

BOARD OF SELECTMEN MEETING

August 19, 2025

MINUTES

Present: Shawn Talbot (chair), Jason Somero, Lou Alvarez

Also present: Alan Doyle, Cody Vaillancourt (Assistant Fire Chief), Matt Hatcher (Firefighter), Ray Aho, Anthony Aho, Peter Somero (DPW Director), Mindy Buxton.

YouTube link: <https://youtu.be/9Ca3TPt-SIs?list=PLzGryVtWOBk8maGIwV0C7-1OgfqwrldjQ>

5:00 Open Meeting with the Pledge of Allegiance

5:02 SWRPC, Old Highway Garage property:

Present: JB Mack (SWRPC), Melinda Bubier (NHDES), John Pasquale (NHDES), John Ouelette (Pinchin), Diane Knisley, Paul Somero, Lars Somero

Please watch video for entire discussion.

JB Mack stated Southwest Regional Planning Commission has been working with the Town on this Brownfield project for the past couple of years. There were some delays because the well was very dry and unable to be tested. John Ouelette presented the attached slide show. He explained some of the components from Phase 1 (oil tank that was assumed present wasn't there, some pipes were found). The hydraulic lift is still in the garage. Due to the history of the property, many things were being looked into.

Ground Penetrating Radar was performed. There are some containers that need to be removed.

On Mr. Somero's property, there was nothing on his property other than the septic and fill leaching onto his property.

A first round of work was done and they came back and did a second round of samples. A full sweep was tested (bore holes are shown on attachment). Most borings showed arsenic present. On Mr. Somero's property, it seems this is naturally occurring but on the Town property, there were exceedances that will need to be addressed (it could have come from fill that was brought in). The easiest way to remediate would be to take down the existing building.

The groundwater was also tested. Arsenic was detected in one of the wells which could be caused by the petroleum that was on the site. There is PFAS contamination as well.

Mr. Somero's property contains Arsenic but seems to be inherent in the land. Mr. Somero added that the school culverts drain across the street into his property. The well with the high numbers is right in line with the leech field on the Town property.

The first recommendation from the State is to define a groundwater management zone, possibly for both lots. John feels there is too much fill to remove from Mr. Somero's property and wondered if the Town should take over that portion of the property.

Jason asked if there was any kind of remediation that could be done. John replied if the building was removed, that would be the easiest solution.

JB said they would like to try to clear the title for Mr. Somero so he can sell the property. One option would be to do a lot line adjustment with the Town so the fill portion would belong to the Town. Diane said part of

the problem is banks won't give a loan if the ground is contaminated. Melinda stated the arsenic on the property is not contamination. That stigma is removed. JB said to do a Phase 1 (environmental due diligence document) should be prepared for a prospective purchaser as well as a Covenant Not to Sue. These documents will release the owner from Federal and State liability.

JB added, when we talk about remediation, depending on what the Town wants to do with the property, this would guide the remediation process. If the Town wants to use it as a community center, that assumes there would be kids playing there so if there's arsenic in the soils. John said the arsenic is a naturally occurring thing but it's not a good optic. Shawn said the original thought was to either sell the building or develop it into a community center. If the whole lot was paved, it would essentially be capped.

Arsenic levels should be less than 20 (naturally occurring) and this property is 41. The DES feels the levels on the Somero property seem to be naturally occurring but on the town property, something else is going on. Melinda said there would need to be a site plan and go from there. Depending on the use, there would be different risk factors. It would be fine for a DPW building because it's adults going in and out but if there's grass and kids playing, that's a different risk factor.

The soils under the slab would have to be addressed if the building was to remain. Brownfield funds could possibly be used to remove the building and estimate the options for remediation.

Jason asked what the solution is so the Somero's can sell the property. John replied a lot line adjustment would need to be done, which would be approximately 20 feet on the left side where the fill is. The other option would be to leave the fill and see what happens.

JB said it would have to be decided if a lot line adjustment should be done and if not, do a new Phase 1 on the fill. He added that would be a potential Brownfield funded project.

It was decided to have a discussion with Mr. Somero at a later date to discuss the options and have a public meeting regarding the final decision. JB said they would be willing to go to the public meeting for technical information.

6:10 Aho Building/Driveway Permit Old Rindge Road:

This had been brought before the BOS previously and now have conditional Planning Board approval. Ray stated he is asking permission for a driveway permit on Old Rindge Road. He stated Peter Somero has been out there to review this and staked it out.

Mr. Aho presented the Board with the recorded Release of Liability and Planning Board Conditional Approval.

☞ Shawn made a motion to approve the driveway permit for Map 7, lot 1-8. Jason seconded the motion and it passed unanimously.

6:15 Ray Bradler, Old Wilton Road drainage complaint:

Mr. Bradler stated Peter has done a great job with the culverts so far and described his concerns. If 1" of rain falls, it would dump approximately 30,000 gallons of water onto his property. He estimates it would cost approximately \$8,000 to solve the problem. Mr. Bradler had also spoken to Kirk Stenerson who said it's been connected how it always has been and doesn't see the need to change it.

The new drainage is much larger than the previously existing drainage system. Mr. Bradler submitted photos of his property before and after a rain and the difference is dramatic.

Mr. Bradler feels there is a long range detriment to his property and would like the culvert on the side of Route 45 to be changed. He added he would be happy to pay for it. Lou said they would have to work with the State on this because Route 45 is a State Road.

Peter said he would have to get State permission to do any alterations for this. Kirk Stenerson (DOT) told Peter to connect where it is currently connected so that's what they did.

Shawn stated the hurdle would be it not eroding the State Road. Peter submitted an email from Kirk regarding the situation. Shawn added if any action is going to be taken, it will be slow because the Town will have to confer with the State and see what they are willing to do, if anything. Mr. Bradler asked if the Town could possibly coerce the State to take some action. The email from Kirk was given to Mr. Bradler for his review.

Mr. Bradler said he feels the case to the State should be this is going to be detrimental to his property.

Shawn said he would like to get together with Mr. Bradler soon to get a better understanding of the situation.

6:35 Fire Department-Cody Vaillancourt, truck purchase:

Cody is here to discuss the purchase of a new utility truck. The current truck is 1986 Chevy 2500 and needs to be retired. It can't tow the new trailer. The new truck would be able to be used to run hose, directing traffic, etc. Cody submitted quotes. LaPrade & Simple Signworks would go together. Beltronics and Modular are radios for the truck. This would come from the Communications Capital Reserve.

The MacMulkin quote is just the vehicle itself and would have to add the LaPrade & Simple Signworks for completion. Cody said he prefers the McGovern quote because it is the least expensive and the truck is in stock.

Cody added that they have been working with Dee Daley for future purchases of vehicles (CIP).

Shawn said the request from the Capital Reserve was \$74,250. Cody said they had added a reserve in case of tariffs.

☞ Shawn made a motion to approve the request to purchase a replacement truck from MHQ not to exceed \$74,250. Lou seconded the motion and it passed unanimously.

Cody said the FD has moved to Beltronics for their radios. He added there is a potential credit from Modular and is waiting to hear back from them. If that is the case, they would buy the radios from Modular and have Beltronics install them (approximately \$1,500). Jason said that would be below the threshold for needing BOS approval if that is the case.

☞ Shawn made a motion to approve the request for the radio for the new utility truck not to exceed \$7,500 from the FD Communications Capital Reserve. Lou seconded the motion and it passed unanimously.

Cody said they only have 1 quote for the protection equipment (\$21,500). The new quote has the PFAS free spec for the equipment. This is the best protection they can get for the safety of the firefighters. Each firefighter gets their own set of gear when they sign up. Gear is only serviceable for 10 years.

☞ Shawn made a motion to approve the request for protection equipment to come from the Fire Protection Capital Reserve fund up to \$21,500. Lou seconded the motion and it passed unanimously.

Cody submitted a Deputy Warden form for Mark Tapley as the Deputy Firefighter and the Deputy Warden position goes with that. Shawn signed the form.

7:20 Parks and Rec-Mindy Buxton:

The pool was officially closed last Friday. A lot of issues had come up during the season but were able to keep it open for 8 of the 9 weeks.

Mindy said there is a leak in the skimmers and they have sunk. They are spending a lot of money filling the pool because of this. She met with the Trustees of the Trust Funds and the situation was reviewed to see if the Parks and Rec Maintenance Capital Reserve could be used to repair the pool. It was agreed that the pool falls under Parks and Rec so this could be used to repair the skimmers. She doesn't really want to use this fund but there isn't enough money in the Pool Capital Reserve.

If this isn't done, this will either cost a lot more money or the pool will have to be closed next year. There was more discussion regarding the pool situation.

Mindy received 2 quotes for the repair. She is looking to use \$20,000 from Parks and Rec Capital Reserve and \$10,000 from Pool Maintenance. Mindy prefers the Gunitite quote because they said they would be able to come out within 2 weeks and they had done the coping and tile repairs this year.

☞ Shawn made a motion to approve the request to repair the pool skimmers in the amount of \$29,385 from Gunitite Pools. The funds will come from Parks & Rec Maintenance Capital Reserve up to \$20,000 and the Pool Maintenance Fund up to \$10,000. Jason seconded the motion and it passed unanimously.

7:45 Round Table Discussion:

- The Board signed the authorization form for Standard Power to get price quotes for electricity.
- Lou requested the Board sign his License to sell pistols and firearms renewal as required by the State of New Hampshire. This is done every 5 years.
- Jason said the list of 25 MPH roads in town from Chief Abel. He added the town is out of compliance with the state. There have been no traffic studies done to enforce the 25 MPH speed limits.

