



**CITY OF DOVER**

## DOVER UTILITIES COMMISSION - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: 271 Mast Road, Dover, NH  
Meeting Date: **Monday, October 15, 2012**  
Meeting Time: **6:00 pm**

**Members Present:** Chairman Otis Perry, Vice Chair Jay Stephens, Dennis Munson, Chris Berg, Mark Moeller

**Alternate Member Present:**

**Members Absent:** Dana Leggett, Ted Mortner

**Staff Present:** Doug Steele, Community Services Director; Bill Boulanger, Superintendent of Public Works & Utilities, Dean Peschel; Environmental Manager Contractor; Jennifer Bretz, Recording Secretary.

### 1. Call to Order

Meeting was called to order at 6:00 pm

### 2. Next meeting

November 19, 2012

### 3. Approval of Minutes of June 18, 2012

**Motion:** Munson made the motion to approve the minutes, Berg seconded.

**Corrections:** Stephens stated that on page 2, the paragraph that starts, "Stephens stated that what the board has done with a few of these situations because of the horrendous \_\_\_\_ from when it happened to when the applicant knew that it happened." He filled in the missing part with "time delay".

Stephens stated on page 3, tablet should be changed to table.

**Vote:** U/a with corrections.

### 4. User's Forum – N/A

### 5. Abatement Requests

#### A. 24 Emerald Lane

Representative for applicant, Sangeeta Matta, stated that the company she is the listing agent for the owners of 24 Emerald Lane. They moved into the house 1 ½ years ago. Since that time, their water bill has been consistent. From March 2011 through August 2011, they saw a tremendous increase in the water bill. The irrigation company came out to check on the system. The bills now are the same as they used to be before. They also requested that city staff come out to check on the home and they found no leaks. The applicants do not understand why bill is so high.

Perry asked if the bill in question was the final bill.

Matta stated that the house is listed but no one is living there. There have not been any real estate transactions. The applicants are still the owners of the home.

Perry asked if the water was turned on.

Matta stated that the irrigation was on during the summer.



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Boulanger stated that there is no memo meter on site to measure the irrigation. If they irrigate they are going to have a higher bill. Staff responded to the spongy area in the back yard. They found that it was groundwater. When staff went into the house, out of the three toilets, they found two were at the overflow. There was a lot of water overflowing 24/7. Even though the irrigation may be tidy, it could have been the two overflowing toilets causing the problem.

Berg stated that it shows that staff adjusted the toilets which would make sense of why the bill came back down.

Boulanger stated that without the memo meter to help break it down, it's hard to determine how much water the toilets were using and how much the irrigation was using.

**Motion:** Munson made the motion to deny the abatement, Stephens seconded.

**Vote:** U/a

### **B. Brick Road**

Boulanger stated the Six Brick Road development was accepted by the Planning Board for 24 two bedroom units. In speaking with Doug LaRosa and his staff, they were wondering if a waiver was possible because they felt the investment fee was too high. He explained to them that if there were some conservation measures that an applicant were to take, the board would be willing to consider waiving some of the investment fees. He asked the applicant to provide a packet of information, based on conservation measures, showing why they should receive a waiver.

Perry stated that before they start, he wanted to mention that he has hired Tritech Engineering to do work for the housing authority in the past. They are currently not under any kind of contract.

Bob Stowell, Tritech Engineering, stated that the applicant, John O'Neill, is a local developer. He has built numerous housing developments. This is his first apartment building. They've worked hand in hand with him through the approval process and on the building design itself. The homes he builds now are energy star compliant. He is very energy conscious and conservation minded. Doug LaRosa has gone through and taken a lot of things from USEPA as well as some background information from manufacturers that Mr. O'Neill tends to use. They can also tell you how Mr. O'Neill typically implements the steps within the packet to try to conserve on the water over the long term.

Doug LaRosa stated that they would like to try to make workforce housing a little more affordable. When this project went through the planning process, they did an impact statement for the Planning Board which was approved. The impact statement they used showed 40 gallons per day per bedroom. Subsequent to that, they did a sewer design. They used the DES guidelines for the sewer flow which was based on 70 gallons per day per capita. They have gone through and looked at the actual fixtures that will be used within the building as well as working with DES. They want to reduce the amount of water they use as well as reduce the impact fee to use that water. He proceeded to go over the packet.

Perry stated that he believes that it's important to use energy saving measures. He stated that there are two big issues. One is that they are setting a precedence here which is very important. Two is insuring compliance. Not so much with the original construction but these investment fees could go out ten or fifteen years beyond the useful life of some of the appliances being talked about.



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LaRosa stated that O'Neill is going to own these units.

O'Neill stated that his 28 year old son has recently come on board who is a CPA. This is his investment and future. He's very energy conscious. We're renting them because they are brand new and they are going to maintain it as such.

Perry stated that they are dealing with a commercial enterprise and a government agency. O'Neill's assurances may assure this board but not the members of the future board members.

Stephens stated that he agrees with the concept. The board is providing them an incentive to go that route. He's nervous that if they predicate everything on these specific appliances and fixtures, how do we know that that's what was installed. He's not sure if he's willing to go as low on the investment fee as they've requested.

