

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
Cheryl Mitchell, Administrative Consultant
Brianna Wentworth, Wright Pierce
Ted Merrow, Public

The regular meeting of the Penacook/Boscawen Water Precinct was called to order at 9 Woodbury Lane, Boscawen, N.H. of April 8, 2026, 5:23 p.m. by Commissioner Nathan Young, Chair.

Financial Update:

Commissioners signed manifest and checks.

Approval of minutes from last meeting:

Commissioner Nathan Young made a motion to approve the Regular Meeting minutes of March 25, 2026. Seconded by Commissioner Bill Murphy. Passed Unanimously.

Commissioner Nathan Young made a motion to approve the of March 24, 2026, Budget Public Hearing minutes. Seconded by Commissioner Bill Murphy. Passed Unanimously.

New Business:

1. Wright-Pierce Brianna Wentworth AMP 8th: Brianna Wentworth reported she sent over a quick executive summary, 10 pages in length, with highlights of everything. Introductory sections are straight forward covering what the purpose of the Asset Management Plan (AMP) plan is. All the assets are being looked at, distribution mains, buildings, corrosion control, etc. taking stock of everything there and looking at those components and making priority lists for replacement or things which may need future flagging. That way the whole system can be looked at and the best allocation of resources that can best address things in the short, medium, and long term. Section 1 of the plan is the purpose, history, and a little bit of work which has been done in the past for the Precinct. Section 2 is an overview of the existing system and is a lot of the data which was part of the original request for information from the Precinct. Additionally, flow testing was done, and data from

that was collected. Basically, it is a summary of what the system has. About 26 miles of water mains, 4 storage tanks about 2 million gallons, corrosion control and pumping facilities. She noted that general water demand and regulatory requirements are being met. Aging infrastructure, iron issues, and mainstems items. There are some recommended improvements in distribution system based on fire flow capacity which are a comparison with a hydraulic model. Brianna also noted she did recommend flows and what might need to be done to upgrade some of the needs. Section 3 are regulatory reviews, which are the standard State and Federal limits which must be met. She noted most limits are being met and there are no major concerns. The full report discusses federal regulatory updates to the lead and copper rule and PFOS. Basically, it is a summary of everything that pertains to the water system and distribution. Section 4 is the evaluation of the system. The distribution system which consists of all the water mains, age of material, and hydraulic capacity. As part of that effort some flow testing was performed on the hydrants and developed a hydraulic model of the system. A lot of the findings are based on the evaluation using that model. It includes all the Water mains, storage, and pumping. It does not include the inside of the treatment facilities, as that is a separate model. It is looking at the distribution. The main findings from that are compiled in a document which she presented to the Commissioners. Brianna reported that overall, the Precinct system is hydraulically strong. Most of the demands are already being met. The pressures throughout the system look good and majority is in the recommended operating range. In the full report there will be some figures of the system with low-pressure areas around the tanks which are to be expected. The areas in neighborhood which look slow will be looked at. The Precincts system hydraulics is one long stretch and then a looped and there is nothing major. There are some dead ends and future developments are good. Pipe villosity is generally low. There are some smaller old diameter pipes of 6 inch or smaller and the recommendation is as work is being done that those be upsized to 8 inch. A brief discussion took place regarding villosity. Brianna then explained that a lot of flow testing was done at the ISO locations and explained the numbers, residential, and commercial requirements part of the system. They reviewed available fire flow and if it is adequate, which is how it measures in comparison to what ISO stated. The second set of results are what is after the recommended improvements are in place per model. Brianna noted there are a couple of locations where it will be impractical to upsize the main and will most likely not happen. Therefore, looking at those requirements in the model there is nothing higher than 3500 in terms of adequate flow. A brief discussion took place regarding the summary, and that the report has more detailed information. Brianna noted the system is linier with a lot of transmission mains which go north to south and therefore to upsize a section of that to get flow