☞ Jason made a motion to replace all minimum speed limits be 30 MPH so the speed limit is enforceable. Shawn seconded the motion and there was more discussion. Shawn asked if Jason knew the cost of this and Jason replied he did not. Shawn added there are 25 roads and 13 of those that don't have speed limit signs at all. Lou said he had originally proposed putting speed limit signs on all entrances to New Ipswich but Chief Abel said it is confusing for drivers. Jason said he would be open to amending the motion to assigning the 30MPH speed limit. Shawn said he would like to have the posting and replacement signs as part of the budget. He understands the value to having this done as well as posting the roads that aren't posted at all.

The final vote was unanimous to replace the 25 MPH signs with 30 MPH signs as well as posting the roads that aren't posted, as the budget allows.

- Jason mentioned the intersection of Goen Road and Smithville Road and the fact that there is a stop sign there and there is no need for it. Jason said there is a stop sign from Page Hill Road. Goen Road shouldn't have to stop. He thinks most people feel the stop sign is useless. Shawn would like to investigate this further.
- Jason brought up the Class VI road policy. He added he didn't think the penalty structure was ever defined. Shawn agreed and would like to get some examples from other towns to see what the structure could/should be. This will be revisited on September 9th.
- Jason said Debbie had forwarded an email from Liz Pogorzelski inviting the BOS to attend some of their budget meetings. Jason read the email requesting the BOS and school be more interactive during the budget

process. The Board agreed they would like to attend. No time was listed on the email so that will be critical to them committing to this.

- Shawn said he is working with the 275th Committee, Autumnfest Committee, Parks & Rec and the school to see if we could move some or all of the elements to the high school, in particular, the fireworks and possibly some fair equipment. The current discussion is to have all of the normal Autumnfest things at the field and then move to the high school with food trucks, fireworks and rides in the evening.
- Alan said the Coast Guard has been moved over to Homeland Security and we are missing the Space flag.

8:06 Non-public RSA 91-A:3, II (c)- Shawn made a motion to go into Non-Public under RSA 91-A:3, II (c). Lou seconded the motion and it passed unanimously. At 8:40, Jason made a motion to return to public session. Shawn seconded the motion and it passed unanimously.

At 8:41, Jason made a motion to adjourn the meeting. Shawn seconded the motion and it passed unanimously.

Respectfully submitted,

Debbie Deaton
Town Administrator

Minutes approved by BOARD OF SELECTMEN

Shawn Talbot:



Jason Somero:



Lou Alvarez:



Lot 97 and Lot 99 Properties New Ipswich, NH

Supplemental Phase II Environmental Site Assessment
July 16, 2025

Lot 99

Funded through the SWRPC and NHDES
U.S. EPA Brownfields Assessment Programs

Lot 97





LOT 97



Phase I ESA Conclusions (Lot 97)

- Recognized Environmental Conditions (RECs):
 - Suspect 1,000-gallon heating oil underground storage tank (UST).
 - Onsite septic system (location unknown) and floor drain (discharge location unknown).
 - Former location of the Municipal Electric Light Department of New Ipswich, NH (alleged release(s) of dielectric fluids from transformers (polychlorinated biphenyl (PCBs)?).
 - Historic uses of building as a gasoline filling station and repair garage, local electric utility and Town garage; associated activities likely included vehicle maintenance and repair within the building which has a floor drain and a hydraulic lift.
- Areas of Concern (AOCs):
 - The Site is the location of fill soils which are believed to contain various waste items; hazardous substances and/or petroleum products (HSPP) associated with buried waste items are unknown. These fill soils extend significantly onto the abutting undeveloped property to the west and north of the Site.
 - Remnants of an in-ground hydraulic lift is located within one of the two service bays in the Site building.
 - The Site is the location of several HSPP containers, primarily unlabeled, that are improperly stored within the building.
 - Given the transient nature of items brought onto the Site in relation to the historic operations conducted, additional unidentified HSPP (beyond those identified in this environmental site assessment (ESA)) may have adversely impacted the environmental condition of the Site.

ESA Recommendations (Lot 97)

- Completion of a ground penetrating radar and geophysical survey to locate the septic tank and/or leach field, confirm or dismiss the presence of a UST(s) on the Site, identify piping and/or drainage location associated with the floor drain, and identify potential buried drums/waste containers and/or other HSPP containing items on the Site.
- Removal and appropriate disposal of HSPP remaining within the Site building including two 275-gallon ASTs (mostly empty) and two 55-gallon drums that likely contain used oil.
- Completion of a limited subsurface investigation (LSI), including the advancement of soil borings and the installation of groundwater monitoring wells, to assess current soil and groundwater conditions throughout the Site.

Phase I ESA Conclusions (Lot 99)

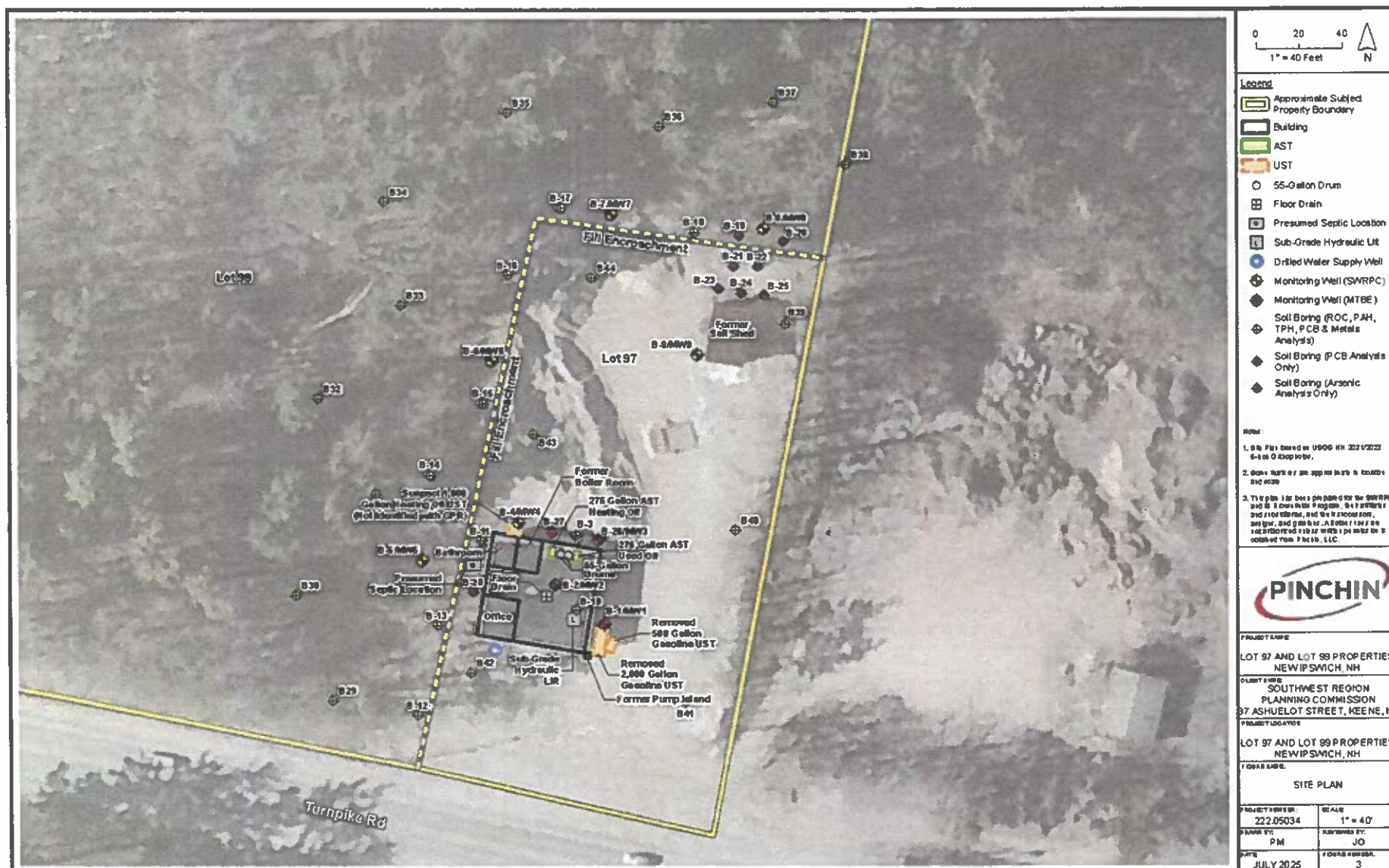
Some property

- Recognized Environmental Conditions:
 - The reported draining of septic run off onto the Site from the east abutting former Town of New Ipswich Public Works Garage property represents a REC in association with the Site.
- Areas of Concern:
 - Fill soils associated with the east abutting property, which are believed to contain various waste items, extend onto portions of the Site. HSPP associated with buried waste items within the fill are unknown, and potential adverse impacts to Site soils and groundwater from these fill soils/buried materials have not been assessed.
 - Historic land uses associated with the east abutting property, as previously discussed, represent potential environmental concerns for the Site.
 - Given the transient nature of items brought onto the east abutting property in relation to the historic operations conducted and fill materials placed that extend onto the Site, additional unidentified HSPP (beyond those identified in this ESA) may have adversely impacted the environmental condition of the Site.