LaRosa stated that they've included a water usage study for duplex condominiums. The water figures were taken from City of Dover and turned from cubic feet to gallons per day. In Dovetail Commons, this was constructed 6-8 years ago, the average gallons per day per bedroom in that facility was 40.

Boulanger stated that those were residential not apartments.

LaRosa stated that they are residential. Typically, apartment's uses less than residential do.

Berg stated that he's not sure if the Board has spoken enough about the subject to make a decision on this tonight.

Perry stated that he's done at least three energy service contracts for large multi family things with his housing authority connections. Water use is a major component of those contracts. It's a major contributor to those savings but the savings come nowhere close to saving 60%. In one instance they put in double flush toilets and all new aerators in every fixture and got about 25% savings. It may have been that they were comparing the savings to the current use and in here they are comparing their savings to a table prepared by DES.

Perry stated that he's going to suggest that the board table this and have a conversation with our staff. He wants the board to be able to look at the figures in a rational way. They also want to think about the precedence setting ramifications. If they are going to create a precedence, they need to create a system to be able to treat everyone, who has the same desires, the same way.

Atty. James Schulte stated that the investment fee formula and the impact fees are based upon assumptions which may or may not be realistic. That is the basis that you compare these uses/calculations to. If you could plug our numbers into that formula, it would give you some idea to how realistic this request is.

Stephens stated that we all want to say that the request for some sort of combination is realistic. We all want to work this out with you. What we're all getting to is we have a process and we're looking at making a modification to this process. We just want to know that when we do make the modification, we can apply that across the board. We haven't had anyone try to do this yet.



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LaRosa stated that the DES table that they are using is for septic system designs. Septic systems fail. Those numbers are double what the expected flow figure was. The sewer design manual for NH requires that you use 70 gpd per capita. The census in NH states that there are 2.5 people per household so if you extrapolate that out using the 70 that's where they came up with the 3,360 gpd for their sewer discharge permit.

Boulanger stated that the problem the Board is struggling with is that the City has a published standard they are trying to stick with. It would be conflicting on every assessment of investment fees. He's trying to be as fair as he can but the chart is what he has to go by.

Berg stated that he thinks it's something they would be able to do but it's just a matter of working on the specifics to do it.

**Motion:** Berg made the motion to table, Moeller seconded.

**Vote:** U/a

Perry stated maybe there should be a workshop to discuss this issue. There will be more requests for this. These fees are the highest the city charges.

Steele stated that it's a buy in approach. Appendix B really explains it well. He discussed this with Atty. Krans this afternoon. He believes that it would be beneficial for the consultant Victor Krea to discuss the investment fees.

Boulanger stated that as far as compliance, they may have to get on a monthly reading program.

### 6. Reports

#### A. Abatement Review Team Report -None

#### B. Utilities Report July, August & September

The report was reviewed and discussed by Staff.

#### C. Finance Report

The report was reviewed and discussed by Staff.

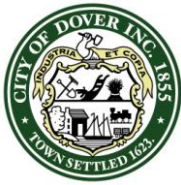
### 7. New Business

#### A. Ordinance Review Committee

Steele stated this was to inform you that the City Council currently has a subcommittee where they are reviewing all of the cities codes. A lot of it is formatting and titling. He does expect that when they are done, there will be some changes to the water and sewer codes.

The City Attorney has been having weekly Wednesday meetings with the committee.

Boulanger stated that he's currently going over the sewer and water chapter to make sure everything is the way it should be.



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Perry stated that he also believes that they are looking at the terms and amount of times.

### **B. Griffin Well Study**

Perry asked if they could have an update on Willand Pond first.

Peschel stated that not much has changed since the last time they spoke about it. A second well has been installed. It was pump tested. Emery and Garrett are putting together a pump test report that will go to DES. It's a couple of weeks behind. Once they receive it and review it, he'll send it to the state. Hopefully, it will get approved and give them 600 gallons per minute for that aquifer.

Peschel stated that as far as **Griffin Well**, they spoke about the 1-4 dioxane issue. It's a contaminant that is relatively new. There is a standard for it that is 3 parts per billion currently. The well has a regular amount of 1.5 parts per billion. They been monitoring it monthly and it's been consistent. The well screen intercepts several different layers of aquifer. Most of the aquifer is clean but there is one small segment of the aquifer that has a high number of 1-4 dioxane so it's an isolated area.

Boulanger stated that Griffin Well has already put another screen within the original screen. The original screen failed. Every time you put something else in there, you're losing capacity.

Berg stated that the next time it goes to get cleaned; it's almost time to drill another well.

Peschel stated the EPA has determined that there's a one in million chance to get cancer if it has a level of .3. California has adopted that standard but it's not a nationally adopted standard yet. The idea is to be proactive instead of waiting for the standard to be set. Instead of not being able to use the well, let's look at the situation we have and come up with some alternative remedies. Emery & Garrett put together the proposal provided.

### **8. Old Business**

#### **A. Great Bay Coalition**

Peschel provided a handout on Regulatory Background and Status of Great Bay Nutrient Control Issues. He proceeded to go over the handout.

### **9. Areas of Concern**

### **10. Adjournment**

**Motion:** Munson made the motion to adjourn at 7:41 pm, Berg seconded.

**Vote:** U/A