



**Allenstown Sewer Commission**  
**35 Canal Street**  
**Allenstown, NH 03275**  
**603-485-5600**  
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**TOWN OF ALLENSTOWN**  
**Sewer Commission**  
**35 Canal Street**  
**Allenstown, NH 03275**  
**October 13, 2020 Meeting**

**\*Due to COVID19, this meeting was held electronically via remote connections.**

**CALL TO ORDER**

The Allenstown Sewer Commission meeting of October 13, 2020 was called to order by Chair Jim Rodger at 4:00 p.m.

Chair Rodger called for the Pledge of Allegiance.

**ROLL CALL**

Present on the Board: Jim Rodger, Carl Caporale

Others present: Jeff Backman, Superintendent; Tom Zajak, Civil Engineer, Hayner/Swanson; John Cronin, Counsel for Brady Sullivan, Cronin, Bisson & Zalinsky, PC; Chris Lewis, Project Architect for Brady Sullivan; Mike Trainque, Hoyle Tanner & Associates; Laura Spector Morgan, Attorney for ASC

**MEET WITH REPRESENTATIVES FROM ONE WALL ALLENSTOWN LLC**

▪ **Lofts at 25 Canal**

Mr. Zajak began the discussion, stating that the redevelopment of China Mill would result in 150 apartments – a mix of one, two and three bedrooms. There will be 263 parking spaces, he said. They have been through the Planning Board review process and have received that approval. Mr. Backman, he said, has been heavily involved in the review process. Regarding permits, we are almost done with the AOT process and are now working on our sewer connection permit.

Working with the town stakeholders and Hoyle Tanner, the town's peer review consultant, he said, they have developed several improvements, both on and off site, including a plan for the partial widening and resurfacing of Canal Street, as well as for additional sidewalks there and a pedestrian crosswalk at Reynolds Avenue. They will have gravity sewer and two pump stations. The water lines are very old, he said, and they will be working with Pembroke water to install a new water main from Reynolds Avenue along Canal Street. There will be new drainage and stormwater management systems throughout. They will clean up the overhead utility lines, eliminating those not being used. He said that Mr. Trainque's second review memo addresses the Super-connection Permit Application with NHDES, which requires first the approval of the Allenstown Sewer Commission.

Mr. Caporale asked if all three of the buildings will be used for residential units.

Mr. Zajak said the plan is for 130 units in the China Mill building, 12 in the Storehouse building, and eight in the Waste House Building.

Mr. Caporale asked about plans for a theater.

Mr. Zajak said it would be for the residents only.

Mr. Cronin elaborated, saying that the room would have a big screen television and ten to 12 seats. There will be a small library, a conference room, and perhaps a putting green and a basketball court.

Mr. Rodger asked if the residents would be able to invite family members and friends to use these amenities.

Mr. Cronin responded that they would be able to have guests, the same as in any apartment building. This would be required by federal Fair Housing regulations, he said, and who would want to rent there if they could not have guests?

Mr. Backman asked if all three buildings were currently connected to sewer. He asked if they had verification of what is currently connected.

Mr. Zajak said they have done their due diligence in this regard, and their plans show the number of utilities on site for water, sewer and drainage. The details, he said, have been presented to the town and to Hoyle Tanner. He said that the Storehouse building has an eight-inch line going toward Canal Street and a four-inch line to the south, which they plan to cut, cap and abandon. The China Mill building has a gravity line to the pump station east of the boiler house. There is not evidence of a line from the Waste House building, he said, but they have been told that there were lines there.

Mr. Backman asked if they were asking for credit for that and if they had done smoke or dye testing for confirmation.

Mr. Zajak said they had not done any testing. He added that the roof drains to the river, not via the sewer.

Mr. Lewis said that everything there will be disconnected.

Mr. Caporale asked if everything will be new.

Mr. Lewis confirmed that it would.

Mr. Backman stated that if the storm drains are tied in, their credit would be reduced. The infrastructure is old, he said, and they do not know if that is the case.

Mr. Zajak said that there is no evidence of that.

Mr. Backman asked about a pool backwash system.

