budget Evaluation

- Project budget developed during Preliminary Engineering was approximately \$7,740,000
 - Approximate rate increase = \$67 (54%) per quarter

- After review of rate impacts precinct determined limits of project needed to be reduced

- Lower Queen Street and North Main Street eliminated from the limits of replacement.
 - Reduces cost to approximately \$3,900,000

- Final design to include all streets
 - Already included in design Contract
 - Enables Add Alternates during bidding
 - If low bid received is under budget, addition of eliminated streets can be evaluated

Table 2
Opinion of Probable Cost by Street

Street Name	Length (LF)	Cost (\$)
Replace Water Main		
Chandler St.	1650	\$ 1,073,000.00
Johnson St.	290	\$ 189,000.00
Lincoln St.	280	\$ 163,000.00
Oak St. / Prospect St.	1620	\$ 1,024,000.00
Park St.	1355	\$ 861,000.00
Sweatt St.	780	\$ 550,000.00
Queen St.	1320	\$ 990,000.00
North Main St.	3850	\$ 2,888,000.00
Total		\$ 7,738,000.00
Updated Total Project Cost		\$ 3,860,000.00

Project Budget

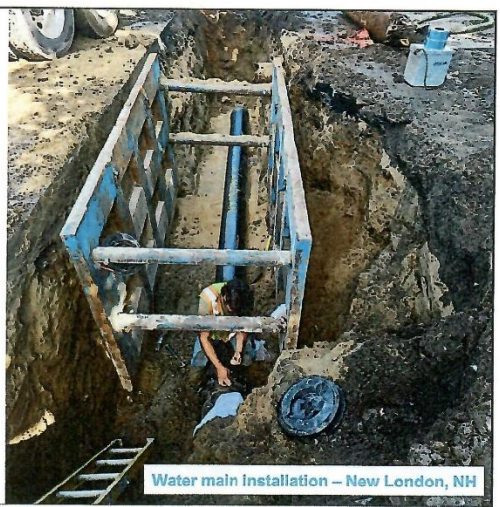
Opinion of Probable Cost (Spring 2026)

- **Total Project Cost: \$4M (Max. Loan Requested)**
 - Construction Cost: \$3.15M**
 - Construction Engineering (12%): \$340K
 - Contingency (15%): \$367K

- **includes \$400K for temporary water systems during construction

- Precinct's share is approximately 35% of overall Project

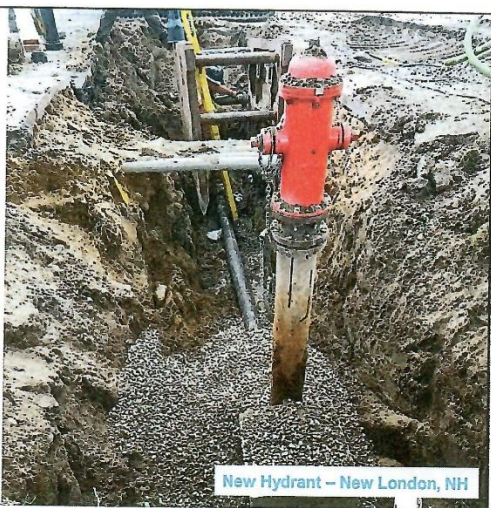
- Results in rate increase of approximately \$37.26 per quarter for the average user




Water main installation – New London, NH

Section 03

Funding



New Hydrant – New London, NH

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Project Funding Options

US Department of Agriculture – Rural Development (USDA RD)


- Loan Program using federally appropriated funds
- Authority to borrow required
- Federal funding requirements apply

Status

- Began the application process in winter 2025
- Public info meeting was held in March 2025
- Preliminary engineering reports and environmental reviews were completed summary 2025
- Notice of eligibility received in February 2026
 - Water and Environmental Program (WEP)
- Loan Amount: up to \$4,000,000
 - Interest Rate: 3.75%
 - Term: 30-years
 - Yearly Payment: \$224,350
- Voting at yearly meeting scheduled for April 18, 2026, 9:00
- Based on current schedule, acceptance deadline is April 30th