a long portion would need to be done. A brief discussion took place regarding upsizing and the fire flow recommendations. Brianna noted there were a couple of spots flagged for low pressure which are possible areas to think about putting in a primary booster station of individual boosters for individual customers on Bluebird Lane, Robbins Street, and Dove Street, and Prospect Street down where the Queen Street tanks. Business risk improvements explain critically. In summary, a lot of the mains are critical. If a main goes down in the middle of the system it is critical and within the report there is a criticality map. They are mostly upsizing which need to occur to get more flow. These can be projects to do when replacements or other work is being done in the area. OEM recommendations are a continuation of a lot which the Precinct currently does. A valve exercise program could look at bigger valves annually and then smaller valves every 2 to 3 years. Hydrant Valve Replacement Program for cycling out old hydrants and keep doing the bi-annual flushing practices and as aging pipe is replaced perhaps upsizing those sections and improving system loops when possible. These are the distribution/horizontal side of things. Then Brianna explained that looking at section 5 the facilities and more vertical assets are reviewed and summarized. Eric from the office came out and looked at all the facilities and sites. He assigned a condition assessment to each thing. This looks at the probability of failures and the consequences of the failure. Then both components are looked at together to obtain a risk score on each item. When everything is scored what is priority and where other items stand. They were categorized into critical replacement (must be replaced), priority repair (should be fixed or maintained in short term), predictive maintenance (knowing service life of other issues), routine maintenance (regular maintenance items), runt failures (small-scale malfunctions or chronic, low-level issues, are commonly caused by a combination of aging infrastructure) most things fall into maintenance or predictive monitoring categories. It was all organized into short term, intermediate term, and long term. A discussion took place regarding the Fairbanks tank site which seems to be a lot more costly than other sites. Brianna noted there is a detail in organized tables at the back of the report. Section 6 is level of service and the Commissioners were referred to table #2a and #2b. The point of level of service is the estimated level of service the Precinct wants to aim to provide to customers. They are not regulated they are just goals which can be looked at to meet monthly, yearly, etc. Tables #2's were reviewed, i.e., internal level of service and external level of service. It is an internal tool for the Precinct, i.e., personal accountability on best practices and things to aim for. It was noted that some things are Precinct responsibilities or a Pennichuck responsibility. Section 7 is Capital Improvement Program which is taking everything in the report and how these things are prioritized. Perspective improvements are long-term and what the predicted failure may be in terms of time limits. Section 7 can be

summarized in table #3. A discussion took place regarding the ARC GIS program and the 2 different water pipe layers which do not agree with each other. A request from Commissioner Nathan Young took place to have the maps in the Asset Management Plan put into the program. Christine from the ARC GIS section can take the maps and do an overlay of the maps for the Commissioners to utilize.

Brianna Wentworth departed the meeting at 6:03 p.m.

2. Corrosion Pit/Mag Meter/Float/Pump/Reset Valve Boxes the Corrosion Building Before Paving/Replace Sample Faucet: Commissioner Nathan Young reported the corrosion pit main pipe has been replaced. Upon first installation they installed a chemical line prior to the mag meter and the density of the chemical going through the mag meter messed up the mag meter reading. Therefore, the line has been moved so all chemicals are after the mag meter. The mag meter was also calibrated. Also, the mag meter is fully potted now to make it waterproof. EII was in yesterday and they successfully installed a float so if the sump pump fails the float will float which is connected to the GS400, which is the device that sends messages to Pennichuck, and it will send a warning to Pennichuck to let them know. It was noted that it will go off in about 3 to 4 inches of water. The pump itself died and they are thinking that there is so much sediment in the pit from when it rains that they have placed a spacer from the floor to the bottom of the pump. Zack from EII said the actual access hatch drain is broken. Commissioner Bill Murphy reported that when they were digging they broke it off and it was replaced. Commissioner Nathan Young will take a look and make sure it is fixed. Commissioner Bill Murphy noted the channel around the hatch needs to be vacuumed out when it dries out. Commissioner Nathan Young noted that the reset valve boxes at the corrosion building need to be done before paving. He also noted he took several pictures of what is buried underground. Also, they did cut back about 6 feet outside the actual pit and said what was cut and connected to was in good shape. Commissioner Frank Dineen will take care of replacing the sample faucet. A brief discussion ensued.
3. New Valve Box For 214 DW Hwy. (plow damage): Commissioner Bill Murphy noted the plow for the driveway broke off the valve box at 214 DW Highway. Commissioner Bill Murphy will contact Gelinis to replace it.
4. Eagle Peach Dr. Service Line Issue: Commissioner Bill Murphy reported 2 lots at the end of Eagle Peach Drive Berkley wants to build on a lot. Commissioner Bill Murphy showed the other Commissioners the layout of the area in question. Berkley wants to put a house, a barn with an apartment, and an ADU on the outside of it. Currently he has a 1-inch service and he wants to retap the main for a 2-inch service and then distribute it to all 3 places. He will run 2 inches on to the lot and

then split it off. Commissioner Nathan Young questioned from the 2-inch tap to the individual houses will be own by the Precinct. The tap will be where the last fire hydrant is and it is about 150 to the property. A brief discussion ensued regarding who owns Eagle Perch, a right-of-way, and the turnover of the water system. If the Absolute Title option is discussed later, the option will be given to Eagle Pearch or it will be considered a private line.

