

**RYE PLANNING BOARD
RULES AND REGULATIONS COMMITTEE
SITE WALK – WELL 5A**

Wednesday, September 20, 2017, 4:00 p.m. – 480 Central Road

Present: Committee Chair Pat Losik, Jeffrey Quinn, Steve Carter, Planning Administrator Kimberly Reed, Selectmen's Rep to the Planning Board Priscilla Jenness, Carl McMorin and Glen Eaton, Aquarion Water.

Others Present: Residents Fran Jenness, Peter Crawford, Dominique Winebaum and Sam Winebaum.

I. Meet at 480 Central Road

Chair Losik opened the site walk at 4:00 p.m. at 480 Central Road and turned it over to the representatives of Aquarion Water.

Carl McMorin, Aquarion Water, pointed out the pump house, pump station and the storage tanks. He stated the original Well 5 was installed in 1937. (The group entered the pump house.) That was actually inside the pump house in the back room. That was decommissioned a few years ago. Well 5A is the wellhead seen poking up. (He pointed this out to the group.) The old well got to the point where it had only about half the production capacity it originally did and it was easier to put in a replacement. (He pointed out where the water is pumped from and where the water receives treatment.) He noted that they add caustic soda, adjust the PH, which makes the water less corrosive, and add chlorine for disinfection. He commented they may be adding phosphate in the next year. They are adjusting the erosion control chemistry a little bit.

Selectman Jenness asked if this has changed over the years.

Mr. McMorin replied not significantly.

Selectman Jenness commented that she sees a buildup in her water and uses CLR.

Mr. McMorin noted that is a buildup of minerals.

Glen Eaton commented the only thing that was changed was they went from a potassium hydroxide to a sodium hydroxide. It is a different base of softener

Mr. McMorin pointed out it is not that big of a difference chemically.

Selectman Jenness stated there is an accumulation now and she has to be aware of it. There has been a change in hardness.

Speaking to Selectman Jenness, Chair Losik asked how long she has been noticing this.

Selectman Jenness replied over the last 5 to 8 years.

Sam Winebaum, 52 Cable Road, commented that is when they started noticing a similar problem. They had corroded pipes in brand new construction in less than 10 years. They have put a softener in and now the water is fine.

Dominique Winebaum, 52 Cable Road, commented they had problems with the water pressure. There has been an increase in pressure. She noted they have a pressure reducing valve now.

Mr. McMorin stated that internal plumbing is not something they have control over.

Mr. Eaton stated that Aquarion has not changed the pressure. The pressure has always been the same. During the day, when the pumps are on it is about 70 to 75 per pound. When that shuts off, they try to equalize it from North Hampton. The pressure valves are set to about the same, 75 pounds, 100 pounds would be on the south side. There are two pressure reducing valves that meet the same pressure of 75. He pointed out that the things in general that will have an effect on pressure is whether it is a high demand day because of the demand on the system.

Mr. McMorin noted that if there is a fire in the area that will cause the pressure to drop. The fire pump will kick on at the booster station to bring it back up.

Mr. Winebaum asked if there are any hazards the neighborhood or Emergency Management should know about given the chemicals.

Mr. McMorin replied that there are not enough chemicals to be a risk.

Selectman Jenness asked if the water in the tanks are all from local sources.

Mr. McMorin replied that it all comes from Well 5A.

Selectman Jenness asked if Aquarion tests water from Well 5A separately.

Mr. McMorin explained they collect a lot of samples from the pump house.

Handing Mr. McMorin a document (Standard Residential Testing), Selectman Jenness asked if the water can be tested to those things listed on the document. Those are tests that can be done for private wells. This was provided through Rye's Rep at the time David Borden.

Reviewing the list, Mr. McMorin replied that these tests are on their list. They do at least one per year from this location. He noted they test for VOC's once per year. PAH is a synthetic organic compound. Aquarion has historical data. This has not been found for decades and decades so Aquarion has a waiver on testing for that. PFO's, Perflourinated Compounds, Aquarion tests for those.

In regards to the synthetic organic compounds, Mr. Winebaum stated there are new houses in the area. Who knows what was spilled on their properties.

Mr. McMorin explained that a lot of the residential quantities are really small. It is highly unlikely it is going to go very far if there is a spill. Plus, every three years Aquarion has an education program to let people know about spillage and using chemicals properly in the area.

Mr. Winebaum stated his concern is there are about 10 house on Hunterville and 5 or 6 more. There are probably 15 or 16 homes in the 400ft radius.

Selectman Jenness commented there are 3 that are brand new.