Service Trench Repair – Plaistow, NH

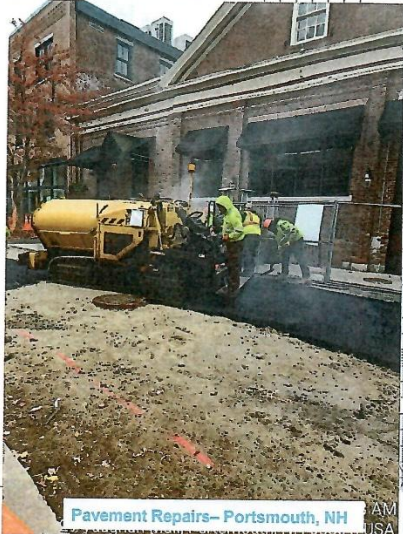
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Section 04

Rate Impact



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Pavement Repairs – Portsmouth, NH

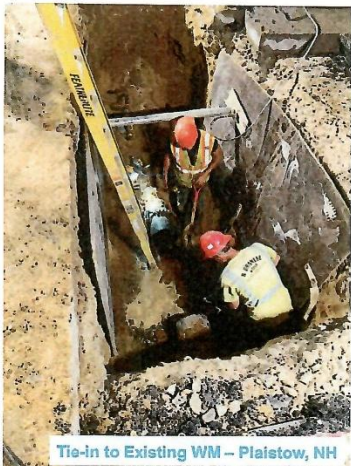
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Rate Impact

- Average Family Quarterly Rate would increase \$37.26 (29.81%)
 - \$125.00 → \$162.26
- Base Rate: \$35.00 → \$45.43
- Rate per 100 CF: \$6.85 → \$8.89
- Based on the maximum loan amount of \$4M.

➤ Original budget was an increase of approximately \$67 (~54%)



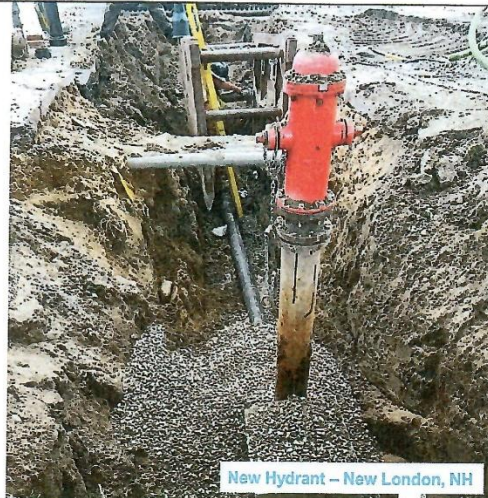
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Section 05

Benefits and Drawbacks



New Hydrant – New London, NH

What are the Benefits?

- Existing piping from the 1950's has served its useful life expectancy and replacement is ultimately required.
 - Replacing 1.1 Miles of pipe
- Replacement piping can save precinct money through reduction in water loss
- Prevents possible leaks from disturbance and vibrations around the AC pipe from the sewer, drainage, and road improvements.
- Project cost will only increase overtime if not constructed soon



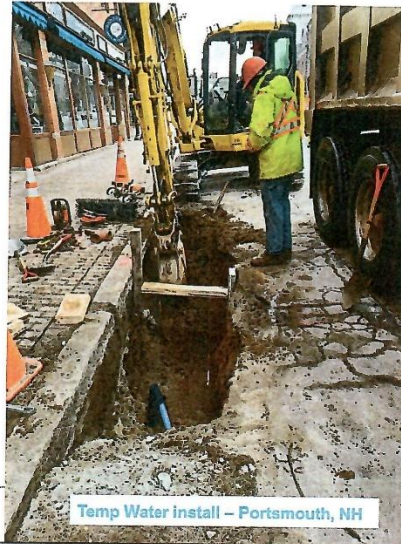
Nightwork Paving – Plaistow, NH

What are the Benefits?

- Additional information will be obtained in the project area to supplement the Precinct's Lead Service Line Inventory
 - Next step is to "pot hole" existing services in question to verify material
 - Will remove all services within the project area from the lead service line inventory once replaced

- Precinct has ability to share restoration costs with Town providing a better product for the same (or reduced) cost.
 - Precinct's share is 35%
 - Economy by scale

- Better/easier to replace before it is an emergency



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What are the Drawbacks

- Rates/Cost: 29.81% increase

- Restoration and other costs currently shared between the precinct and the Town will be shifted to the Town's portion.
 - Scope of work proposed by the Town would need to be reconsidered
 - Approximate value \$1.2M

- Risk increased breaks during or post construction because of disturbances/vibrations resulting from the sewer, drainage, and road work.

