



Town of Plaistow ♦ Board of Selectmen
145 Main Street ♦ Plaistow ♦ NH ♦ 03865

PLAISTOW BOARD OF SELECTMEN MINUTES:

DATE: February 26, 2018

MEETING CALLED TO ORDER: 6:38pm

SELECTMEN:

Selectman, John Sherman, Chairman
Selectman, Steve Ranlett
Selectman, Peter Bracci

Selectman, Tammy Bergeron, Vice Chair
Selectman, Julian Kiszka
Town Manager, Mark Pearson

MINUTES

T. Bergeron motions to approve the minutes of February 12, 2018. Seconded by J. Kiszka.

Vote: 5-0-0

Motion passes

PUBLIC COMMENT

None

J. Sherman states we are adjusting the schedule tonight and we will be flexible. The discussion on potable will begin now.

POTABLE WATER QUESTIONS AND ANSWER SESSION

Mark Pearson states this is our third meeting about potable water. The first one was in November, the second was at the deliberative session earlier this month and tonight is the third one. One more meeting will be held on Monday, March 12 the day before voting. There is a meeting earlier that day with State Officials, so hopefully there will be more information to share with the public that evening. M. Pearson introduces Keith Pratt, Principle Engineer from Underwood Engineers. K. Pratt begins with a power point which is like the one presented at deliberative session. There are over fifty-five (55) homes in Plaistow that have contaminated water due to MtBE from the Beede Superfund site and the Lido site. For over thirty (30) years the State of NH has been assisting these home owners by providing bottled water and point-of-entry treatment. A permanent solution is necessary and potable water would solve it. Plaistow has about twenty (20) small community water systems, most are association owned and four (4) are privately owned. Most of these are operated by Pennichuck. There are water quality issues such as naturally occurring contaminants like iron, radon and/or arsenic, man-made contamination issues along with supply and quantity issues. The State has funding from court cases to support correcting MtBE issues in town. Currently they are looking at funding a regional water system to help Plaistow as well as other towns. The town of Plaistow already has a municipal water system. It is a fire suppression system

that was intended to be made into a potable water system at some point. Plaistow has eleven plus (11+) miles of pipe, two (2) fire pumps, forty-five (45) sprinklers, one hundred and nine (109) hydrants and a reservoir. The State has come up with a few options for a regional water supply. Water would come from Manchester Water Works and be routed through Derry, Hampstead, Atkinson then Plaistow or it could go from Manchester to Derry, through Windham then Salem and into Plaistow. One other option would be to get water from Haverhill, MA. The State of New Hampshire would rather choose an option that helps other New Hampshire communities as well. Potable water will benefit many others in town, not just those effected by MtBE. Plaistow will need a water tank that would be located on Sweet Hill Road on property that the Town already owns. An extension pipe will be necessary to connect it to the existing fire suppression pipes. Costs involved are twofold. One is the regional cost and the other is Plaistow. The estimated costs for the tank and expansion pipe is about four (4) million. It would be paid by the State. Other costs for Plaistow will be start-up costs, service connections, and the demolition of the two (2) existing pumps and reservoir as they will not be needed if potable water is available. There is a cost avoidance by removing the pumps. They are old and will be costly to repair yet they will be needed if the Town does not convert the fire suppression system to both potable water and fire suppression system. Actual connection costs are not known yet and some funding may come from NH DES and user rates. If you do not connect you will not pay for water.

J. Sherman calls for a break from the water discussion.

LIBRARY LIGHTING PROJECT UPDATE

Cab Vinton, Library Director briefly discusses the LED Lighting Project.

C. Vinton states the project is 90% complete. The remaining 10% should be done this weekend. The Library has already seen about \$1000. in savings.

J. Sherman states it is time to dedicate the Annual Town Report. He calls Jane Query and family members to the center table. Jane introduces her son, daughter-in-law and two (2) granddaughters. J. Sherman announces the 2017 Annual Report is dedicated to Bill Query. Bill passed away on May 29, 2017 at the age of eighty-one (81). Bill was a longtime resident of Plaistow and served for many years in the Plaistow Police Department. He also served on several committees and was very active in town. Both Jane and her son, William thank the Board and the Town for honoring their husband and father.

