

**KAREN STEELE RESPONSES TO DEPARTMENT'S DATA REQUESTS –  
TESTIMONY OF KAREN STEELE**

**Hampstead Area Water Company  
DW 20-117**

**Date Request Received: 1/5/2022  
Request No. DOE 1-1**

**Date of Response: 1/21/2022  
Witness: Karen Steele**

**REQUEST:**

**Re: Page 2, Line 14-15**

Please explain the source for the additional cost of \$100,000 per year to the Town of Atkinson. Is this different than the amount based upon the calculations presented by the Company in its response to DOE TS 1-7?

**RESPONSE:**

In the 2019 Test year, Atkinson had 76 Fire Hydrants. Atkinson paid an annual fee of \$2,000 plus \$200/hydrant.

Fire Chief has indicated that there are 81 active hydrants plus 3 more on East Road as it connects to Plaistow.

$84 \text{ hydrants} \times \$1,219 (\$1,419 - \$200) = \$102,396$ . Subtract \$2,000 annual fee = \$100,396.

Monthly Water Bills have 3 components:

- Monthly Base Rate
- Fire Protection Monthly Fee
- Volume Usage Fee

I received copies of 5 HAWC water bills to the Town of Atkinson due May 30, 2021. These are summarized in attachment = Town Increases. I believe we have more than 5 town usage sites and so there may be more bills of which I did not receive a copy.

Since this was April usage, it's conservative to multiply it by 12 for annual estimates.

Total Bill = \$400.90

Bill with Permanent Rate Increase = \$521.85.

Delta =  $\$120.95 \times 12 \text{ months} = \$1,451.40$

$\$100,396 + \$1,451.40 = \$101,847.40$

A second method of estimating Monthly Bill Increase is using the overall 30.17% increase.

Per 2019 Town Annual Report, we paid HAWC \$22,978.27.

Less the \$17,200 (76 X \$200 + \$2,000) for hydrants = \$5,786.27.

$\$5,786.27 \times 0.3017 = \$1,715.72$

HAWC's response to DOE TS 1-7

HAWC only estimates increase due to hydrants to be \$90,644

HAWC estimates an increased tax payment to the town of \$60,252.

Assets to be built by HAWC in Atkinson:			
	Tank		1,597,603
	West Side Dr		1,314,140
	Chloramine Upgrades		968,000
	Total New Plant		3,879,743
	2019 Utility Tax Rate		15.53
	New Taxes Paid by HAWC to Atkinson		60,252

From looking at actual HAWC taxes paid, that number has materialized – only 50% (~\$30,000) of their estimate.

Year	Taxes Paid by HAWC
2017	\$30,414
2018	\$32,853
2019	\$30,942
2020	\$60,099
2021	\$62,753

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HAWC underestimated cost to town and overestimated their increased taxes to the town.  
They show an increase to the town of \$90K - \$60K in taxes = \$30K.  
My estimates show over \$100K - \$30K in taxes = \$70K.

Hampstead Area Water Company  
DW 20-117

Date Request Received: 1/5/2022  
Request No. DOE1- 2

Date of Response: 1/21/2022  
Witness: Karen Steele

REQUEST:

Re: Page 3, Line 6

- a. Please explain your understanding of how a Service Level Agreement (SLA) differs from a tariff?
- b. To the best of your knowledge, do any other publicly regulated water utilities have SLA's?
- c. Does the intervenor propose any specific language relative to the Company's Municipal Fire Protection Service obligation as detailed in the Company's tariff?

RESPONSE:

- a) The Tariff is insufficient and unenforceable in that there are no quantitative SLA's and there is no liability if there is insufficient water.

Service Level Agreement (SLA) – for a fee, a company providing the service commits to a minimum residual water pressure in the fire hydrant, as well as rate of flow over a certain period of time. For example, in David Fox's COSS, he referenced Demand Assumptions of 2,000 gallons/minute for 3 hours for a single event (Bates 000154.) Per AWWA and NPFA documents (attached), it appears to be standard expectation of 20 psi for residual (not static) water pressure when the hydrant is flowing.

In Atkinson, New Hampshire Fire Service Resource and Staffing Study, November 2020, flow tests indicate insufficient waterflows and pressure (document attached)

“In October of 2019 six hydrants were flow tested that resulted in a range of available flow ranging from 300 to 1600 gallons per minute. The needed flow was from 500 to 3000 gallons per minute. This sample test indicates a concerned shortage of available flow and pressure in the system.”

- b) I am not familiar with any other publicly regulated water companies or their tariffs or SLA's. Having done a quick search on the tariffs on the NH PUC website, I do see several companies committing to a minimum of 20 psi.

Lakes Region Water Company

CHARACTER OF SERVICE Water will be furnished at a minimum pressure of twenty (20) pounds per square inch and at a maximum pressure of one hundred twenty five (125) pounds per square inch.  
<https://www.puc.nh.gov/Regulatory/Tariffs/LakesRegionWaterCo.pdf>

Abenaki Water Company

CHARACTER OF SERVICE: Water is obtained from wells and will be transmitted by pumps to a storage tank and then transmitted by gravity flow to the individual service pipe at a pressure ranging from 40 to 200+ pounds per square inch.

<https://www.puc.nh.gov/Regulatory/Tariffs/Abenaki%20Water%20Co%20Carroll.pdf>

Abenaki-Belmont

CHARACTER OF SERVICE: Water is obtained from wells and will be transmitted by pumps to the individual service pipe at a pressure of approximately 30-150 pounds per square inch for Single Family residential customers and approximately 70 pounds per square inch for all other customer classes.

<https://www.puc.nh.gov/Regulatory/Tariffs/Abenaki%20Water%20Co%20Belmont.pdf>

Abenaki-Bow

CHARACTER OF SERVICE: Water is obtained from wells and will be transmitted by pumps to the individual service pipe at a pressure of 20 to 125 pounds per square inch.

<https://www.puc.nh.gov/Regulatory/Tariffs/Abenaki%20Water%20Co%20Bow.pdf>

Abenaki-Tioga-Belmont

CHARACTER OF SERVICE: Water will be furnished and maintained at the normal operating pressure of not less than 20 psi nor more than 70 psi at the service connection.

<https://www.puc.nh.gov/Regulatory/Tariffs/Regulatory-Tariff-Water-Abenaki-Tioga-Belmont.pdf>

Abenaki-Tioga-Gilford

CHARACTER OF SERVICE: Water will be furnished and maintained at the normal operating pressure of not less than 20 psi nor more than 125 psi at the service connection

<https://www.puc.nh.gov/Regulatory/Tariffs/Regulatory-Tariff-Water-Abenaki-Tioga-Gilford.pdf>

West Swanzey Water Co

Fire Protection - Private Availability: Private Fire Protection is available within the franchise area Character of Service: Water is obtained from three wells at a present total pumping capacity of approximately 600,000 gallons/day and at approximately 100 pounds of pressure.

<https://www.puc.nh.gov/Regulatory/Tariffs/West%20Swanzey%20Water%20Tariff.pdf>

c) I refer you to Atkinson's Fire Chief Brian Murray and Bob Weimar as they are experts.

Hampstead Area Water Company  
DW 20-117

Date Request Received: 1/5/2022  
Request No. DOE 1-3

Date of Response: 1/21/2022  
Witness: Karen Steele

REQUEST:

Re: Page 3, Lines 15-21

Please provide further details and facts surrounding the circumstances in which a potential customer was denied water service by the Hampstead Area Water Company, Inc., including further details surrounding the example provided in lines 16 through 21. The details should include, but are not limited to:

- a. the person or party that requested water service from HAWC;
- b. the date on which the request for water service was made;
- c. the contact person at HAWC whom the person or party spoke with; and
- d. the date of rejection and person at HAWC whom rejected the request.

RESPONSE:

Quick Summary

- HAWC says "yes" they can provide water in September 2017.
- Later, HAWC says no water unless A&W pays for off-site infrastructure improvements
- A&W refuses to pay the "extra"
- Landowner sells land after 2 years of stalemated activity
- HAWC now has water to supply without infrastructure improvements they said were required.

From Hampstead Planning Board Meeting Minutes/Office File (attached), here is the timeline:

- 9/5/2017 – A&W Development first presents their project to the Planning Board indicating "There will be off site water supplied by Hampstead Area Water Company."
- 8/6/2018 – Planning Board conditionally approves project. One of the conditions is "Submission of a letter from the Hampstead Area Water Company stating that the utility has capacity to supply the proposed Winchester Heights Elderly Housing."
- 10/1/2018 – Planning Board indicates "securing water for the site is still one of the outstanding items."
- 04/09/2019 – Charlie Zilch of S.E.C. & Associates formally requests water from HAWC (attached)
- 10/21/2019 – Over one year later, the project is brought back to the Planning Board with a new owner = Centerview Hollow Land Company. When asked about water from HAWC, "J.Manning stated that they have the letter from HAWC dated 9/5/2019 addressed to Mike Auger. J.Manning provided the PB with a copy of the HAWC letter."



- 9/24/2019 – Updated deed showing sale to Centerview Hollow Land Company is recorded in NHDeeds.org.
- 11/12/2019 – Approved Site Plan 41837 is recorded in NHDeeds.org

From talking to Paul Carideo, the Chair of the Planning Board at the time:

- Paul indicated that in 2018, HAWC had told the developers that there was not enough water to provide for all their units. HAWC said they would be able to provide water if A&W Development provided additional funds to HAWC for off-site water infrastructure improvements.
- HAWC provided a quote to A&W Development for these improvements. The Planning Board Chair saw the document but Planning Board Office does not have a copy. HAWC can supply this document as they are the author.
- When Centerview Hollow Land Company bought the land and Lewis Builders started building, there were no new infrastructure improvements made that were indicated in 2018 to be a requirement by HAWC to supply water.

From talking to Mike Auger of A&W Development:

- Mike confirmed that A&W tried for 2 years to develop the property but were not able to secure a commitment from HAWC to supply the water.
- Mike confirmed that HAWC provided a quote for off-site improvements.
- After 2 years, the landowner, Kevin Camm, sold the land to Centerview Hollow Land Company, and A&W were able to recover some costs by selling the development rights, engineering/designs, and already acquired approvals such as from DES.