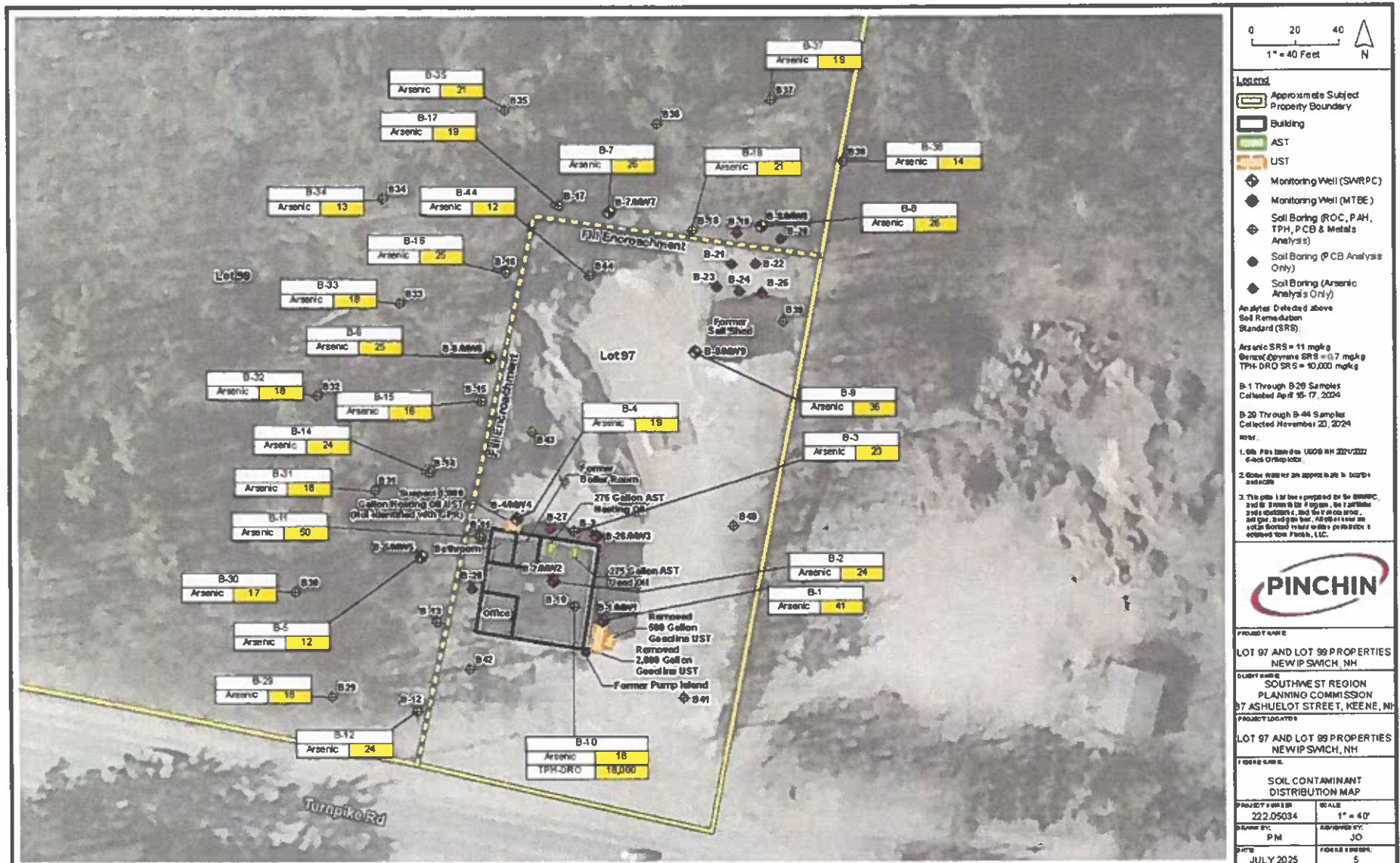
ESA Recommendations (Lot 99)

- Completion of a ground penetrating radar and geophysical survey to locate potential buried drums/waste containers and/or other HSPP containing items on the Site in association with the fill soils/materials that encroach onto the Site from boundaries shared with the abutting former Town of New Ipswich Public Works Garage, and to locate piping and/or septic structures on the Site that service this abutting former municipal/commercial garage property.
- Completion of a LSI, including the advancement of soil borings and the installation of groundwater monitoring wells, to assess current soil and groundwater conditions on the Site.

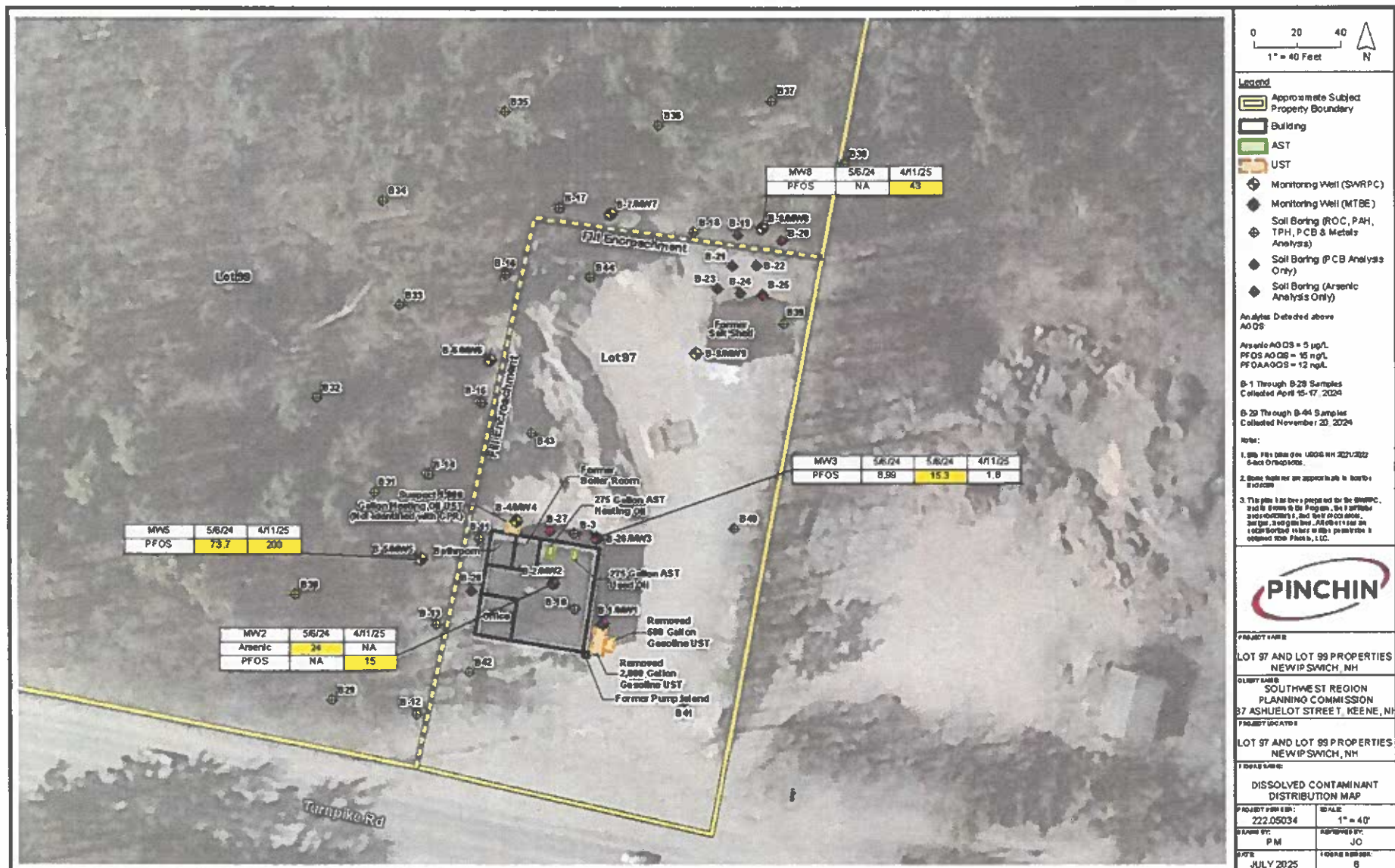
Areas of Investigation (Lot 97 & Lot 99)