J. Sherman turns the meeting back over to Keith Pratt to continue his potable water presentation. For a house to connect to potable water a water meter will need to be placed in the basement and piping connecting the house to the municipal water line with a shut off valve at the property boundary is also necessary. Although the hook-up costs are not yet known, operation costs will come from user rates known as an enterprise fund. No money from taxes will be used. We do however have a unique opportunity due to State funding. They will pay for the Sweet Hill Road tank and the extension pipe if article P-18-25, Conversion of Fire Suppression Water System to a Potable Water and Fire Suppression Water System passes at Town Meeting. User rates are discussed next. Again, this information is not exact yet but the State's goal is to keep the rate at the MHI (Median Household Income). Some area towns rates for 2015 varied from a low of about two-hundred thirty-one (\$231) to a high of six-hundred and two (\$602) per year. The next steps are as follows:

- Authorization for potable water system (March 13, 2018)
- Finalize Technical Solution (Spring 2018)
- Finalize NH DES funding package with regional partners, NH DES and Trust Fund Committee (Spring 2018)
- Intermunicipal Agreements
- Establish Internal Operations/Management (December 2018)
 - Stand-alone enterprise fund separate from property taxes
 - Operations
- Project design, construction and start-up (2018-2019)

The State is committed to bring water to Plaistow. If the town votes no on article P-18-25, the state will design, construct and pay for a regional water system for other area towns. If Plaistow wants to connect at a future date the cost will be much higher. Plaistow will still have the water system infrastructure, it will remain as a fire suppression system only. If article P-18-25 fails the town cannot vote on the issue again for a minimum of two (2) years. The State funding opportunity will no longer exist.

J. Sherman asks Chief McArdle to explain who pays for water usage when there is a fire.

Chief McArdle states the water for a fire comes from a hydrant and might use 1000 to 2000 gallons. A fire only costs about \$10. or \$20. to put out.

S. Ranlett states according to one of the NH RSA's the town can bill a homeowner's insurance for the cost of a fire.

Chief McArdle agrees and states the cost of extinguishing the fire including manpower and other things are also billable. We often do not do this because the cost is low.

The discussion is open for questions.

Georgia Perrault, 156 Main Street asks if everyone has to connect.

K. Pratt responds, no. It is optional.

Next, she asks if there is any idea on the price of running a pipe from a house to the water main.

K. Pratt states it is hard to answer that now. Perhaps it will be about twenty (\$20.) per foot but it depends on a lot of things. Typically, the pipe needs to be four to five feet underground and the size of the pipe would be a ¾ inch. So the costs are not huge.

G. Perrault asks if someone connects will the full cost have to be paid up front.

K. Pratt states that is not determined yet.

She asks where the water meter will be located and if someone will have to enter the house to read it.

K. Pratt states, they will be located in the basement and read by wireless readers in a truck driving by the residence.

In 2015 an average NH home spent \$474.00/year for water.

G. Perrault asks about betterment fees and fluoride in the water. In some communities if a water main runs past your house and you do not hook up you still must pay a fee, known as a betterment fee.

Plaistow will not charge a betterment fee. M. Pearson states he has spoken to Senator Morse about fluoride and the Senator said the law might be amended. The current law requires the town to accept fluoride by voting.

G. Perrault wants to know if voting for P-18-25 means agreeing to accepting fluoride.

K. Pratt responds, no. That will have to be voted on in the future unless the current law is amended.

G. Perrault states she is in favor of potable water and thanks K. Pratt for his answers.

Jim Peck, Oak Ridge Road states he has studied this in detail and supports it. People think private wells are free but they are not. Water softeners and new pumps are costly. Residents are already spending some money on wells. You really need to look at the difference of what potable water will cost less what you already pay for well maintenance.

Chief McArdle agrees and mentions some costs of running his own well. It is not free water. He buys salt for a water softening/conditioning system. He has replaced three (3) pumps. One year he had to have a new well dug. This cost can be as high as twenty-five thousand (\$25,000) He pays to have his water tested for contaminants every other year and he also pays to check the Ph balance. He spends about nine hundred (\$900) to thirteen hundred (\$1300) per year on his well. In addition, he usually buys eight (8) gallons of drinking water per week.