- a) A&W Development and Charlie Zilch of S.E.C & Associates
- b) Per the timeline, sometime prior to 9/5/17 for the oral confirmation and again after 8/6/2018. The formal requested dated April 09, 2019 is attached.
- c) I do not know, but HAWC can provide that information
- d) I do not know, but HAWC can provide that information

CORRECTION:

I would like to acknowledge a correction to my pre-filed testimony. The land sales figures from the Town of Hampstead's Assessor's page (Exhibit KS-4) were mis-leading. Upon further research in NHDeeds.org, I have been able to confirm that that land sale in 1997 was for 29.75 acres and the land sale in 2019 was for the 17.56 acres.

**Hampstead Area Water Company  
DW 20-117**

**Date Request Received: 1/5/2022**  
**Request No. DOE 1-4**

**Date of Response: 1/21/2022**  
**Witness: Karen Steele**

**REQUEST:**

**Re: Page 5, Line 15-19; Referencing Docket No. DW 08-088**

Is it your understanding that the Atkinson and Hampstead Core water systems are or are not connected?

**RESPONSE:**

Yes – they are connected.

Page 2 of Order #25,077 (DW 08-065) dated February 25, 2010, confirms the “interconnection project was completed and placed in service on November 10, 2009”

<https://www.puc.nh.gov/Regulatory/Orders/2010orders/25077w.pdf>

**Hampstead Area Water Company  
DW 20-117**

**Date Request Received: 1/5/2022**

**Date of Response: 1/21/2022**

**Request No. DOE1-5**

**Witness: Karen Steele**

**REQUEST:**

**Re: Page 6, Line 4-5**

Please provide the reference(s) used to the cost of \$1,000,000 to lay 1 mile of pipeline.

**RESPONSE:**

Both Charlie Lanza and Senator Chuck Morse have regularly used that estimate in meetings.



Hampstead Area Water Company  
DW 20-117

Date Request Received: 1/5/2022  
Request No. DOE 1-6

Date of Response: 1/21/2022  
Witness: Karen Steele

**REQUEST:**

Re: Page 8, lines 12-15

The pipeline project determined that Plaistow needed both a 400,000 gallon tank in Plaistow and a 500,000 gallon tank in Atkinson. Both these tanks were paid for with funds from the state. But then HAWC made the decision to increase the Atkinson tank from 500,000 gallons to 1 million gallons and took on the additional expense of \$1 million.

- a. Please describe your general understanding of how the decision to build a larger tank in Atkinson, half of which would serve Plaistow, was made; and
- b. Your general understanding of how the decisions about who would bear any associated costs were made; and
- c. Your source(s) of information in these regards.

**RESPONSE:**

I've not seen a cost/benefit analysis or anything quantitative to demonstrate or justify how the decision was made to increase the tank from 500,000 gallons to 1 million gallons and to justify the additional ~\$1 million in spend. Benefits quoted by HAWC appear qualitative and not quantitative. HAWC's response to Atkinson 5-26 referenced responses to Staff 2-32c & Staff 3-27a. Even in these responses, there is no quantitative justification or cost/benefit analysis. In fact in the "tank email" referenced in the response to Staff 3-27a, Thomas Page of Underwood Engineering appear to be recommending a smaller tank in Atkinson:

"We're considering if the Atkinson tank could or should be smaller and would like to discuss."

For historical perspective, in the November 4, 2008 hearing for the Atkinson-Hampstead Interconnection (docket DW 08-088), there was no cost/benefit analysis despite repeated questioning of Harold Morse, HAWC President, by intervenors. Please see attached doc called "DOE 1-6 -- Interconnection" for snippets of the testimony as well as the actual testimony doc attached (DOE 1-6 -- 08-088 2008-11-20 TRANSCRIPT of 11-04-08 HEARING). Mr. Morse confirmed there was no dollar value for the benefits of the interconnection. When asked "How would you then justify spending \$1.1 million to obtain benefits that might not be worth \$10?" Mr. Morse replied with "From years of experience in operating a water system."

This appears to be how the decision was made to increase the Atkinson tank from 500,000 to 1 million gallons "From years of experience in operating a water system" as I am unable to find any documentation quantifying the benefit justifying the spend.

HAWC appears to have a much bigger vision and plan that is not always shared. For example, in Docket DW 19-031, for the purpose of supplying water to the Kelly Green condo development in Sandown, HAWC requested a much larger franchise area which included significant portion of the Hampstead/Sandown border. This was around the time of the Large Groundwater Withdrawal permitting process for Angle Pond Well #3 in Hampstead, very near the Sandown border. Hampstead folks were questioning why so much water was being requested to be pumped at Angle Pond, 230,000 gallons/day which was roughly the same amount of all HAWC's Hampstead water consumption at the time. I cautioned my Hampstead friends that if the large franchise request in Sandown were approved, the next request would be for an interconnection between Hampstead and Sandown and Hampstead water could possibly be flowing to Sandown. This was a very sensitive topic as Kent Farm Wellfield over pumping was already impacting private wells of Hampstead residents. When the PUC rejected HAWC's larger franchise request and only granted the area around the condo project, HAWC appealed to the PUC to reconsider as "this proposed franchise expansion allows HAWC to connect its Hampstead and Sandown franchises should a regional connection be necessary." Please see the documents attached called "DOE 1-6 -- Sandown" and the DW 19-031 response.

Another example where quantitative data, calculations or HAWC's "plan" is not shared is the source of water for the Sawmill Ridge development. When Lewis Builders proposed this development on January 21, 2015, they indicated that "Hampstead Area Water Co. will provide the water service. There are no proposed wells." This was the narrative until 14 months later when an abutter asked about the 2 wells HAWC drilled at Sawmill Ridge. On April 20, 2016, "Mr. Manning also explained that the applicant has drilled two wells for the Sawmill Ridge project and neither can produce a significant amount of water." It's very concerning that these 2 wells could not produce a significant amount of water as they are 2 of the deepest wells ever drilled in Atkinson -- 1,000 and 1,100 feet deep (DOE 1-6 -- Sawmill Ridge). Perhaps if the wells at Sawmill Ridge produced more water, the pumping volume at Kent Farm Wellfield would not have increased so significantly, impacting private homeowners' wells?

- a) Decision appears to be made based on their years of experience managing a water company as I'm unable to find quantitative justification.
- b) Decision appears to be made based on their years of experience managing a water company as I'm unable to find quantitative justification.
- c) My inability to find quantitative justification and historical HAWC dockets and activity.

Hampstead Area Water Company  
DW 20-117

Date Request Received: 1/5/2022

Date of Response: 1/21/2022

Request No. DOE 1-7

Witness: Karen Steele

REQUEST:

Re: Page 9, Line 10-11

Please provide the reference from the AWWA M1 Manual that details "These guidelines are written for a water company servicing a singular, entire town, and all its residents which receive equal benefit."

RESPONSE:

- No where in the manual does it indicate that there may be non-consumers. This is critical in allocating costs to public fire protection.
- In attached front page of Chapter 30 (attached), you can see by reading that there is the underlying assumption that all property owners are within same distance of a fire hydrant and thus should pay by property value via tax.
- The last sentence of paragraph 2 says "After the total revenue requirements associated with fire protection service are determined, the utility must ascertain an equitable method for recovering this cost from those benefiting from fire protection service."

**Hampstead Area Water Company  
DW 20-117**

**Date Request Received: 1/5/2022**  
**Request No. DOE 1-8**

**Date of Response: 1/21/2022**  
**Witness: Karen Steele**

**Re: Page 9, Line 12-15**

Please provide further information regarding which editor of the AWWA M1 was contacted and a complete copy of the conversation in that regard.

**RESPONSE:**

Eric Rothstein. Please see document = "DOE 1-8 -- AWWA Editor" for more details & credentials

From the list of editors found in the AWWA Acknowledgements page under "Rates and Charges Subcommittee", I googled many and was able to reach Eric Rothstein via telephone. He'd done work in Wisconsin, so we bonded over my growing up in La Crosse, WI/La Crescent, MN and working for Kimberly-Clark in Neenah, WI.

I then shared with him that I am an individual intervenor in a water rate case in New Hampshire. I mentioned that as I was reading AWWA Manual M1, it appeared that it was designed/intended for an entire, singular community where every resident is a customer and he acknowledged that was correct. I got into more detail about how the pipeline and infrastructure spend was for the Atkinson-Hampstead core, but less than 40% of each of the two towns are water customers. Also, a third of the customers from other towns receive zero benefit from this pipeline spend as they are not connected. All of the non-beneficiaries will have to pay in taxes for hydrants or in rate increases without benefit.

Given this additional information, he agreed and said that it was an "implicit assumption" that "all residents are customers of the water company."

I shared with him that David Fox of Raftelis was the one who performed COSS/rate design and he said that he knows David.

We chatted a bit longer. I thanked him for his time and insight, and we hung up.

Conversation length was not more than 15-20 minutes.

Timing – I bought the manual on July 9, 2021 from Amazon, and I know I had the conversation with him before the 9/23/2021 Technical Session with David Fox.



Hampstead Area Water Company  
DW 20-117

Date Request Received: 1/5/2022  
Request No. DOE 1-9

Date of Response: 1/21/2022  
Witness: Karen Steele

REQUEST:

Re: Page 11, Lines 4-10.

- a. Please indicate all infrastructure, with as specific detail as possible, in the current rate case filing, which is requested for recovery in permanent rates, reflecting the time period through 2019, which has not been placed in service, and is not used and useful.
- b. Please also indicate all infrastructure, with as specific detail as possible, in the current rate case filing, which is requested for recovery in permanent rates associated with the proposed Step I increase, reflecting the time period through 2020, which has not been placed in service, and is not used and useful.
- c. Please also indicate all infrastructure, with as specific detail as possible, in the current rate case filing, which is requested for recovery in permanent rates associated with the proposed Step II increase, reflecting the time period through 2021, which has not been placed in service, and is not used and useful.

