

Minutes of the Penacook/Boscawen Water Precinct

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

Present at Meeting: Bill Murphy, Commissioner
Frank Dineen, Commissioner
Ted Merrow, Commissioner
Nathan Young, Water Advisor
Cheryl Mitchell, Administrative Consultant
Bruce Willis, Willis Engineering Inc.

The regular meeting of the Penacook/Boscawen Water Precinct was called to order at 9 Woodbury Lane, Boscawen, N.H. of September 9, 2026, 5:30 p.m. by Commissioner Bill Murphy, Chair.

Financial Update:

Commissioners signed manifest and checks.

Approval of minutes from last meeting:

Commissioner Ted Merrow made a motion to approve the regular minutes of August 26, 2026. Seconded by Commissioner Frank Dineen. Passed Unanimously.

Commissioner Ted Merrow made a motion to approve the nonpublic minutes of August 26, 2026. Seconded by Commissioner Frank Dineen. Passed Unanimously.

New Business:

1. Town Contract Review: Nathan Young reported the red lines were sent to the Town for review and there has been no response. He will reach out and request input from the Town for the next meeting.
2. Propane Contact: Nathan Young reported he called the propane company and this time our Colby group had made a deal for the year. He presented the deal and the contract to the Commissioners for review. It is through Eastern Propane and the deal is a lock in rate for the heating season, now through next September. It is at 2.8 dollars per gallon of propane. Currently it is between 4 and 5 dollars per gallon without the contract. The Precinct would pledge a certain amount of gallons to be utilized. Last year the precinct used 767 gallons for the season. If the Precinct does not take a delivery of at least 80% there is a charge of \$.75 per gallon of propane not delivered. A brief discussion took place regarding the delivery schedule and

the amount of gallons which may and should be utilized. Ted Merrow questioned if it was a 1000 gallon minimum. It is a 1000 gallon minimum anything lower will be at full price. A discussion took place regarding checking the tanks and if they are all full the question is if the number of gallons requested be reduced down to 800 gallons. Bill Murphy will check the tank levels and inform Nathan Young prior to sending in the contract and if it needs to be reduced at that time. Nathan Young will wait to hear from Bill Murphy prior to signing the contract. ***Bill Murphy made a motion giving permission for Nathan Young to sign the contract with Eastern Propane and return it to them pending the Precinct tanks being checked. Seconded by Frank Dineen. Passed Unanimously.***

5:38 p.m. Bruce Willis entered the meeting.

3. Bret Cole Water Designer Chandler/Prospect Housing Project: Bruce Willis from Willis Engineering Inc., Bret Cole's assistant is appearing on behalf of Bret Cole for the water design for the Chandler/Prospect Housing Project. Granit State Engineering out of Manchester, Bret Cole and Company, has the project off of Queen Street. Bruce Willis presented the Commissioners with the Site Plan to show them where about things are and their overall site is still in progress as they have been trying to figure out how to make drainage, etc. work. Bruce Willis is seeking information so he can familiarize himself with the project and the water system in Boscawen. A discussion took place regarding the 4 tanks in Boscawen and Nathan Young explained the tank designs and process. Bruce Willis put together and presented what his observations are based on the site and the water storage tanks while getting some advice from the Commissioners as to where to go next. How the tanks work and regulate the water in the water storage tanks were discussed. Bruce Willis spoke on the plan regarding a connection utilizing a 12-inch cast iron main from Queen Street and the other direction is a 6-inch main. It appears that the 6-inch main would be in front of where the developments entrance would be. He is confused where the hydrants are geographically located relative to where the plans entrance is. Bill Murphy believes they are further down towards North Main Street. They are wondering what the flow would be for fire protection. Nathan Young showed an updated ArcGIS to Bruce Willis noting that the property is half way between the tanks and a fire hydrant #1. Further review and discussion took place while looking at the visual plan. A discussion took place regarding elevation and grading of the area in question. A brief discussion took place regarding residential fire protection. Bill Murphy questioned if they have an actual plan of where the houses are going. Bruce Willis explained it will be a cul-de-sac and a brief discussion took place regarding sewage. Nathan Young explained that if the Precinct takes over the water system it has to be ductal iron and there is a higher cost along with a higher cost for taking over hydrants. There

also needs to be easements and rights-of-way done. If the decision is to be privately owned system then it is their decision but there will have to be a master meter entering the system. A Sensus meter will have to be utilized. Bruce Willis questioned if Sensus makes a compound meter. Nathan Young explained what they provide for high and low flow. Nathan Young also noted that at the end of the system there is not an active fire hydrant to have an active flushing hydrant there. Private vs Owned system was discussed. There will be a few singles, a couple duplex's, a couple triplex's, and maybe one fourplex. If there is a fire hydrant at the location at that elevation there will be no pressure difference. If there is a master meter there will need to be a fund to pay if there is a difference in that, some source of payment. A discussion took place regarding the overall plan. A correct picture was supplied to Bruce Willis. Frank Dineen questioned if there is a difference between a single family if they were to do a fourplex. Bruce Willis stated Single Family and Duplex's can run on 13r, but he does not do that type of design.