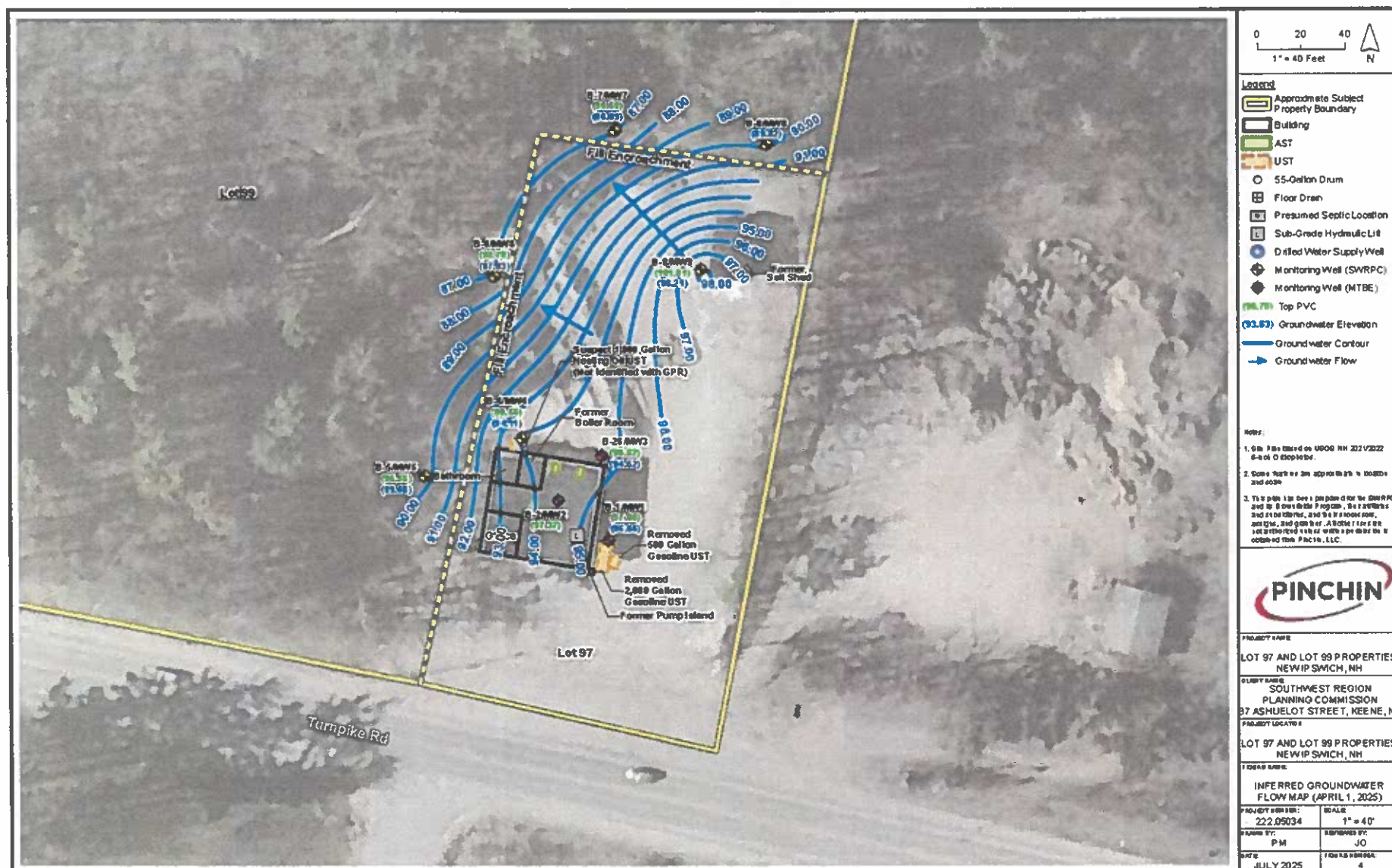
NHDES Soil Exceedances



NHDES Groundwater Exceedances



Inferred Groundwater Flow Direction



Lot 99 Conclusions

Some property

- As arsenic was detected at concentrations ranging from 12 to 26 mg/kg in nineteen of the twenty soil samples collected from Lot 99, at concentrations exceeding the SRS for arsenic of 11 mg/kg, these soils are inferred to be indicative of a Site-specific background condition.
- PFOA and/or PFOS were detected above AGQs in the groundwater samples collected from two of the four monitoring wells installed on Lot 99 during one or both of the sampling events at concentrations exceeding applicable AGQs. PFOA was detected in monitoring well MW8 installed on this lot behind the former Salt Shed on Lot 97. PFOS was detected in the monitoring well MW5 installed on this lot in an inferred downgradient location relative from the leach field associated with the Site building on Lot 97. It should be noted that PFAS compounds were not detected above laboratory detection limits in the soil samples submitted for PFAS laboratory analysis.

Lot 97 Conclusions

- Arsenic was detected at concentrations ranging from 12 to 50 milligrams per kilogram (mg/kg) in seven of the fourteen soil samples collected from Lot 97 at concentrations exceeding the Soil Remediation Standards (SRS) for arsenic of 11 mg/kg. Four of these seven were similar in concentrations to the Site-specific background condition noted on Lot 99. However, arsenic was detected in three of the samples (B-9, B-1 and B-11) at more elevated concentrations of 36, 42 and 50 mg/kg, respectively.
- The site history and data do not suggest that a release of arsenic from a previous site process has occurred, but perhaps that the elevated arsenic is naturally occurring to the fill that was brought onsite during development. The mobilization of the arsenic from these soils could also have been associated with oil from past uses as a repair garage and/or the storage of salt at the site by the Department of Public Works (DPW).
- The concentration of total petroleum hydrocarbons-diesel range organics (TPH-DRO) (15,000 mg/kg) detected in the soil sample collected from boring B-10, which was advanced adjacent to the inactive in-ground hydraulic lift in the Site building, is likely associated with historical activities previously conducted within the building. Photoionizable compounds (PICs) were measured in the soil sample collected from this boring approximately 1 foot below grade at a concentration greater than 15,000 parts per million, by volume (ppmv) and a strong petroleum odor was also noted.
- Perfluorooctanoic acid (PFOA) was detected above Ambient Groundwater Quality Standards (AGQs) in the groundwater samples collected from two of the five monitoring wells installed on Lot 97 during one or both of the sampling events at concentrations exceeding applicable AGQs. PFOA was detected in monitoring well MW2 installed within the Site building and in monitoring well MW3 located directly behind the Site building. It should be noted that per- and polyfluoroalkyl substance (PFAS) compounds were not detected above laboratory detection limits in the soil samples submitted for PFAS laboratory analysis.

Lot 97 Recommendations

- As PFAS is present in two of the monitoring wells on this lot at concentrations exceeding AGQs, periodic monitoring of PFAS contaminant levels under a Groundwater Management Permit (GMP), assigned to Lot 97, may be required for the Site by the NHDES.
- If future investigations are conducted at Lot 97, the inactive drinking water supply well should be sampled for selected laboratory parameters including VOCs and PFAS.
- Whether the Site building is to remain or be demolished as part of re-development, the extent of contaminated soils (arsenic and TPH-DRO) beneath the building will likely need to be further delineated. Based on the results, the contaminated soil (exceeding SRSs) should be remediated or excavated and removed from the Site to an approved facility.
- Given the elevated concentrations of arsenic on Lot 97, and depending on future Site usage, an activity-and-use restriction may be required to address the arsenic in soil.
- If the Site building is to be renovated or demolished as part of re-development, a hazardous building materials inventory (HBMI) should be conducted, and applicable abatement or removal of hazardous building materials should be performed based on the findings of the HBMI.
- In coordination with Site redevelopment, and appropriate pre-acquisition environmental due diligence, prepare and submit an application to the NH Brownfields Covenant Program to provide additional liability relief.

Lot 99 Recommendations

- A lot-line adjustment could be considered for those portions of Lot 99 that adjoin Lot 97 in which the fill material from Lot 97 has encroached onto Lot 99, so that the fill material is then entirely located on Lot 97. This lot-line adjustment would result in the two monitoring wells currently located on Lot 99 that exceed AGQs for PFAS then being located on Lot 97.
- If a lot-line adjustment is not instituted and a GMP is required by the NHDES for Lot 97, then the sampling of the wells on Lot 99 should be included under that GMP as the source of the PFAS on this lot is presumed to be associated with past activities conducted on Lot 97.

Deed Documentation

ACCREMENT BETWEEN THE TOWN OF NEW IPSWICH, N.H.
AND
PHILIP C. THAYER, HIS HEIRS OR ASSIGNS

PCF photo copy
WAT photo copy
Original being recor
in Nashua

The Town of New Ipswich, N.H. hereby acknowledges the fact that sand, debris which includes old Town equipment both wood and iron, tires, barrels, iron railings etc. are approximately (25 feet) twenty five feet across the property line between land of Philip C. Thayer, known as Stephen Thayer Pasture and land of The Town of New Ipswich, known as The New Ipswich Highway Department (formerly the Electric Light Building).

Philip C. Thayer, his heirs or assigns, agree to allow the above to remain as is until such time as The Town Highway Department relocates or Philip C. Thayer, his heirs or assigns give The Town of New Ipswich, N.H. (60 days) sixty days notice by Registered Mail, to restore his land, at Town expense, to it's former state, all debris etc. to be removed, boundary markers if destroyed, to be reset by a bonded Surveyor, according to the survey "Stephen Thayer Pasture, land of Philip C. Thayer, Lot C, I equals 140' John Preston, Surveyor, 1976." Recorded in Hillsborough Registry of Deeds, Plan #10697.

All employees of The Town of New Ipswich, N.H. or others allowed to be on the above Thayer premises by The Town, including equipment, are to be covered by the Town's Liability Insurance.

<u>Lucy Lemon</u> Witness	<u>James E Coffey</u> Selectman	<u>8/26/85</u> Date
<u>Lucy Lemon</u> Witness	<u>David Aho</u> Selectman	<u>8/26/85</u> Date
<u>Lucy Lemon</u> Witness	<u>George H. Lawrence</u> Selectman	<u>8/26/85</u> Date
<u>Lucy Lemon</u> Witness	<u>Philip C. Thayer</u> Philip C. Thayer	<u>8/26/85</u> Date

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this
26th day of August, 1985, by James Coffey, David Aho, George
Lawrence and Philip C. Thayer.

Marilyn E. Arnold
Justice of the Peace
Notary Public

MY COMMISSION EXPIRES
NOVEMBER 2, 1988

Questions?



PFAS IN NEW HAMPSHIRE: what you need to know

Per- and poly-fluoroalkyl substances are a group of human-made chemicals (of which there are thousands) **known as PFAS**. These chemicals were developed in the 1940s to repel water or make a surface slippery. Since then, PFAS have been adapted for many consumer products and are now common drinking water contaminants throughout the United States.



HOW ARE WE EXPOSED TO PFAS IN NEW HAMPSHIRE?



Water & Diet

Over many years, PFAS have been discharged to fresh water and ocean water, which contaminates drinking water for people and results in PFAS contamination in fish. Food packaging, such as microwave popcorn bags, also contains PFAS, leading to food contamination.



Air

PFAS outdoor air concentrations are found to be highest near industrial facilities that discharge PFAS emissions. These emissions are transported by wind and deposited in soil and in oceans, lakes, rivers and streams.



Soil

PFAS make their way into soil due to discharge from industry, deposits from the air, leaching from a landfill or sludge from wastewater treatment plants placed on the land. PFAS in soil then enter the water.



Consumer & Industry Products

PFAS are used in industrial processes and are incorporated into many water, stain and grease-resistant products, including clothing, carpet, furniture, non-stick cookware, food packaging, takeout containers, personal care products and ski waxes. PFAS have also been used historically in firefighting foam.