M. Pearson states an advantage of a municipal water system is that you do not lose water during a power outage. Electricity is another cost of running your own well. You often need to buy special bleach alternatives to wash your laundry to prevent staining. There are many advantages to municipal water. You just turn it on and the quality of water is good. All other issues are gone.

J. Peck asks if you hook up to municipal water can you keep your well for things like lawn watering.

M. Pearson states yes.

Todd Marquette, 4 Nicholas Road asks if the quality of water in Manchester and Haverhill are different.

K. Pratt states they both originate from the Merrimack River and are cleaned to EPA standards. Therefore, either option is good.

T. Marquette asks how many people in the room have a well. Most everyone raises their hand. He asks how many people buy water to drink. Several people raise their hands. If you drink about two bottles of water a day and multiply that by the number in your household it adds up. So even if potable water rates are on the high side say six hundred and two (\$602) per year for \$1.85 per day why wouldn't you choose potable water? It is a no-brainer.

J. Kiszka states he does drink his well water but not straight from his water conditioning system. He uses reverse osmosis. That has a cost too.

T. Marquette works in the heating industry. In towns with municipal water people do not have water treatment systems in their homes. In New Hampshire he sees all kinds of in home water treatment/filtration systems. People put in these systems just so their laundry will be clean and to shower with. These systems are costly to run. Well water is often bad for water heaters and tanks. Replacing them is expensive. Digging a new well is also expensive as it easily ranges from six to eight hundred thousand dollars. A friend of his in Plaistow spent fifteen thousand on a new well.

T. Marquette supports potable water for Plaistow.

P. Bracci states he hates to be a naysayer and find fault in what you are saying but you made a point of the cost of bottled water. When you buy bottled water, you are not pouring it in your toilet or showering with it. The water you buy is not what you use in a week.

Brian Stack, 20 Partridge Lane supports potable water. He represents thirty homes from the HOA (Home Owners Association) of Sweet Hill Estates. Pennichuck would like to connect to the potable water system if it comes. He asks if the Sweet Hill tank and extension will be ready by 2019.

K. Pratt states the State wants to get started and have some things done in 2019 but it will not necessarily happen in Plaistow that quickly.

B. Stack asks if other towns such as Atkinson also must vote in support of potable this year.

S. Ranlett states other towns already have a municipal water system that can carry potable water.

B. Stack asks if water will come to other towns regardless of how Plaistow votes.

K. Pratt states that is correct.

M. Pearson states Hampstead Area Water company is a private company therefore they do not need town votes. The owners of the company have already agreed to partner with the State of New Hampshire.

P. Bracci makes sure everyone knows if article P-18-25 does not pass Plaistow will not get potable water.

That is correct.

S. Ranlett reiterates the meaning of article P-18-25, this will not bring potable water to Plaistow. It is just allowing the opportunity to get potable water as the article will allow the current fire suppression to be both a fire suppression and a potable water system.

B. Stack states Pennichuck has four wells on the property serving thirty single family homes however two wells do not work, one well is just seasonal leaving just one well to pump for the thirty homes. The pump is only able to pump between fifteen to seventeen gallons per minute.

Kimberly Raymond, 7 Lynwood Street has a lot of concerns. She is not sure the citizens interests are being kept in mind. She thinks the contaminated well from the Lido is are being used to get people on board. Another concern of hers is tying a local system to a regional system as she believes this will cause Plaistow residents to pay for remediation in other arears like Derry and Manchester. K. Raymond states the reality is rates will get jacked up repeatedly to generate a guaranteed rate of return for the water company. She has very high-water pressure at her home. She thinks Plaistow should have just a local water system.

J. Sherman asks Ms. Raymond where would the water come from.

Ms. Raymond responds the ground. She believes Pennichuck can get more water from underground and expand their system.

M. Pearson states a feasibility study was previously done and for additional town drilling and it does not meet the standards. There is not enough water.

J. Sherman states the aquifer in Plaistow does not have enough capacity.

J. Kiszka states he attended all the meetings in Concord. He learned water companies want to hook up to the planned regional system because it will be more cost effective for them.

S. Ranlett states Plaistow cannot afford to do our own system.

M. Pearson states Hampstead Area Water Company has twenty to twenty-five wells. They cannot keep up with the cost to treat water. They are partnering with the State. They want to augment their system. Pennichuck also wants to augment their system.