6:26 p.m. Bruce Willis departed the meeting.

4. Primex Liability Due July 1st : Cheryl Mitchell noted this is the report online. Commissioner Bill Murphy will try to get to this noting it is late. Nathan Young questioned if only one individual is attached to this. Cheryl Mitchell noted it is all under one email and password. Nathan Young and Bill Murphy will call them and have two people on for sign-in.
5. Town Bill for Water Main Break: Commissioner Bill Murphy will handle this issue soon.
6. DW Sampling 44 to 43: Commissioner Bill Murphy reported the person across from 44/43 was a sampling site for Pennichuck and when Pennichuck went over there he became angry. Pennichuck questioned if Commissioners Ted Merrow's property can be the testing site. He agreed and noted there is a spicket by the corner of the garage.
7. Town Updating LDR (Low Density Residential) November 2026/ZO (Zoning Ordinance) March 2027 for Data Centers: Nathan Young reported when he reached out to Kelly Jo Easler to invite her to the Hazard Mitigation and explained that the Town is updating LDR and the Zoning Ordinance to account for data centers. He wrote to her that the precinct would like to be part of the conversation but that there is no way the Precinct can accommodate the water for it. He has no other facts as he has not spoken to her recently. Commissioner Bill Murphy will contact Kelly and ask her about this. A discussion took place regarding data centers and water usage and the reasoning behind it. Commissioner Bill Murphy questioned a policy be put into place regarding an ordinance with regards to water

yields being used other than residential. A discussion took place regarding this matter.

8. PDIP Access: Nathan Young and Commissioner Bill Murphy will call them together for PDIP access. Commissioner Bill Murphy does not know what is not all set because all the emails which have been received have verified that everything regarding PDIP access was all set. A discussion took place regarding PDIP and other accounts.
9. Elm Street Leak: Commissioner Bill Murphy noted that the Elm Street Leak needs to be done and Gelinas can not do it. Pennichuck is offering \$9,000 which includes the paving and whatever it is going to take. ***Commissioner Bill Murphy made a motion to do the Elm Street Leak with Pennichuck performing the work. Seconded by Ted Merrow. Passed Unanimously.***
10. FSB Lawyer Questions: The email sent with all the questions from the FSB lawyer are numerous. Cheryl Mitchell will need to review the questions regarding budget, audit, etc. which can be obtained by her and answered. She will go through the questions and send the answers to Nathan Young who will hunt down any information which she is unable to access. The questions appear to be generic in nature some of which are not required. The second part of the email is the engagement letter which was read by Nathan Young. It basically is stating that the Precinct will hold up their end. Nathan Young will reach out tomorrow and confirm a few things and find out if it is fully understood. It is believed that they are still considering it a Bond. Commissioner Bill Murphy signed the engagement letter.
11. LSL Inventory update: Commissioner Bill Murphy continues to work on the LSL Inventory and Nathan Young has the current updated list.
12. September 5, Queen Street Project Meeting: This meeting is unclear and Commissioner Bill Murphy will ask Kellee Jo Easler about this meeting.
13. Cyber Report RSA 91-A, accept?: 6:47 p.m.

Commissioner Bill Murphy made a motion to go into Nonpublic Session under RSA-A:3(i) Consideration of matters relating to the preparation for and the carrying out of emergency functions, including training to carry out such functions, developed by local or state safety officials that are directly intended to thwart a deliberate act that is intended to result in widespread or severe damage to property or widespread injury or loss of life. Seconded by Commissioner Ted Merrow. Passed Unanimously.

Commissioner Bill Murphy made a motion to come out of nonpublic RSA 91-A:3, II(j) at 6:55 p.m. Seconded by Commissioner Frank Dineen. Passed Unanimously.

Passed Unanimously.

Commissioner Ted Merrow Young to seal the nonpublic minutes. Seconded by Commissioner Frank Dineen. Passed Unanimously.

14. Cyber Training. Cheryl reschedule, Ted/Nate Thursday Sept 10th-11am: Nathan Young reported she sent an email to Nate and Ted today and decided that there is no new date regarding the training for Ted and Nate. Cheryl Mitchell has not rescheduled as of yet. Nathan Young will let Ted Merrow know when it is rescheduled.
15. Senes/Spectrum licensing Hal out until 9/11/2026: Nathan Young reported Hal is on vacation and is not back until September 11th so he will call him upon his return.
16. 6 Forest Lane Lawn Repair from February Leak: Ted Merrow reported it will be a yard of two of loam as it is washed out quite a bit. Nathan Young may be able to work with Dale and grab a yard. If it is dumped Frank Dineen and Ted Merrow will seed it. Nathan Young will speak with Dale and see when it will be available. Pennichuck would take care of it, but they will charge a large upcharge fee. It was noted Pennichuck did a new curb stop which was paid for by the Precinct and the customers leak was fixed at no cost to her. A brief discussion took place with regards to something like this happening in the future. The credit card can be utilized at GMI for the loam and Nathan Young will speak to them about obtaining paperwork for an account through them.
17. LGWP Well Permit Height Reporting Update: Nathan Young reported he had Tori send him the data which is being received and it is in the correct fashion for the height. He spoke with her and they do not upkeep the Precincts LGWP. Wright-Pierce had to previously be coordinated with to have the Precincts LGWP redone. It was noted this is a yearly reporting that Pennichuck does not do. The unit sends the information data every minute and a reading is only required once an hour. Therefore, Tori once a month will send the months data and Nathan Young will have an Excell sheet where he utilizes what is sent as a hidden data sheet in the background which will have a formula which will pick out every 60th number and put it onto the next page as a report which can be sent. Nathan Young emailed Andrew Cop at DES, as he is the head who had the original conversation with the Precinct on what it needed to have, and told him it was a battle to get the sensor replaced, the PLC adjusted, and the modem adjusted to get the data correct but it has been completed. Starting September 1st, the Precinct going forward will have full month worth of data for DES. He will get back to Nathan Young on how, when and in what fashion the data is needed.