HOW DOES PFAS REACH PEOPLE IN NH?



Industry



Environment



Consumer & Industry Products



Human Exposure



Waste Management



WHO IS AT RISK FROM PFAS EXPOSURE?

EVERYONE! BUT IN PARTICULAR:



Residents living near areas with higher levels of PFAS in the water, air and soil



Anyone drinking water from contaminated water sources including **private wells**



Pregnant women, babies and children who are especially sensitive to PFAS



People who regularly use or produce products containing PFAS



People who eat certain packaged foods or fish that contain PFAS

[Click Here for an FAQ with more information!](#)

PFAS interfere with:

- the body's hormones
- the ability to fight infection
- growth and development in children

PFAS increase risk of:

- high cholesterol
- thyroid disorders
- certain types of cancer

SEE NEXT PAGE TO TAKE ACTION!

PFAS IN NEW HAMPSHIRE: What you need to know



WHY ARE WE CONCERNED ABOUT PFAS?

- PFAS are in humans and wildlife around the world and stay in our bodies for years. PFAS do not degrade in the environment and are found in some of the [food, water and consumer products](#) we use every day.
- Our state has several areas impacted by PFAS, including groundwater contamination at Pease Air Force Base in Portsmouth and water and soil contamination, and air emissions from industrial facilities in southern New Hampshire (NH). [Follow this link](#) to see if the New Hampshire Department of Environmental Services (NHDES) has detected PFAS in water in your community.



HOW CAN YOU REDUCE YOUR FAMILY'S PFAS EXPOSURE?

- **Check** with your public water supplier for PFAS levels. Homeowners with private wells are solely responsible for testing and treating their water. The only way for private well users to know if you have PFAS in your water is to **TEST IT**. See recommended water tests for NH private wells [here](#).
- **Consider** [in-home water filtration options](#).
- **Use a wet mop** instead of sweeping with a broom to reduce exposure to dust, which can harbor PFAS and other toxic chemicals.
- **Check out** [consumer product information](#) from Environmental Working Group to avoid PFAS in common products like cookware, rain jackets, makeup, and certain types of dental floss.
- **Visit** [PFAS Central](#) for a list of PFAS-Free products.
- **Avoid** eating foods packaged in material containing PFAS, such as microwave popcorn and fast-food.
- **Avoid** stain resistant coatings on carpets, furniture and other upholstery.

Questions? Email: PFAS.questions@dartmouth.edu



This project was supported by the National Institutes of Health Grant number P42ES007373 from the National Institute of Environmental Health Sciences. The content is solely the responsibility of the authors and does not necessarily represent the official views of the National Institute of Environmental Health Sciences, or the National Institutes of Health.
Revised: June 2023



WHAT IS ALREADY BEING DONE ABOUT PFAS?

• Communities are taking action:

Merrimack Citizens for Clean Water, was formed in 2016 when NHDES ordered the closing of two of the six Merrimack, NH public water wells as they tested over the state regulatory limit for PFAS at that time.

Testing for Pease is a community action group founded in 2015 in response to PFAS contamination at the Pease Tradeport.

- **Protective PFAS Regulations are in place in New Hampshire**
- **State and federal legislators are working to pass additional protective policies**
- **Research is ongoing to better understand the effects of PFAS on human health and wildlife**

**Click Here
for an FAQ
with more
information!**



WHERE CAN YOU FIND MORE INFORMATION?

- [NH Department of Health and Human Services \(NHDHHS\)](#)
- [NH Department of Environmental Services PFAS Response](#)
- [Centers for Disease Control and Prevention, Agency for Toxic Substances and Disease Registry \(ATSDR\) PFAS](#)
- [ATSDR Community Stress Resource Center](#)
- [NH Insurance Department \(insurance coverage for PFAS blood testing FAQ\)](#)
- [Silent Spring Institute's PFAS Exchange](#)

**Click Here
for an FAQ
with more
information!**



NIH National Institute of
Environmental Health Sciences
Superfund Research Program

ENVIRONMENTAL Fact Sheet



29 Hazen Drive, Concord, New Hampshire 03301 • (603) 271-3503 • www.des.nh.gov

ARD-EHP-1

2020

Arsenic: Health Information Summary

INTRODUCTION

Arsenic is a naturally occurring metal-like element common in certain rocks, including New Hampshire bedrock. It is produced commercially as a byproduct of refining other metals. Arsenic is used in automobile batteries, light emitting diodes (LEDs), and to tan animal hide. Arsenic was used extensively in pesticides until the late 1960s; most agricultural uses have now been banned. Arsenic was also a major component of the preservative solution chromated copper arsenate (CCA) used in "pressure-treated" lumber. Use of CCA essentially ended as of 2004. Arsenic is also found as a contaminant in coal ash.

Arsenic in drinking water may be due to either man's past activities or the leaching of arsenic from rocks. In most cases of arsenic contamination of drinking water, it is difficult to distinguish whether the source is man-made or natural. Although arsenic levels in water are generally low, drinking water obtained from wells drilled in arsenic-containing bedrock may have relatively high concentrations from arsenic leaching from the rock.

Arsenic is found in organic and inorganic forms. Most of the arsenic in drinking water is inorganic arsenic that may be present as a combination of arsenic species called arsenate (As V) and arsenite (As III). The percentages of each form in water are important to know if you wish to remove arsenic from drinking water, as some treatment methods require an additional treatment process to change As III to As V so it can be removed. Both forms of arsenic have similar toxicity except at very high doses, in which case the body excretes As III more slowly than As V. Arsenic has no color, taste or odor at the concentrations found in drinking water; therefore testing is the only reliable way to determine if it is present.

For the general population, food is the most significant source of arsenic exposure. Most foods contain low levels of arsenic taken up from the soil. However, rice has been found to accumulate relatively higher arsenic levels than most other plant-based food sources. Research is ongoing to determine whether the additional arsenic intake from rice, prepared foods made from rice, such as rice cereals, rice "milk," and brown rice syrup, is high enough to pose any health risks. For the present, researchers recommend that those who consume high levels of rice-based products, especially infants and young children, moderate their consumption. Some fish and shellfish build up arsenic in their tissues, but almost all of it is in an organic form known as arsenobetaine that is considered to be non-toxic.

The U.S. Food and Drug Administration (FDA) notes that health effects from organic arsenic are an emerging area of science for which they are monitoring research. The total adult daily dietary intake of the inorganic forms of arsenic in the typical US diet averages in the range of about 8 to 14 micrograms (μg). However, for those with private bedrock wells, exposure to arsenic from drinking water can exceed the intake from food.

HEALTH EFFECTS

Absorption

After absorption, arsenic distributes throughout the body and some may accumulate in the nails, hair, bone and skin. Most of the arsenic taken into the body is excreted within one week of exposure. Although there are only a few studies on arsenic absorption through the skin, they indicate that only a small percentage is absorbed by this route.

Some studies of occupational exposure to arsenic dust have reported increased levels of contact dermatitis. Similar effects on the skin from bathing with arsenic contaminated water have not been observed. Bathing with contaminated water exposes skin to very dilute levels of arsenic compared to concentrated arsenic-dust in the work place. Skin effects are often the first observable sign of arsenic toxicity. Researchers have generally considered skin effects to result from ingested arsenic rather than exposure and absorption through the skin.

Short -term (acute) Effects

Oral exposure to arsenic at levels much higher than those typically found in the environment may result in symptoms soon after ingestion. Symptoms include abdominal pain, vomiting, and diarrhea. Eventually shock, coma, and death may follow. It is estimated that 70,000 µg (0.0023 ounces) of arsenic can be a fatal dose; indicating that arsenic is considered extremely toxic from acute exposure.

Long-term (chronic) Effects

The most sensitive observable signs of chronic arsenic poisoning involve the skin. First, a freckling of small dark spots may appear on the trunk, neck, face, arms and legs. Next, skin-thickening and small corn-like growths can develop, especially on the palms of the hand and soles of the feet. With higher exposures, other effects may include numbness, tingling or burning sensations in the arms and legs, fluid accumulation causing swelling in the face and ankles, diarrhea, stomach cramps, and anemia. Eventually, liver, kidney, and central nervous system damage may occur. Recent evidence indicates that arsenic may increase the risk of several other diseases including diabetes, lung, and cardiovascular disease. Basic research suggests that arsenic is an endocrine disrupting substance. It may cause some diseases by interfering with chemical messengers such as hormones that act as signals in the body to regulate many processes.

Carcinogenic (cancer-causing) Effects

Corns resulting from arsenic exposure may ultimately develop into non-melanoma forms of skin cancer. Researchers have also observed a relationship between higher levels of arsenic in drinking water and an increased risk of bladder, lung, kidney, liver, and prostate cancer. The evidence for skin, bladder, and lung cancer are the strongest. Data from occupational studies demonstrate a strong association between inhalation of inorganic arsenic and lung cancer. Arsenic was a Group A (known human carcinogen) under the old U.S. Environmental Protection Agency (EPA) classification system and would fit into the "human carcinogen" classification group under the current EPA cancer guidelines, but has not been formally reclassified to date. EPA is currently reviewing both cancer and noncancer arsenic health risk information for their Integrated Risk Information System (IRIS) in order to update its toxicity values. This effort is expected to take several more years to complete.

Teratogenic/Reproductive Effects

A few studies of children exposed to differing levels of arsenic in drinking water showed an association between higher arsenic exposure and a reduction in IQ test scores. Exposure to higher levels of arsenic in drinking water as fetuses and young children has been associated with an increase in several forms of lung disease for them in adulthood.

In a study of New Hampshire pregnant women, exposure of the women to higher arsenic concentrations was associated with a greater risk of infections in their children during the first year of life, particularly infections requiring medical treatment.

