

**Colebrook Select Board**  
**Selectmen Meeting Minutes**  
**September 23, 2024**

Selectboard Members: Sue Collins, Ray Gorman, & Greg Placy

Staff: Tim Stevens

Public: Jamie Emery via ZOOM

**Hearing of the Public:**

- A. Ray and Sue were present, Greg will be in later. Jamie Emery to give update on the water wells. Jamie had great news as both of the wells that were dug are doing really good. The well down in the southern part of town, near Tim's property has the capacity for 76 gallons per minute, which is extraordinary. The well up at Hodge's came out with 26 gallons per minute, which is very good. Both of these wells are definitely worth pursuing. Jamie said the well by Tim's property is the highest producing well in Colebrook, ever. Jamie would like Tim to call Mr. Hodge, as their drilling equipment is up here. Both test wells have been drilled and developed, and they are going to use the equipment to set pumps. Jamie wanted to make a suggestion to the board because of the success of these wells, that we change direction and go straight into five-day pumping tests on these as opposed to going in and building the production wells and then going back and doing the pumping test. Jamie has talked to the State about moving forward with it and the state thought that was a reasonable request. What that means then if the town is willing to do that, Jamie has got to put the contract together for the change, but he has about \$100,000.00 in the existing contract that we would not use and would apply it to this next testing program. There will also be some additional costs because they will be doing the full-scale monitoring of residential wells in the vicinity and the five-day pumping test on both wells, and the full-scale development. Jamie has concerns with the wastewater treatment plant. Jamie does not think there is an issue, but the state is concerned about it. They have seen a lot of clay there, and everything drains towards the river. At some point, the town is going to need to do some work with the Chases, Jamie has met with Tim and Mr. Chase, and he is very friendly and helpful. At some point the town is going to need to get the easement from Chase, Hodge, and Nadig. There will be four different easements. If the pump test demonstrates that the town has a great shot at getting a large ground water withdrawal permit and we can get half a million gallons a day, what we are looking at is 300 gallons a minute or so, that would be what our hope is, then the town would have to start digging into these easements hard. The well down by Tim's has only two properties that the four-hundred-foot radius falls into, that is Mr. Allin, who has said before that he is interested in protecting that land down there and has no interest in developing it. The town would have to negotiate with Mr. Allin. Jamie then recommended the next step would be to move towards the final pumping test and the

final hydrogeological report on these two wells. Jamie then showed the board the two zones where the state is going to require every residential well be monitored, that are not currently monitored by public water. So, Jamie will need Tim to go in with public works and tell him if everybody on that line is served by public water or not. Then Tim and Jamie will sort out who has their own individual wells. Jamie is thinking there are about 20 wells that they will need permission to monitor, and he would like to start that process soon. He would like to start the pump tests before the end of the year. Tim will take a look at the service area and let Jamie know if there is anyone on that system that does not use public water. Then Jamie would like Tim to start looking at the lots in the blue area and tell Jamie the wells that already exist. Discussion ensued. Jamie will send Tim a revised contract. Discussion ensued. Jamie asked if anyone knew where Paul Schmidt stood with the environmental reviews of these sites? Ray believes that CMA is working on that. Jamie believes that they should be done by now, Tim will check on that. Sue believed that the last time the town talked to them, they were waiting on responses from the state. Jamie just needs a go ahead to draw up the proposal from the town. Sue does not see a reason why Greg would oppose this. Discussion ensued.

5:23pm: Greg Placy entered the meeting, board gave overview of the Jamie Emery information.

Charlene Kruell: did not show up, board had a small discussion on why she was going to show up.

### **Regular Agenda:**

- A. Review and approval of Minutes of 9/11/24. Sue made a motion to approve the minutes of 9/11/24, Ray seconded. Motion passed.
- B. Review and Sign Payroll and Disbursement Manifests: The Selectmen reviewed completed payrolls and disbursement manifests and signed them.
- C. Town Manager's Report

-New Cruiser: Tim advised the board that the new cruiser would be here within a couple weeks.

-New Highway Truck: Tim advised the board that the new truck would be here within a couple of weeks.