18. Generator Size Review Contract: Nathan Young reported for FEMA the engineering plan need to be done and Wright-Pierce did the work but no signed contract was ever done for the work. Additionally, Nathan Young reported he reached out to Dena and asked if there was any words from FEMA. She explained that she had reached out to FEMA prior to her vacation and they stated she should have it by the end of the week. Back from vacation and it never came so she will be reaching out to them again. It sounded as if FEMA was not approving the grant but have the Grant process continue on while working on the Hazard Mitigation Plan. The remainder of the grant is still in the waiting stage. **Commissioner Frank Dineen made a motion to sign the Wright-Pierce generator size review contract. Seconded by Commissioner Ted Merrow. Passed Unanimously.**

19. Well, 2 & 4 Future: Replacing Well 2 with 4.

- a. \$100,000 Casing etc., Temp Discharge Permit, Week Long Test, \$100,000 Pump House:
- b. \$300-\$350k Total, 2-3 Years:

Nathan Young spoke with Chris Berg at Wright-Pierce and told him the Precinct received the test drill and asked him what was left from money, time, processes, etc. So a break down is after the State gets the report and looks over it they will give input. Once the Precinct comes to terms with the State on a good place to test and everyone is happy with the directions. The next step is to drill the final casing for the Well. Once the casing is drilled which is assumed to be contracted directly with Barry Miller or whomever got the job and then Wright-Pierce would be contracted to work with them. i.e. direct bill the driller who is hired to work with Wright-Pierce. This cost should be approximately \$100,000 to have the Well developed with casing, etc. The following thing would be getting a temporary discharge permit from the State and then it would be a week-long pump test. The week-long pump test will show what happens to the other two Wells during the test. The pump test will determine direction. There are three well permits and individual Well sites and the State sees them as individual sites. If the drawdown effects the other Wells considerably you may end up with a permitted Well field not individual Well site. Nathan Young feels if producing another Well hut, like on Well 3, would be the way to go. Chris felt that would be another \$100,000 on top/beside the Well which was drilled. Additionally, it was probably another \$100,000 engineering work along with everything else. 2 to 3 years is reasonable for full completion is a reasonable goal. This could be as low as 1 ½ to 2 years depending on how much money is put directly into it and how hard the Precinct wants to push. The Precinct has the money and have development on the filter side which is currently being done. **Commissioner Bill Murphy made a motion to continue**

with further work. Seconded by Commissioner Frank Dineen. Passed Unanimously. Nathan Young will relay that information to Chris Berg. A discussion took place regarding drawdown, the Well Field, and other things related to the Wells and the possibilities.

20. Write Off from Pennichuck: **Commissioner Ted Merrow made a motion to accept the Write-Offs from Pennichuck. Seconded by Commissioner Frank Dineen. Passed Unanimously.** It was approved and signed by the Commissioners.

21. New England Backflow: 151 King Street needs to be put back on the list and they need to be told that customers do not get to decide if they are on the list. Commissioner Frank Dineen will take on contacting New England Backflow. Nathan Young will send the contact information for NE Backflow to Commissioner Frank Dineen. A letter should be written to the customer which states that they are being put back on due to continued business until the business is closed officially and there is no business at all no matter how little business is being done.

Long-term Projects:

1. Cross Connect Concord: Tabled
2. Backflows: Tabled
3. Commercial Street Right of Way: Tabled
4. Knowlton Road Project Easement: Tabled
5. Eagle Perch Easement: Commissioner Bill Murphy reported the Town has taken over the Eagle Perch Street and their for the easement is needed from the Town. It should be asked for in writing.
6. ArcGIS Training: Tabled

Meeting Closed

Motion to Close the Meeting by Commissioner Ted Merrow. Seconded by Commissioner Frank Dineen. Passed unanimously. The meeting was adjourned at 7:22 p.m. by Commissioner Bill Murphy, Chair.

Next Meetings:

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

Minutes submitted by: Lauren Hargrave, Recording Clerk on September 15, 2026

Minutes approved by: _____/s/_____ on September 30, 2026

_____/s/_____ on September 30, 2026

_____/s/_____ on September 30, 2026