

**Water/Wastewater Commissioners’
Meeting Minutes
April 30, 2013**

Present: Robert E. Courage, Chairman
Dale A. White, Vice-Chairman
Michael E. Putnam, Member
David Boucher, Superintendent
Evelyn Gendron

Call to Order:

Chairman Courage called the meeting to order at 6:00 p.m. and Chairman Courage made the motion to go into non-public session to discuss land, per RSA 91-A:3,II(d). Commissioner Putnam seconded the motion. All voted in favor. Exiting the non-public session at 7:10 p.m., Chairman Courage said there were no announcements.

Appointment:

Representing Ducal Development, Mr. Errol Duymazler and Mr. John Callahan thanked the commissioners for granting permission to meet with the Board today on short notice. Mr. Duymazler explained that since the commissioners’ last meeting with he and Mr. Callahan on April 10, 2012, regarding plans to construct a subdivision situated near the intersection of Mont Vernon Street and North River Road, there have been several meetings with the Milford Zoning and Planning Boards, resulting in design and cost changes as well as new questions regarding water and sewer requirements and whether any helpful waivers could be received. He said the development would add economic value to the community, however, he and Mr. Callahan are now asking themselves whether the development is economically viable for Ducal Development. Chairman Courage acknowledged receipt this evening of the development plans prepared by, and delivered earlier this afternoon by, Meridian Land Services, and asked if there were prepared questions that could be addressed versus conducting a simultaneous plan review, discussion and question session. Mr. Courage said the Board would like to hear the questions.

Superintendent Boucher said although he wasn’t present at the April 10, 2012 Commissioners’ Meeting, it is his understanding that the plan was to have the sewer run along North River Road, and that the current policy is to extend the sewer line the entire distance of the property line and that the Commission had given a waiver that they did not have to. He said that these new plans show the sewer running up Mont Vernon Road’s westerly gravel shoulder, perhaps due to water main issues being in the way, however the sewer is not extending the entire property line, therefore the waiver is still in place. Mr. Duymazler made references and gave explanations regarding the Meridian map, culminating in a question and a waiver request: can a stub be taken off the line, leaving it there, but not run it all the way to someone’s property?

Mr. Boucher read page 21 of the Sewer Use Ordinance, referencing building sewer laterals, and explained “...it shall be installed from the main to the property line and should be the responsibility of the petitioners of the sewer line extension. The number and location of such laterals for all buildings, lots of record, or lots that may be subdivided in the future shall be recommended by the Department of

Water Utilities.” Vice-Chairman White said it would therefore be the responsibility of Ducal to put the stub in to the property line. Mr. Boucher agreed, noting that the original Meridian plan did not include the laterals. Upon further discussion relative to underground issues causing the sewer line to be run along Mont Vernon Road versus North River Road, therefore bypassing three properties, Mr. Duymazler expressed concerns that would involve involvement/decisions at the state versus town level. Chairman Courage said this Board would not be able to speak for the State issues and explained damaging existing pavement along Rt. 13 North would probably require a pavement overlay. Discussion continued regarding the benefits of performing a directional bore.

Mr. Duymazler asked for a waiver of the extension of the laterals to adjoining properties. Mr. Callahan questioned elevation heights. Chairman Courage said the end of the 8” water line is at the brick house, which has water. Water mains may be lowered and would be a cheaper option to avoid hitting underground rocks bringing the sewer main into the site. North River Road’s sandy underground material would be preferable over Rt. 13. Mr. Duymazler and Mr. Callahan said they did not know that water mains could be lowered. Vice-Chairman White explained that insertion gate valves could be installed and perhaps dealings at the state level thereby be avoided, and discussed grades identified. Chairman Courage suggested digging a test pit on the water line.

Chairman Courage said, in summary, what Ducal Development is looking for is relief on extending sewer service connections to adjoining properties along the proposed sewer extension. Mr. Duymazler said yes, that would be request number one.