-Bear Rock Bridge Project: Tim advised the board that guardrails are up and paving is done, and the road is open. Sue advised that the town should be getting final invoices on this project from CMA and HEB and the town should be doing final reports on what we have paid, what we have outstanding, etc. Tim has been in touch with Trout Unlimited. Sue said we need to figure out how much we have taken out of Capital Reserve and how much we still need to take out of Capital Reserve because it should only be about 20% of

the project correct? Greg said correct. Discussion on the Trout Unlimited portion of the project and if the 20% Town share is net of the Trout Unlimited funding.

-Route 145 Project: started today. Tim received a call from one of the landowner's that did not know the project was going on. Tim talked to the landowner, and everything ended up fine. Discussion ensued on if the town office calls people when work is going to be done on their property. Property owners should be called, Tim advised. The Water & Sewer Department and Highway Department is supposed to let the office know when work is going to be done that will impact property. The board also would like it on Facebook and our web page. Greg asked how the new police number was working now, Tim advised that he believes it is going well. Tim also advised that he has put the curb on sending people to the dispatch door, instead the office should be calling downstairs to the officers.

-Main Street Retaining Walls: Tim asked the board if they had seen the State DOT examples of three retaining walls? They all said yes. Ray asked if anyone has talked to the new owners of the house where Beverly White formerly had her store? Tim said yes, and that he is a master electrician from Connecticut. Discussion ensued on the walls and the different plans. The board choose to go with option 3, ready rock. Greg advised that they make those right at Carroll Concrete.

-Hicks Hardware water entering around the sewer line: Tim advised that David Hicks came to the office to talk to him, and that he had talked to Mike Worters as well about this issue. Randy from Talmadge Plumbing ran a camera down the line and around the outside of it is where it is separating. David said since the job has been done, he has been getting water inside his cellar. David advised Tim that he even talked to Greg Marchand when he worked here, and nothing was done. Lately it is getting worse, and it is starting to impact the walls in the store. David wants to know if it is his responsibility or the towns? Tim advised the board that the project cannot be done from inside because it is all granite, it will need to be a sidewalk project. This is the first the board is hearing of this issue. Tim showed the board pictures that Mike Worters took of the basement. Discussion ensued. Tim will talk to the Highway Crew.

VA Tax Credits: Tim advised the board that the town has two tax credits, one is \$150.00, and one is \$750.00. Tim brought up the RSA for Veteran's Tax Credits. Both amounts have to be the same. The board decided that both amounts are to be \$150.00 per Town Meeting vote in 2023. It is believed that some people are getting both. Discussion ensued.

Street Lighting: Tim asked the board if any of them had any recommendations for the street lighting since they have wrapped up meetings with Affinity. Ray thought the board was meeting again with Affinity and they were going to bring a map. Tim said yes, they are coming tomorrow and would show it to Tim. Greg feels that the town should be able to reduce some of the lighting out of town. Affinity will be meeting with Tim, the Police

Department, Fire Department, and Road Agent tomorrow morning. Then after that they will take their input and present to the Selectboard. Discussion ensued.

### **New Business:**

- A. None

### **Old Business:**

- A. Greg Sipple Abatement: Tim has tried calling and he does not return the calls. Sue and Tim will keep trying.
- B. Mike Collins Abatement: (Mohawk Cottages) Tim called and found out the leak is after the meter, but before the building. The bill was so much because they tried for five weeks to find someone to fix it. They said it was not running back into their sewer. The board had signed the sewer abatement and then it was rescinded. Sue made a motion to approve the application of Micheal R. Collins for property located at 65 Route 26 for a sewer abatement of \$2,124.67, Ray seconded the motion, all agreed, motion passed. The board did not sign the water abatement, but Ray wanted it known that from now on it is their issue to fix this.
- C. Tim brought up the abatement for Colby Commons for water and sewer. Tim talked to Mike Worters about this. Mike explained that they are one of the top water users in the town and they have been notified that they have a water leak more than once. It has nothing to do with their endpoints. Tim asked the board if they wanted to take action on either of those abatements and they said they wanted to wait until they get more information. Greg said they also should be told about how they can go on "Eye on Water" and see for themselves. The board decided not to sign the abatements for Colby Commons.
- D. Laurence Clark's abatement had been rescinded. This is just a matter of a new endpoint being installed, they had been using averages for their water and now with the new endpoint, they are getting actual usage as opposed to averages. The board decided to not sign these abatements.
- E. Lien Letters: lien letters were sent out. Melanie said that the ones from 2012 to 2020 letters are the ones that went out. Sue wanted to know why Margaret Crawford's property was not on the list that they received. Sue said they wanted a complete list of all properties that can be taken. Discussion ensued.
- F. Status of MS 434: The only thing the town is waiting on is to see if we got paid for Diamond Pond Road Maintenance. Then it should be ready. Sue would like a copy when it is finally done.

