

**North Branch Fire District #1
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Minutes of the North Branch Fire District #1, Board of Abatement, June 3, 2019.

This Meeting, having been duly warned, was called to order at 6:58 p.m. by Administrative Manager, Linda Holland.

Members Present: Thomas Ferrazza, Cyndee Frere and Daniel Facilla.

Absent: Edward Barber and Brendan Ryan.

Also Present: Steven Montello, Randy Johnson, Carina Hellstrom, Dayna Nobile, Daniel Spengler and Linda Holland.

Holland called for nominations for a Chairperson. Ferrazza nominated Frere to Chair the Abatement meeting. Seconded by Facilla. Passed unanimously.

Minutes: Ferrazza moved to accept the Minutes of December 4, 2018 as submitted. Seconded by Facilla. In favor, Frere and Ferrazza. Abstained, Facilla. (Note: members present at the December 4, 2018 meeting were Frere, Ferrazza and Braunbach. Ryan and Barber were absent).

In House Errors: Ferrazza moved to abate the following errors totaling \$6,128.94. Seconded by Facilla. Passed unanimously.

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|-------------|------------|------------------------------|
| XS001..... | \$1,908.72 | 2 Spring Hill, LLC |
| SY014..... | \$1,006.81 | Blumenthal, Diane Trust |
| RT058..... | \$ 67.72 | RHJ & M Corporation |
| DM048..... | \$ 5.00 | Hobart Terhune |
| DC000A..... | \$3,140.69 | Deer Creek Homeowners Assoc. |

VV014: Johnson, Randall: Mr. Johnson came before the Board asking for consideration of his recent sewer bill for 15,511 gallons. Mr. Johnson explained that it is only two people most of the time. Occasionally his daughter is home during college breaks. Ferrazza moved to change the meter, at no cost to Mr. Johnson, and keep the old cellular meter at the plant until we have a year's history on the new cellular meter. Seconded by Facilla. Passed unanimously.

NV007/Gray Ghost Inn/Carina Hellstrom: Ms. Hellstrom is appealing her usage bill for 287,857 gallons used between October 18, 2018 and April 16, 2019. Ms. Hellstrom stated that her bill increased by 40% but the occupancy in the Inn had not changed from the prior winter period. Facilla explained how the rates were set and that in the Spring

60% of the budget is billed and the remaining 40% is billed in the Fall. The rate is determined by the amount voted to raise at the Annual Meeting, in March, and the metered gallons. The Board reviewed the eye-on-water history as well as the history of the Inn dating back to May 2009. Ferrazza moved to deny Ms. Hellstrom's request for an abatement based on the history. Seconded by Facilla. Passed unanimously.

SF003/Nobile, Dayna: Ms. Nobile received a bill for 21,616 gallons for usage from October 4, 2018 to April 16, 2019. The Board reviewed the history of the unit, the eye-on-water and the photos taken by Ms. Nobile. Ms. Nobile explained that she has a leaking shower faucet and a leaking toilet. Ferrazza asked Ms. Nobile for clarification, was the toilet water flowing to the treatment plant and was the shower faucet going down the drain on onto the floor. Ms. Nobile stated the water did flow into the treatment works. Ferrazza moved to deny Ms. Nobile's request because the water came to the treatment plant to be processed. Seconded by Facilla. Passed unanimously.

FS000Xx/Steven Montello/Seasons on Mount Snow, LLC: On December 4, 2018, Mr. Montello came before the Board to discuss a leak in Building "E" as well as Building "G" that were discovered and believed to be in existence for years. The Board asked for a continuance regarding the leaks discovered until more information is available. The Committee reviewed photos, the Water Loss Calculator based on the 2" pipe and a break of 0.0025 inches, over a 24 hour period at 60 psi the total loss per day is 4,660 gallons. Based on the report of a Matchpoint Leak Detection, Co., Ferrazza moved to reduce the gallonage billed by 75% and reimburse funds attributed to the leaks totaling \$27,070.11. Seconded by Facilla. Passed unanimously.

KW000/Steven Montello/Kingswood Homeowners Assoc.: On April 24, 2019 a leak was found in the Kingswood water system. A 4" pipe was emptying into the woods, the water tested from that leak detected chlorine, meaning it was from the chlorinated water system. For 198 days 4,660 gallons leaked into the woods. Ferrazza moved to send a corrected bill to the Kingswood Homeowners Association, taking into consideration the water leaked into the woods. Seconded by Facilla. Passed unanimously. (Note: current bill is for 1,617,605 gallons, less the leaked gallons of 922,680 gallons is a net gallonage of 694,925 that the new bill will be based on. Total of the new May 2019 bill is \$18,603.41.

TC209/Rosenzweig, Lawrence: Mr. Rosenzweig questioned his bill for May 2019 as it was 20% higher. After investigating the matter the previous reading did not carry forward. Based on the information provided Ferrazza moved to abate \$763.04 from Mr. Rosenzweig's May 2019 bill. Seconded by Facilla. Passed unanimously.

GS002/Cappellieri, Ronald: Mr. Cappellieri wrote the Board requesting abatement for his May 2019 bill totaling 20,436 gallons from October 1, 2018 through March 22, 2019. The Board diligently looked through the eye-on-water and noted spikes in Mr. Cappellieri's usage as high as 5,245 gpd in December, January and February. Based on the information available Ferrazza moved to deny Mr. Cappellieri's request for abatement. Seconded by Facilla. Passed unanimously.

