

**Town of Epsom  
Economic Development Committee Meeting Minutes  
Old Meetinghouse Lower Level  
October 20, 2023 5:00 PM**

**Present**

Vincent Pagano, Chair  
Linda Hodgdon, Vice Chair  
Joe Wysocki  
Meadow Wysocki, Selectman  
Cheryl Gilpatrick, Selectman

Kathy DesRoches, Planning Board  
Representative  
Jason Johnson  
Susan Lombard

**Absent**

Sinehan Kerman, Secretary

**Call to Order**

Mr. Pagano called the meeting to order at 5:00 pm.

Mr. Johnson motioned to approve August 29 Meeting Minutes as amended. Ms. Hodgdon seconded the motion. The motion passed 8-0.

**Agenda Review**

No changes to proposed agenda.

**Discussion**

**Water District Expansion Meeting Review 10/19/2023**

On Oct 19, 2023 several Epsom Planning Board Members, Epsom Select Board Members, EDC members, and CNHRPC employees met on a Zoom call with Peter Pitsas, lead engineer on the Epsom Phase I well exploration report from 2021. Mr. Pagano suggested all members listen to the recording as it gives a great background of where the process stands. Mrs. Wysocki gave a summary of the proposal and stated the proposal does not expand the water district with the intention of moving it out to Gauthier Drive. The additional well would add redundancy for the current water district with the hopes of that redundancy leading to expansion of the district in the next 20-30 years. A third well is intended to be the most substantial well in the system, therefore allowing potential expansion. There was also discussion in the call about a grant proposal from NH Department of Environmental Services, the "Local Source Water Protection Grant." CNHRPC offered to write this grant for Epsom upon approval from the Epsom Select Board, Mrs. Wysocki said the Select Board approved to move forward with the application. If the grant is awarded, the plan would be to expand Phase I exploration to identify potential capacity in the Gautier Drive area. The new well would be within the current water district system, since a separate district would require two wells due to redundancy requirements and would be extremely costly to set up. Mr. Pitsas felt that two water districts would not be approved by the State.

There are several phases to get to the point where a final well can be created. There needs to be a test well, flow test, water quality test, land acquirement or land easement for the well. Mrs. DesRoches asked how it would work if Epsom owns the land, but the water district operates and owns the well. Mrs. Wysocki inquired about the current structure of land ownership and well ownership with the current Epsom Water District. Mr. Johnson asked about the price tag on the water expansion. For just Phase II it would be roughly \$50,000, half of which would be covered by the grant and the other half covered by the current Capital Reserve Fund (CRF) for water expansion. The full project is estimated at 3-3.5 million. The EDC brought attention to the importance of having additional funds added to the CRF for water district expansion at 2024 town voting. Mr. Wysocki asked if there is information on the current condition of the wells but no member was aware of current information or documents regarding the status of the two wells.

Regarding the CRF that will be funding half of the Phase I.b and Phase II well exploration, Mr. Pagano stated that if the grant is awarded and approved for expenditure by the select board the CRF will be drawn down to approximately \$20,000. Mr. Pagano then suggested \$15,000 be added to the CRF for future water district expansion efforts. The EDC agreed it will be important to participate in the deliberative session in February 2024 and potentially hold an informational session on the efforts of the EDC up to this point and future plans. The EDC agreed to start working on presentation materials following this meeting since there will likely only be 2-3 meetings before the deliberative session. The EDC needs to be aware of the Budget Public Hearing when the water district proposes the budget. Mr. Wysocki offered to draft some talking points for the EDC presentation at the deliberative session.

### **Survey Topics and Goals**

Mr. Pagano brought up the local business survey and offered to bring a draft survey to the meeting in November and asked that EDC members offer their suggestions. Target audience for the survey is current Epsom Businesses, prospective Epsom businesses from years past. The EDC agreed the survey should be short and able to be completed in several minutes. Intention of the survey is to understand the businesses' experience.

### **Other Business:**

Mrs. DesRoches and Cheryl Gilpatrick will be driving around to re-identify sign locations for the ERZ signs and filling out the application with DOT to install the signs in the proposed locations.

Mr. Pagano gave Virginia Drew a USB drive to obtain drone footage of Epsom for the Epsom EDC Vimeo/Youtube.

Linda Hodgdon put together a spreadsheet for tracking volunteer time for EDC members.

### **Public Input**

**None**

Mr. Johnson motioned to adjourn the meeting. Ms. DesRoches seconded the motion. The motion passed 8-0.

Respectfully submitted, Vincent Pagano.