Mr. Duymazler said the second request is in relation to the water line, and he referred to a fire hydrant location on the Meridian map. He said the Fire Department felt a 4” line looping to a map location was okay with regard to water pressure, but then an 8” line connection for another location in the Water Department’s distribution system was mentioned. Superintendent Boucher said the Water Utilities Department had originally requested an 8” line connecting Mont Vernon to North River Road, and that it was his understanding that the Fire Department would prefer an 8” water line to that fire hydrant, and that it would be quite a restriction for the Water Utilities Department for the line to go from 8” to 4” and then tying into a 10” line, so the Water Department had requested 8” all the way across. Chairman Courage said the Fire Department’s concern is fire flow at the hydrant. Mr. Boucher added that the hydrant location had changed during previous discussions. Discussion followed including Ductile Iron pipe costs, that labor costs would be the same for 4” and 8” water main pipe, with or without gate valve(s) involved, and Mr. Courage acknowledged that each cost matters to Ducal Development. Mr. Courage said his main concern is that the services along Mont Vernon Street, Route 13, lead to the Quarry Condominiums, which is a dead-end line, not a loop, so that in the event of a water main becoming out-of-service, there could be a back-feed, which would be a disadvantage to the Town’s distribution system. Mr. Duymazler said that makes sense. Commissioner Putnam questioned the distance from the 6” pipe and the 8” pipe. Vice-Chairman White said approximately 400 feet.

Mr. Duymazler said his third question is regarding water and sewer entrance fees: is there any relief that the commissioners could provide given that Ducal will run sewer up the road past other houses that might connect? He said that in other towns Ducal had been afforded a pay-back arrangement for anybody who connects. Would that be possible in Milford’s regulations and what would the calculated cost be for 24 approved units? Superintendent Boucher said the regulations stipulate no reimbursement for the sewer line extension petitioners when abutters connect to the sewer line, which he said had been a question asked by Mr. Duymazler during the April 2012 commissioners’ meeting.

Mr. Duymazler said another question is regarding the sewer and water lines within the development, when Ducal builds this out, are the homeowners responsible for maintaining those long-term, or would they become a public line within the development at that point? Chairman Courage said to answer that question he would need to know whether Planning Board approval was received. Mr. Duymazler said, "Yes, contingent upon a whole bunch of stuff, this being one of them." Mr. Courage asked if the roads would be private. Mr. Duymazler said yes, a condominium. Mr. Callahan clarified by noting a 55+ condominium. Mr. Courage said that most projects are private utilities, however the sewer lines in the Reserve became the Town's, not the roads, and not the water lines, which is owned by Pennichuck. The Reserve is a unique development in this way, to his knowledge, which occurred in 2005 or 2006. Mr. Duymazler asked whether they would be making one connection or 24 connections. Superintendent Boucher said that Ashley Commons' connection/entrance fees would need to be reviewed, since he imagines each unit would be metered separately as all individual units tying into the system, therefore the entrance fee would apply to each one. Mr. Duymazler asked if one meter for the whole development is possible. Mr. Courage said it couldn't have different owners. Mr. Duymazler said if the condo association had owns all of the lines within the development then they would be responsible for the lines and they're responsible for those costs as part of the common area maintenance, so if there was one meter at the main as it comes in or goes out, the association could get one bill. Mr. Boucher said he didn't think that would alleviate Ducal from the entrance fee per unit, since in the water billing cycle Ducal would be billed for one meter versus all of the meters, however, when it comes to the sewer billing, it would all be the same, the sewer portion would be based on the one meter.

Mr. Callahan asked if there was any type of relief that the commissioners could do regarding the cost of the entrance fees. Chairman Courage said a separate meter would be desirable for irrigation purposes, since the sewer bill is calculated on the water usage. Mr. Duymazler said he would personally prefer separate meters unless there could be significant savings by going with one meter, he would like to know such options. Mr. Boucher said the savings would result in the billing process, with each individual owner paying for their quarterly meter charges versus a quarterly charge on one meter shared by everyone. Mr. Boucher said the water entrance fee at the current rate for 24 units would calculate as \$28,227.60, and the sewer entrance fee at the current rate for 24 units would calculate as \$41,196.00 for 24 units, until the Town completes the next audit, which he believes may be next month. Vice-Chairman White said this is a question that the commissioners need to discuss. Commissioner Putnam asked Mr. Duymazler whether this is a "make it or break it" decision for us. Mr. Duymazler said it certainly factors into the overall project, as they are still evaluating the project, and therefore he cannot say yes and cannot say no until all of the costs are known. He said they want to build the project, they are excited to build the project and think that there is value there, but the value to be had with the finished units is limited to the market and right now the costs are creeping up to a point where it may not make sense.

