

**LIST OF EXHIBITS  
LITTLE RIVER VILLAGE**

<b>Exhibit</b>	<b>Description</b>
1	Water Rights Deed and Easement
2	Easement Plan
3	Franchise Area Plan & Description
4	DES Well Approval
5	Contract
6	Schedule of Costs
7	Bill of Sale
8	Promissory Note
9	Project Cost Schedule
10	Pro Forma CPR
11	Pre-filed Testimony of Harold Morse
12	Pre-filed Testimony of John Sullivan
13	Letter to Plaistow Selectmen
14	Letter from Plaistow Selectmen to PUC

Return to:  
Robert C. Levine  
Lewis Builders, Inc.  
54 Sawyer Avenue  
Atkinson, NH 03811

**EXHIBIT 1**  
**LITTLE RIVER VILLAGE**

**WATER RIGHTS DEED AND EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS**, that, **TORROMEO TRUCKING, INC.**, a Massachusetts Corporation, of 33 Old Ferry Road, Methuen, Commonwealth of Massachusetts 01844 (Grantee) by its duly-authorized President, Henry Torromeo, **GRANTS TO HAMPSTEAD AREA WATER CO., INC.**, (HAWC) a New Hampshire corporation with offices at 54 Sawyer Avenue, Atkinson, Rockingham County, New Hampshire 03811 (Grantee) with **QUITCLAIM COVENANTS**

The following interest in land situated in the Town of **Plaistow**, Rockingham County, New Hampshire; the following water rights and easements over parcels of land known as a certain parcel of land situate in Rockingham County, Town of **Plaistow**, New Hampshire, and shown on plan of land entitled "Little River Village, Planned Residential Development (PRD), Main Street, Plaistow NH May 2004", dated May 28, 2004 t, prepared by R.J. Pica Engineering Co., Inc., and recorded in the Rockingham Registry of Deeds as Plan no. D-33053 (Plan), and as may be more particularly described on Exhibit A, attached hereto.

**I. WATER RIGHTS:**

HAWC shall have the right and title to all ground and bedrock water in, on, or that may be produced from the Premises as described below the right and title to all pipes, mains, pumps, pump houses, and related machinery and equipment as may now or may subsequently be constructed on the Premises as part of the domestic water supply system.

**II. EASEMENT FOR ACCESS TO CONSTRUCT WATER SYSTEM AND FACILITIES:**

HAWC shall have the right and easement for the full right of ingress and egress over upon and across so much of the Premises as is reasonably necessary for the purpose of exploring for such and for drilling wells or producing the same and for storing and removing the same when so produced. This right of ingress and egress shall

include the right to make and use of so much of the surface of the land described and shown on the Plan, as may be reasonably incident or convenient to any exploration, development, storage, or production, including drilling of water wells and the erection of pipe lines, storage tanks, pumps, pump houses, and other surface structures incident or convenient to such production, storage, or removal of water from the Premises. All such structures, material, machinery, or equipment placed upon the property by Grantee or anyone claiming under it may be removed by Grantee or those claiming under them at any time.

**III. RIGHT TO REASONABLE ACCESS AND TO SECURE FACILITIES AND CONTROL ACCESS:**

HAWC shall have the right to reasonable access to service and repair pipe lines, storage tanks, pumps, pump houses, and other surface structures and the right to fence-off and otherwise secure all such pumping and storage facilities and to control access thereto as may be reasonably necessary to protect and preserve the quality of water so provided and stored and to prevent the interruption of supply of water.

**IV. RIGHT AND EASEMENT TO ENFORCE PROTECTIVE WELL RADIUS EASEMENTS:**

HAWC shall have the right and easement to enforce the sanitary water protective easement provisions of Schedule A attached hereto, within the sanitary easement area as is shown on the Plan in accordance with and to the extent required or allowed by the New Hampshire Department of Environmental Services or its successor;

**V. THE RIGHT AND EASEMENT TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN, AND OPERATE A WATER DISTRIBUTION SYSTEM, FACILITIES, AND SYSTEM:**

HAWC shall have the right and easement to lay, construct, maintain, and operate pipe lines, valves, hookups, and meters for the supply of domestic water to all lots as may be shown on the Plan or as may otherwise be or become apart of the development in, Rockingham County, New Hampshire, (Development) as shown on the Plan, and to such adjoining or other premises as now or as may in the future constitute part of Grantee's franchise area.