RESPONSE:

- a. In multiple conversations with Senator Chuck Morse over the last couple of years, and as recently as November 16, 2021, he stated that "It was never my intention that townspeople would have to pay for this pipeline project." Had HAWC only been a conduit to pass along water from Salem to Plaistow, it should not have cost HAWC anything. The pipeline project and DES ensured that all expenses were paid, other than the CIAC tax. Because HAWC is requesting a massive revenue increase of 77.41% (per Stephen St. Cyr testimony), which they claim is due to the pipeline project, they must have increased their infrastructure to handle the additional 750,000 gallons per day. Since they don't have significantly more customers and they don't have the additional 750,000 gallons per day, that infrastructure is not used or useful.
- b. This process is flawed. PUC/DOE Staff and HAWC have worked toward settlement, revenue requirement and step increases without seeing any evidence from the intervenors. Intervenor evidence was not even allowed until 1 year into this process. My evidence shows their revenue requirement is extremely inflated as it supports the development expansion of HAWC's parent company Lewis Builders. Brian Murray, the Fire Chief in Atkinson, and Bob Weimar from Hampstead's evidence shows the hydrants in each town do not meet code for municipal fire protection and thus do not come close to justifying massive rate increases. The initial rate design, which is now being tweaked, was flawed as it was based on incorrect assumptions and it started with the inflated revenue requirement.
- c. See response to b. above.

Hampstead Area Water Company  
DW 20-117

Date Request Received: 1/5/2022  
Request No. DOE 1-10

Date of Response: 1/21/2022  
Witness: Karen Steele

REQUEST:

Re: Page 11, Line 17-19

Please clarify your statement that the PUC should "approve the temporary rate increase... but completely reject the permanent rate case increase".

- a. Are you suggesting that the amount of the temporary rate increase become the permanent rate increase?
- b. Or, are you suggesting that the temporary rate increase cease at the time of the Commission's final order, thus resulting in no rate increase for HAWC, i.e. HAWC's rates would remain at the same rate as approved in DW 17-118, the rates applicable before the rate case was filed?

RESPONSE:

- a. Yes, it is my opinion that the approved Temporary Rate should become the Permanent Rate
- b. No, I think the Temporary Rate increase should become the Permanent Rate increase.



DOE 1-1 – HAWC Taxes Paid in Atkinson, page 1 of 5

**Invoice Number: 2017P02018303**

Print

Current Owner	HAMPSTEAD AREA WATER CO INC	Due Date	12/18/2017
Current Owner 2	LEWIS BUILDERS INC	Bill Amount	\$9,658.00
Billed Owner	HAMPSTEAD AREA WATER CO INC		
Location	UTILITIES - WATER	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	000007-000202-000000	Penalties	\$0.00
Acres	0	<b>Total Due</b>	<b>\$0.00</b>

The Net Assessment was \$1,893,800 at the time of this bill.

Assessment ▼

Transactions ▼

**Invoice Number: 2017P01018404**

Print

Current Owner	HAMPSTEAD AREA WATER CO INC	Due Date	7/5/2017
Current Owner 2	LEWIS BUILDERS INC	Bill Amount	\$20,756.00
Billed Owner	HAMPSTEAD AREA WATER CO INC		
Location	UTILITIES - WATER	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	000007-000202-000000	Penalties	\$0.00
Acres	0	<b>Total Due</b>	<b>\$0.00</b>

The Net Assessment was \$2,647,500 at the time of this bill.

Assessment ▼

Transactions ▼

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DOE 1-1 – HAWC Taxes Paid in Atkinson, page 2 of 5

<b>Invoice Number: 2018P02017706</b>		<input type="button" value="Print"/>	
Current Owner	HAMPSTEAD AREA WATER CO INC	Due Date	12/17/2018
Current Owner 2	LEWIS BUILDERS INC	Bill Amount	<b>\$17,646.00</b>
Billed Owner	HAMPSTEAD AREA WATER CO INC		
Location	UTILITIES - WATER	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	000007-000202-000000	Penalties	\$0.00
Acres	0	<b>Total Due</b>	<b>\$0.00</b>
<b>The Net Assessment was \$2,085,900 at the time of this bill.</b>		<input type="button" value="Assessment ▼"/>	
		<input type="button" value="Transactions ▼"/>	
<hr/>			
<b>Invoice Number: 2018P01018003</b>		<input type="button" value="Print"/>	
Current Owner	HAMPSTEAD AREA WATER CO INC	Due Date	7/2/2018
Current Owner 2	LEWIS BUILDERS INC	Bill Amount	<b>\$15,207.00</b>
Billed Owner	HAMPSTEAD AREA WATER CO INC		
Location	UTILITIES - WATER	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	000007-000202-000000	Penalties	\$0.00
Acres	0	<b>Total Due</b>	<b>\$0.00</b>
<b>The Net Assessment was \$1,893,800 at the time of this bill.</b>		<input type="button" value="Assessment ▼"/>	
		<input type="button" value="Transactions ▼"/>	
 <a href="https://nhtaxkiosk.com/?KIOSKID=ATKINSON">https://nhtaxkiosk.com/?KIOSKID=ATKINSON</a>			

DOE 1-1 – HAWC Taxes Paid in Atkinson, page 3 of 5

**Invoice Number: 2019P02017901**

Print

Current Owner	HAMPSTEAD AREA WATER CO INC	Due Date	12/19/2019
Current Owner 2	LEWIS BUILDERS INC	Bill Amount	<b>\$14,526.00</b>
Billed Owner	HAMPSTEAD AREA WATER CO INC		
Location	UTILITIES - WATER	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	000007-000202-000000	Penalties	\$0.00
Acres	0	<b>Total Due</b>	<b>\$0.00</b>

The Net Assessment was \$1,992,400 at the time of this bill.

Assessment ▼

Transactions ▼

**Invoice Number: 2019P01017704**

Print

Current Owner	HAMPSTEAD AREA WATER CO INC	Due Date	7/1/2019
Current Owner 2	LEWIS BUILDERS INC	Bill Amount	<b>\$16,416.00</b>
Billed Owner	HAMPSTEAD AREA WATER CO INC		
Location	UTILITIES - WATER	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	000007-000202-000000	Penalties	\$0.00
Acres	0	<b>Total Due</b>	<b>\$0.00</b>

The Net Assessment was \$2,085,900 at the time of this bill.

Assessment ▼

Transactions ▼

<https://nhtaxkiosk.com/?KIOSKID=ATKINSON>

DOE 1-1 – HAWC Taxes Paid in Atkinson, page 4 of 5

**Invoice Number: 2020P02018505**

Print

Current Owner	HAMPSTEAD AREA WATER CO INC	Due Date	12/21/2020
Current Owner 2	LEWIS BUILDERS INC	Bill Amount	\$44,638.00
Billed Owner	HAMPSTEAD AREA WATER CO INC		
Location	UTILITIES - WATER	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	000007-000202-000000	Penalties	\$0.00
Acres	0	<b>Total Due</b>	<b>\$0.00</b>

The Net Assessment was \$3,700,700 at the time of this bill.

Assessment ▼

Transactions ▼

**Invoice Number: 2020P01018407**

Print

Current Owner	HAMPSTEAD AREA WATER CO INC	Due Date	7/1/2020
Current Owner 2	LEWIS BUILDERS INC	Bill Amount	\$15,461.00
Billed Owner	HAMPSTEAD AREA WATER CO INC		
Location	UTILITIES - WATER	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	000007-000202-000000	Penalties	\$0.00
Acres	0	<b>Total Due</b>	<b>\$0.00</b>

The Net Assessment was \$1,992,400 at the time of this bill.

Assessment ▼

Transactions ▼

<https://nhtaxkiosk.com/?KIOSKID=ATKINSON>

DOE 1-1 – HAWC Taxes Paid in Atkinson, page 5 of 5

**Invoice Number: 2021P02019803**

Print

Current Owner	HAMPSTEAD AREA WATER CO INC	Due Date	12/30/2021
Current Owner 2	LEWIS BUILDERS INC	Bill Amount	\$32,703.00
Billed Owner	HAMPSTEAD AREA WATER CO INC		
Location	UTILITIES - WATER	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	000007-000202-000000	Penalties	\$0.00
Acres	0	<b>Total Due</b>	<b>\$0.00</b>

The Net Assessment was \$5,736,100 at the time of this bill.

Assessment ▼

Transactions ▼

**Invoice Number: 2021P01019501**

Print

Current Owner	HAMPSTEAD AREA WATER CO INC	Due Date	7/1/2021
Current Owner 2	LEWIS BUILDERS INC	Bill Amount	\$30,050.00
Billed Owner	HAMPSTEAD AREA WATER CO INC		
Location	UTILITIES - WATER	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	000007-000202-000000	Penalties	\$0.00
Acres	0	<b>Total Due</b>	<b>\$0.00</b>

The Net Assessment was \$3,700,700 at the time of this bill.

Assessment ▼

Transactions ▼

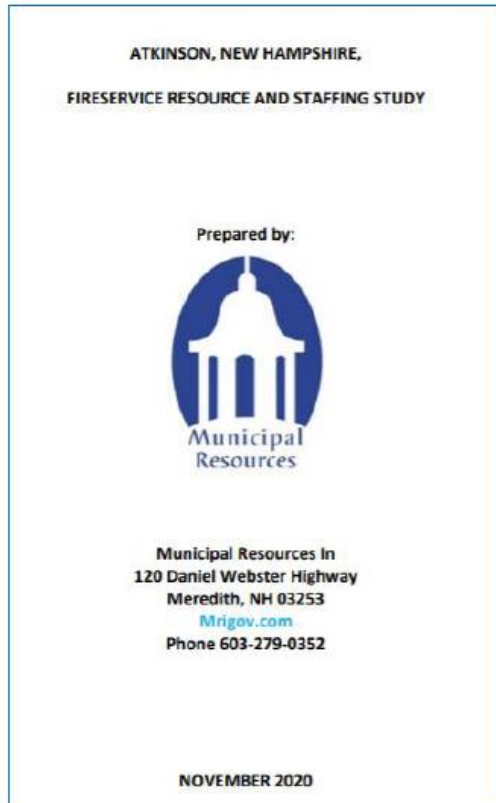
<https://nhtaxkiosk.com/?KIOSKID=ATKINSON>

