



**Cogswell Spring Water Works
Water Commission Meeting
Tuesday, August 24, 2021**

Members Present: Jerry Gilbert, Chairman; Bill Hall, Commissioner; Jeff Connor, Commissioner; Ryan Bumford, Chief Operator and Operating Superintendent

Guests: Josh McCutcheon, Broken Boat Farm LLC; Lorin Mulligan

Recording Secretary: Kelly McCutcheon

Review Minutes of July 20th 2021:

Commissioner Hall moved to approve the June 15, 2021 minutes as amended. Chair Gilbert seconded. Motion carried 3-0.

Commissioner Hall moved to approve the July 20, 2021 minutes as amended. Commissioner Connor seconded. Motion carried 3-0.

Appointments: Rick Patenaude, Lorin Mulligan, Broken Boat Farm LLC

1. *Broken Boat Farm LLC*, Josh McCutcheon- Josh stated after viewing the area he was unsure of the exact nature of the work the Commissioners are looking for since the area appears to be mowed and that there are options available not presented in the estimate depending on what the Commissioners are looking to have done.

Chair Gilbert stated he is concerned about the fencing disappearing into the wood vine that has started creeping more on the outside perimeter of the fence. Josh McCutcheon stated the herd recently finished reclaiming a tennis court from bittersweet and grapevines and that is something the herd can easily manage.

Chair Gilbert asked about the \$1,600 quote in the estimate to clear the elevated area fenced in with the water storage tank. Josh stated he can leave the saplings or clear them out in the elevated area if the commissioner would like and that it should not be much more to update the estimate to include a perimeter outside of the fenced in water storage tank. Chair Gilbert stated that sounded fair and asked if removal included pulling up the plants. Josh stated he personally hates bittersweet and cannot guarantee it will be 100% gone, but he does his best to pull up all the roots and will haul the brush off site for disposal.

Chair Gilbert stated the first part of the estimate will be easy for the Water Department to maintain with a weed whacker but they are interested in clearing the elevated portion inside the fenced in tank as well as a perimeter on the outside of the tank. Josh stated he will update the estimate and have to them within a week and thanked them for their time.

2. *Lorin Mulligan* asked if the Commission had received her letter. Chair Gilbert confirmed they had and that as of now Rick Patenaude was up in the area, and is working with Tom Patenaude to provide an estimate for the Water Commission to build a road where the existing lane is at Depot Hill Road and Locus Lane, down to the tank on Depot Hill Road.

Lorin Mulligan asked why the Commissioners are not using the original entrance way that Commissioner Connor's father used. Commissioner Connor stated that entrance goes through a neighbor's property that did not grant the Water Commission access in their current deed.

Lorin stated when she filed her lawsuit against the Water Commission, she was told that when Chase had subdivided the land into 80 house lots, that every single one of the lots carried the easement and remembers Skladony sending a letter requesting his property be removed from the easement. Lorin stated legally it is in all the deeds unless the access was given away, even if it is not in the current deeds of Skladony or Kirsten Patenaude, but it is in the original Chase deed and survey maps. Chair Gilbert stated he had a copy of the deeds and that the easement is in the Chase to DoLittle deed transfer but is not on the DoLittle to Kristen Patenaude deed transfer.

Lorin asked about the July 20th minutes stated she is not sure if the information is accurate that the town does not own the water storage tank on Depot Hill Road, and asked where the information came from. Chair Gilbert stated that the tank is on Kristen Patenaude property and there are no delineated lines to show it is separate from any other piece of land. Lorin stated she has a map from 30 years ago with it all mapped out. Chair Gilbert stated Ging Blanchard drew the map and Lorin stated she will look at the deeds to make sure there is not already an easement to that land.

Lorin also stated she has an issue with Kristen and Rick selling the right of way to the Water Commission once the survey is completed because the Commission already has a right of way and easement, one that predates the original from Levi Newton and his son, just like the easement to put a pipe on her property and maintain it. She stated it would be like her coming before the Commission and asking to be paid for the easement when Levi Newton already was paid for it over 100 years ago. She stated she is not sure why the Commission would pay for another easement 125 years later when they already have one and joked if Kristen is being paid for her easement that Lorin should be paid for her easement too.

Commissioner Hall stated the easement Lorin Mulligan is referring to has never been officially defined and the proposed access is not so much an easement as turning it into property that Cogswell Spring Water Works will own and why the blending of the terminology may not have read clearly in the July minutes. Commissioner Hall also stated the Commission does not have interest in paying for an easement that is already there.

Lorin asked about the tax impact of having a road if two acres are to become town property and how with her two plots of land, she pays more in taxes for having a private road. Commissioner Connor stated her properties could be valued on their increased accessibility because of her private road.

Lorin asked about the Water Commission's communication line on her property which she had sent a letter over a year ago regarding and asked what the status is and time frame seeing the Commission plans to put a road in. Chair Gilbert stated he had hoped Rick Patenaude would have attended today in order to formulate a more solid plan as well as having everyone in the same room at the same time.

