

MINUTES
Dover Utilities Commission
Public Works Facility Conference Room – 271 Mast Road
Monday, September 18, 2006 at 4:15 p.m.

Members Present: Jay Stephens, Art Hoffman, Rick Hebbard, Roland Hofemann, Donald Andolina, Gary Green

Members Absent: Patrick Bowen

Staff Present: Jamie McCulloch, DUC Secretary, Bill Boulanger, Utilities System Supervisor

1. APPROVAL OF MINUTES

A. July 17, 2006

Motion: Hoffman made the motion to approve the minutes. Green & Andolina seconded the motion.
Vote: 5-1 Hebbard abstained.

2. ABATEMENTS

None.

3. REPORTS

A. Utilities Report

Sewer: Boulanger stated that there were no violations since the last meeting. He talked about the Varney Brook Project. He also stated that the Durham Road project was completed.

Water: Boulanger stated that the Bouchard Well Project was seven days behind schedule. He talked about the River Street Odor Study. He updated the board on the Varney Brook, Bouchard Well, River Street odor, and Durham Road projects.

B. Abatement Review Team

None.

4. OLD BUSINESS

None.

5. NEW BUSINESS

A. David Michel & Sophia Zlatin of the Invercense Company of Madbury – Request to hook up to the Dover water main adjacent to the property they are looking at buying in Madbury.

Joe Salisbury & Sophia Zlatin of the Invercense Company out of the Pease Tradeport location were present to speak on behalf of the request.

Salisbury stated that the building they wish to build is a light warehouse that will have about 20-50 employees. Andolina asked if the building would be completely in Madbury. Zlatin stated that some of the property might be in Dover; they are still looking into that. She stated that they are looking for preliminary approval, as they do not know if they will purchase the property as of yet. Salisbury stated that they are a computer/IT Support company with printer sales and consulting. He stated that they have a few service vehicles, but they mainly use computers and printers adding that they do not use chemicals. Zlatin stated that they basically need to hook up for the restroom facilities.

Boulanger stated that the board should be looking at approving or non-approving the request and the company will have to submit Engineering Plans for the City to review. Andolina stated that the Planning Board relies on the DUC's recommendation. Boulanger stated that in the Rollinsford situation where the water line was extended, that did not have to go before the City Council. Hoffman stated that Madbury is a Franchise area to Dover already. Boulanger stated that the City would seek PUC (Public Utilities Commission) approval. Stephens stated that the board could make a conditional approval that the building only be used for this type of use. He added that the minutes could be recorded at the Registry of Deeds and an agreement could be drawn up by the Legal Department, which would also be recorded. Hebbard asked where the meter would go. Boulanger stated that the meter would go inside their building. He stated that the minimum size for a water line is 12" per the City Code.

Motion: Green made the motion to entertain the request to tie in contingent upon receipt and approval of Engineering Plans. Andolina seconded the motion. Vote U/A.

B. Tom Massingham, 36 Prospect Street – Request for a waiver from having to hook up to City sewer at this time.

Tom Massingham was present to speak on behalf of the request. As stated in his request, his septic system is relatively new, they bought the home in 1986 and believe that a new septic tank was installed just prior to that. He stated that he has never had any problems with his septic system and just had it pumped most recently on June 5, 2006.

Hebbard asked Boulanger when the sewer line was installed. Boulanger stated in 2003 at the request of some of the residents as they had failing septic systems. Massingham stated that no one called him when the City was looking to run the sewer line, adding that his septic system is fine and he did not complain. Boulanger stated that several residents complained about sewer not being available to them.

There was some discussion.

Motion: Andolina made the motion to table the request until the October meeting so that staff could gather documentation to clarify the question of whether a resident has to hook up to sewer if their system was not failing. Hebbard seconded the motion. Vote 4-2 Hoffman & Stephens opposed.

C. Mike Garrepy, Fallsbrook Company & Joseph Coronati, Jones & Beach Engineers, Inc. – Request for approval to install a force main on Sixth Street 2,000 SF along the City's right of way.

Mike Garrepy & Joseph Coronati were present to speak on behalf of the request. As stated in their request they have submitted formal application to the Dover Planning Board for subdivision approval of a 23 lot single-family open space subdivision for the property known as Tax Map A, Sheet 1, Lot 28 on Sixth Street and Longhill Road in Dover, NH. The proposal involves bringing municipal water and sewer to the site via line extension along Sixth Street. Although the water line installation will become City property, the force main installation along Sixth Street is proposed to remain a private line. The plan proposes approximately 1900 linear feet of private 4-inch force main in the public right-of-way in the shoulder along Sixth Street. The understanding is that the Dover Utilities Commission and the City Council must approve this private/public utility request.

Garrepy went over the proposed plans with the board. He explained that the force main would run approximately 2,000 feet along Sixth Street to the gravity line.

Garrepy stated that the force main and the pump station would be private, as they propose it at this time. He stated that it was recommended that a sewer-shed study be conducted and that is in process at this time. He stated that they wanted to come before the board even without the study having been completed so that any preliminary questions and concerns the board had could be addressed.

There was some discussion on the subdivision, number of homes, and the remaining open space.

Stephens stated that if more of the City could be serviced by that pump station, the approval could be contingent on the City taking it over. Garrepy stated that his views of the meeting went as follows: 1) The force main would remain private and be located in the right-of-way. 2) The pump station could be private however the City could take it over at any time. Stephens stated that the sewer-shed study will give us the answers we need. Hoffman asked Garrepy about the gravity manhole where they are tying into, and what they are going to do about odors. Coronati mentioned an eternal blue flame, adding that they will be looking at other options as well. He asked if there were any vents. Boulanger stated no. Stephens stated that they could pre-treat at their pump station for odor issues.

Hoffman stated that along the force main's path there are hills and valley's and asked if there were going to be air release valves. Boulanger stated that there would need to be air releases at the high points. Stephens mentioned perhaps running the force main so that it did not have a high point. Boulanger stated that would be favorable. Boulanger mentioned that unless the pump station was up to City specs, they would never take it over. Stephens asked if the water line into the project would be private. Coronati stated yes. Hebbard asked if the stub on Sixth Street was gravity. Boulanger stated yes, adding that the applicant's could not reach their project with a gravity line. Hebbard asked about any surrounding properties where people may want to hook in. Stephens stated that with a gravity line, residents are required to hook up to sewer, but they do not have to if it is a force main. Hebbard asked for clarification on the investment fees for those residents that did hook up. Boulanger stated that a \$1,100.00 sewer investment fee would be required to hook up to the line. Boulanger stated that the AWWA (American Water Works Association) code and standard for fire hydrants is every 500-feet adding that the Engineering Division would advise them of that. He showed the applicant's on the plan a fire hydrant that a neighbor has an issue with, adding that it would have to be moved.

Motion: Hoffman made the motion to table the request until the October meeting where the board can go over the sewer study with the applicant's. Hebbard seconded the motion. Vote U/A.

D. Dover Utilities Commission's Rules & Regulations Discussion

Due to other appointments that some of the members had, this item will be discussed at a future special meeting once a date is determined.

6. ADJOURNMENT

Motion: Green made the motion to adjourn at 6:00 PM. Seconded by Hebbard. Vote U/A.

Respectfully submitted, *Jamie McCulloch*, Dover Utilities Commission