DOE 1-1 – Town Increases

Town of Atkinson - HAWC Bill												
					# gallons	# ccf						
Due Date	Pipe Dia.	Base Rate	\$/ ccf	Fire Protection	Usage	1ccf=748 gal	Usage \$	Total Bill	Previous Month	Description	Bill with Temp Rate	Bill with Perm. Rate
5/30/2021	5/8"	\$10.00	\$6.11		2528	3.380	\$20.65	\$30.65	\$50.80	Water Rec Fields (Pope)	\$34.01	\$47.80
5/30/2021	5/8"	\$10.00	\$6.11	\$50.00	4488	6.000	\$36.66	\$96.66	\$96.66	Fire Dept	\$107.83	\$111.52
5/30/2021	2"	\$100.00	\$6.11	\$125.00	112	0.150	\$0.92	\$225.92	\$226.22	Library	\$253.71	\$306.77
5/30/2021	5/8"	\$10.00	\$6.11	\$16.67	748	1.000	\$6.11	\$32.78	\$32.78	Community Center	\$36.69	\$31.99
5/30/2021	5/8"	\$10.00	\$6.11		598	0.800	\$4.89	\$14.89	\$16.11	Cemetery	\$16.62	\$23.78
								\$400.90			\$448.86	\$521.85
											11.96%	30.17%
Due Date	Pipe Dia.	Base Rate	\$/ ccf	Fire Protection	Usage	1ccf=748 gal	Usage \$	Total Bill				
	5/8"	\$11.23	\$6.74		2528	3.380	\$22.78	\$34.01				
	5/8"	\$11.23	\$6.74	\$56.16	4488	6.000	\$40.44	\$107.83				
	2"	\$112.31	\$6.74	\$140.39	112	0.150	\$1.01	\$253.71				
	5/8"	\$11.23	\$6.74	\$18.72	748	1.000	\$6.74	\$36.69				
	5/8"	\$11.23	\$6.74		598	0.800	\$5.39	\$16.62				
								\$448.86				
Due Date	Pipe Dia.	Base Rate	\$/ ccf	Fire Protection	Usage	1ccf=748 gal	Usage \$	Total Bill				
	5/8"	\$16.33	\$9.31		2528	3.380	\$31.47	\$47.80				
	5/8"	\$16.33	\$9.31	\$39.33	4488	6.000	\$55.86	\$111.52				
	2"	\$191.11	\$9.31	\$114.26	112	0.150	\$1.40	\$306.77				
	5/8"	\$16.33	\$9.31	\$6.35	748	1.000	\$9.31	\$31.99				
	5/8"	\$16.33	\$9.31		598	0.800	\$7.45	\$23.78				
								\$521.85				



DOE 1-2 – Hydrants SLA's, page 1 of 4



In October of 2019 six hydrants were flow tested that resulted in a range of available flow ranging from 300 to 1600 gallons per minute. The needed flow was from 500 to 3000 gallons per minute. This sample test indicates a concerned shortage of available flow and pressure in the system.

[http://www.town-atkinsonnh.com/documents\\_and\\_forms/Selectmen/201112\\_Atkinson%20Fire%20Report%20-%20FINAL%20REPORT.pdf](http://www.town-atkinsonnh.com/documents_and_forms/Selectmen/201112_Atkinson%20Fire%20Report%20-%20FINAL%20REPORT.pdf)

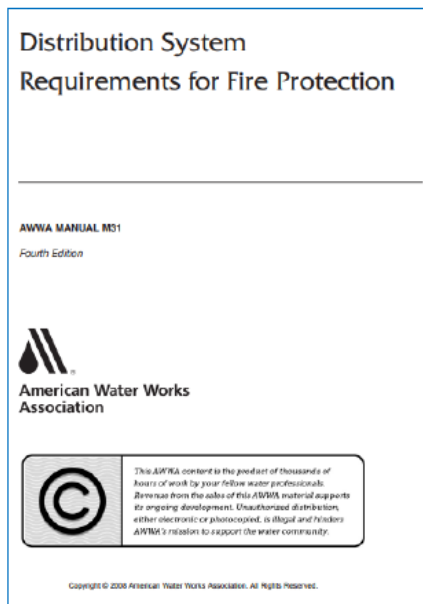
DOE 1-2 – Hydrants SLA's, page 2 of 4

## Service Level Agreements

- **Pressure** -- Range of water pressure, with a minimum and a maximum
  - **Volume/Rate** - Range of volume capability, with a minimum
  - **Time** – minimum amount of time that expected pressure and volume should be available.
- 
- David Fox in his COSS, references Demand assumptions of 2,000 gallon/minute for 3 hours for a single event (Bates 000154).

[https://www.puc.nh.gov/regulatory/Docketbk/2020/20-117/INITIAL%20FILING%20-%20PETITION/20-117\\_2021-03-11\\_HAWC\\_INTERNAL\\_FINANCIAL\\_RPTS.PDF](https://www.puc.nh.gov/regulatory/Docketbk/2020/20-117/INITIAL%20FILING%20-%20PETITION/20-117_2021-03-11_HAWC_INTERNAL_FINANCIAL_RPTS.PDF)

DOE 1-2 – Hydrants SLA's, page 3 of 4



### FIRE FLOW REQUIREMENTS

When establishing a fire protection plan, the governing body must first select a well-documented procedure for determining the fire flow requirement. Central to providing "enough" water is a determination of how much water should be made available for any given situation. The following definition of *required fire flow* will be used in this manual: the rate of water flow, at a residual pressure of 20 psi (138 kPa) and for a specified duration, that is necessary to control a major fire in a specific structure. A complete definition of required fire flow requires a determination of both the rate of flow required and the total amount of water that must be applied to control the fire. The rate of flow and the duration of flow required may be specified by the simple equation:

$$\text{quantity} = \text{rate} \times \text{duration} \quad (\text{Eq. 1-1})$$

Table 1-1 Fire flow durations

Required Fire Flow		Duration
<i>gpm</i>	<i>(L/sec)</i>	<i>hr</i>
2,500 or less	(158 or less)	2
3,000 to 3,500	(189 to 221)	3

<https://www.awwa.org/portals/0/files/publications/documents/m31lookinside.pdf>

## Flow Durations

Recommended fire flow durations<sup>1</sup> to be used in the four methods are given in Table 1-1. The maximum required fire flow for a single fire event is 12,000 gpm (757 L/sec).

## Insurance Services Office Method

The ISO's technique for calculating required fire flow is documented in its publication *Fire Suppression Rating Schedule*. The term used in that document to describe the fire flow requirement is *needed fire flow* (NFF).

**Needed fire flow (NFF).** The NFF is the rate of flow considered necessary to control a major fire in a specific building for a certain duration. It is intended to assess the adequacy of a water system as one element of an insurance rating schedule. It is not intended to be a design criterion. However, it has been demonstrated that the NFF reasonably coincides with the actual flow required to suppress a fire in a real-life situation.

A water supply should be capable of providing the maximum NFF within its distribution system area. In designing a new water distribution system or improvements within an existing distribution system, it is customary to provide for the NFF within the design area. However, it is very unusual for an existing water distribution system to be capable of providing every NFF within its service area.

The ISO classification of a community's water system is based on the available rates of flow at representative locations, with an NFF of 3,500 gpm (221 L/sec), or less, as determined by the application of its Fire Suppression Rating Schedule. Private and public protection at properties with larger NFFs is individually evaluated and may vary from the community's classification.

<https://www.awwa.org/portals/0/files/publications/documents/m31lookinside.pdf>

<https://www.nfpa.org/-/media/Files/News-and-Research/Fire-statistics-and-reports/Emergency-responders/RFEvaluationofFireFlowMethodologies.ashx?la=en#:~:text=As%20described%20in%20the%20NFPA,flow%20methodology%20may%20define%20the>

DOE 1-3 – 09-Apr-2019 – Request for Water

***S.E.C. & Associates, Inc.***  
***Surveying & Engineering Consultants***

April 9, 2019

Hampstead Area Water Company, Inc.  
54 Sawyer Ave.  
Atkinson, NH 03811

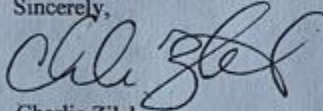
**Re: A&W Development  
Winchester Heights Multi-Unit Elderly Housing Development  
Tax Map 19 Lot 9  
Winchester Drive  
Hampstead, NH**

**Request for Water Service**

Dear Sirs,

Please accept this letter as a formal request to provide water service for the above referenced multi-unit elderly housing development. As the attached plans indicate, this is a proposal for a 30 unit multi building development to be served by onsite shared septic systems and private driveways. The development also includes fire hydrants for fire protection. It is our hope that you will be able to extend the water service that already exists at the end of Winchester Drive to meet the needs of the proposed development. Please let us know if this is feasible and if the service will be able to support the hydrants as well.