K. Raymond states at the Board meeting on October 30, 2017 there was a discussion of grants and loans. She asks if there is existing debt for water.

M. Pearson states no. He did put Plaistow on a list to applying for a SRF (State Revolving Fund) loan/grant only if needed. We are not obligated to borrow money. In October a lot less was

known. Any debt that might be incurred would have to be approved by the voter's. The State will spend thirty million dollars to bring water to Plaistow. There is no cost to taxpayers. The plan is to replace the fire suppression system with a potable water and fire suppression system. It will solve the MtBE problem.

K. Raymond asks won't we eventually have to pay.

M. Pearson responds payment will only be charged to those who used it. It would be similar to a cable TV bill. If you choose not to have cable you will not get a bill.

K. Raymond asks about a fixed cost based on the return on investment for the water company. She believes this is a general rule for all water companies. She also feels that if article P-18-25 passes citizens won't have a voice. A board will run it. She is concerned about future debt and if there are not enough users she believes a betterment fee will be established.

J. Kiszka states he recently met new residents who live on Main Street across from Town Hall. They cannot drink their water due to too much arsenic.

Jim Peck, Oakridge Road states at some point we need water. Now is the best time to do it.

M. Pearson states if we move forward now the State will pay about one million for a connection on East Road, another million for pipe on Sweet Hill Road and about 2 million for the tank on Sweet Hill Road. That is a four-million-dollar benefit to Plaistow.

P. Bracci states the meetings have been great. He does think the hook up fee for a house will be about five thousand dollars and that is pricey. He wants to know if the Northern and Southern loops are out of the project. He states at the Board meeting on October 4, 2017 it was stated that if we do not have enough users the system will not work and without the loops we do not have enough users.

M. Pearson states the loop are out but we have many more users than we thought back in October. Pennichuck wants to connect one hundred thirty-two houses. The survey that was sent out showed many people along the current fire suppression system are interested in potable water. Timberlane Regional High School had told the town they want to connect as they currently have water problems too.

P. Bracci wants to confirm that with no loops there is no debt.

M. Pearson states that is correct.

Audrey Peck, Oak Ridge Road states at the November meeting at Pollard School Senator Morse stated regardless of what happened the Lido site would be taken care of. Has that changed?

K. Pratt states, no. For the past thirty years the State has taken care of these homes and they will continue to do so.

S. Ranlett states as a Selectman he will never support a betterment fee. He believes future Boards would feel the same or they would at least hold a public hearing prior to making any changes.

Sam Cafiso, 52 Kingston Road asks about wheeling water from Salem. Will the water coming to Plaistow include water from Canobie Lake which is Salem's water source?

M. Pearson defers to K. Pratt who responds yes. K. Pratt states that is a very intuitive question. Since there will not be a dedicated pipe any water brought to Plaistow will include sources of water along the route.

S. Cafiso believes that is good so that we are not limited to one source for water.

A discussion about chlorine vs. chloramine occurs next. Manchester uses chloramines while Hampstead uses chlorine. They are both disinfectants use to clean the water and the lines but they cannot be intermingled.

K. Pratt said that will be worked out. Hampstead will probably switch to chloramines.

T. Bergeron asks how soon will the water get to the fifty-five lido houses?

K. Pratt states the project should start in 2019 but it will probably take until 2020 to get to Plaistow.

Todd Marquette, 4 Nicholas Road asks if the warrant article passes on March 13 what is the next step?

K. Pratt states the State will finalize the technical solution. Then the funding package will be finalized, intermunicipal agreements will be reached, internal operations/management will be developed and finally project design, construction and start-up will begin.

K. Raymond, 7 Lynwood Street asks if we vote yes on the warrant article, do we have potable water immediately?

K. Pratt answers no.

K. Raymond asks will Pennichuck be ready to go?

M. Pearson states no. The water in the Pennichuck system will be taken out, sanitized, recharged, the system will be flushed and tested. The water should be available in 2020.

