

BOARD OF SELECTMEN MEETING
July 22, 2025
MINUTES

Present: Jason Somero (acting chair), Lou Alvarez, Debbie Deaton (Town Administrator)

Also present: Alan Doyle, Joe Woodworth, Helen Roy, Sissy Chalke, Andrew Komar, Peter Somero, Colin Carroll, Louise DelPapa, Craig Smeeth

5:00 Open Meeting with the Pledge of Allegiance

5:04 Joe Woodworth:

Joe has reviewed the expenditures to date and we are in good shape for the second quarter. There are a couple of coding errors on invoices but those will be fixed. We are at 47% for the year. We are over budget on DPW Part time/Overtime. Other than that, it looks good.

5:10 Helen Roy, Ashby Road:

Mrs. Roy has been in on several occasions regarding water going into her yard. She stated she is still trying to get her yard fixed and feels the problem lies with the Town.

Mrs. Roy feels the pipe that was installed around 35 years ago needs to be replaced and that would solve the problem. Jason said he agreed but when he looked at the culvert, it didn't seem blocked. He added the town hasn't done any work that would cause the water to go into her yard. Jason told Mrs. Roy that if the Town is responsible, then we would fix it. He also said he would go look at it again tonight if we get out of the meeting before dark.

Helen said her friend called Maggie Hassan's office telling them the town is being cruel to an elderly person to let her live like this.

Jason said we have sent everyone we can who has authority over this to her property with authority. Jason reiterated he will try to go there tonight to look at the culvert that goes across Ashby Road.

Lou asked when her insurance company had been there to look at it and Helen replied they had never been there.

Jason said the town is not doing this intentionally and we wouldn't hesitate to help if it's the town's responsibility.

Alan Doyle suggested calling the insurance company to see if they had someone that could find out where the problem is coming from. That would be the first step.

Peter Somero added that the driveway culverts/underdrains above Mrs. Roy are plugged and he has asked them to clean them. Lou said he would like to meet Peter to view the situation.

5:30 Timbertop Road/Hubbard Pond Road Intersection-Petition:

A petition was submitted to the Selectboard from Fred Joyce and Dream Dawn to adjust the intersection to make it safer. Jason read the petition (attached).

☺ Jason made a motion to accept the petition to layout and adjust the intersection of Timbertop and Hubbard Pond Roads. Lou seconded the motion and it passed unanimously.

Debbie will post the notice in the Monadnock Ledger for a Public Hearing on August 26th at 7pm as well as posting it in the lobby, post office and on the Town website.

Peter Somero stated he had contacted Eversource regarding moving one of their poles to find out what the cost will be. All of the other work will be in-house.

6:00 Sissy Chalke, Request for 2nd Driveway for ADU:

Sissy stated the driveway approval was one of the conditions on the approval for the ADU. Peter had inspected the area and said it met the criteria (email attached). A driveway permit was also applied for.

☞ Jason made a motion to approve the second driveway for the ADU. Lou seconded the motion and it passed unanimously.

Sissy also inquired about subdividing the sand pit off of Ashburnham Road. The Board directed her to go to the Planning Board for a conceptual hearing.

6:06 Round Table Discussion:

- Debbie informed the Board about the 275th Anniversary picnic at the Barrett House on Sunday from 12-3. She added 275th limited edition pewter ornaments will be sold at the Town Office for \$20 each (cash or check). The 275th Celebration will culminate on October 4th in conjunction with Autumnfest. There will be a parade at 10am from the Congregational Church to Memorial Field. Anyone wishing to participate in the parade should contact Debbie.

- Jason asked when SWRPC will be coming in to explain the report done for the old highway garage. Debbie said she believed it was August 19th but she will confirm this.

6:16 Waterloom Dam:

- Andrew Komar stated he represents Medko Energy (see attached). Last year, the dam was lowered for an emergency repair to the dam which was completed. At that time, the Board was informed the turbine and headgate would need to be repaired as well.

- The dam lowering will occur on August 1st and will take 2 to 4 weeks for the draw down and approximately 4 to 6 weeks to complete the repairs. These estimates were determined by the DES.

Jason added that this is informational only and the Selectboard has no authority over this. Andrew agreed.

