

CITY OF DOVER

DOVER UTILITIES COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: 271 Mast Road, Dover, NH
Meeting Date: **Monday, March 3, 2025**
Meeting Time: **6:00 pm**

Members Present: Chairman, Brett Carmichael, Vice-Chair, Jay Stephens, Mark Moeller, Bill Davis,

Members Unexcused Absent: Dennis Munson

Staff Present: Michael Nadeau, Utilities Superintendent; Krystian Kozlowski, Asst. City Engineer; Mike Banester, Working Foreman; Nancy Usbelger, Recording Secretary

1. Call to Order

Meeting was called to order at 6:00 P.M.

2. User's Forum

3. Approval of Minutes of January 27, 2025

Motion: Stephens made the motion to approve the minutes, Moeller seconded.

Vote: U/a

4. Abatement Requests

A. 47-49 New York Street – Jeffrey A Hatch & Sheila M Hatch

Carmichael stated he would have to pass and abstain from voting due to association from work committees with them.

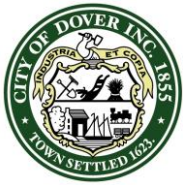
Sheila Hatch shared that they received a really high-water bill and her husband who is a general contractor checked all areas of the building to see if he could find any leaks, which none was found. They also checked with tenants that were there to see if they had noticed anything, but they hadn't. The City went through the house as well and couldn't find anything.

Back in January 2023, they had a similar circumstance, and had the City come out to look for any leaks, none was found. But at that time, they didn't ask for any abatement. They did get a new water meter.

Stephens stated that it is showing a huge water usage for a couple of days, then normal usage, and so on even after the meter was changed. He stated that the meters are good and are working.

Nadeau stated that looking back to Eye on Water the highest usage was in June. There were a few times in May but very sporadic. He stated the meter crew went out and on June 6th swapped out the base of the transponder, still had a high usage on June 25th.

Jeff Hatch said we really want to find out why this keeps happening, so he can fix the problem and avoid getting a high bill in a few months again.



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Motion: Moeller made a motion that the facts are of a unique case and we have nothing to show or any explanation. He would like to amend 50% of the water and amend 50% of the sewer, Davis seconded.

Vote: 2/1

Carmichael abstaining from voting.

Motion passes.

Stephens opposed.

- B.** 770 Central Avenue - Elfar Edward Trustee
Elfar Family Realty Trust 2001
Nancy Elfar

Elfar explained that they took over the property in January and there are 8 apartments upstairs and the bottom part of the building is being leased by Wentworth Douglass Hospital. This is the first time they have purchased property like this. He received a water bill that was for very high usage. He called a plumber and he did fix something. He then found an outside spigot that was dripping. He also found the toilet was leaking as well.

Nadeau went over the water usage. He shared that from June 14th till September 8th there as about 2,000 gallons of water usage per day. The water was running consistently almost every day. Nadeau spoke about the new meters and the accuracy.

Elfar asked how a toilet could leak that much water?

Nadeau explained that a toilet can leak that much water.

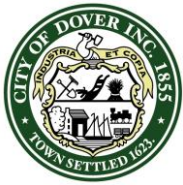
Carmichael has shared how many leaky toilets he has seen with high water bills because of them. He shared that on September 9th the toilet was repaired and then the toilet usage dropped.

Stephens asked if some of it was the leaky spigot?

Nadeau only had information from what was filed with the abatement.

Motion: Moeller made a motion not to abate water portion of the bill, but reduce the sewer portion by 20%, Stephens seconded.

Vote: U/a



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Elfar stated he doesn't think that's sufficient; he really wanted 50%.

5. Reports

A. Abatement Review Team Report

The report was reviewed and discussed by staff.

B. Utilities Report

The report was reviewed and discussed by staff.

C. Finance Report

The report was reviewed and discussed by staff.

Motion: Stephens made the motion to approve the reports, Moeller seconded.

Vote: U/a

6. Old Business

Nadeau shared info about the water main break in downtown Dover associated with the old Ear Craft Music building.

7. New Business

8. Areas of Concern

9. Next Meeting Date

April 21, 2025

10. Adjournment

Motion: Moeller made a motion to adjourn at 7:18 P.M., Stephens seconded.

Vote: U/a