Sincerely,

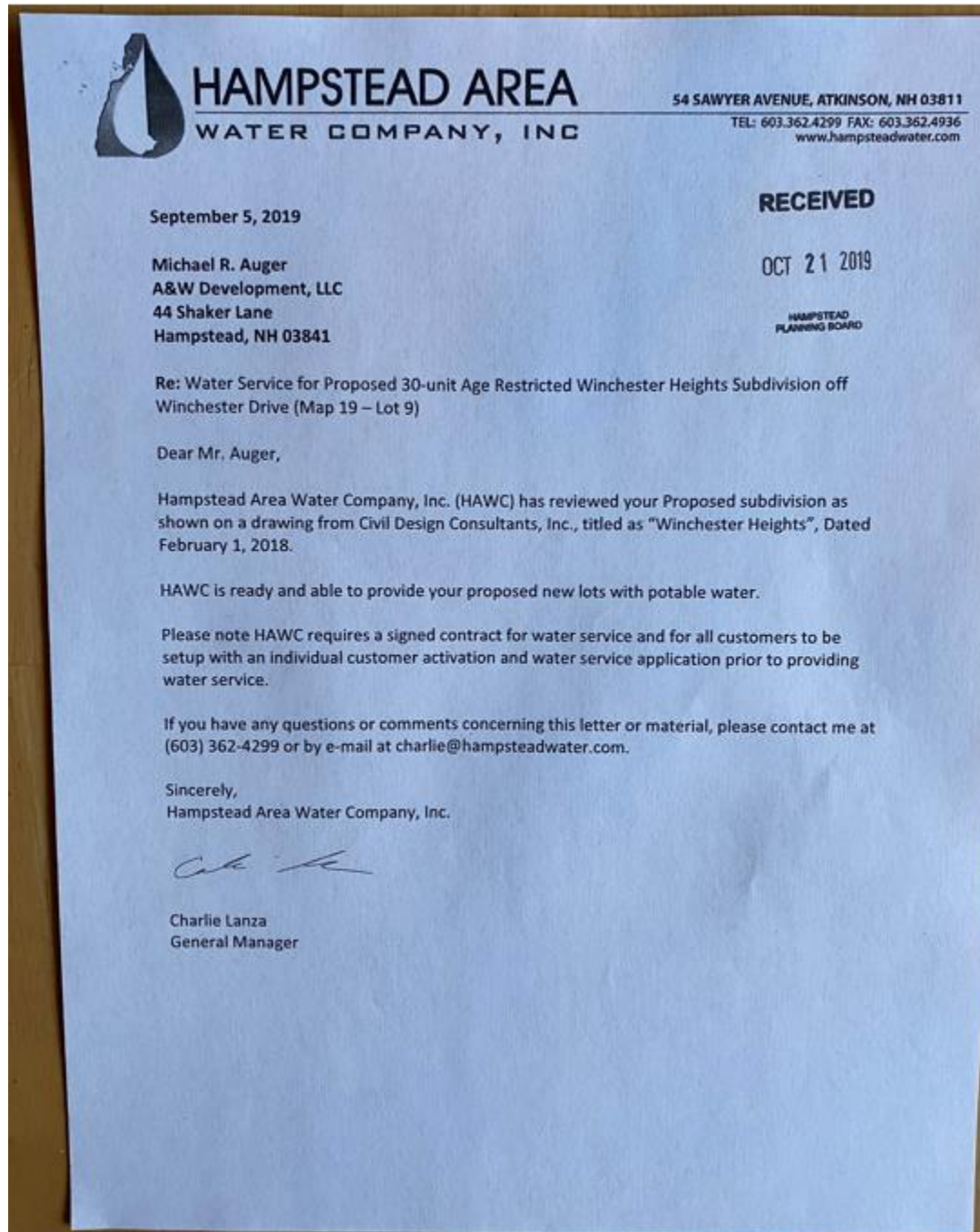


Charlie Zilch  
Project Manager

P.O. BOX 1337 \* 185 PLAISTOW ROAD UNIT 2 \* PLAISTOW, NH 03865  
TEL: (603) 382-5065 EMAIL: SEC@SECSURVEYING.COM



DOE 1-3 – 05-Sep-2019 – HAWC Affirmative Response for Water





DOE 1-3 – Hampstead PB minutes 09.05.2017

**New Business**

**1. 19-009 Winchester Heights Elderly Housing**

R. Clark returned to his spot on the board.

P. Carideo explained to the audience Winchester Heights Elderly Housing is a new submittal and the applicant's engineer would present the plan, the Town Engineer would comment as well as the PB members. P. Carideo stated during the public comment portion he will ask the audience to limit repetitive questions and may impose a five (5) minute maximum per person. P. Carideo advised the audience that the plan will stay on the PB agenda until a decision was reached and they would not be re-noticed.

Present on behalf of A&W Development, the applicant, are Charlie Zilch, SEC & Associates and Jim Hanley, Civil Design Consultants. C. Zilch began the presentation of 19-009 Winchester Heights Elderly Housing stating the site is the remaining parcel of land from the 2006 Winchester Drive Subdivision. There are 17.5 acres of land, 163' of frontage on an undeveloped wooded lot located in

Page 17

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PHONE 603.329.4100 Ext. 102 FAX 603.329.4109 E-MAIL [planningboard@hampsteadnh.us](mailto:planningboard@hampsteadnh.us)

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## **HAMPSTEAD PLANNING BOARD**

11 Main Street, Hampstead, New Hampshire 03841-2033

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### **Minutes September 5, 2017**

Residential Zone A. Jim Gove has mapped the wetlands. The wetlands include several vernal pools and the soils range between well drained to moderately drained. The site plan was prepared in accordance with the Elderly Housing Section of the Zoning Ordinance and based on C. Zilch calculations the site will support up to 92 units however 36 two-bedroom units are being proposed with eight (8) different building locations. There will be off site water supplied by Hampstead Area Water Company (HAWC), there will be shared on-site septic. The units can be accessed off a series of private driveways.

J. Hanley worked with C. Zilch to develop the plan. J. Hanley stated the design presented some challenges and all wetlands and vernal pools were taken into consideration during the design process. J. Hanley stated the site is undeveloped land and the topography was taken into consideration as well. J. Hanley stated conventional drainage systems would be difficult due to the vernal pools and wetlands on the site and he coordinated with DES and AOT Wetland Bureau to develop an alternative.

DOE 1-3 – Hampstead PB minutes 08.06.2018

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## HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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### Minutes August 6, 2018

#### **19-009 Winchester Heights Elderly Housing**

**MOTION:** B. Schmitz made a motion to grant 90-day conditional approval with special conditions (listed below).

**SECOND:** D. Howard

**VOTE:** 5-0

#### SPECIAL CONDITIONS

1. All notes from the Dubois & King letter dated July 11, 2018 are to be addressed and incorporated into the final plan set. Including but not limited to the following:

- a. Submission of retaining wall profiles of each proposed retaining wall with an existing conditions profile; proposed top of wall/bottom of wall elevations; and, protective guard system in accordance with Section 1015.2 of the International Building Code.
- b. Submission of structural plans related to the stream crossing at Sta.0 + 50 of Driveway 'D' be stamped/signed by a NH Licensed Structural Engineer.
- c. Submission of a letter from the Hampstead Area Water Company stating that the utility has capacity to supply the proposed Winchester Heights Elderly Housing.
- d. Submission of all Federal and State approvals (including but not limited to, NHDES Environmental Permits, EPA Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), SWPPP Field Reports, etc.).
- e. A pre-construction meeting with the Applicant, the Applicant's Contractor, the Hampstead Town Engineer and any other Town Departments is completed prior to commencement of construction.
- f. Submission of annual stormwater inspection reports that identify the third party inspector (including name of company, contact information and name of inspector) date of the inspection, results of the inspection, corrective measures performed (include date of completion).

2. Note 22 on the plan set be changed to reflect that all waste management disposal is to be private.

J. Hanley requested a discussion concerning bonding for the project. P. Carideo discussed the current bond amount. There was a discrepancy between what was included in the bond amount versus what the developer wanted to bond for. J. Hanley stated they would discuss the bond matter at the 9/4 PB meeting.

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## HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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### Minutes October 1, 2018

#### 2. 19-009 Winchester Heights – Bond Discussion

S. Wentworth asked if a 25% contingency was standard on Town bonds. P. Carideo responded and said yes it was standard. S. Wentworth commented that the contingency alone on the project was \$250K. P. Carideo confirmed that S. Bourcier was asked to bond everything on the plan to be developed as indicated on the site plan. S. Wentworth asked if the road was built and no houses were constructed would the Town care if the septic systems were not installed.

P. Carideo explained the bonding process to S. Wentworth. S. Wentworth stated that as a developer you need money to borrow and money to build. D. Howard commented that the developer cannot get an occupancy permit without having septic installed. D. Howard stated he can understand the erosion and stabilization items but felt septic and electrical did not need to be bonded. P. Carideo said the PB can go through the bond amount line by line.

R. Clark asked how the project was being phased. S. Wentworth responded and stated Units 1-17 would be included in the first phase and the remaining would be completed during phase two. S. Wentworth commented that the major expenses are during the first phase. S. Wentworth advised the board that he was thinking of using vegetated retaining walls on the project. S. Wentworth stated he had been to a seminar recently regarding green walls and indicated they could be engineered and are more environmentally friendly.

D. Howard commented that if the septic systems are removed from the bond amount it reduces the overall amount by \$150K. P. Carideo commented that S. Bourcier prepared the bond as requested by the board. B. Schmitz stated he would agree that septic could be removed from the bond amount. There was a comment regarding the bond amount for metal pipe. The board felt that was for electric, etc. and could probably be removed from the bond amount as well. S. Bourcier was asked to provide another revised bond amount for the project.

P. Carideo asked the public for comment.

*James Beauregard – 198 Hunt Road* – asked if the amount the PB approves as a bond is the actual amount that is posted, P. Carideo responded yes and explained

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PHONE 603.329.4100 Ext. 102 FAX 603.329.4109 E-MAIL [planningboard@hampsteadnh.us](mailto:planningboard@hampsteadnh.us)

DOE 1-3 – Hampstead PB minutes 10.01.2018, Page 2 of 2

## **HAMPSTEAD PLANNING BOARD**

11 Main Street, Hampstead, New Hampshire 03841-2033

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### **Minutes October 1, 2018**

the bond process and the bond requirements. P. Carideo explained that the project received conditional approval and bonding is one of the conditions that must be met before construction can commence. P. Carideo explained that securing water for the site is still one of the outstanding items. J. Beauregard stated that he received a letter from Hampstead Area Water Company (HAWC) indicating that one of the wells in the area was shut down due to arsenic contaminants. S. Wentworth stated he could bond for erosion and sediment without recording the mylar or pulling a building permit.

P. Carideo closed the public comment session.

S. Wentworth returned to his spot on the board.

DOE 1-3 – Hampstead PB minutes 10.21.2019

## **HAMPSTEAD PLANNING BOARD**

11 Main Street, Hampstead, New Hampshire 03841-2033

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### **Minutes Workshop October 21, 2019**

A meeting of the Planning Board was held on Monday, October 21, 2019 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Paul Carideo (Chairman), Chad Bennett, DJ Howard, Chuck Ashford, Jr., Bob Vilella, and Randy Clark.

Chairman Carideo opened the workshop at 7:01 P.M. P. Carideo announced that the PB workshops will be televised ongoing for zoning discussions.

#### Planning Board Matters

##### **1. Non-binding discussion – Centerview Hollow Land Company/Winchester Heights 19-009 Conditional Approval**

Chairman Carideo announced that this would be a non-binding discussion. Josh Manning, Centerview Hollow Land Company, was present to represent the new owners. J. Manning stated they are working on meeting all the conditions of approval. J. Manning stated they anticipate the Letter of Credit within the next few days. J. Manning stated he is getting ready to submit a final plan set to Dubois & King for review. J. Manning stated the owner is looking to clear trees and had a question about the site plan regulations and feels the owner should be able to cut trees. J. Manning wants to know how the PB interprets the regulations regarding tree cutting.