K. Raymond asks if Plaistow will pay the most in wheeling fees.

M. Pearson states no. The State is working to help Plaistow. It has to be affordable.

K. Raymond states we need to know.

M. Pearson states there is a meeting with the State on March 12. That evening Plaistow will have another meeting at 6:45pm. He hopes to have a rate by then.

Sam Cafiso, 52 Kingston Road asks who will be allowed to do the work to hook up a home?

K. Pratt states that has not been determined yet.

S. Cafiso states there may be savings if people can hire their own contractor, perhaps do it themselves or there may be discounts if several people on a street have it done at the same time. He also asks who owns the portion of pipe from the street valve to the house. It could be the Town or the home owner.

M. Pearson states he is not the decision maker but he would recommend to the Board that the home owner owns it.

K. Pratt states in most New Hampshire towns with municipal water the home owner owns the portion from the street valve the house.

Patty Cobere, 233 Oak Ridge Road states she is not on the Board of the Homeowners Association for Strawberry Hill but she will tell the Board about it. She believes they will be very interested.

J. Sherman reminds everyone that the next meeting will be held at the Board of Selectmen's meeting on March 12 at 6:45pm.

TOWN MANAGERS REPORT

Potable Water Meetings

Met with Andrews Property Representative

Employee Annual Evaluations

Sale of Town Owned Land Follow-up

Work completed by Integrated It (Safety Complex Emergency Operations Center)

Receipt of Homeland Security Generator Grant Reimbursement

Public Safety Complex

Public Safety Electronic Fixtures

Fire Department Generator Replacement

Road Next to the Public Safety Complex

Damage to Exterior of Police Department

Damage to Interior of Police Department

Highway Department Issues

Sidewalk Plow

SIGNATURE FOLDER

J. Sherman states the manifest and signature folders are going around.

FUTURE AGENDA ITEMS

Reviewed

SELECTMAN REPORTS & OTHER BUSINESS

S. Ranlett

- Attended the Planning Board Meeting.
- Wanted to attend the Old Home Day Meeting but was not able to.

J. Sherman

- States there are 2 potential schedules for Board Meetings. One is basically every other week and the other is weekly. S. Ranlett is in favor of every other week. P. Bracci is not in favor of it. J. Kiszka likes the idea but thinks the next Board should decide. No decision is made tonight but there will not be a meeting next Monday, March 5.

T. Bergeron

- Nothing to report.

J. Kiszka

- Attended the Historical Society Meeting.
- Attended the Old home Day Meeting. They are trying to come up with a way to fundraise through donations, contributions, and/or advertisements. They will try to find out what other towns do. They have an issue with the parade because there is no one to run it. S. Ranlett states Bill Lomes will assist if someone steps up to be in charge. J. K. is recommending Hayley work with the Town Manager to ask for volunteers and suggests maybe we can get this on cable TV. We need to get someone on board to run the parade.

- Is working on trying to distribute the Veteran's certificates from the ceremony held a few years ago honoring Vietnam Vets.
- Attended the Energy Committee. A meeting for Energy will be held next week too. They have a lot of ideas.
- On Thursday he attended the Veterans breakfast in Haverhill. It was a special one for homeless and needy Vets.
- Has made some progress on excavation impact fees. S. Ranlett states he has been working on this issue too.
- On March 25 there will be a benefits service fair for Veterans and their families at the American Legion in Haverhill.

P. Bracci

- Attended the Con Com Meeting. They discussed buying the Andrew's property and are working with a Real Estate Agent. They are still discussing designating some wetlands as "prime". They are working on mapping the trails at the Town Forrest.
- Asks Mark if he has reached out to NH DOT regarding sidewalk maintenance. M. Pearson replies he has reached out and is waiting for a response. He has also looked at other contracts and none of them mention sidewalk maintenance.
- Asks if the road to the Palmer Land needs to be done as he heard a rumor the buyer fell through. M. Pearson replies the road must be built.
- Asks if town employees were told they cannot put election signs on their property. M. Pearson states he did not tell town employees that and he is not aware that anyone else told them that.
- Requests financial reports for December 2017 and January 2018.

J. Sherman states Town Reports are in and more will arrive later in the week. They will be available at the Town Hall, Library and Safety Complex.

J. Sherman adjourned the meeting at 9:13pm
Respectfully submitted,

Beth Hossack,
Recording Secretary