Mr. Winebaum stated his feeling is that there should be extra care taken. All these people should be on notice to be extra careful because they are in the radius.

Mr. McMorin stated that the reason they can justify, by the regulations, getting waivers on VOC's is because those are the things that are going to show up first. If VOC's are not found, it is pretty certain that SOC's are not going to be found.

Chair Losik asked for an explanation of the education program.

Mr. McMorin explained that it is part of the State program for Wellhead Protection. There is probably a copy of the last one in the Town Hall. It's a series of flyers.

Chair Losik clarified that it is a mailer of information that goes out once every three years.

Mr. McMorin confirmed. It goes out to every resident in the Wellhead Protection Areas. Copies are sent to the town. He noted that the educational materials are sent to residents in the Wellhead Protection Area, whether they are customers or not. A report with materials is sent to the town.

Chair Losik asked if any incidence will be reported in the report.

Mr. McMorin confirmed.

Chair Losik clarified this is sent once every three years.

Mr. McMorin confirmed.

Chair Losik asked if Aquarion follows when people get their Occupancy Permits on new houses. Does Aquarion bring people up to speed in the new houses?

Mr. McMorin stated that in Hampton that happens. Aquarion is notified before construction is started. He continued that in Hampton they have gone before the planning board on different projects that are going on. There is an Aquifer Protection Zone in Hampton so there are a bunch of notices going on. He continued that Aquarion will ask for conditions, such as no fuel storage tanks, a ban of lawn fertilizers and no road salt in subdivisions close to the wells.

Chair Losik stated that DES did an overlay map for the Rules and Regulations Committee. It shows the aquifer. It also shows the Rye Water Garland Well and the two bedrock wells; Bailey and Cedar Run. It shows the protection zone around those wells. The Rules and Regulations Committee asked DES to show the protection zone around Well 5A. They were able to do this and it really conforms to the aquifer. What is different is the current line that is in Section 306 of the zoning. What Rules and Regs is going to be picking up is what DES has.

The group reviewed the map.

Chair Losik pointed out the default radius that Geosphere is showing would actually be greater than this. It actually goes further in to Cable Road. She asked how the town would pick this up. This is in Aquarion's data base. They are protecting that area.

Mr. McMorin stated it may be a letter from Aquarion with Geosphere's help saying this is an area that they feel needs to be included in the Aquifer Protection Zone. If it is close enough, it ought to be included.

Chair Losik asked if Geosphere could give them the map.

Mr. McMorin confirmed.

Speaking to Planning Administrator Reed, Chair Losik asked who does the work on the GIS for the town.

Mrs. Reed replied Rockingham Planning Commission (RPC).

Chair Losik stated this information could be brought to RPC to be added. The GIS for the town would show the separate aquifer layer and Wellhead Protection Area. She would like to see the Rye Water District Wellhead Protection Area and the Wellhead Protection Area for Aquarion. It will then interface with all the parcels. Anyone would be able to see if they are impacted by Section 306.

Speaking to Mr. McMorin, Chair Losik asked him to explain the process for the planning board in Hampton.

Mr. McMorin explained that Aquarion will automatically be notified of any project that has the potential to effect groundwater within the Aquifer Protection Zone. Aquarion is notified by the planning board.

Chair Losik asked if this is for new construction or also changes.

Mr. McMorin stated it depends on the scope of a project. If someone is going to just replace a deck, Aquarion would not necessarily care about that. If someone is going to tear down a house and expand, that is something that Aquarion would take a closer look at.

Selectman Jenness commented that it should come from the building inspector because a lot of things do not go before the planning board.

The group continued on the site walk outside the pump house.

Mrs. Winebaum asked about septic systems within the 400 sanitary radius. She asked how this should be dealt with.

Mr. McMorin stated if sewer is available they should try to connect to the sewer system. He commented that he would argue that they would need to pay to connect to the sewer system. He noted that if Aquarion does not now about new projects they cannot comment.

Mr. Winebaum stated that he would suggest that any septic systems that are within the 400ft radius should have to report. It would let Aquarion have the chance to say it is not a risk.

Mr. McMorin commented that Aquarion does not have much in the way of authority.

Mr. Winebaum commented if it is within the 400ft and there is something in the zoning.

Chair Losik stated there is something in the zoning for new construction and there is something there for modifications. She thinks this needs to go back to DES because they want to be involved and are incredibly helpful.

Planning Administrator Reed stated that the people would have had to have gone to DES for septic approvals. She commented that they should know they are within these radiuses.