Chairman Carideo stated that this is a conditionally approved plan with no bonding or mylar in place. P. Carideo stated it has always been the PB policy that no work is to be performed until the bond is posted and the mylar is recorded. P. Carideo stated that if interpretation is needed the PB would have to vote on the matter at a public hearing.

R. Clark asked how they are doing on the other outstanding special conditions. R. Clark asked about the letter from Hampstead Area Water Company (HAWC). J. Manning stated that they have the letter from HAWC dated 9/5/2019 addressed to Mike Auger.

DOE 1-6 – 3-27a Tank email

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From: Thomas Page [<mailto:tpage@underwoodengineers.com>]  
Sent: Tuesday, December 5, 2017 4:10 PM  
To: [lewis.h2o@comcast.net](mailto:lewis.h2o@comcast.net)  
Cc: Ryan Connor <[rconnor@hampsteadwater.com](mailto:rconnor@hampsteadwater.com)>; 'Thomas Page' <[tpage@underwoodengineers.com](mailto:tpage@underwoodengineers.com)>; 'Michael C. Unger' <[munger@underwoodengineers.com](mailto:munger@underwoodengineers.com)>  
Subject: RE: Water Tank

Bruce, Ryan

We've been running some water age models. The biggest impact to water age comes from the size of the storage tank(s). We're considering if the Atkinson tank could or should be smaller and would like to discuss.

This is a potential basis for sizing the Atkinson tank that can justify a smaller tank. If Plaistow ever really took off long term a future tank could be added on Sweet Hill.

Item	Basis	Amount
Equalization storage	HAWC average daily flow 0.37 MGD * 20%	0.074 MGal
Equalization storage	Plaistow average daily flow 0.31 MGD * 20%	0.062 MGal
Emergency storage	HAWC ADF	0.37 MGal
Fire flow storage	3500 gpm for 3 hours (Plaistow worst case)	0.63 MGal
Total storage needed	Round up	1.2 MGal
Existing storage in HAWC	Smith tank	0.5 MGal
New storage needed	Round up to	1.0 MGal

We modeled this with the Atkinson tank level controlling flow into HAWC from Derry, since the Smith tank is the first to fill with each cycle. That forces the Atkinson tank to turnover more.

This assumes a good hydraulic connection between the tanks, including upgrading the 8" sections to 16".

1

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We can discuss more tomorrow or Friday  
Thanks Tom

000032



DOE 1-6 – Interconnection Hearing Excerpt

## November 4, 2008 Hearing DW 08-088 – Harold Morse Quotes

→ Starting on Page 99, line 5 through Page 100, line 14

(Bennett) Mr. Morse, you listed in your petition, Page 3, Paragraph (9), some benefits that would arise from this interconnection. And, you've listed additional benefits in response to discovery questions from intervenor and OCA. Do you have a dollar value for any of those benefits?

(Morse) I do not.

(Bennett) How would you then justify spending \$1.1 million to obtain benefits that might not be worth \$10?

(Morse) From years of experience in operating a water system, we realize that the benefit of an interconnection would shore up both systems and help us meet the Safe Water Drinking Act.

(Bennett) Well, for example, provision "access to water in time of drought" was one of the benefits that you listed, is that correct?

(Morse) Yes, it is.

(Bennett) Have you assessed, even informally, what you would think the probability would be of a drought that would affect Atkinson and not Hampstead or Hampstead and not Atkinson?

(Morse) I think, again, our experience in operating the water system, we know that some well sites respond differently to drought than others. So, I guess, from our experience, yes.

(Bennett) But you haven't put a cost/benefit -- a cost, a value on that benefit, is that correct?

(Morse) I don't think it's about cost, I think it's about supplying water to our customers in a responsive manner and responsible manner, looking to the future, and providing quality and quantity of water to our customers. And, it's not all about money. We're not here to analyze every little benefit to the water system about money.

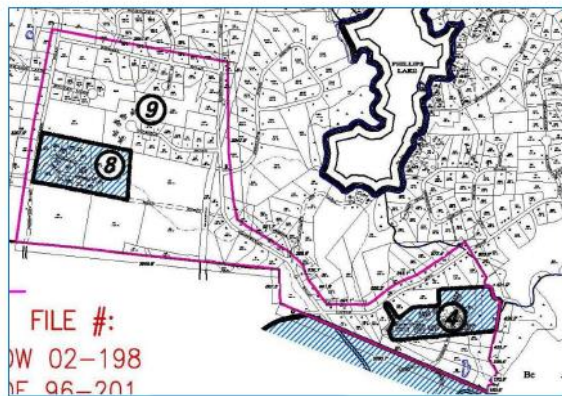
<https://www.puc.nh.gov/Regulatory/CASEFILE/2008/08-088/TRANSCRIPTS-OFFICIAL%20EXHIBITS-CLERKS%20REPORT/08-088%202008-11-20%20TRANSCRIPT%20OF%2011-04-08%20HEARING.PDF>

DOE 1-6 – Sandown Franchise Request

Docket DW 19-031 – Petition to Expand Franchise - Sandown

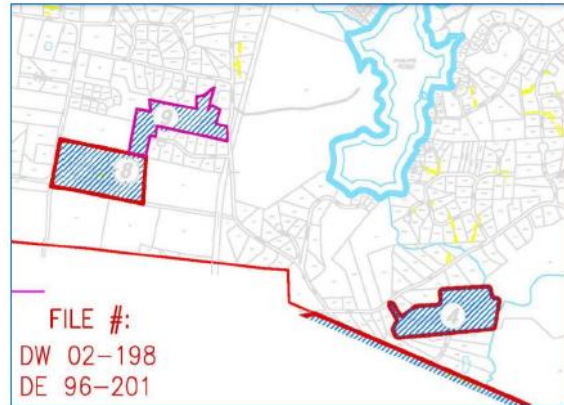
<https://www.puc.nh.gov/regulatory/Docketbk/2019/19-031.html>

Requested Franchise Increase



[https://www.puc.nh.gov/regulatory/Docketbk/2019/19-031/INITIAL%20FILING%20-%20PETITION/19-031\\_2019-02-12\\_HAWC\\_ATT\\_PETITION\\_EXPAND\\_FRANCHISE.PDF](https://www.puc.nh.gov/regulatory/Docketbk/2019/19-031/INITIAL%20FILING%20-%20PETITION/19-031_2019-02-12_HAWC_ATT_PETITION_EXPAND_FRANCHISE.PDF)

Approved Franchise Increase



[https://www.puc.nh.gov/regulatory/Docketbk/2019/19-031/LETTERS-MEMOS-TARIFFS/19-031\\_2020-09-08\\_HAWC\\_REV\\_FRANCHISE\\_MAP.PDF](https://www.puc.nh.gov/regulatory/Docketbk/2019/19-031/LETTERS-MEMOS-TARIFFS/19-031_2020-09-08_HAWC_REV_FRANCHISE_MAP.PDF)

DOE 1-6 – 19-031, HAWC Response to Staff on Franchise page 1 of 2



NHPUC 17DEC19PM12:25

December 16, 2019

Debra A. Howland, Executive Director  
New Hampshire Public Utilities Commission  
21 South Fruit Street, Suite 10  
Concord, New Hampshire 03301-2429

Re: DW 19-031, Hampstead Area Water Company, Inc. (HAWC) - Petition to Expand  
Franchise Expansion in Sandown: Kelley Green and Fairfield Community Water System  
HAWC's Response to Staff's recommendation for Approval

Dear Ms. Howland:

The Company would like to provide the commissioners with additional information as it relates to Staff's Recommendation dated December 6, 2019 and particularly the section entitled "Analysis" at "A. Franchise Expansion". Staff's analysis refers to the DES Design Approval letter but overlooks the Well Siting Approval HAWC provided. Staff is correct that the Design Approval is for 22 units, however the DES Well Siting Approval allows for additional capacity to serve additional connections to HAWC's Fairfield Water System. DES does not approve theoretical expansions, therefore the design was only reviewed and approved for the 22 units at Kelley Green that were being developed and built.

In response to Staff's recommendation HAWC contacted DES and obtained the attached letter confirming the Fairfield community water system currently has the required water supply to service additional connections in addition to the currently approved 37 service connections.

DOE 1-6 – 19-031, HAWC Response to Staff on Franchise page 2 of 2

HAWC notes its petition in docket DW 19-031 states it received a request for service in the Southern portion of the proposed franchise area. Lastly, this proposed franchise expansion allows HAWC to connect its Hampstead and Sandown franchises should a regional connection be necessary.

The Company disagrees with the staff that it is not in the public good. Not granting this franchise approval may result in two or more separate petitions to serve the expansions as previously noted. The costs associated with these petitions will exceed \$10,000 each and based on recent history take a year or more to obtain a decision from the commissioners.

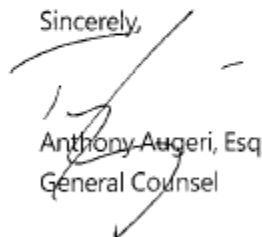
HAWC's response to Staff Recommendation for Approval – CIAC Tax

On December 6, 2019 the PUC Staff proposed "that HAWC work with Staff relative to its request to require and accept a separate cash contribution to cover additional potential income taxes resulting from receipt of CIAC after the Commission renders its decision in Docket No. DW 19-136." As Staff points out its HAWC's intention to collect a cash contribution on the \$48,500 of contributed plant (CIAC). HAWC's initial calculation was a simple calculation utilizing only the new statutory federal tax rate of 21%, resulting in \$10,185 ( $\$48,500 \times .21\%$ ). A more specific, complete and accurate calculation results in a CIAC tax of \$17,141. See attached calculations.

While HAWC is not opposed to working with the PUC Staff, it is important for the PUC to issue an order approving HAWC's ability to collect the CIAC tax from the developer. If the PUC does not issue an order approving the CIAC tax in this case, then it is important that the PUC issue an order in DW 19-136.