Mr. Zajak said he is not aware of one.

Mr. Trainque said that was covered in his revised communication.

Mr. Caporale asked if the reason they had not done smoke or dye testing was because it's a waste of time or because it will all be redone.

Mr. Zajak responded that it is because the existing lines will be removed or abandoned.

Mr. Backman stated that he had given the developer's sewer flow calculations to the members of the Allenstown Sewer Commission. He asked if they could take the Waste House building off because it is not connected.

Mr. Zajak stated that the total square footage of the buildings is 250,000 square feet, of which the Waste House building is only 8,500 square feet.

Mr. Backman asked if they could take off that 8,500 square footage.

Mr. Zajak responded that they could, in theory.

Mr. Backman asked about also removing the boiler room, the hydro plant, the pool, and any other area not suitable for unspecified commercial work, because of noise.

Mr. Cronin said that would depend upon the impact fees which, in turn, are connected to the CIP.

Mr. Backman said he would send those to the developer.

Mr. Zajak stated that they have tried to quantify the credit for the existing buildings – the industrial and commercial use that can take place there.

Mr. Backman stated that, based on the Sewer Department's accessibility fee, 'factory' is a more appropriate category for what the building is. He asked Mr. Zajak if it would be possible to revisit his calculations.

Mr. Zajak said yes, we certainly can do that. He asked about using metered flows from similar buildings, versus the DES average daily flow tables.

Mr. Backman said that they have a standard that they use, based on Table 1008-1 from DES.

Mr. Cronin said that this is a unique, very large project, and they knew it would be costly. The impact fees are high, he noted. They want to get the permit in place.

Mr. Caporale pointed out that they have been aware from the beginning of the sewer connection fees and how they are calculated.

Mr. Backman said he agreed with the proposed flow of 49,275 gallons per day.

Mr. Zajak asked if they could calculate and agree upon an acceptable credit and come back before the Commission, adding that they are reaching the end of the permitting phase.

Mr. Trainque stated that the developer is using 12,500 gallons per day as a basis for credit.

Mr. Backman said the usage has been 2,200 gallons per day for the past few years. He said the maximum credit, based on his calculations, is 8,000 gallons per day, with the difference between his calculations and theirs representing \$65,000.00. He asked if they should require smoke or dye tests.

Mr. Caporale asked if these tests would be the best way to confirm what is there now.

Mr. Backman said that would be the best way to deal with this.

Mr. Caporale asked Mr. Trainque if they could require testing.

Mr. Trainque said they probably could. He added that there could be storm drains connected to the sewer and visa versa.

Mr. Backman asked Mr. Trainque to push for the testing.

## **OLD BUSINESS**

### **▪ Suncook Pond Pump Station, Mike Trainque HTA**

Mr. Trainque reported that he has been in touch with Stewart McCormick, the Project Manager for DeFelice, who has told him that he is attempting to coordinate the installation of the forced main and sewer lines with the wet well structure. After that is accomplished, he said, they will move faster. Mr. Trainque said that their intent is to work through the winter.

### **▪ Tank 8 Sludge Holding Tank**

Mr. Backman stated that he was tasked with contracting out the coating of Tank 8 for a cost not to exceed \$45,000. He received three proposals, he said, and has selected Egan. They will complete the work, including temperature and moisture control, for \$38,800.00.

Mr. Caporale made a motion to approve and sign the contract with Egan Engineering for the coating of Tank 8 in the amount of \$38,800.00, to include temperature and moisture control. Chair Rodger seconded the motion.

A roll call vote was taken.

Mr. Caporale: Aye

Mr. Rodger: Aye

The motion carried unanimously.

Mr. Backman said they will complete the project by February 15, 2021.

- **Odor Ogre Pilot**

Mr. Backman stated that the Odor Ogre pilot model arrived today and has been placed in the press room & garage. He said that it operates in the same way as the Vapex unit. It is not removing hydrogen sulfides, as they thought it would. Next week, he said, it will be in Tank 8.