SEP02/Meditz, Helmuth: The previous reading was not taken into consideration when the bill was generated and Mr. Meditz was charged for 1,202 gallons on a meter that should have been inactivated. Based on the information provided, Ferrazza moved to abate \$124.51 from Mr. Meditz's May 2019 bill. Seconded by Facilla. Passed unanimously.

DGE03/DeBiase, Dean: The Board went back and reviewed the eye-on-water and determined that 21,958 gallons was used in this rental unit from October 1, 2018 through April 15, 2019. Ferrazza moved to deny the request of abatement because there is no basis to abate. Seconded by Facilla. Passed unanimously.

SV005/Dan Spengler: Mr. Spengler wrote the Board stating he had purchased this home on May 26, 2018. The property including the home is not livable and there is no running water. All the bathrooms as well as the heating zones had burst pipes. Mr. Spengler provided the Board with photos. Holland stated that she and Snow had inspected the house prior to the closing and it was filthy. Based on the evidence provided, Ferrazza moved to abate the bill in the amount of \$473.71. Seconded by Facilla. Passed unanimously.

BX006/Mayer, Eva: The Board reviewed the letter from Ms. Mayer stating she had a leak, in January, under her home in Bear's Crossing. A letter verifying the leak was also written by W&B Management; property manager for Bear's Crossing. After reviewing the eye-on-water and verifying that on January 24th, 25th and 26th she used 29,016 gallons in a home that is not a rental unit and unoccupied at the time, Facilla moved to charge Ms. Mayer \$67.72 and abate the difference of 1,005.96. Seconded by Ferrazza. Passed unanimously.

GS172/Doggett, Mary Anne: Ms. Doggett wrote the Board stating that a pipe burst on the upper level of her unit and damage resulted on the main and lower levels. Ms. Doggett attached itemized insurance claim paperwork as well as her history and eye-on-water. Based on the paperwork provided, Ferrazza moved to charge Mr. Doggett \$196.83 for sewer use and bond in the amount of \$25.31 for a total of \$222.14. Seconded by Facilla. Passed unanimously.

ML013/Scarfogliero, John: Mr. Scarfogliero wrote the Board informing them that during a power outage at the end of November 2018 he received a call from the North Branch stating he had a large amount of water running through the sewer. The Board could not make a decision due to the lack of information provided. Did the toilet bowl freeze and break, was it a flapper valve that did not set correctly, did the water run through the unit? Based on the lack of information, Ferrazza moved to deny Mr. Scarfogliero's request. Seconded by Facilla. Passed unanimously. The Board needs to know what exactly went on in the home.

BO003a/Pearson, Jayne: Ms. Pearson writes stating she received a call from Holland and was very upset when Holland informed her of the water usage problem. A friend went to her home and found that the house sitter had flushed the toilet and immediately

left the house and planned not to return for days. The toilet remained in the open and running position. They have since replaced the inner working of the tank on this toilet. Because the water came to the wastewater facility, to be treated, Facilla moved to deny Ms. Pearson's request. Seconded by Ferrazza. Passed unanimously.

SU019/Ken Fischer: Mr. Fischer wrote the Board stating he purchased the house in November on a foreclosure. The house has been vacant for two years. The water system has frozen and the power is turned off. Attached to the letter are photos of the house showing current unlivable conditions. Holland and Snow inspected this house in November when it closed and Holland stated that there was no heat and the house was not livable. Based on the evidence provided, Ferrazza moved to abate \$327.94. Seconded by Facilla. Passed unanimously.

MV001E/Galaty, Michael: Mr. Galaty wrote the Board requesting abatement for his home at 48 Mount Snow Village. Mr. Galaty goes on to state that "we were not able to get to the house once during the season, thus why we put it on the market for sale". A new cellular meter was installed on May 31, 2019 so the current reading is an estimate based on the average use. Ferrazza moved to deny Mr. Galaty request because the Board did not have enough information i.e. electric bills, occupancy and other supporting information. Seconded by Facilla. Passed unanimously.

VV018/Mola, Peter: Mr. Mola wrote stating he purchased the property on November 2, 2018. Since the purchase the home has remained vacant with all utilities turned off pending a major renovation. The home is currently not livable. Photos were attached to the letter. Holland and Snow have not inspected this property. Ferrazza moved to deny Mr. Mola's request pending and inspection by the North Branch Fire District, if the property determined as unlivable abate \$444.39. Seconded by Facilla. Passed unanimously.

Other Appeals: None.

Frere adjourned the meeting at 9:29 p.m.

Respectfully Submitted:

Linda L. Holland,
Administrative Manager

cc: C. Frere, T. Ferrazza, D. Facilla, B. Ryan, E. Barber, Kingswood Home Owners, Seasons Home Owners, R. Johnson, C. Hellstrom, D. Nobile, L. Rosenzweig,

R. Cappellieri, H. Meditz, D. DeBiase, D. Spengler, E. Mayer, M. Doggett, J. Scarfoglio, J. Pearson, K. Fisher, M. Galaty, P. Mola, Deer Creek Owners Assoc., H. Terhune, RHJ & M Corp. D. Blumenthal, 2 Springhill LLC. Deerfield Valley News.

Posted: North Branch Fire District #1, Wastewater Treatment Facility & Administrations Building. Dover Town Office.