If you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,



Anthony Augeri, Esq.  
General Counsel

cc: Service List

DOE 1-6 – Sawmill Ridge, page 1 of 12

# Sawmill Ridge

DOE 1-6 – Sawmill Ridge, page 2 of 12

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## Sawmill Ridge Timeline Summary

- Jan 21, 2015 – first meeting at Planning Board – Water by HAWC, no new wells
- Feb 18, 2015 – not drilling new wells – would take more than a year
- Mar 18, 2016 – HAWC drills 2 of deepest wells in Atkinson: 1,000 & 1,100 feet deep
- Apr 20, 2016 – Abutter asks about the 2 wells, previously undisclosed by HAWC “neither can produce a significant amount of water”
- Sep 21, 2016 – “no water has been found at the Sawmill Ridged development” wells
  
- July 21, 2017 – HAWC docs to PUC show they spent \$115,000 drilling those 2 wells on Sawmill Ridge
- Aug 2017 – Kent Farm Well Field BRW#4 on-line, pumping 60 gpm (per DES OneStop)
- Sep 7, 2017 – HAWC docs to PUC show “planning to complete the wells at Sawmill Ridge”



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## Sawmill Ridge

Jan 21, 2015

"Hampstead Area Water Co. will provide the water service. There are no proposed wells."

"Vice Chair Turell announced that he works for a subsidiary for Lewis Enterprises, but does not feel it is a conflict. If anyone feels there is a conflict of interest, please let him know."

<http://www.town-atkinsonnh.com/minutes/planning/2015/PB%20Min%201-21-15final.pdf>

Feb 18, 2015

<http://www.town-atkinsonnh.com/minutes/planning/2015/PB%20Min%202-18-15final.pdf>

"Water supply will be provided by Hampstead Area Water Company from their existing infrastructure on Main Street."

"Regarding comment 2, the unit density calculations may be off. According to the calculations, there is room for 119 units. Also, the size of unit should be part of the calculations. The applicant assured him that the development would stay at 100 units."

"Mr. Wolters asked about a fire pond. Mr. Manning responded that there would be hydrants and all units would be sprinklered."

"She also asked if the applicant has approval for the site to draw from the wells belonging to Hampstead Water Company. There are 50 wells all over Hampstead and Atkinson that flow into one network. Mrs. Keane is concerned about the impact on her well. Mr. Manning responded that if the applicant wanted to drill new wells, they would have to go through the New Hampshire Water Supply Board for approval for well siting and the process takes more than a year. Member Dziechowski explained that Sawmill Swamp is a potential water source"

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## Sawmill Ridge

March 18, 2015 <http://www.town-atkinsonnh.com/minutes/planning/2015/PB%20Min%203-18-15final.pdf>

“Mr. Manning submitted a letter from Hampstead Area Water Company stating that it was willing and able to supply water to the subdivision from the Walnut Ridge water system.”

April 15, 2015 <http://www.town-atkinsonnh.com/minutes/planning/2015/PB%20Min%204-15-15final.pdf>

“The complex has off site water, so there is no relationship between well head protection and waste water. “

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## Sawmill Ridge

April 20, 2016 <http://www.town-atkinsonnh.com/minutes/planning/2016/PB%20Minutes%2004-20-16%20FINAL.pdf>

"Memo from Steve Keach – On May 20, 2015 the Atkinson Planning Board granted conditional approval to the Saw Mill Ridge Project. There were several precedent conditions that have been satisfied. One subsequent condition of approval was a sequence of bonding. The original project was comprised of three phases. The owner was required to post a surety of \$111,100, comprised of 4 parts. \$70,000 was for site restoration in case land was disturbed in Phase I and Phase II where the roadway and waterline was being laid. This has not happened and the \$70,000 is still being held by the Town. There is a \$10,000 surety for erosion control and \$20,000 for removal of the structure in the scenic vista. The last was \$1,000 for maintenance of the scenic vista."

"Comment Three - a letter from Hampstead Water Company is needed as confirmation that they have the ability to supply water to the additional 22 units"

"Ken Richards, Hampstead abutter, requested to speak regarding water from Hampstead water and asked if water for the proposed project will come from existing water sources. Mr. Manning replied in the affirmative and stated that there should be enough water on the property for the use of the development. Mr. Richards is concerned about the two wells behind the property. Mr. Richards works for DES and is a hydrogeologist. He is concerned that the wells will impact Sawmill Swamp. One of the wells is very close to the swamp. Another issue is the wells will be drawing on the water table which could cause it to go down. Mr. Manning explained that there is another project on Pope Road near a large wetland. The wells and the water table are constantly monitored. He also explained that the wells that are being drilled now are test wells. Mr. Manning also explained that the applicant has drilled two wells for the Sawmill Ridge project and neither can produce a significant amount of water. Chair Killam pointed out that the Atkinson Planning Board is not the permitting authority for the wells, the state is. Mr. Manning added that there will be three less bedrooms."

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## Sawmill Ridge

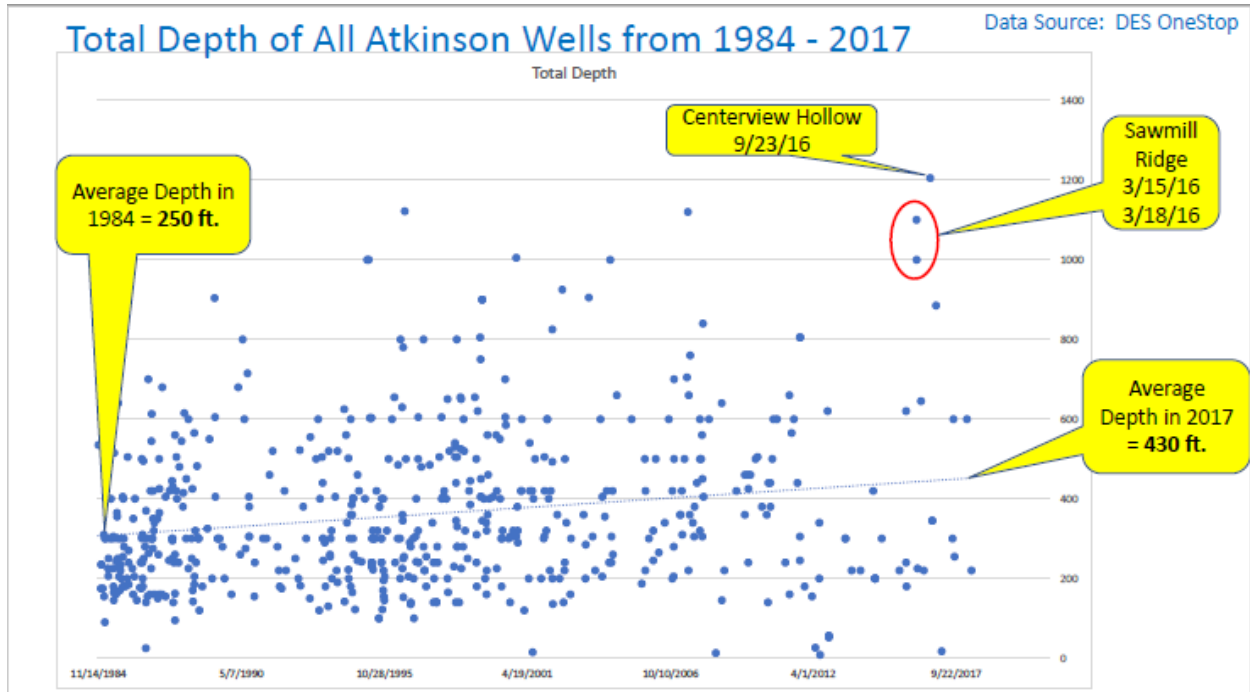
May 18, 2016 <http://www.town-atkinsonnh.com/minutes/planning/2016/PB%20Minutes%2005-18-16%20FINAL.pdf>

Comment 3 – The planned development is to be serviced by public water supply. The Hampstead Area Water Company has submitted a letter stating that it will provide water for all the units.

Sep 21, 2016 <http://www.town-atkinsonnh.com/minutes/planning/2016/PB%20Minutes%2009-21-16%20FINAL.pdf>

The Board discussed water issues. Chair Killam informed the audience that no water has been found at the Sawmill Ridge Development. Mr. Garrepy informed the audience that current tests show that the well is a high yield well. ([Page Farm?](#)) Mr. Stewart stated that he had to rely on the letter from Hampstead Water. It is a public utility and is overseen by the State Utility Commission. The Board continued to discuss the water shortage. Chair Killam informed the audience that DES is the authority regarding water

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## Sawmill Ridge

Data Source: DES OneStop

March 18, 2016

WRB NUMBER	NAME	ADDRESS_1	TOWN	DRILLER WELL NO	DATE COMPLETED	MAP	LOT	Total Depth	DEPT H. TO BEDR OC	CASIN	TESTED YIELD	STATIC_ WATER LEVEL
011.0578	UNKNOWN NAME	SAWMILL RIDGE	ATKINSON	1932-07-2016-JNH	03/15/2016	17	53	1100	5 ft	80 ft	42 gal/min	15 ft
011.0577	UNKNOWN NAME	SAW MILL RIDGE	ATKINSON	1932-08-2016-JNH	03/18/2016	7	53	1000	5 ft	40 ft	10 gal/min	15 ft

000044



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## Sawmill Ridge – Well #1

Data Source: DES OneStop

Well Id (WID#): 011.0377


Name and Location: UNKNOWN NAME  
SAWMILL RIDGE  
ATKINSON

Tax Map No: 7

Lot No: 22

Type: BEDROCK (DRILLED)

Use: MUNICIPAL



Date Completed: 03/18/2015

Total Depth: 1000 FT

Depth to Bedrock: 5 FT

Casing: 40 FT

Tested Yield: 10 GAL/MIN

Static Water Level: 15 FT

Measured Yield After Development:

### Well Driller

Driller License No: 1532

Name and Address: VIERA ARTESIAN WELL, LLC  
13 WOOD STREET  
GROVELAND MA 01834

Email: RJOH.LAWSON@VIERAARTESIANWELL.COM

Driller Well Id: 1532-05-2015-19H

Current License Status: ACTIVE

Phone Number: 978-352-8586

Document Retrieval Problems?