- Colin stated that the draw down is bad timing. This is happening during the heat of the summer where people use the pond for swimming/recreation. Andrew responded that the Dam Bureau chose the date to ensure all of the work could be completed before any freezing occurred.

- Craig said New Ipswich has a water problem when it comes to firefighting and Waterloom Pond plays a huge part in that. Debbie replied the Fire Department had a contingent plan when this happened last year and she will confirm that they have a plan for this. Craig suggested Ashley Saari put an article in the Monadnock Ledger regarding this.

- Andrew said once the repairs are made, they should only require the draw down every 5 years for maintenance.

- Craig wanted to ensure that the construction would adhere to the Town's Noise Ordinance (Quiet hours, 10pm-7am). Andrew ensured they would.

• Louise stated that the property had always been kept very tidy and neat and now there are sand piles and equipment so it looks very messy. She asked that it be cleaned up when all of the work is done. Andrew replied the equipment, etc. is needed for the repairs and will be cleaned up when all of the work is done.

6:30 Round Table Discussion continued:

• Peter stated he had 3 quotes for the repair of the roof on the old schoolhouse but 2 of them were from last year. He will check to see if they are still valid.

• Peter also said Grace Electric doesn't think we definitely need to replace the transformer at the Fire Department but the Fire Department has concerns because of the age of it (over 60 years old). He is still working with the Fire Department on this.

• Jason mentioned the Fire Fighter's Association is interested in the Antique Fire Brigade Building. Jason would like to look into what we need to do to facilitate this.

Debbie had mentioned that part of the parking lot at the church belongs to the AFB building. When the BOS was considering auctioning the building years ago, Mike Martel had asked if the church could still use the parking lot. Jason asked Debbie to set up a meeting to discuss terms.

6:41 Non-public RSA 91-A:3, II (c)- Jason made a motion to go into Non-Public under RSA 91-A:3, II (c). Lou seconded the motion and it passed unanimously. At 7:50, Jason made a motion to return to public session. Lou seconded the motion and it passed unanimously. Jason made a motion to seal the minutes. Lou seconded the motion and it passed unanimously. No decisions were made.

At 7:51, Jason made a motion to adjourn the meeting. Lou seconded the motion and it passed unanimously.

Respectfully submitted,

Debbie Deaton
Town Administrator

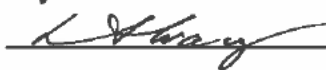
Minutes approved by BOARD OF SELECTMEN

Shawn Talbot:

Jason Somero:

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Lou Alvarez:

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Petition to Lay Out and Adjust a Public Highway

Pursuant to RSA 231:8 and RSA 231:10

To the Selectboard of the Town of New Ipswich:

We, the undersigned landowners, respectfully petition the Selectboard to lay out and adjust a portion of a public highway pursuant to RSA 231:8 and RSA 231:10. The proposed location is the intersection of Timbertop Road and Hubbard Pond Road. This petition includes the information required by statute and relevant materials for consideration.

The following individuals are landowners as defined under RSA 231:10 and own the section of the highway to be adjusted (see Easement):

- Frederick P. Joyce III and Dream Dawn
38 Hubbard Pond Road
New Ipswich, NH 03071

Easement and roadway layout plans prepared and stamped by a licensed surveyor/engineer are attached. These plans illustrate the proposed adjustment to the highway, including location, dimensions, and related easement information.
(Attachment A: Easement and Layout Plans)

The proposed adjustment to the highway is necessary for safety purposes and to make the layout of the intersection more conforming with New Hampshire Department of Transportation (DOT) rules.

The adjustment/construction is intended to take effect as soon as the road is laid out and approved by the Selectboard following the required public hearing.

Petitioners

Name(s): Frederick P. Joyce III and Dream Dawn

Mailing Address: 38 Hubbard Pond Road

New Ipswich, NH 03071

Telephone: [REDACTED]

Email (optional): [REDACTED]

Signature(s):


Frederick P. Joyce III

Date: 7/14/25


Dream Dawn

Date: 7/14/25



TOWN OF NEW IPSWICH

661 Turnpike Rd, New Ipswich, NH 03071
Department of Public Works



July 9, 2025

To whom it may concern:

I looked at the ADU driveway on Lafleur Pvt. Dr and found it meets the driveway regulations except for the safe sight distance of 400 feet, which is not possible because Lafleur Pvt. Dr. turns to the right going further into the property and in the other direction Lafleur Pvt. Dr. ends at the state road. It is located in the best spot for a safe sight distance as possible and moving the driveway entrance further into the property would not change anything or work because there is a brook that runs under Lafleur Pvt. Dr. next to the ADU driveway entrance.