**Tabled/Pending Items:**

- A. Working on Ordinances.

**For Approval and Signature:**

- A. Intent to Cut: Jeffrey Fournier, the board signed.
- B. Veteran's Credit: Steven Madonna (more information needed), the board signed.
- C. Tim had a wife call and say she filled out the form wrong, they put that they were totally disabled and not employable, but that was not true because Tim looked at their DD2. They feel they should have been getting the tax credit since 2020, but this is the first year they actually applied. They wanted a retroactive refund and said they were going to get a lawyer and sue us. Tim will follow up with that.

**Hearing of the Public and Any Other Business:**

-The board would like a copy of the payment plans for water & sewer and taxes ahead of the next meeting.

-Sue would like to know if Tim would like the Salary Worksheet again this year that she does for budget time. Tim said yes.

-Sue advised that Melanie gave the Board copies of insurance rates for Interlocal Trust and that a single plan has gone up \$59.00 a year which is 4.5% and on the other two plans it has gone up 4.6%. These are still early rates, and they might not be this much. We also have not received rates from HealthTrust yet. Discussion ensued.

-Sue wanted to make sure that in our tax records the CDC (spec building) on Bromage Drive has no more tax-exempt status.

-Sue asked if the new assessor has started yet. Tim said no because DRA has not approved them yet.

-Sue asked if there was any follow-up on Willey Rd. Tim advised that he spoke with the Highway Dept and they said they would be on it. TJ is out right now because of his surgery but is working from home.

-Sue asked if anything new was going on, on Aldrich Road. FEMA and HEB are talking to come up with a plan.

-Sue asked if Melanie had posted that budget transfer yet? Tim thinks that she did. Tim will find out for sure.

-Sue wanted to know if there was any update on the welfare recipient, we are housing in Laconia? Tim said no, we are still housing her.

-Sue was asked how the money being returned to the state from the schools would affect the Town of Colebrook's tax rate? Sue said she used the property rates and equalization amount from last time.

-Ray had a question about why we couldn't use the Emergency Engineer from North Country Council's grant for the Aldrich Road Project? Tim said he was told that we did not qualify because it did not meet the criteria of an emergency. The road was passable, and no one was in danger. Ray believes the road is getting worse. Discussion ensued on a meeting at North Country Council that Ray attended.

-Ray asked how we ended up with the water trough that is in the park? Tim explained that it was in the Kiwanis Park, and they were going to get rid of it when Arnold Goodrum said, "that is part of Colebrook's history and was located where George M. Stevens building is now, where the horses would go to drink water. Ray felt it is attracting mosquitos and black flies. Arnold has assured Tim that he is putting tablets in there to keep the bugs away. Ray asked, so anyone can put whatever they want in that park? Ray does not feel that it looks good, and he has worked hard to make that park look nice.

-Dispatch is going to be setting up a meeting with the NH Department of Safety. They called and said they would get back to the Dispatch Board, but they have not heard anything. They will give it a week. Discussion ensued.

**Non-Public Session Under RSA: 91-A:3, II (c):**

**Determine Date for Next Meeting:** October 8, 2024, at 1:00pm

**Adjourned:** Sue made a motion to adjourn, Ray seconded the motion, motion passed to adjourn meeting. The meeting was adjourned at 6:45pm.

Respectfully submitted,

*Heidi Lawton*

Heidi Lawton, Administrative Assistant, Town of Colebrook