000045

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## Sawmill Ridge – Well #2

Data Source: DES OneStop

Well Id (WR#): 0114578


Name and Location: UNKNOWN NAME  
SAWMILL RIDGE  
ATKINSON

Tax Map No: 47

Lot No: 33

Type: BEDROCK (DRILLED)

Use: MUNICIPAL



Sawmill Ridge by Lewis  
Builders Development  
7 mile drive - hwy 103

Date Completed: 03/15/2016

Total Depth: 1100 FT

Depth to Bedrock: 5 FT

Casing: 80 FT

Tested Yield: 42 GAL/MIN

Static Water Level: 15 FT

Measured Yield After Development:

Well Driller

Driller License No: 1932

Name and Address: VERA ARTESIAN WELL LLC  
15 WOOD STREET  
GROVELAND MA 01834

Email: RICH.LAWSON@VERAARTESIANWELL.COM

Driller Well Id: 1932-07-2016-141

Current License Status: ACTIVE

Phone Number: 978-252-0266

Document Retrieval Problem

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## Sawmill Ridge

NHPUC Docket DW 17-118

Hampstead Area Water Company

July 21, 2017

Step Increase  
Page 3 of 5

2017 Additions to plant and related depreciation

Location	Account Description	Account	Description	Amount	Depr. Rate	Annual Dep't	Accum. Dep't	Net Plant	Assessment Adjustment	State Util. Prop. Tax	Local Prop. Tax
Wells Village	Structures	304	Pump House Structure and related Sitework	\$ 108,600	2.50%	\$ 2,715	\$ 1,358	\$ 107,243	\$ 61,078	\$ 403	\$ 1,626
Wells Village	Wells & Springs	307	Wells	30,000	3.30%	990	495	29,505	16,804	111	447
Wells Village	Supply Mains	309	Supply Mains	60,000	2.00%	1,200	600	59,400	33,830	223	901
Wells Village	Pumping Equipment	311	Pumps and accessories and electrical work	109,505	10.00%	10,951	5,475	104,030	59,249	391	1,577
Wells Village	Water Treatment	320	Greensand tanks, pressure tank & chlorine pump & barrel	30,450	3.60%	1,096	548	29,902	17,030	112	453
Wells Village	Distribution Reservoirs	330	20,000 gallon tank	38,250	2.20%	842	421	37,829	21,545	142	574
Wells Village	T&D Mains	331	T&D Mains	48,000	2.00%	960	480	47,520	27,064	179	720
Wells Village	Services	333	50 Services	20,000	2.50%	500	250	19,750	11,248	74	299
Wells Village	Meters	334	50 Meters	17,500	4.50%	788	394	17,106	9,743	64	259
Total				462,305		20,041	10,020	\$ 452,285	\$ 257,592	\$ 1,700	\$ 6,857
Sawmill Ridge	Well	307	Wells	115,000	3.30%	3,795	1,898	113,103	64,416	425	1,010
Kent Farm	Well	307	Wells	35,000	3.30%	1,155	578	34,423	19,605	129	474
Total Wells				150,000		4,950	2,475	147,525	84,021	555	1,484
Colby Pond	Pumping Equipment	311	Generator	40,000	10.00%	4,000	2,000	38,000	21,642	143	530
Cornerstone	Pumping Equipment	311	Generator	40,000	10.00%	4,000	2,000	38,000	21,642	143	576
Total Pumping Equipment				80,000		8,000	4,000	76,000	43,285	286	1,106
System	T&D mains	331	T&D Mains	10,000	2.00%	200	100	9,900	5,638	37	112
System	Services	333	Services	5,000	2.50%	125	63	4,938	2,812	19	56
System	Meters	334	100 Meter Changeouts (100 meters at \$500 each)	50,000	10.00%	5,000	2,500	47,500	27,053	179	539
System	Meters	334	100 new Meter (100 meters at \$450 each)	45,000	10.00%	4,500	2,250	42,750	24,348	161	485
Total Meters				95,000		9,500	4,750	90,250	51,401	339	1,025
Total				\$ 802,305		\$ 42,816	\$ 21,408	\$ 780,897	\$ 444,748	\$ 2,935	\$ 10,641

SPSL Cvr  
7/21/2017

[https://www.puc.nh.gov/Regulatory/Docketbk/2017/17-118/INITIAL%20FILING%20-%20PETITION/17-118\\_2017-09-07\\_HAWC\\_STEP\\_ADJ\\_SCH.PDF](https://www.puc.nh.gov/Regulatory/Docketbk/2017/17-118/INITIAL%20FILING%20-%20PETITION/17-118_2017-09-07_HAWC_STEP_ADJ_SCH.PDF)

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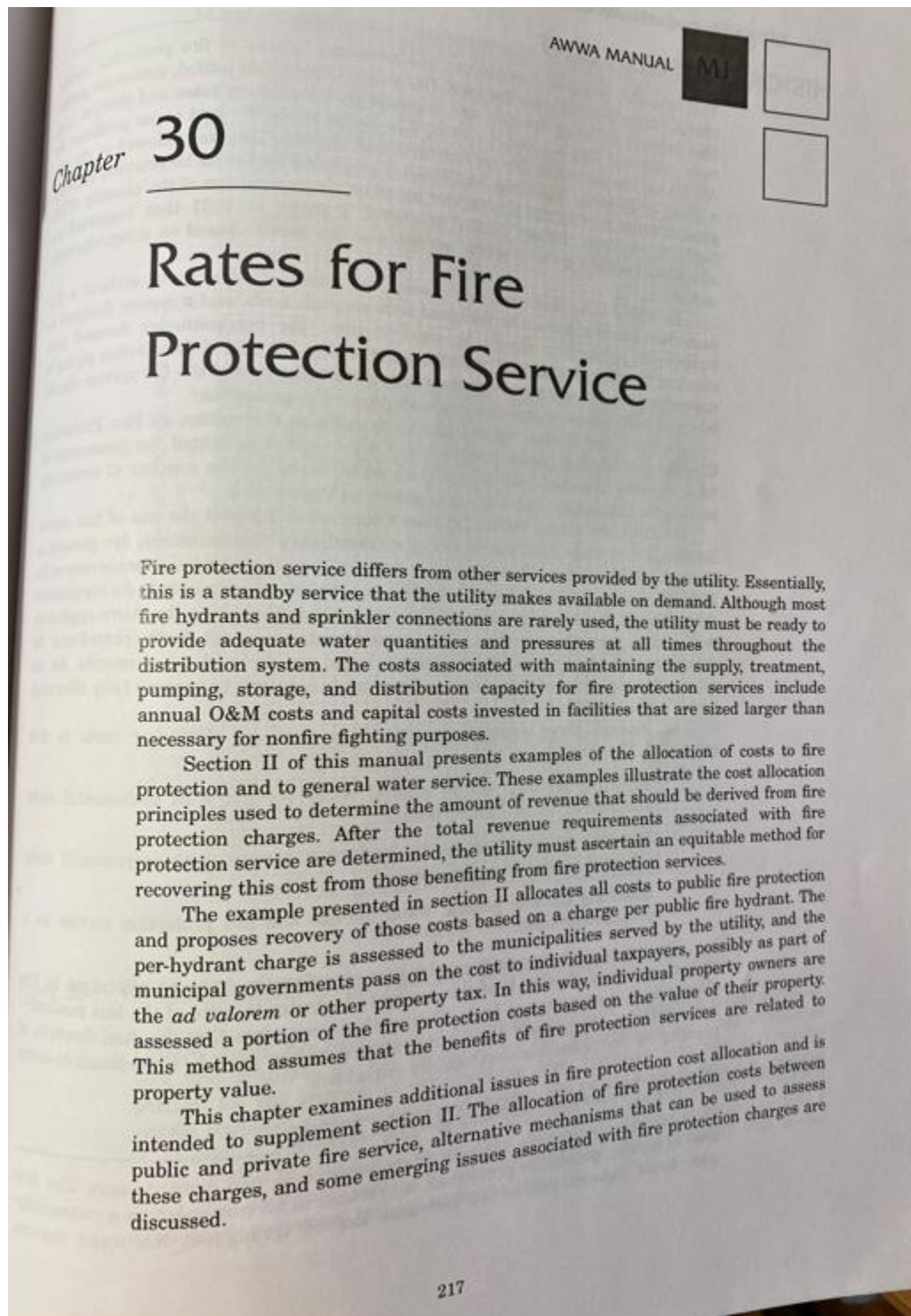
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## Sawmill Ridge

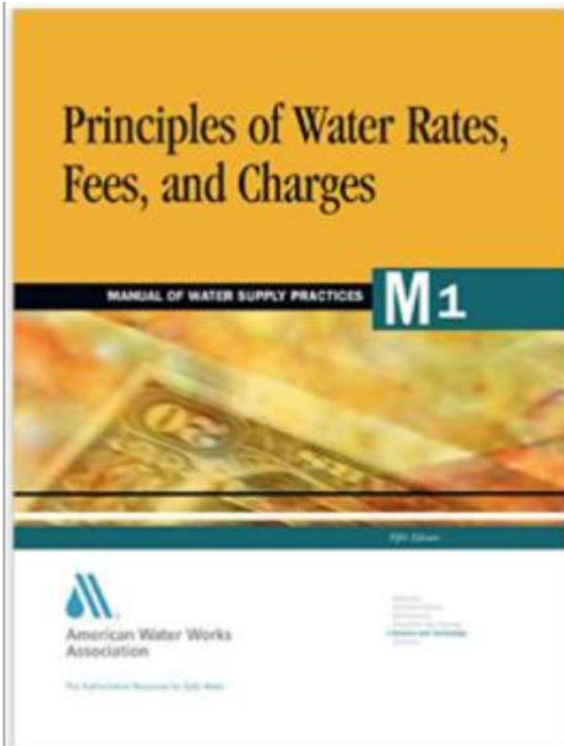
September 7, 2017

[https://www.puc.nh.gov/Regulatory/Docketbk/2017/17-118/INITIAL%20FILING%20-%20PETITION/17-118\\_2017-09-07\\_HAWC\\_DTESTIMONY\\_STCYR.PDF](https://www.puc.nh.gov/Regulatory/Docketbk/2017/17-118/INITIAL%20FILING%20-%20PETITION/17-118_2017-09-07_HAWC_DTESTIMONY_STCYR.PDF)

- 1       significant portion of the additions to plant is offset by the related contribution in  
2       aid of construction. In addition to Wells Village, the Company is planning to  
3       complete the wells at Sawmill Ridge and Kent Farm, to purchase and install  
4       generators at Colby Pond and Cornerstone, to replace mains and services and to  
5       replace / change out meters. This step increase allows the Company to recover its  
6       investment in plant and reflect such costs in revenue and rates.
- 7    Q.    Would you explain the schedules related to the step increase?



DOE 1-8 – AWWA M1 Editor



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