Meeting was called to order at 7:02 PM by Chairman Fogg.

In attendance were: Chairman Peter Fogg, Commissioner Dave Wadleigh and Administrator Johanna Ames.

Guests in the audience were:
Steve Schuster, Housing Development Director at Laconia Area Community Land Trust
Joe Jesseman, resident

Chairman Fogg invited Mr. Schuster to address the Commission. Mr. Schuster is in attendance on behalf of Lochmere Meadows. The property was condominiumized into two parcels. There are currently four buildings on one parcel, the other parcel is not yet developed, but is planned as phase two of the project, future development. Each building has seven rental units. There is one water meter at the property line on Route 3 and will receive one usage bill.

Commissioner Jason Wright joined the meeting at 7:08 PM and was briefed on the subject.

The flat rate betterment billing on the property was discussed. Chairman Fogg detailed the mobile home park betterment billing. Past project betterments were discussed. Number of units, number of parcels and number of connections were discussed. The betterment formula was discussed. Chairman Fogg stated that he thought they should be assessed by the number of buildings. Commission Wadleigh expressed that he felt they should be done by unit numbers. Commissioner Wright noted that his interpretation was that betterment had been done based on the number of tax bills properties received. Chairman Fogg suggested obtaining legal council on the issue. The Commission tentatively agreed that the flat rate should be charged either on the two parcels, or four dwellings. The Piscopo property was briefly discussed. The history of the Lochmere Project was detailed. As there was no further discussion, Mr. Schuster thanked the Commission and left the meeting.

An odor issue at Town Hall was discussed. Administrator Ames will follow up on the issue.

Further discussion on the betterment ensued. The Commission discussed spreading the betterment over the entire district.

The minutes of the Oct. 19th, 2010 meeting were reviewed. Motion by Chairman Fogg to approve the Oct. 19th, 2010 minutes as presented. Motion seconded by Commissioner
Wadleigh. Motion voted, Commissioner Wright abstained due to absence, motion passes.

The Commission reviewed the Nov. 2010 payables.

The Commission discussed the SAG offset that the Town has invoiced. Commissioner Wright made a motion to pay $30,000.00 to the Town of Tilton, to offset the SAG (State Aid Grant) that is on hold from the State. Motion seconded by Commissioner Wadleigh. Motion voted, motion passed.

The Edward’s St. line was discussed. Commissioner Wadleigh informed the Commission of a discussion with Kenny Partridge regarding the issue. Mr. Partridge had suggested that it would be cheaper to repair the line, rather than reroute the line down Edwards St.

The work at the Sgambati property was discussed.

Commissioner Wadleigh suggested an onsite meeting with Mr. Partridge. Chairman Fogg suggested having the line camera-ed by Rowell’s before the meeting with Mr. Partridge. There is a cleanout in the yard of the property of the house on the left. Ownership of the line was discussed.

The planting replacement at the Sgambati residence was discussed. As the three quotes requested have not yet been received, and the next meeting is scheduled for mid-December, the planting may have to wait until Spring.

The Pine St. Bridge was briefly discussed.

Motion by Chairman Fogg to approve the Nov. 2010 payables in the amount of $80,154.32. Motion seconded by Commissioner Wright. Motion voted, motion passed.

Motion by Chairman Fogg to transfer $5,000.00 from NHPDIP to Northway Bank. Motion seconded by Commissioner Wadleigh. Motion voted, motion passed.

The annual stipend request was reviewed and signed.

LGC will be contacted regarding surcharges for identified problem areas.

The Budget Committee has requested a review with the Tilton Sewer Commission on Dec. 15th, 2010.

The Commission discussed the possibility of raising sewer rents due to increases from WRBP and the upcoming I/I study and mapping project. Administrator Ames will contact other Towns on their rates and to see if any want to partner with Tilton for the I/I study or mapping. WRBP is currently doing a flow metering study which may change the rate Tilton currently pays.
DES will be contacted for a list of engineering contracting firms that are capable of doing I/I studies and mapping and RFP’s for the project.

The Commission continued discussion on the possibility of moving the betterment across the district. Betterments, in general, were discussed.

The Commission reviewed and tabled the UMaine archaeology invoice at this time.

The Commission discussed White Rock. White Rock has purchased their meter reader. They have declined to purchase the software, but have assured Ms. Ames that the reader will work without the software.

There has been no new information on the digital records request.

The Commission reviewed an application form and plans for the HK Power Sports conversion to Subaru. They will be adding a grease and oil separator and converting the building slightly to combine the two existing buildings.
Motion by Chairman Fogg to conditionally approve the Johnstone Enterprises LTD application for a Subaru Car Dealership, conditional upon all approvals from Franklin. Motion seconded by Commissioner Wright. Motion voted, motion passed.

The Commission reviewed the 2010 Sewer Warrant. Warrant will be tabled at this time.

The Commission discussed the Heeber Feener abatement request, received from Tilton Northfield water district. The fact that the water district applied for the abatement, rather than the homeowner was noted. Commissioner Wright detailed the water district’s abatement policy stating they look at usage, they average the four prior quarters of the one in question, and split the difference, there is a one time abatement per parcel. A bill must be 2.5 times the amount of the highest bill in order to qualify for an abatement. The requested abatement is for two quarters. The request for abatement is due to water used for the project done on his property by the water company. Comparisons to filling a swimming pool, watering yards, or the ice rink at Tilton School were discussed.
Mr. Jesseman from the audience questioned if storm water drains were tied into the sewer system. The Commission informed him that storm drains were not tied into sewer lines after circa 1970, when they were required to be separated. Billing and meters were discussed briefly.
The discussion returned to the abatement request. Mr. Wright stated he felt that the water had been used, and that abating it would set precedence for future abatement requests. The Commission discussed the possibility of the homeowner going after the contractor for reimbursement.
Motion by Commissioner Wright to deny the abatement request for Heeber Feener. Motion seconded by Chairman Fogg. Motion voted, motion passed. No abatement granted. A letter will be written to notify the owner.
Administrator Ames requested that the Commission consider adding her to the Town’s **dental plan**. Open enrollment period is Dec. The Commission asked for a rate schedule.

A requested quote from AAA Pump Service for answering services on the pump stations has not yet been received. This item will be followed up on.

As there was no further discussion, Commissioner Wadleigh made a motion to adjourn. Motion seconded by Commissioner Wright. All were in favor.

Meeting **adjourned** at **9:05 PM**.

Respectfully submitted,

Johanna Ames