Lorin stated she had already sent her letter to start adverse possession and does not want to be forgotten. Chair Gilbert asked what Lorin would allow Cogswell Spring Water Works to do at the property. Lorin stated with things moving forward she would prefer before winter.

Commissioner Connor stated with all the projects currently going on, speaking for the Commissioners he is very sorry for not getting back in touch with her and that she felt left in the dark. Lorin stated to answer Chair Gilbert's question she asked when future meetings are. Chair Gilbert stated the Water Commission meets every 3rd Tuesday at 3pm at the Davison Road Office unless otherwise noted. Lorin stated if it goes on much longer and does not pan out then she would be looking for the Cogswell Spring Water Works to be her tenant at the property.

Chair Gilbert stated or the Commission needs to remove the communication equipment from the pole. Lorin stated she did not want the pole taken out; she wants to leave the pole and will cut power at the pole. Commissioner Connor confirmed Lorin's request to remove all equipment from the pole so there is nothing visually there. Lorin stated all the underground conduits do not need to be dug up but she wants to ensure they are dead in case she wants to do future logging or digging.

Lorin asked if it would be a problem to widen to area into pasture in the future? Chair Gilbert stated as long as the wire is dead at the pole otherwise that would be hazardous. Lorin stated she did not know if transformers or anything else might be out there but wanted to make sure anything that is of benefit to Cogswell Spring Water Works is removed from the pole. The Commission agreed and that TDS & Eversource will need to come out since both power & communication are out there.

Lorin stated if she is unable to attend the September meeting, she will check in with Chief Operator Ryan Bumford and would appreciate something in writing with a time frame. She stated she is also pleased the Commission will not be going the NEC (New England College) route.

Chief Operators Report for August Meeting 2021

- Building and Ground Maintenance
 - Cleaned up both the office and the Pump Buildings
 - Mowed and Weed Wacked around all Buildings
 - Removed Trash
 - Cleaned up the Yellow Trailer
 - Wood is stored by pipe storage building
 - Do the Commissioners want the wood stored at the buildings or removed? In the past wood was kept in order to support fittings while they are being installed.
 - Wood disposal is \$5 truck load or small dump trailer and \$10 large dump trailer at Cousineau's
- Working with the Highway
 - Depot Hill Road and Circle Street
 - Marked out the water main and gate box lids upon requests for the highway department to ensure the safety of the water system during the work that they highway was conducting.

- When the highway was ready for the paving process I ensured that I had multiple options for different risers that they could possibly need.
 - ISSUE
- While grinding the road they found a gate valve that wasn't marked and was unknown to me. I was away during the weekend with WSO left on call for the department. The highway was working on Sunday an operation out of the ordinary. The superintendent Leo tried to reach out to me to ask what was to be done with this gate valve, I was out of reach and he was able to get a hold of Steve Connor who informed him that it was the gate valve for the fire service for the Town Hall and needs to be treated as the other services. When I came back to work on Monday I was informed of the passed information and of what this service was.
- The service for 79 Depot Hill Rd (NEC Alumina Building also known as the Old Train Station) is out in the road about three feet off the edge of the road. Though it was marked it was ran over by the grinder. We were able to dig down and cut off the curb stop and put on a riser so that it is still operational. Being that it is in the road a gate box top and lid has been placed over it. This will allow for easier and cleaner paving while still being able to easily be able to operate the service.

Chair Gilbert asked the operating valves at the train station be checked to ensure running and to plan the hydrant flushing exercise per DES (Department of Environmental Services) requirements.

Commissioner Hall stated his concern about the fire valves at the train station. Chair Gilbert stated there is only water service at the station and no hydrant service. Commissioner Hall stated the Fire Department and property owners should be notified when the hydrant flushing is done.

- Water Line Depot Hill to Park St
 - Left a message with Jeff however did not receive a call back, however was able to talk to Steve Connor. Steve informed me that he has been in contact with him and Jeff will let him know when he will be ready to start the job. I requested that they please let me know as soon as possible when they will be ready due to the fact that I need to hire flaggers for the job in order to keep us compliant with the states requirements for working around their road.
- 19 Rush Rd
 - This Job is on hold until 114 Job is complete at the request of Connor Backhoe.
- 53 Pearl St
 - This building was sold to a new owner. As the new owner started to move in she found a small leak before the meter in her basement. Being non-working hours she was unsure on how to contact anyone for help and reached out on Facebook on the Henniker Page. I was contacted about the post and I reached out to the home owner. She informed me that the leak was very small and was under control and she didn't want her water shut off for the night. She instead wanted me to meet her the next morning when she could get a plumber on site.
 - 0800 Monday Morning 8-2-2021
 - Upon Inspection I found that the first 90 degree elbow coming in the basement before the shut off had a pin hole leak. I was able to shut the curb stop down

and allow the plumber to fix the leak and turn the house back on. There is no longer an issue.