Mr. McMorin stated there are separate departments for septic approvals and drinking water. One hand does not know what the other is doing.

Peter Crawford, 171 Brackett Road, asked if the water is used exclusively from people in this area. He asked if some of the water comes from Hampton and vice-versa.

Mr. McMorin stated the closer the people live to Well 5A, the higher the chance they are getting their water from this facility. He continued there is a blend. The other two feeds are down on Chapel Road in North Hampton. During times when Well 5A is not being run, if it has been shut down for maintenance, water is going to come from other wells in the system. This area is going to have immediate demand for water from this system.

Mr. Winebaum clarified that most of the time they are buying water from Well 5A.

Mr. McMorin confirmed.

Mr. Winebaum asked if people in Rye Beach are drinking water from this well or getting it from Chapel.

Mr. McMorin explained that generally the farther north a person is, the higher percentage the water is coming from this well. The farther south, it is more likely the water is coming from there. At any point in time, it could be a mix of anything.

**Break in recording*

The group continued on the site walk to the pump station and went inside. The group reviewed the inside of the station.

Mr. Winebaum asked if there are concerns about the water mains on Route 1A. He asked if there are more maintenance requirements on the mains at the beach.

Mr. McMorin replied not directly. Part of the biggest risks are the storm surges. If it takes out 1A it will probably take the main out with it. He noted there is one stretch at the North Hampton line that they keep a close eye on. They will mark this area out before a storm so if something happens they can shut it down quick.

The group continued to review the interior of the pump station.

Selectman Jenness asked if the inside of the water tank has to be cleaned.

Mr. McMorin replied yes. He explained the water is emptied out and they go in with pressure washers and industrial shop vacs. It is a steel tank and the inside is a paint that is especially designed for water tanks. In theory, it does not mix with anything so it stays in place and protects the metal from rusting.

Mr. Crawford asked if the height of the water in the tank is related to the water pressure.

Mr. McMorin replied no that is why there is a booster pump.

Mrs. Winebaum asked if Aquarion has any concerns about climate change. She asked if they have done anything.

Mr. McMorin replied that they have not done anything directly. The biggest consequence from a storm is that a tree, power line or fence is going to come down on the site. He noted that they have a lot of backup equipment and generators for when the power goes out so water can still be pumped. He continued they do not have a plan for climate change. They are aware of any risks they may see in any kind of weather. There are procedures for maintaining water during those times.

Mr. Crawford asked if the fire pump goes on even when there is no power. He asked if it is based on pressure.

Mr. McMorin confirmed. The system is going to respond hydraulically wherever the structure is located.

Chair Losik asked about the security system.

Mr. McMorin explained it is just a camera to observe things. If there is vandalism, hopefully, they can identify who it is.

Mr. Winebaum noted there are good fences, gates and the site seems well protected.

The group exited the pump station.

Mrs. Winebaum asked about flushing.

Mr. McMorin explained the routine maintenance is to flush all the hydrants twice per year. It is done in the spring with routine maintenance of checking the operation of the hydrant. The systems are flushed again in the fall. Aquarion takes fire protection seriously. It is made sure the hydrants work like they are supposed to.

Mr. Winebaum asked if someone who is building a new home or getting a new heating system, in the Aquifer Protection Area, should put propane instead of oil in.

Mr. McMorin replied yes.

Mr. Winebaum asked if the water tank is due for maintenance.

Mr. McMorin noted that it needs to be cleaned. It is in good shape and was painted not too long ago. The tanks are inspected every year. Every four to five years they go through a real detailed maintenance.

There was more review of the site by the group.

Chair Losik asked the size of the staff at Aquarion in North Hampton.

Mr. Eaton replied there are nine staff members who manage the areas of Rye, Jenness Beach and Hampton. He noted that there are four staff members who are on call 24/7.

Mr. Winebaum asked where the samples were taken for the latest tests that showed five to seven PFC's.

Mr. McMorin replied the samples were taken from the well house. He noted the last tests were done in early August. He continued that going forward they are going to get samples for each specific well and more samples on the distribution system because that is what people are really drinking.

Mr. Crawford asked what the levels are in the distribution system.

Mr. McMorin stated they are finding single digits of parts per trillion. A lot of them are so low, it is not sure if it is really there or not; however, those are being reported as being accurate. He noted they are trying to drill down what is actually in the wells and what is in the distribution system to get some clarity on the whole.

Chair Losik thanked the representatives for their time and conducting the tour.

Adjournment

Chair Losik adjourned the site walk at 5:00 p.m.

Respectfully Submitted,
Dyana F. Ledger