Thank you!

Peter Somero
dpw@newipswichnh.gov
(603) 878-2447

Waterloom Dam

Talking Points:

- Hello everyone, thanks for having me here today. My name is Andy Komar, and I represent Madko Energy, the group that owns and manages the dam that forms Waterloom Pond.
- Last year, my colleague Jacob came here to talk about an emergency drawdown that was needed to repair a major crack in the dam wall. That repair was successful, and the south side of the spillway is now in a stable condition. The north side of the spillway and the spillway itself is still in poor condition, but maintenance can still be deferred until the necessary capital is available.
- I'm here today to talk about the drawdown that we'll be doing of Waterloom Pond for scheduled maintenance of the headgate assembly. We will begin the drawdown on August 1st. Depending on weather, we expect the drawdown to take several weeks to lower the water level to the required amount to begin the work. We then expect the work to take about 4-6 weeks, at which time we will re-close the dam and allow the pond to re-fill.
- We estimate the total time for the dewatering from the time we pull the plug to the time we allow it to start refilling to be about 2 months. The re-filling process can take several weeks to a couple of months, depending on rainfall.
- While our estimated dewatering time is 2 months, we notified New Hampshire Fish and Game and New Hampshire Department of Environmental Services (NHDES) Dam Bureau that in the worst case scenario, this dewatering period could last up to 4 months.
- We ask the public to please stay off the dam property, as it is both a dangerous active work zone and private property.

Potential questions:

- **Why do you need to do this drawdown / What work is to be done during the drawdown?** Unlike the last time that we drew down, this is not an emergency. Rather, there is work that needs to be done on the restoration of key parts of the dam to ensure the long term safety of the dam, and to get the hydroelectric plant operational again. The focus of the work this time is on getting the head gate operational again, as it is presently rusted shut. The trash rack in front of the head gate also needs to be inspected and potentially replaced depending on the status of it.
- **Is it possible to avoid drawing down? / I don't want you to draw down the pond:** Unfortunately, this maintenance work is required to continue the safe operation of the dam. In its current state, only the emergency waste gate can be used to regulate the flow of the water over the spillway, and this isn't an adequate control given its small size. Operation of the head gate gives us, the operators, much more control over how much water is released to avoid overtopping during large storms. This work is also required to restore the operation of the hydroelectric facility.

- **Will this be the last draw down? Are you planning on having to do this again?:** We are planning on having to draw down once more in the next 5 years in order to do more long-term maintenance on the dam. I mentioned earlier that during the last draw down, we were able to shore up the south side of the spillway, but much more work needs to be done to shore up the rest of the spillway and abutment. This work cannot be completed during this draw down as we do not have the funds to complete such work, and while it is important that these issues are addressed, FERC (Federal Energy Regulatory Committee) the licensing body and NH DES agree that we have some time to address these issues as funds become available. Getting the hydroelectric station online will help further this financial goal. Of course, we can draw down at any time if there is a more emergent issue at hand, as there was last summer.
- **How far will the level of the pond go down?** It will go down the exact same amount that it did last year, which is to the bottom of the emergency sluice gate, or about 11 feet. We will additionally be building a coffer dam to lower the water level further at our work site, but the pond as a whole will only reduce in height by that 11 feet.
- **What about down stream? Will the river dry up?:** During the period that we are dewatered, as we did last year, we will have a siphon in place to ensure that we are passing at least the minimum amount of water required by law downstream, about .5 cubic feet of water per second.
- **I have a summer party / dock in the water / some exigent reason that the timing of this draw down is not good. Can you delay it?** Unfortunately, given the period of time that we will have to perform work before the pond starts to freeze for the winter, we need to begin the drawdown on August 1st. In coordination with Fish and Wildlife, this is also the best time for the local aquatic life cycle as well. As a reminder, it will take several weeks for the water level to go down completely - we are just beginning the draw down process on this date.