Vice-Chairman White asked what would the cost impact be to review the sewer change, since distance-wise, Ducal would not have to deal with the State on the road issue. Mr. Callahan replied that this needs to be looked at, since they've only experienced one directional bore issue in Amherst Street, and the costs to dig up existing pavement and repave a section of state road versus directionally bore across a road and not need to get into the pavement are unknown numbers, but cannot be cheap. Chairman Courage pointed out that North River Road is also a state road. Mr. Duymazler said that the commissioners control decisions regarding parts of the project. Chairman Courage said the meeting minutes will reflect Ducal's questions and concerns and the commission will discuss them. Mr. Duymazler said the commissioners' time and conversation is appreciated and any assistance would be

appreciated. Chairman Courage said he viewed some of the Planning Board meetings concerning the Ducal project, and that this project would enhance the area and be a tax-positive development. Chairman Courage suggested Ducal Development pursue additional information and requirements from the Public Works Director regarding disturbing Milford roads and recalled during the April 2012 meeting it was mentioned an on-site inspector would be required for the water & sewer work on the public right-of-way at Ducal's expense. Mr. Duymazler said that would be reasonable. Vice-Chairman White said the commission meets every two weeks and asked if a response is needed sooner. Mr. Duymazler said the commissioners' responses would be appreciated as soon as possible to facilitate bid preparations/decisions and whether to move forward. Chairman Courage said a commissioners' work session may be held to discuss the concerns raised this evening.

Decisions:

Approval of Meeting Minutes – Vice-Chairman White made the motion to approve the minutes of the April 16, 2013 meeting as amended. Chairman Courage seconded the motion. All voted in favor.

Discussion/Information Items:

Curtis Well Electrical & Instrumentation Improvements Project Update – Superintendent Boucher apprised the commissioners of the progress made since the last commissioners' meeting. G. A. Laflamme and Mr. Chris Berg, Wright-Pierce, will be on-site tomorrow and the project milestones/deadlines will be discussed and updated. The pipe was continued to the control building; the conduit will be continued to the vaults tomorrow. Commissioner Putnam inquired of the junction boxes and where the piping will terminate across the river. Mr. Boucher explained why the junction boxes were eliminated and that the pipe lengths/distances will be verified via GPS.

Wastewater Treatment Plant Switchgear Project Update – Superintendent Boucher said the temporary switch and cables are in place, the power will be transferred. Project milestones/scheduled work will be discussed and updated tomorrow with Mr. Chuck Fritz of Electrical Installations. Anticipated equipment delivery dates will be discussed.

IT issues – Superintendent Boucher said the recent telephone issues were attributed to Comcast connectivity problems by the IT Director, Mr. Bruce Dickerson, and that currently there are varied entities serving the Town of Milford's communication lines, however, Bayring will soon begin servicing all town departmental communication needs.

Activities Report – Reviewed by the Commissioners.

Miscellaneous Water Utilities Department Project Updates – Mr. Boucher said a resident near the Mayflower Water Storage Tank recommended a fence or gate be installed at the entrance of the conservation commission's access road to the tank since the activity level of hikers/bikers in the vicinity has increased. Mr. Boucher distributed a map of the area, suggested options, and will contact Selectman Fougere to discuss this matter further. Plans for work to widen the intersection of the South Street, Armory and Emerson Roads will get underway before the end of the year and Mr. Boucher will keep the Board apprised of those plans as they progress. Correspondence has been sent regarding the application of fertilizer at Curtis Well fields. Mr. Boucher is expecting to receive the final report detailing the 29 miles of leak detection work completed last night. Mr. Boucher spoke with Mr. Bill Condra regarding

the Milford/Wilton Inter-municipal Agreement delivered for review by the Wilton Water and Sewer Commissioners. Mr. Condra informed him no decisions will be made before another member joins the Wilton Water Commission, as the Chairman recently resigned.

Future Appointments/Meetings:

The next Water and Wastewater Commissioners' meeting will be held at 6:00 p.m. on Wednesday, May 14, 2013 at the Water Utilities Department, 564 Nashua Street.

Adjournment:

Chairman Courage made the motion to adjourn the meeting at 8:20 p.m. Vice-Chairman White seconded the motion. All voted in favor.

Robert E. Courage, Chairman

Date

Dale A. White, Vice-Chairman

Date

Michael E. Putnam, Commissioner

Date