In studies conducted on animals, birth rates were lower and fetal malformations were increased in animals with higher exposure than is typically found in drinking water.

HEALTH STANDARDS AND CRITERIA

The federal drinking water standard, a Maximum Contaminant Level (MCL), for arsenic was originally set at 50 ppb in 1975. MCLs are enforceable drinking water standards for public water supplies, determined by balancing the adverse health effects of a particular chemical against the feasibility and costs of treating contaminated water, and a consideration of the lowest level at which a chemical can be detected in water. Subsequent studies conducted found strong associations between arsenic exposure from drinking water and an increased risk of cancer of the lung and bladder. Therefore, in 2001, the EPA reduced the federal MCL for arsenic to the current level of 10 ppb. The regulations also revised the Maximum Contaminant Level Goal (MCLG) from 50 ppb to zero. MCLGs are health-based non-enforceable guidelines. Exposure assumptions used to calculate MCLs and MCLGs include consuming two liters (0.53 gallons) of water per day by a 70 kilogram (154 lb) adult for a 70-year exposure duration. The cancer risk for arsenic of 3 in 1,000 at its MCL for a 70-year exposure is relatively high compared to the cancer risk for other substances at their MCLs. Setting the MCL at 10 ppb was a compromise between protecting public health and the increasing treatment costs for public water supplies at proposed lower standards.

In 2019, due to concern about the relatively high lifetime cancer risk at the current MCL and research indicating additional noncancer effects at lower arsenic concentrations, the State of New Hampshire reduced its MCL to 5 ppb. The new MCL is scheduled to go into effect for New Hampshire public water systems beginning in 2021.

Because only a small percentage of arsenic in water is absorbed through the skin, NHDES has established a guideline of 250 ppb arsenic in water as a concentration above which we recommend treating all water entering the home (point-of-entry treatment) rather than just water used for consumption (point-of-use treatment). Although occasional ingestion of a small amount of bath water by young children is not a concern, it should be discouraged as a regular bath activity.

There are no regulations for arsenic levels in the U.S. food supply. However, the FDA has recommended limits for arsenic in infant rice cereals and apple juice.

ARSENIC-CONTAINING PRESSURE TREATED WOOD

Pressure-treated wood, once commonly used to build decks, playground equipment and other outdoor structures was preserved with chromated copper arsenate (CCA). Sale of CCA treated products for homeowner use ended in 2004. Although the pressure-treated wood now sold no longer contains CCA, exposure may occur from existing structures built with CCA-treated lumber. People who work on CCA-treated wood structures should take certain precautions to limit exposure to sawdust, which may be breathed in or incidentally ingested. Whenever possible, work outdoors to avoid indoor accumulation of sawdust from CCA-treated wood. Never dispose of CCA-treated wood by burning it.

Some of the arsenic in pressure-treated wood can leach out and contaminate the soil beneath structures. A small percentage of the arsenic on the surface of the wood can be wiped off and absorbed through the skin or ingested by young children, who tend to have frequent hand-to-mouth activity. Precautions to reduce exposure include not growing edible plants below and in the immediate vicinity of CCA-treated decks or allowing children to play in those same areas. Results of research conducted by the EPA and the Consumer Product Safety Commission (CPSC) demonstrated that using a non-toxic non-slippery sealant such as an oil-

based stain every one-to-two years on CCA-treated wood structures, such as decks and playground equipment, can minimize leaching of arsenic, reducing exposure.

For more detailed information on safe practices at work and home when using CCA-treated wood, please refer to the EPA web site at www.epa.gov and search for "chromated arsenicals."

MEDICAL TESTING FOR ARSENIC EXPOSURE

Because arsenic is cleared from the blood in only a few hours, blood arsenic is generally not a useful measurement of exposure. Measurement of arsenic in urine is considered the most reliable indicator of recent arsenic exposure if testing is done no more than a few days after exposure ceases. Consumption of fish or shellfish within two days before a urine test occurs can influence the results because of the organic arsenic present in these foods. Therefore, they should be avoided before you are evaluated for exposure to inorganic arsenic.

Some arsenic is stored in parts of the body rich in the protein keratin such as hair, finger- and toe-nails. Levels in these tissues can be a useful indicator of past (6-12 months) exposure, but results can be misleading because arsenic tends to strongly bind externally to hair and nails. Arsenic bound externally to hair and nails is not absorbed.

TESTING FOR ARSENIC IN WATER

Since private wells are not subject to regular testing as are public water supplies, NHDES recommends that all private well owners have their water tested for arsenic if they have not done so previously. Retesting is recommended at 3 to 5 year intervals. In testing of bedrock wells serving residences in New Hampshire, approximately 30 percent exceeded 5 ppb of arsenic, indicating that a substantial percentage of the public may be exposed to arsenic from private water supply wells above the revised MCL. Although bedrock wells appear to be at greater risk due to naturally occurring arsenic leaching from rock, dug or shallow wells are more likely to be impacted by man-made contamination. Dug wells located in former agricultural land, particularly fruit orchards or potato fields, crops for which arsenic-containing pesticides were often heavily used, are more likely to be at risk.

The State Laboratory's "standard analysis" for drinking water includes analysis for arsenic or individual analysis for arsenic is an option. A list of New Hampshire certified commercial water testing laboratories is available on the NHDES website at des.nh.gov.

FOR MORE INFORMATION

Additional information on water testing and treatment options can be obtained from the NHDES Drinking Water and Groundwater Bureau (603) 271-2513 and on the NHDES web site.

For health information, contact the Environmental Health Program at (603) 271-6802.

REFERENCES

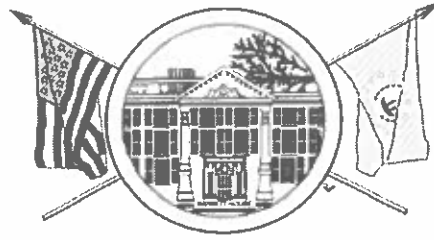
- Agency for Toxic Substances and Disease Registry (ATSDR). 2016. *Addendum to the Toxicological Profile for Arsenic*. Atlanta, Ga. Updated: February, 2016.
- Agency for Toxic Substances and Disease Registry (ATSDR). 2007. *Toxicological Profile for Arsenic*. Atlanta, Ga. Updated: August 2007.
- Agency for Toxic Substances and Disease Registry (ATSDR). 2011. *Case Studies in Environmental Medicine*. Division of Toxicology and Human Health Sciences. Environmental Medicine Branch. Atlanta, Ga. Renewal Date: October 2011.

TOWN OF NEW IPSWICH

661 TURNPIKE RD NEW IPSWICH NH 03071 603-878-2772

www.townofnewipswich.org

SELECTMEN	EXT 422
ADMINISTRATOR	EXT 422
TAX COLLECTOR	EXT 418
TOWN CLERK	EXT 419
LAND USE	EXT 414
INFORMATION	EXT 417
WELFARE	EXT 420



RECREATION	EXT 513
CODE OFFICER	EXT 514
POLICE DEPT	878-2771
FIRE DEPT	878-1364
HIGHWAY DEPT	878-2447
TRANSFER STATION	878-3179
EMERGENCY MGMT	878-4515

Lars Somero

Paul Somero

J.B. Mack

Melinda Bubier, NHDET

John Pasquale, NHDET

John Ouellette, Archer

Diane Knisley

New Ipswich Building Department
661 Turnpike Road
New Ipswich, NH 03071

Doc # 250028915 08/14/2025 03:37:59 PM
Book 9879 Page 2893 Page 1 of 3

Dennis C Hogan
Register of Deeds, Hillsborough County

Keep with out. (e)

CLASS VI TOWN ROADS

NOTICE OF LIMITATIONS OF RESPONSIBILITY AND WAIVER OF LIABILITY OF THE TOWN OF NEW IPSWICH PURSUANT TO RSA 674:41

AGREEMENT AND RELEASE

Now comes, RAYMOND M. Aho (hereafter referred to as the "Applicant") with mailing address of 775 TURNPIKE ROAD, NEW IPSWICH, County of HILLSBOROUGH and State of NEW HAMPSHIRE, who, pursuant to the provisions of New Hampshire Revised Statutes Annotated (NH RSA) Section 674:41, as amended, acknowledges the limits of the Town of New Ipswich's (hereafter referred to as "the Town") responsibility for maintenance and liability for a certain Class VI Road situated in said Town and acknowledges as follows:

WHEREAS, the Applicant is the owner of a certain real property located on OLD RINDGE ROAD, Town of New Ipswich, County of Hillsborough, New Hampshire, by virtue of a deed recorded at Book 9318, Page 138, in the Hillsborough County Registry of Deeds (HCRD); and as identified on the Town's Tax Maps as Tax Map 7, Lot 1-8; and,

WHEREAS, the relevant portion of OLD RINDGE ROAD, upon which the Applicant's real property fronts, is a Class VI Road, as classified by NH RSA Section 229:5, as amended; and,

WHEREAS, the Applicant acknowledges that the Town has a continuing public highway easement over said road and that the Town has not abandoned or relinquished any rights it has to said road and that said road is open to typical and customary viatic use; and,

WHEREAS this executed "Notice of Limitations of Responsibility and Waiver of Liability of the Town of New Ipswich Pursuant to RSA 674:41", (hereinafter referred to as "Waiver") shall be filed with the HCRD pursuant to NH RSA Section 674:41, as amended, and is subject to the provisions below.