5. 100 Water Street (\$781.51 with interest \$570.37 abate amount, disconnected 10/13/2021, 2 motions): Commissioner Nathan Young reported he spoke with Sarah from Pennichuck and the Well was dug and they were disconnected on 10/13/2021. Therefore, the basic payments with no interest added come to \$570.37. There is no fire protection on Water Street so when he disconnected from the system he no longer had fire protection or home service. It was further noted that with the abatement the rest is interest and will go away. **Commissioner Nathan Young made a motion to abate \$570.37 for 100 Water Street. Seconded by Commissioner Bill Murphy. Passed Unanimously.** A brief discussion took place regarding fire protection on Water Street. Commissioner Nathan Young will write a letter of abatement for review and signature at the next regular Precinct meeting.
6. Ballot Boxes/Annual Report: Commissioner Nathan Young questioned if anyone responded to Charlie Niebling regarding his offer for the ballot boxes. Commissioner Bill Mujrphy will supply the boxes and Commissioner Nathan Young will email Charlie, let him know, and thank him.
7. Water Loss Online Report: Commissioner Nathan Young reported he filled out the water loss information requested in an email. There is a requirement due by July 1st and it is questioning if there was a leak detection service done during the last year. The Precincts was postponed so they questioned the plan going forward for a leak survey and who the contractor would be. It also questioned how much of the system and a few other questions were asked. Commissioner Nathan Young submitted it and the Precinct is in compliance.
8. Write Up and Acceptance of Right of Way and System Transfer (Knight) Absolute Title with CWB Look over vs CWB Only: Commissioner Nathan Young reported Knight asked the question about the high estimate for getting a right-of-way deed and a transfer of system document was going to cost \$8,000. Knight would like to utilize Absolute Title and they can do the documents for \$350 apiece. Could he use Absolute Title and then have CWB look at the documents once they are produced? A discussion ensued regarding the escrow and the documents. The Commissioners approved Absolute Title for the documents and will have CWB review them after production. Knight is looking for a smaller escrow so he would

like to give the Precinct a small amount of escrow and pay Absolute Title directly and then pay CWB amount out of escrow. The Commissioners agreed to place the escrow at \$3000.

9. Letter of Passing Warrant Article: Commissioner Nathan Young noted he wanted to review timelines for the USDA so none are missing. He wrote a letter which can be signed at the annual meeting if the warrant article passes but wanted the other Commissioners to review the language within the letter. One change was suggested along with adding a line for the moderator's signature. Once the annual meeting is done Commissioner Nathan Young will scan the signed letter and immediately email it out.
10. Additional Tablet (\$49.99 & \$15 a month): Commissioner Nathan Young reported an additional tablet has arrived and the next billing cycle will show the additional charges. A brief discussion took place regarding pricing and deals.
11. Test Well Proposal: Commissioner Nathan Young reported an email was received for the same test proposal for the Well site that was seen at the previous meeting. The email asked if there were any comments prior to sending it to DES for their approval. Commissioner Nathan Young made 2 comments. The Precinct wants to make sure test Well #2 will reduce the yield of Well #1 or #3. Secondly, the Precinct has no interest in drilling test target site #2 unless DES give prior authorization that they will waive the 400 ft rule. A discussion took place regarding DES and what the requirements and various cases for contamination.
12. House Filter/Pressure/Flushing May 18-22nd: Commissioner Nathan Young reported he received an email from a customer last year who asked what they personally could do to reduce the amount of iron which ended up inside their home. Commissioner Nathan Young went out last year and showed them a home house filter they could have installed. A plumber came out and installed it and they stated it is an improvement but recently it seems like they are replacing the filters more frequently and they are having trouble with pressure if more than one thing in the house is running water at the same time. Commissioner Nathan Young responded via email to the customer and explained that with a high demand is directly affected by the filters condition and immediately after flushing the filters will last longer and throughout the year they will gum up faster due to the system needing to be flushed again. Flushing will take place again in May. Additionally, Commissioner Nathan Young reported that Flushing will take place May 18th to the 22nd and flushing reminders will be going out soon from Pennichuck. It was noted that the system needs to be flushed annually or the system gets a large buildup and water quality goes down dramatically.