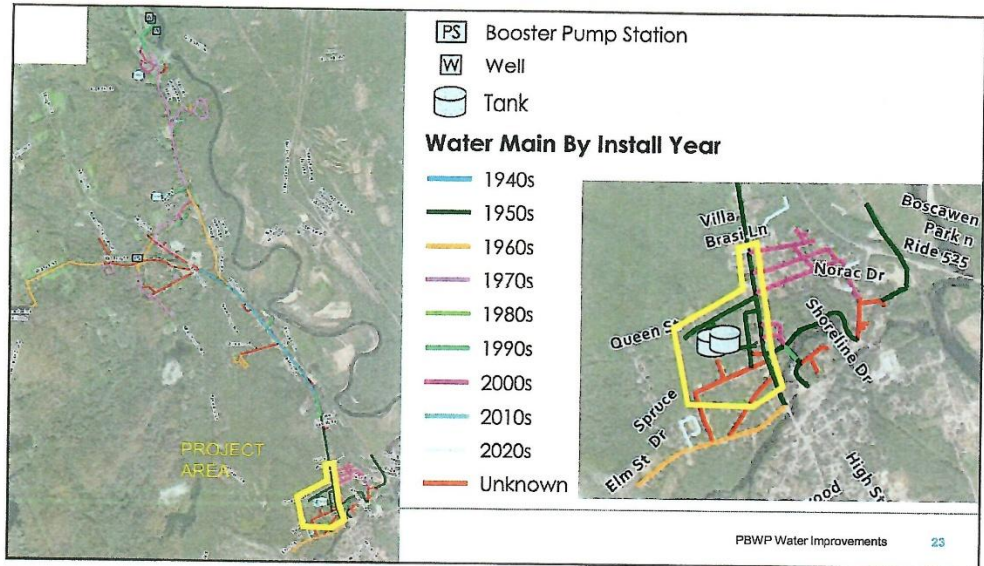
- If repairs/replacement is required following completion of road reconstruction, precinct would bare all the cost for restoration of newer roadway



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What if Project is not Funded?

- Precinct will not be able to pursue the project.
- Infrastructure that has reached its serviceable life will continue to age and become more fragile
- Town's portion increases and scope of work would need review

Temporary Water – New London, NH

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Section 06

Next Steps

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Water Main Installation – Portsmouth, NH

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Next Steps

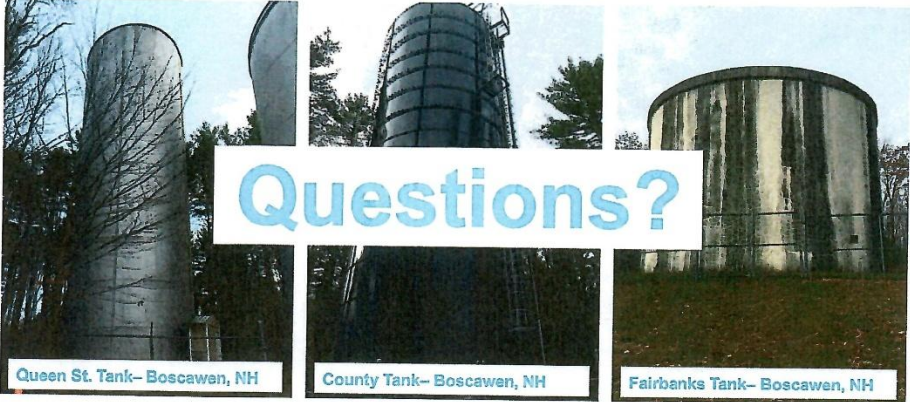
Project Schedule (Earliest Possible)

- Finalize funding
 - Vote on April 18th
 - Secure USDA RD funding April 2026
- Final Design and Engineering – Summer 2025 to Summer 2026
- Bidding – Summer 2026
 - Pending design reviews
 - Pending permitting
- Project Start – Fall 2026
- Project Final Completion – Summer 2028

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The image features a central white box with the word "Questions?" in a large, blue, sans-serif font. This box is overlaid on a collage of three photographs of cylindrical water storage tanks. The tanks are situated outdoors, surrounded by trees and grass. The leftmost tank is silver and appears to be in good condition. The middle tank is dark and has a visible ladder or access structure. The rightmost tank is also dark and shows signs of weathering or rust.

Queen St. Tank- Boscawen, NH

County Tank- Boscawen, NH

Fairbanks Tank- Boscawen, NH

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