NOW THEREFORE, the Applicant and the Town, and on behalf of themselves, their heirs, legal representatives, successors and assigns, covenants, agrees, acknowledges and gives notice as follows:

1. This Waiver supersedes, voids, and replaces any prior waiver or agreement for this property, and replaces it with this Waiver;
2. The Applicant proposes to construct a HOUSE pursuant to building permit request dated _____ on Applicant's property on said road;
3. The Applicant agrees to secure a building permit within four (4) years of the recording date of this Waiver, or otherwise this Waiver shall be rendered null and void;

4. Any improvements made by the Applicant to said road beyond those listed in this Waiver, shall be preceded by a written submission of proposed work to the Town prior to being carried out. With the exception of snow removal, sanding, filling, and grading, any maintenance work the Applicant undertakes must have prior approval of the governing body or the Department of Public Works. Prior to any such approval being granted, the Applicant must demonstrate that all permits required by State or Federal agencies for such work have been issued. The responsibility for preparing all submissions and information required for the issuance of all such permits shall lie with the Applicant. All maintenance work to be completed, as well as purchase and installation of culverts and bridges and other material, will be undertaken by the Applicant at the Applicant's expense;
5. Regardless of any use of, or improvements that the Applicant makes to said road, the Town shall continue to retain a public highway easement over said road, and the Town shall not be constrained in any way from discontinuing, reclassifying, improving, or altering said road now or in the future. The Class VI Road listed above remains a full public highway, and the Applicant shall not prohibit members of the public from utilizing the highway for any purpose for which public highways may be used;
6. The Town shall not be required to provide compensation to the Applicant for any improvements made by the Applicant to said road;
7. The Town neither assumes responsibility for maintenance, including snow plowing, nor liability for any damages resulting from the use of the Class VI portion of said road as access to the property shown as the Applicant's property on Tax Map 7, Lot 1-8;
8. The Applicant shall be responsible for maintenance and repair of said road to the subject property and shall hereby forever release and discharge the Town, its officers, agents and employees, from the obligation of maintaining the Class VI portion of said road and from any claim of any nature, whether in tort or otherwise, which the Applicant might have against the Town for any loss or damage, including those incurred through failure to provide any municipal service, including police, fire, and ambulance services, arising out of the condition of the roadway from the point wherein OLD RINDGE ROAD is a Class VI Road;
9. The Applicant agrees to indemnify and hold harmless the Town, its officers, agents, and employees, from any liability, including but not limited to attorney's fees and costs, and for any loss or damages which may result from any third party claim arising out of the use of the Class VI portion of OLD RINDGE ROAD to access the parcel known as Tax Map 7, Lot 1-8. And that the Applicant agrees to maintain an insurance policy with adequate limits to cover the cost of these claims and to provide the Town with adequate proof of such insurance from time to time as the Town deems necessary;
10. The Applicant assumes responsibility for maintenance and repair of the Class VI portion of OLD RINDGE ROAD from the Town maintained portion of OLD RINDGE ROAD to LOT 1-8;

11. The Town agrees that the Applicant shall, at their sole expense, and within the limits of the right-of-way, clear and maintain a minimum of twenty (20') feet and a maximum of twenty-four (24') feet in width of OLD PINNAGE ROAD, and will maintain a minimum of twelve (12') feet and a maximum of fourteen (14') feet in travel width in a good and passable condition, and will maintain a minimum height clearance of thirteen (13') feet, six (6") inches. The Applicant shall have continuing permission to perform the work described above and shall not require prior approval from the Board of Selectmen for such work. If Applicant desires or is required to perform any construction, improvement, or maintenance beyond what is described above, then prior approval is required from the Board of Selectmen pursuant to RSA 236:9-11 & :14, as amended. Any work done within said Class VI Road shall be completed to the satisfaction of the Town's Department of Public Works; and,
12. All provisions of this permit and the conditions contained therein shall run with the land and shall be binding upon their heirs, legal representatives, successors and assigns, of the Waiver Holder. This Waiver shall be recorded by the Applicant at the HCRD at the Applicant's expense, and returned to the Building Department with a copy provided to the Board of Selectmen.

Raymond M. Aho
Applicant Signature

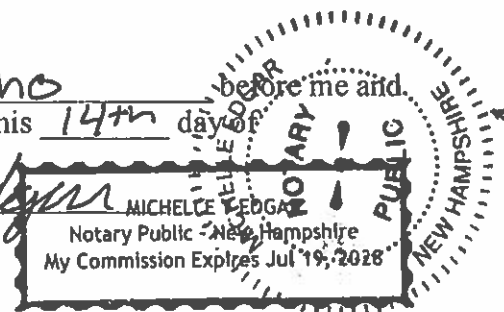
8/14/25
Date

STATE OF NEW HAMPSHIRE
Hillsborough, S.S.

Personally appeared the above-named Raymond M. Aho
acknowledged the forgoing instrument to be his voluntary act and deed, this 14th day of
August 2025.

Michelle Edgall
Notary Public

My Commission Expires: _____



Return recorded document to:

Town Of New Ipswich
Building Department
661 Turnpike Road
New Ipswich, NH 03071

1-8

TOWN OF NEW IPSWICH

661 Turnpike Rd New Ipswich NH 03071

Planning Board



PLANNING BOARD NOTICE OF DECISION

File # S25-1

On July 2, 2025, after a duly noticed public hearing (continued from April 16, May 21, and June 4, 2025), the New Ipswich Planning Board voted to approve a two-lot subdivision for Raymond Aho, Turnpike Road / Old Rindge Road (Map 7 Lot 1-5), subject to the following conditions.

Precedent Conditions

1. Submission of NH DES Subdivision Approval for both lots.
2. Submission of an approved/amended Alteration-of-Terrain (AoT) permit reflecting final drainage and erosion-control design for the Aho Subdivision on Turnpike Rd. (Conditional approval for both files S23-4 and S24-1)
3. Board of Selectmen (BOS) approval for construction on Old Rindge Road (Class VI), including a recorded waiver of municipal liability and a road-maintenance agreement.
4. Revise Plan Note #10 to reference BOS approval for both access and future maintenance of Old Rindge Road.
5. Add a note prohibiting further subdivision of Lot 7-1-5 until Old Rindge Road is upgraded to Class V or better.
6. Provide written confirmation from the cable-television provider that service is available.
7. Pay all outstanding fees and escrow balances.
8. Submit one mylar and three paper copies of the fully revised, stamped plan set for Planning Board signatures and recording.
9. Address to the Board Engineer's satisfaction all outstanding items in CHA's review letter dated July 2, 2025.

Subsequent Conditions

phone: 603-878-2772
fax: 603-878-3855

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1. Clearing and grading on Lot 7-1-7 shall be limited to slopes $< 15\%$ plus a single 0.5-acre allowance for house, driveway, and septic construction.
2. Engineer inspection with reports submitted to the Town for: (a) placement of erosion-control blankets, (b) construction of the detention basin, and (c) installation of the plunge-pool outlet prior to the final certificate of occupancy.
3. Driveway work on Turnpike Road must follow the existing NHDOT permit; any relocation requires written NHDOT approval.
4. All local, state, and federal permits shall remain valid; any change of use or additional subdivision requires new Planning Board review.

Written Findings:

Description of property

The parent parcel is 15.5 acres in the Rural District, fronting NH Route 123/124 (Turnpike Rd) and Old Rindge Rd (Class VI road). The subdivision creates Lot 7-1-5 = 4.1 ac. 768 ft frontage on Turnpike Rd (retains prior approved curb cut). Lot 7-1-7 = 11.4 ac, 218 ft frontage on Old Rindge Rd (new building lot). Both lots satisfy the 2 ac / 200 ft frontage minimums and lies within the Steep Slopes Conservation Overlay with areas of $> 15\%$ slope. The NH DOT approved a driveway on Turnpike Road as part of a prior driveway approval (noting no additional access points would be granted to Turnpike Road).

Materials reviewed by the Planning Board and Planning Board Engineer (not an exhaustive list)

Following the initial application, there were a number of revisions and peer reviews completed by the Planning Board engineer. Materials submitted included:

- Subdivision application, checklist & Fieldstone plan set (9 sheets, rev. 1 Jul 2025)
- CHA peer-review letters (26 Mar, 28 May, 2 Jul 2025)
- Fire Chief water-supply letter (15 Apr 2025)
- NHDOT driveway permit & DPW sight-distance e-mail
- Utility and cable notification letters
- Application/plan updates and amendments included:
 - Sediment and erosion control plans
 - Slope and grading overlays
 - Drainage analysis
 - Septic plans and test pit information
 - Construction details including check dams, silt fences, and erosion blankets
 - Updated driveway and septic layout with minor changes to detention basin shape
 - Erosion control features including swales with check dams and plunge pool at headwall

Findings of application completeness:

On April 16, 2025, the Board accepted the application as complete, granting waivers for (a) submitting state subdivision approval (approval required as a condition of approval) and (b) providing a stand-alone existing-conditions sheet (the topographic plan and prior subdivision plans contained the requisite information).

Design standards and review:

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There was no public comment by abutters. The application proposes lot 7-1-7 have a driveway entering the property from Old Rindge Rd (class VI road), due to the steep slopes extending upward from Turnpike Road and the primary level building area on the Old Rindge side of the lot.

There were initially questions about scattered or premature development and the Fire Dept had concerns about the lack of a water supply in the subdivision area. When the nature of the 2 lot subdivision was clarified, the Fire Dept expectation for a local water source was withdrawn. There was also a safety concern identified by the Select Board liaison that the State had objected to the site line/entrance of Old Rindge Rd onto Turnpike Road. No actual correspondence could be identified by the Town Administrator. The Board determined the plan to build on the Old Rindge side of the lot (provided the Select Board approval was obtained to build on a Class VI road) made the most sense logistically (technically the frontage is on Turnpike but the driveway approach would be hampered by terrain); there were concerns about any future subdivision adding significant traffic to Old Rindge and limited sight distances resulting in a condition restricting future subdivision until Old Rindge Rd is improved/upgraded to a Class V road.