## **NEW BUSINESS**

- **2021 Budget Schedule & First Review of 2021 Budget**

Mr. Backman stated that the Sewer Department budget is tentatively scheduled for presentation before both the Select Board and the Budget Committee on November 19, 2020 beginning at 6:00pm. He said that the proposed budget reflects a 0.9% increase over last year. Insurance numbers, which are not yet available will change the budget somewhat.

Mr. Caporale made a motion that the 2021 budget increase would not exceed one percent (1%). Chair Rodger seconded the motion.

A roll call vote was taken.

Mr. Caporale: Aye

Mr. Rodger: Aye

The motion carried unanimously.

- **Other New Business**

Mr. Backman said that last week they dealt with root issues on Hamel Drive. They sent a jetter truck to cut the roots out. These are clay pipes, he said. They plan to get a manhole installed.

## **CORRESPONDENCE AND OTHER BUSINESS**

- **Review minutes from September 08, 2020 meeting**

Mr. Caporale made a motion to approve the minutes of the September 08, 2020 meeting, correcting the date from September 9<sup>th</sup> to September 8<sup>th</sup>. Chair Rodger seconded the motion.

A roll call vote was taken.

Mr. Caporale: Aye

Mr. Rodger: Aye

The motion carried unanimously.

- **Review Hauler Billing**

Mr. Backman reported 618 transactions in September for a total of \$159,589.96. He added that they are up to date with collections.

Mr. Caporale made a motion to approve the Hauler Billing report for September in the amount of \$159,589.96. Chair Rodger seconded the motion.

A roll call vote was taken.

Mr. Caporale: Aye

Mr. Rodger: Aye

The motion carried unanimously.

▪ **Review Sewer Adjustment Journal**

Mr. Backman reported adjustments in September of \$258.71, including the two abatements approved at the September meeting.

Mr. Caporale made a motion to approve the Sewer Adjustments in the amount of \$258.71. Chair Rodger seconded the motion.

A roll call vote was taken.

Mr. Caporale: Aye

Mr. Rodger: Aye

The motion carried unanimously.

**NON-PUBLIC SESSION**

Mr. Caporale made a motion to enter non-public session at 5:06 pm in accordance with the provisions of RSA 91-A:3, II (a). Chair Rodger seconded the motion.

A roll call vote was taken.

Mr. Caporale: Aye

Mr. Rodger: Aye

The motion carried unanimously.

Mr. Caporale made a motion to return to public session at 5:08 pm. Chair Rodger seconded the motion.

A roll call vote was taken.

Mr. Caporale: Aye

Mr. Rodger: Aye

The motion carried unanimously.

**ADJOURNMENT**

Mr. Caporale made a motion to adjourn at 5:09 pm. Chair Rodger seconded the motion.

A roll call vote was taken.

Mr. Caporale: Aye

Mr. Rodger: Aye

The motion carried unanimously, and the meeting was adjourned.

**Document Approval**  
**Allenstown Sewer Commission**

**James Rodger, Chairperson** James Rodger

**Carl Caporale, Commissioner** Carl M. Caporale

**Alan Turcotte, Commissioner** Alan Turcotte

<b>TITLE</b>	9-8 Minutes
<b>FILE NAME</b>	ASC MEETING 10.13.2020.pdf
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## Document History



SENT

**11 / 17 / 2020**

14:03:02 UTC

Sent for signature to James Rodger (jrodger@allenstownnh.gov), Carl Caporale (ccaporale@allenstownnh.gov) and Alan Turcotte (aturcotte@allenstownnh.gov) from jbackman@allenstownnh.gov  
IP: 173.13.111.25



VIEWED

**11 / 17 / 2020**

17:36:37 UTC

Viewed by Carl Caporale (ccaporale@allenstownnh.gov)  
IP: 24.62.149.178



SIGNED

**11 / 17 / 2020**

17:36:52 UTC

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VIEWED

**11 / 24 / 2020**

19:06:33 UTC

Viewed by James Rodger (jrodger@allenstownnh.gov)  
IP: 24.62.158.145



SIGNED

**11 / 24 / 2020**

19:06:54 UTC

Signed by James Rodger (jrodger@allenstownnh.gov)  
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## Document History

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The document has been completed.