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STATE OF NEW HAMPSHIRE



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July 18, 2017

Mr. John Gray
The Prospect Woodward Home
194-202 Court Street
Keene, NH 03431

Re: DE 17-009, The Prospect Woodward Home
Petition to Waive Puc 303.02 Master Metering Rule

Dear Mr. Gray:

On January 17, 2017, The Prospect Woodward Home (PWH) filed a request for waiver of N.H. Code Admin. Rules Puc 303.02, the master metering rule, with respect to the Hillside Village Continuing Care Retirement Community (CCRC) to be constructed in Keene, New Hampshire. Hillside Village will consist of 140 apartments in one, two, and three bedroom formats, a Community Center, and a separate Health Care Center which will include 60 assisted living units and 20 nursing beds. Staff filed a memorandum on July 12, 2017, in which it described and analyzed PWH's rule waiver request and made a recommendation to the Commission that it be granted, subject to certain specified conditions.

Staff noted that Hillside Village as a CCRC is different in many respects from a typical apartment complex. According to Staff, Hillside Village residents secure more than just a living space through their enrollment. They also participate in an active community of people with similar interests and circumstances, and they have access to a range of health care services and supports if needed, without additional charges beyond their original entrance fees and on-going monthly fees, both of which fees are actuarially-determined. Electric service and other utility charges are included in those fees and are not individually assessed to the Hillside Village residents. Staff maintained that the CCRC model therefore includes community living and cost-sharing aspects as well as a "health insurance" feature, all of which are not present in typical apartment complex projects. Staff noted that those special features of a CCRC are evident from the fact that, unlike most apartment buildings, the Hillside Village project has received regulatory certificates from both the Insurance Department and the Health and Human Services Department.

Staff stated that relieving Hillside Village from the requirement to install individual electric meters by permitting master metering would serve to reduce the total costs shared by its residents, thereby making residency relatively more affordable and making the benefits of the CCRC more readily available. According to Staff, that result would serve the public interest and would not

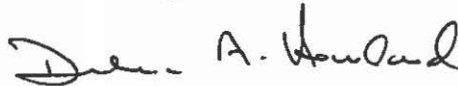
July 18, 2017
Page two

disrupt the orderly and efficient resolution of matters before the Commission, consistent with Puc 201.05. Staff therefore recommended that the Commission grant PWH's request for a waiver of Puc 303.02 to permit master metering as proposed at Hillside Village, subject to certain specified conditions, with such waiver to be in effect for so long as the project is operated as a CCRC as described in PWH's filings.

The Commission has reviewed PWH's rule waiver request and Staff's memorandum, and has accepted Staff's recommendation. The Commission has found that the requested rule waiver would serve the public interest and would not disrupt the orderly and efficient resolution of matters before the Commission, as required under Puc 201.05.

Accordingly, PWH is granted a waiver of Puc 303.02 and is permitted to install master meters at the Hillside Village project, such waiver to be effective for as long as the project is operated as a CCRC. If Hillside Village is no longer operated as a CCRC at some future time, then the waiver will no longer be effective and the project owner will be required to install individual electric meters for each separate dwelling in the development. PWH is directed to notify the Commission and Eversource Energy if Hillside Village is no longer operating as a CCRC.

Sincerely,

A handwritten signature in dark ink, appearing to read "Debra A. Howland", is written over a horizontal line.

Debra A. Howland
Executive Director

cc: Service List
Docket File

SERVICE LIST - EMAIL ADDRESSES - DOCKET RELATED

Pursuant to N.H. Admin Rule Puc 203.11 (a) (1): Serve an electronic copy on each person identified on the service list.

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Docket #: 17-009-1 Printed: July 18, 2017

FILING INSTRUCTIONS:

- a) Pursuant to N.H. Admin Rule Puc 203.02 (a), with the exception of Discovery, file 7 copies, as well as an electronic copy, of all documents including cover letter with: DEBRA A HOWLAND
EXEC DIRECTOR
NHPUC
21 S. FRUIT ST, SUITE 10
CONCORD NH 03301-2429
- b) Serve an electronic copy with each person identified on the Commission's service list and with the Office of Consumer Advocate.
- c) Serve a written copy on each person on the service list not able to receive electronic mail.