- 58 Prospect Street
 - I received a phone call from Steve Connor who mentioned that this building is going to be sold. At the moment it is owned by the church who is willing to work with the department to change the water line going across the property. The new owner is an unknown with cooperation. Steve suggested that we move forward with changing out the service line while we can work with the church.
 - Background
 - The service line for 70 Prospect Street goes across the property of 58 Prospect Street. When the Main was worked on in Prospect St we had a service installed in front of 70 Prospect Street in preparation to change the line over.
 - How to Move Forward
 - I have contacted the owner of 70 Prospect street about the work that needed to be done and why. He agrees with the work however requested that we waited until after July due to his own personal reasons. Given the work that the department was facing this seemed like a reasonable request. To move this project forward I need to reach back out to 70 Prospect Street and set a date with the owner and with Connor Backhoe.
- 608 Western Ave (Trailer Park)
 - Frank Chen called me and said he had a leak in the park and needed to have the water shut off so that they can fix the leak. He told me that his plumber would be reaching out to me to set up a time. I am still waiting for this contact.
- Pump 1
 - We are currently waiting for the new motor to be delivered.
 - The well has been cleaned and inspected. I am currently waiting on the report from the inspection.
 - Eversource did hold up the job for a few weeks as we waited for them to put safety measures on the power lines next to the building. Constant phone calls did get results eventually.
- Ron Gale
 - Ron Gale still has work to do with our SCADA system. Though he is ready to move forward he is waiting for the new pump to be installed before he moves forward.
- State Requirements
 - Monthly Bacteria Test was Negative
 - Water use Report Completed and Turned in
 - Q3 Water Sampling
 - This test requires a blend test to be completed from Well 1 and 2. With Well 1 down and the test not needing to be completed until the end of September I am waiting for the Pump to be reinstalled before moving forward with the testing.
- Chemical Delivery

- On 8/19/2021 we received a chemical delivery. I only ordered one tote instead of the normal 2 being that we are only operating and using one of the chemical tanks while the first pump is not running.
- Final Reads – 7
 - 82 Water Street
 - 83 Western Ave
 - 706 Western Ave
 - 150 Maple Street
 - 19 Hall Ave
 - 52 Hall Ave
 - 388 Western Ave B1
- Dig Safes – 6
 - 40 Juniper Ridge
 - Route 114
 - Weare Rd
 - 420 Weare Rd
 - 149 Western Ave
 - 142 Village Green

With the return of New England College students, the pumps had been running for over 30 hours but are back to a regular functioning system. Ron Gale had been spoken to about the change over to the Davison Hill Road tank as one step to getting off Lorin Mulligan's property although Chief Operator Ryan Bumford has to research some more numbers.

The Commission by consensus agreed to move forward as a priority and show of good faith to remove the equipment from Lorin Mulligan's property.

Chair Gilbert asked about the June 2022 deadline for pump 3 on Foster Road. Chief Operator Ryan stated he will find out more but if it is kept active it will need to be tested and will fail. Commission Connor stated Superintendent Norm Bumford had been an advocate for keeping pump 3 even though it is not used. Chief Operator Ryan stated it can only be used if there was a treatment plant established. Chair Gilbert stated there is not enough property to turn the area into a treatment plant. Chair Gilbert asked if the pump will need to be decommissioned; it is unknown at this time.

Chief Operator Ryan Bumford asked the Commission what the game plan is with Superintendent Norm Bumford's early medical retirement and the game plan for the future. Chair Gilbert asked Chief Operator Ryan if he is content being the Chief Operator or if he would apply for the Superintendent's position. Chief Operator Ryan stated he has the ability to run both but does not believe one person should run the department and highly recommended at least two people in order to have one person in the office and one in the field.

Chair Gilbert asked again if Chief Operator Ryan is happy as Chief Operator or if he will be applying for the Superintendent position because it legally has to be posted. Chief Operator Ryan stated he would strongly consider putting in for the position although there are other things on his plate outside of work. Commissioner Hall encouraged Chief Operator Ryan to work with the Commission during the transition while they work on drafting contracts and proposals to provide operations assistants either in total or in

the way WSO is now. Chair Gilbert acknowledged this department is a 24 hour, 7 days a week job that needs two people.

Old Business:

None.

New Business:

- Abatelements: reviewed and signed
- Supplement warrant: 3 accounts that should not have received bills. Reviewed.
- Contact from WSO – tabled
- Review job description updates: Commissioner Hall will take home to proof read and edit.

Commissioner concerns:

Commissioner Connor asked what is to be done with the garage at the well field and that it needs to be fixed or torn down. Chief Operator Ryan stated everything in there had be moved to pipe storage or the Davison Office. The Commission asked Chief Operator Ryan to contact the power company and have the power cut and have the propane tank removed from the site as well.

Next meeting: September 21, 2021 at 3pm.

Commissioner Hall moved to adjourn. Commission Connor seconded. Motion carried 3-0.

Adjourn at 4:40pm.