Meter Issues: Commissioner Nathan Young reported Sarah from Pennichuck gave the following update on Woody Hollow. Pennichuck was able to nail down a time with Hal from Core and Main to meet with Ryan, and one of the operators, to produce a game plan to correct the Woody Hollows master meter issue. It needs to be rectified by the next billing cycle and Sarah wants to keep the Commissioners in the loop. The Commissioners all noted that they were under the impression that that situation had already been rectified. Commissioner Nathan Young will check with Sarah regarding this issue and email the Commissioners once he hears back from her. Also, it was noted that the meters being picked up from Core and Main are not being programmed correctly which is causing an issue with some readings. The new meters purchased need to be preprogrammed to read the correct number for dials for meter readings. Commissioner Bill Miurphy will look at the last meters ordered and will have a conversation with Ryan or Chad to get more information on this issue.

13. CCC On Website: Commissioner Nathan Young reported the Cross Contamination Control (CCC) Plan is now on the PBWP Website for the public to view. It contains Rules and Regulations on Backflows throughout the system. It explains who is required to have one, what type they need to have, if it does not pass how many days they have to fix it, etc. it is a downloadable link under Fee's and Regulations. Cheryl Mitchell reported Charlabs is now charging every edit and post. Commissioner Nathan Young noted the Precinct can make small edits as there is a sign in and it can be handled inhouse. If there is something where there is a link it needs to go through her. Commissioner Nathan Young will review posting the minutes and examine the associated costs. A discussion took place regarding the recent fees.
14. Q1 Strategic Planning Grant: Commissioner Nathan Young reported the 2024 Strategic Planning Grant was done and next week they will put in for the first major disbursement. Everything should be currently to date. It was noted that every quarter the Precinct is required to let DES know how things are going with the Grant monies usage and Chris from Wright-Pierce sent it in today so the Precinct is current with the requirements and within the next week the Precinct should be getting a disbursement.

Other Business

1. Underwood Engineering: Commissioner Nathan Young reported he received an amendment to go with the contract with them for the water sewage ongoing project. The amendment never adjusted the agreement for the added work of trying to procure the Rural Development Loan and therefore the new amendment covers that adjustment. The amendment is for a total of \$24,900 which is a lot trying to

obtain a loan but they have gone through hoops with USDA. The agreement includes preliminary designs, final designs, topographic surveys, subservice investigations, right-of-ways, funding assistance (which was originally estimated around \$9,000 and now is approximately \$34,000), special services, and bidding. \$186,800 was the original agreement and it now totals \$211,700 for this portion of the project mentioned above. The work has been done and is continuing to be done. **Commissioner Nathan Young made a motion to sign the amendment. Seconded by Commissioner Bill Murphy. Passed Unanimously.**

2. Annual Report: Commissioner Nathan Young passed a fully printed version of the Annual Report to the other Commissioners for review. A discussion took place regarding the number of copies needed for the annual meeting. Commissioner Nathan Young will send the version to NH Print and compare the cost between them and Staples.
3. Merrill Corner Road: Commissioner Bill Murphy reported Merrill Corner Road runs off of Water Street and there are houses on it. One of the customers contacted Cheryl Mitchell regarding a plow hitting a curb stop. Commissioner Bill Murphy went to the location and did not see anything. Also, there is a 2-inch line running out there and it runs probably 1500 to 1800 feet. The line is supposed to be plastic but half way down the road there is a fire hydrant. There is supposed to be a meter pit at the corner also. The Commissioners reviewed a drawing of the water setup. The meter pit needs to be located.

Long-term Projects:

1. LGWP Well Height: Tabled
2. EII Before April 1st: Tabled
3. 4 Terrace Leak: Tabled
4. Disconnects: Tabled
5. Well #4: Tabled
6. Corrosion Building Generator: Tabled
7. Commercial St. Right of Way: Tabled
8. Backflow Reports: Tabled

Meeting Closed:

Motion to Close the Meeting by Commissioner Nathan Young. Seconded by Commissioner Frank Dineen . Passed unanimously. The meeting was adjourned at 7:04 p.m. by Commissioner Nathan Young, Chair.

Next Meetings:

The Team Meeting with Overwatch and the Penacook/Boscawen Water Precinct, 9 Woodbury Lane, Boscawen, NH on April 14th at 2:00 p.m.

The Annual Meeting of the Penacook/Boscawen Water Precinct, 9 Woodbury Lane, Boscawen, NH on April 18, 2026, at 9:00 a.m.

The Next Regular Meeting Penacook/Boscawen Water Precinct, 9 Woodbury Lane, Boscawen, NH on April 29, 2026, at 5:30 p.m.

Minutes submitted by: Lauren Hargrave, Recording Clerk on April 14, 2026

Minutes approved by: _____ on April 29, 2026

_____ on April 29, 2026

_____ on April 29, 2026