



Superintendents Report for January 21, 2025 Meeting

1. Monthly required TC samples were taken on 1/7/2025 with all results TC-. The average Total Chlorine within the distribution system at the time of TC collection was .758 ppm. 1st quarter disinfection byproduct samples were taken on 1/3/2025 as required by our Master Sampling Plan and we are currently results.
2. 2024 Cross Connection – All Cross Connection Devices were tested in 2024 and the Master Testing Sheet was submitted to NHDES and has been received. We are required to submit this information to NHDES by April of the following year of the test cycle.
3. 7 Martins Ferry Road – Certificate of Occupancies have been signed by the Superintendent for this location.
4. Park Place (Hooksett Road) – 3 of the 4 meters have been set for the multi – unit residential buildings on the back side of this property. Awaiting appointment from the plumber to set the 4th meter. There is a separate water main for the commercial building in the front which has been completed and hydrostatically tested and passed. This test was witnessed by CHWP. New Era Excavation informed us that the water line will not be activated until the spring time since a redesign of the architectural aspect of the building is underway. The main and private hydrant will not be activated until spring time at which time the main will be chlorinated and a bacteria sample taken prior to activation. The riser entering the building will be pumped down of any water to prevent any damage from freezing over the winter and the private hydrant will be bagged “Out of Service”
5. Received plans and attended a TRC Meeting for 49 Thames Road (former proposed bus parking lot) for a 16-unit apartment building which is the same property as 47 Thames Road (Ridgeback Storage). Working with the applicant on water connection details and there will be one 2” meter for the complete building of 16 units. The water service for 49 will continue off the private line to 47 with the private hydrant at 47 being reset after the tie in. *Nothing New to Report*
6. Chris Berg of Wright Pierce will be working on a proposal to review the Oak Hill Tank based upon the most recent Tank Assessment and the recommendations of recoating the interior and exterior of this tank. I have also asked Chris to take a look to see if there is any benefit to looping the water main at Hooksett Road and Zapora Road to see if there is any benefit to our system by doing so. I had a phone call with Chris and stated we needed this information and I am hopes to have it soon. *Nothing new to report at this time and still awaiting proposal*

7. I attended a meeting with the proposed developer for a housing project off of Thames Road with a proposal of 600 plus multifamily buildings. I explained to them that is all private than that once they have the conceptual plans completed, they would need to be submitted to our consulting Engineer Wright Pierce for comments and review and all cost of any improvements would be at the cost of the developer. I had a meeting with the new Town Planner Grant McGregor on Tuesday 9/10/2024 and there are many issues with this proposal before the need for water is even discussed. Proposed developer is required to go to Zoning Board prior to planning board to obtain a variance for an approved use. I was asked by Dana Pendergast (code enforcement officer) if water was available. I simply stated that under our current contract with Manchester Water Works the answer would be no and the developer does not want to spend the money yet to send the plans to Wright Pierce for a complete evaluation. 55 and older communities requires 200 feet of public access and the proposal does not have public access, only private access off of Granite Hill. Water could come from CHWP or HVWP depending on what the town approve and where access is granted from. Much more work needs to be determined prior to a commitment of providing water. *No new information to report on this location.*
8. I attended a TRC meeting on Monday 9/9/2024 on 1271 Hooksett Road. This is the K Mart Plaza that Brady Sullivan is proposing additional outside storage, a satellite coffee shop in the parking lot off of Londonderry Turnpike, and a drive thru restaurant in front of the parking lot. These plans were shown to the board last meeting and I have attached a set in the packet for this month. Water service to the satellite coffee shop is straight forward and the water service to the drive thru restaurant will have to be modified from the plans presented since they will need a fire service separate from the single domestic service shown since the fire department is requiring automatic sprinklers. *Nothing new to report at this time.*
9. The applicant for 65 Farmer Road has agreed to have a water evaluation completed by Wright Pierce to look at the feasibility of connection to Public Water. To be discussed further under Old Business. WP has completed the evaluation and that has been turned over to the Owner of the property for consideration and is under review. The water evaluation was completed and submitted to NHDES. The developer submitted the water evaluation along with their application for a Community Well. The application for a community well was denied by the NHDES. The only option the developer has under their current design is to connect to Public Water. I have not heard anything from the developer at all on proceeding forward with the connection to Public Water.
10. 310 Londonderry Turnpike – The Town of Hooksett Planning Board approved the Waiver Request for a single apartment at this location. This has now become a mixed use of residential and commercial property. Please see the attached letter for 310 Londonderry Turnpike to the owner in regards to the upgrades required at this location in order to satisfy CHWP requirements in order for us to sign off on any CO (certificate of occupancy) for the apartment. Matt McGee of McGee Excavating started on Thursday November 14th to replace the ¾” stop to end with 1 ½” CTS plastic pipe. The existing service line was leaking near a repair that was previously made. 2 large boulders were taken off the service line. The ¾” existing copper was found to be very thin. *The work has been completed and a new backflow preventer has been installed and tested. We did receive the application along with payment for the new unit. I have been in conversation with the owner and we are still awaiting payment for the monies to be put into escrow. I have informed the Code Enforcement office that CHWP will not sign off on a CO for the apartment until all requirements have been met.*

11. Power Up Generator will be onsite December 12th to perform the annual Major PMs on all generators for the year. Campbell Hill has been completed and the office generator was found to have a bad starter. The starter needs to be replaced before the Major PM can be completed and are waiting for the starter to come in. We are waiting for the other locations to be rescheduled and completed.
12. Meter Readings for the 4th Quarter billing cycle were collected at the end of December and bills water bills were generated for a January 3rd bill date. The manifest being presented and signed at the meeting are as follows reading edit for 4th quarter meter reads – 23,821,745 Gallons of water and net billing of \$246,543.71. Water Bills that went out included the 3% rate increase for consumption of water for both Residential and Commercial Usage.
13. The 2024 Audit Commenced on January 7th of this year in which the Auditors were on site to start the Preliminary/Inventory Phase of the Audit. Denise is heading up the Audit this year and will be updating the status during the meeting.
14. I meet with the Budget Committee on January 23rd and have prepared the cover letter for the Budget Committee along with the 2025 MS737 and the 2025 Warrant Articles.

Respectfully Submitted,
Christopher R Culberson
Superintendent