

Re: DE 18-025

Reneda Properties LLC/David Gilbert

21 Lawrence Court Laconia NH 03246

[gilbertapartments@metrocast.net](mailto:gilbertapartments@metrocast.net)

603-524-4428 February 22, 2018

NH PUC 1 MAR 18 PM 12:22

New Hampshire Public Utilities Commission

21 South Fruit Street, Suite 10

Concord, NH 03301-2429

RE: Waiver for Reneda Properties LLC for a Master Meter at 15&17 Orange Court Laconia NH

Dear NH PUC:

My name is David Gilbert and I am the owner of an apartment building in Laconia NH. The building is located at 15&17 Orange Court in Laconia NH. This building has been owned by my family for over 50 years. The building itself was built around 1865 and is know by historians as the Gove mansion. When my father purchased it in the early 60's it had been converted to apartments. I am not sure when the building was converted from a single family to a multiple family but separation of the utilities by apartment was never practiced by whomever converted this building to apartments.

Over all these years we have always included utilities in the renting of these apartments. The building is heated by oil, most of the cooking is gas and a few apartments have electric ranges. As you can imagine over the years many things have been added to the building that required electricity, hardwire smoke detectors, ground fault receptacles, hallway lighting etc. When these things were done again separation of the utilities was not a factor being that we, as the landlords, paid all the utilities.

I recently had a fire in the building and it burned two of the eleven apartments. During the fire electricity was cut to the building. There was smoke damage to many of the units and combined with the electricity being out all tenants were forced to move out. My electrician stopped by after the fire and we discussed upgrading the service to the building from a 200 amp service to a 400 amp service and also saw an opportunity to move the location of the meter to the outside of the building rather than leaving it in the basement. This is what we proceeded to do. He then installed a temporary service so we could check out the other apartments which we did and found that the electrical wires serving the other nine apartments was not affected.

Here is my problem. I have been given permission to start renting some of the apartments in this building. I have been contacted by several of my old tenants who wish to return. At present I have 5 ready to go and within a few weeks two more to follow. We called Eversource and when they came by they said I would have to have a meter for every apartment in the building. My response was I pay all the utilities why would I need more than one meter and further more the electrical wiring is not separated by units in the building. They said a rule has been in place that requires a meter for each unit. After a few calls they informed me that I must request and receive a waiver from the PUC, of this rule, before they will put a single meter on my building.

Under Section PUC 201.05 Waiver of Rules, I respectfully request a waiver of the requirement to install a meter for each apartment based on the following.

1 This building has never had separate meters for each apartment and we as landlords have always included all utilities in our rents here.

2 This building was built around 1886 and is of post and beam construction making it very challenging to rewire. There are also some tin ceilings and other original features that could be in jeopardy if renovations were necessary.

3 Most of the tenants that were living here previous to the fire were of low and fixed incomes. There is a great need in this community for affordable housing. I have always tried to keep my rents low and affordable, if further renovation was needed it would require additional funds forcing me to raise my rents.

4 Only two of eleven apartments in this building are in need of renovation due to the fire. The insurance settlement that I received will not even pay completely for the work that is needed to repair them.

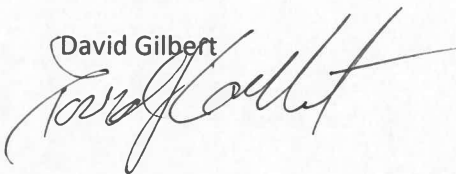
5 Eight of the apartments in this building are either efficiency or one bedroom apartments and have minimal electrical usage.

6 These apartments have been empty for five months with no insurance coverage for lost income. It is vital to the business to resume rentals as soon as possible. I have people waiting for these apartments.

Thank you for your consideration and I look forward to hearing from you. If you need further information about me or my business please feel free to contact me. I have included some photos of the building.

Sincerely,

David Gilbert

A handwritten signature in black ink, appearing to read 'David Gilbert', written over the printed name.