Peer review concerns identified by the Planning Board Engineer for the plans/application related to septic plan/perc tests, erosion control, drainage calculations and inspection requirements that were resolved during application amendments/continuances. The plans did not indicate limits of clearing. In the absence of specified limits in the steep slopes overlay district, the Planning Board conditioned approval on no disturbances outside areas with slopes <15% (except for ½ acre near the area of residential building).

The application was approved with a detailed set of conditions precedent and subsequent noted above.


Deirdre Daley, Chair

Date 7/21/25

8 Of (1) Procedure of the Town of New Ipswich Subdivision Regulations- If the Board conditionally approves any application in accordance with RSA 678:4, I(i) and other state laws, such conditional approvals shall be valid only if all conditions are met by 90 days from the date of the conditional approval, unless a longer period is stated in the conditional approval or unless subsequently extended by the Board. If the time period allowed by the Board for meeting the conditions lapses without the conditions being met, the conditional approval is automatically revoked and the applicant must reapply.

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TOWN OF NEW IPSWICH

661 Turnpike Rd, New Ipswich, NH 03071

Department of Public Works



May 27, 2025

To Daniel Barowski or whom it may concern:

I, Peter Somero, DPW Director, inspected the driveway entrance to be constructed for lot 7-1-8 on Old Rindge Rd. This driveway entrance would adjoin onto Old Rindge Rd near the driveway for the cellular tower. The driveway entrance meets all the driveway regulations and for safe sight distance except the west side of Old Rindge Rd just falls out of the 400ft. safe sight distance by 50+/-ft. The entrance could be moved back to the original location near the property line with setback to help get the safe sight distance. The South side of Old Rindge Rd could use some tree trimming to give better visibility and help with the 400ft. safe sight distance.

If anyone has any questions or concerns, please feel free to contact me at 603-878-2447 or email dpw@newipswichnh.gov.

Best regards,

Peter Somero

New Ipswich DPW Director

dpw@newipswichnh.gov

603-878-2447

phone: 603-878-2772
fax: 603-878-3855

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From: [Contact form at New Ipswich, NH](#)
To: [Town Administrator](#)
Subject: [New Ipswich, NH] Old Wilton Road Meeting Aug 19 (Sent by Chris Bradler, thestonehollowfarm@msn.com)
Date: Tuesday, August 12, 2025 10:21:02 AM

[EXTERNAL EMAIL] This email originated from outside of the organization proceed with caution.

Hello ddeaton,

Chris Bradler [REDACTED] has sent you a message via your contact form (<https://www.newipswichnh.gov/user/43/contact>) at New Ipswich, NH.

If you don't want to receive such e-mails, you can change your settings at <https://www.newipswichnh.gov/user/43/edit>.

Message:

Dear Administrator Deaton;

Thank you for including me on the docket for the upcoming open Selectmen's Meeting. I am taking the time to provide a brief overview of the issues I will be discussing and the concerns my family has regarding it. I will present details at the meeting but the following provides the events that have led up to it. I trust this courtesy notification is received in the spirit it is intended.

My family has owned land located adjacent to the intersection of Old Wilton Rd. and Rt.45 for many years. Several years ago improvements to the road in that area resulted in the installation of a culvert under Rt.45 to direct drainage from Old Wilton Rd onto our property. To my knowledge, there wasn't an easement obtained or any other authorization issued to permit water to be redirected from drainage along Old Wilton Rd. onto our property. It was simply constructed and we discovered it after it had occurred. No one even extended the courtesy of contacting us before or during construction. My family chose not to take any action related to the possibility that their property rights were violated and the action was left unchallenged.

Recently, similar to the manner in which my family learned of the original construction project impacting our property, I discovered machinery operating on our land and more extensively along Old Wilton Rd. Further investigation revealed that the exit point for the culvert on our property had been dug out and widened to allow for the passage of a larger volume of water than existed previously.

Upon examining the construction completed on Old Wilton Rd, I learned pipelines had been installed from the top of the road more than a thousand feet on one side and 1,400 feet on the other side. The road had been widened creating additional areas for water to be collected and transferred through the two pipelines. At the bottom of the road, these two pipelines joined at a junction box where the pipe had been increased to 18" from the one measuring 15" that was installed previously to allow for the additional volume of water to flow under the highway and onto our property, thus explaining why the exit point had been expanded.

The landscape where the water discharges onto our property is wooded and dry. It is not a wetlands or swampy. We are concerned that the increased water that will be collected and discharged onto our property will change the conditions in that area.

I will be prepared to offer specifics when I appear at the meeting, but my conservative estimations revealed that a rain storm delivering just one inch of precipitation along the section of Old Wilton Rd. that collects ground drainage and discharges it onto our property will produce over 30,000 gallons of water, approximately the same as a completely full swimming pool measuring 20' X 40'. Two inches of rain will produce 60,000 gallons, and so on.

During my examination of the worksite, I concluded that instead of discharging the large volumes of water onto our property, the water could be redirected downward alongside Rt.45 approximately 200' to a stream. That would allow for the natural disposal of the water without disrupting areas of the forest that are currently dry and maintain that condition through natural distribution of rainwater.

As mentioned, no one extended the courtesy to notify us of the modifications being constructed, so I looked into who might be in charge of the project. I spoke with Peter Somero, the town road agent, and later Kurt, last name unknown, a representative of the DOT. Both gentlemen were polite and courteous to me, but unfortunately unwilling or unable to consider my suggestion for an alternative route for the drainage. They did not believe my concerns regarding the increased water discharge was valid and modifying the current construction plan could not be funded. Both gentlemen did indicate that should my predictions be experienced, I should revisit the matter.

My goals for contacting the Select Board at this time is to request support with having the water redirected off my land, which to my knowledge was never authorized in the first place, to the stream located nearby.

Should the Board not agree to do that, I request a record be made and maintained to indicate that if the property impacted by the drainage of water from Old Wilson Rd. results in an unnatural gathering of water that alters the existing conditions there, the support I have requested will be revisited and corrective action taken.

I look forward to speaking at the meeting and answering any questions presented to me.

Respectfully yours,

Christopher Bradler

Highway Department

From: Stenersen, Kirk <kirk.l.stenersen@dot.nh.gov>
Sent: Friday, August 15, 2025 8:39 AM
To: Highway Department
Cc: Linnenbringer, Frank
Subject: RE: New Ipswich Rte 45 Old Wilton Road crossing

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Mindy,

It was nice chatting with you. Here is a brief summary of my recollection without getting too deep into the weeds:

- The Town of New Ipswich applied for a driveway permit to repave Old Wilton Road at NH-45.
- I meet with Peter Somero on -site to discuss the reconstruction.
 - Peter inquired about changing the drainage so that the ditch line from the north side of Old Wilton Road continued to NH-45 and wrapped around to the ditch line on NH-45. As there is not much of ditch line on NH-45 and there is a driveway at the intersection I required that he maintain the existing drainage patterns.
 - Peter and I looked into the catch basin at the southeast corner of the intersection, the structure before the drainage pipe under NH-45, and observed two pipes coming into the basin right next to each other. One line came into the basin parallel to Old Wilton Road and the other line came at an angle from the other side of Old Wilton Road. The runoff from both ditch lines of Old Wilton Road was being directed to the catch basin which then had an outlet pipe that goes across NH-45 to the north corner of the crossroads intersection (to the abutters property).
- The abutter called NHDOT office to discuss the additional runoff that will be coming to his property due to the reconstruction.
 - I pointed out that there would be no changes to the drainage pipe under NH-45, what can flow through the pipe before reconstruction is what will be allowed to flow through the pipe after reconstruction.
 - The abutter claimed that there was not an existing pipe coming across Old Wilton Road to the catch basin.
 - Discussion took place on the fact that the end of the culvert on his property was cleaned out in anticipation of higher flows. I assured him that it was cleaned out by NHDOT forces just as routine maintenance to keep the inlets and outlets of culverts cleaned out.
- I stopped by the site on Monday, August 11th as promised to the abutter and ended up meeting with the abutter and Peter.
 - We rehashed some of the same talking points and we assured the abutter that there was indeed an existing pipe across Old Wilton Road and that the existing drainage patterns are being maintained.
 - The abutter would like to see a culvert pipe installed along the west side of NH-45 down to the bigger culvert to divert the water to that culvert. I pointed out that District 4 does not have the funding to solve a "problem" that does not yet exist. He indicated that it is only 200 feet (based on google maps it is approximately 400 feet). This would not be a small project due to the narrow right of way (stonewall), little to no shoulder, a steep slope with trees and a garage close to the right of way line.
 - The abutter pointed out that an 18" HDPE culvert was installed going out of the catch basin tying into the existing drainage pipe under NH-45, which he claimed is a 15-inch pipe. He indicated that this was done in anticipation of up sizing the pipe under NH-45 to handle additional flows. (NOTE:

After the abutter left, I shoveled out the outlet of the pipe under NH-45 that flows to the abutter's property to be able to measure the pipe size. The existing pipe is an 18" diameter pipe (not 15" as the abutter stated)).

If you have any questions, please feel free to contact me.

Thank you,

Kirk L. Stenersen, P.E.
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From: Highway Department <dpw@newipswichnh.gov>
Sent: Thursday, August 14, 2025 1:54 PM
To: Stenersen, Kirk <kirk.l.stenersen@dot.nh.gov>
Subject: New Ipswich Rte 45 Old Wilton Road crossing

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Hey Kirk,

Thank you again for returning my call. I was hoping to just get your standing on the issue the neighbor across the street from Old Wilton Road had brought to you, Peter, and the Town Administrator.

I know you and Peter had discussed what was allowed during the road construction, if you don't mind summarizing that, but also what was discussed after the neighbor had reached out to you, and you and Peter met again at that same location.

Any information is appreciated.

Best Regards,

Mindy Buxton
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