The within granted right being the right to enter onto and construct, reconstruct, maintain, and operate water lines, valves, hookups, and meters in and under private and public ways and in and under strips of land

1. along and adjacent to public and private ways; and

2. across such strips of the land as shown on the Plan as may be reasonably necessary to lay, construct, and maintain water lines, pipes, and valves to serve the Premises and other premises within any franchise area licensed to Grantee by the New Hampshire Public Utility Commission as the same may, from time to time, be constituted, and to collect such water charges as such Commission shall approve.

#### VI. GRANTEES COVENANTS AND OBLIGATIONS.

By acceptance of this grant and conveyance, Grantee hereby covenants and agrees;

1. Not to disturb or interfere, except for emergencies, with the use of any lot or residence built or to be built on the Premises;
2. To reconstruct and regrade any and all areas its disturbs in constructing and maintaining water lines; and
3. To supply domestic potable water to the Premises in quantities sufficient to meet the reasonable requirements of the Development

#### **NOT HOMESTEAD PROPERTY OF THE GRANTOR**

WITNESS its hand and seal this 12<sup>th</sup> day of October 2013


**TORROMEO TRUCKING, INC.**

By: [Signature]  
Henry Torromeo, President

MASSACHUSETTS YLB  
STATE OF NEW HAMPSHIRE  
ROCKINGHAM, SS.  
KSSE X YLB

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of October, 2013 by Henry Torromeo, in his capacity as President of and on behalf of Torromeo Trucking, Inc.

COMMONWEALTH OF MASSACHUSETTS  
Henry Torromeo  
personally appeared before me, the undersigned notary public, and proved to me his/her identity through satisfactory evidence, which were personal knowledge to be the person whose name is signed on the preceding or attached document in my presence on this 12<sup>th</sup> day of October 2013

 LINDA A. GAUTHIER, Notary Public  
My Commission Expires July 24, 2020

[Signature]  
Justice of the Peace/Notary Public  
My commission expires:

## SCHEDULE A

The purpose of this Sanitary Protective Easement is to establish a protective area to prevent contamination of the water supply distribution system shown on the Plan. Hereafter, and for so long as said system located within the easement area are used for a water distribution system, the area of the above-described easements shall be kept in a natural state. No use of the area shall be permitted which could directly or indirectly degrade the quality of the aforementioned water distribution system.

Uses that are prohibited include:

1. Transportation corridors, except as shown on the Plan, and as access to booster stations and pump house for maintenance and repairs;
2. Underground utilities or structures, except those that are associated with potable water, electricity, or communication;
3. The storage, handling, transporting, treating, or disposal of:
  - a. domestic or industrial waste or waste water;
  - b. hazardous or regulated substances such as pesticides, gas, and oil or other chemicals;
  - c. hazardous or solid wastes; or
  - d. fertilizers.
4. Any other activities or uses that the New Hampshire Department of Environmental Services (NHDES) determines would be detrimental to water quality.

No Change in the use of the area of the protective easement may be undertaken without approval from the NHDES.

The Sanitary Protective Easement as shown on the Plan is for the benefit of the public, and as such, the above provisions may be enforced by NHDES, Grantee, the Town of, and the customers of any water system.

## EXHIBIT A

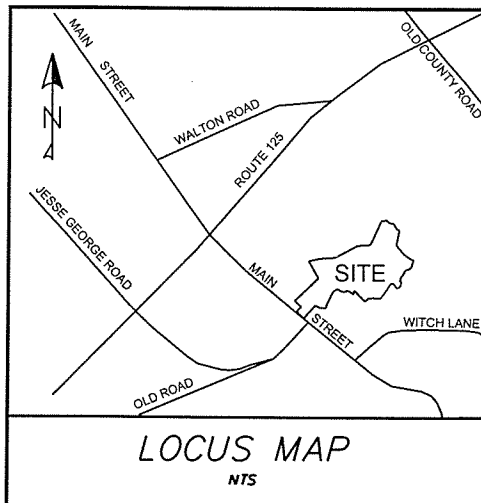
A certain tract of land situated in **Plaistow**, County of Rockingham, and State of New Hampshire, bounded and described as follows, viz:

A certain parcel of land situate in Rockingham County, Town of **Plaistow**, New Hampshire, and shown on plan of land entitled "Little River Village, Planned Residential Development (PRD), Main Street, Plaistow NH May 2004", dated May 28, 2004, prepared by R.J. Pica Engineering Co., Inc., and recorded in the Rockingham Registry of Deeds as Plan no. D-33053 (Plan),

Beginning at Southwesterly corner of Tax Map 29, Lot 27, land now or formerly of John W. and Loise W. Colby, at a stone bound found at the easterly sideline of Main Street (Route 121A); thence turning and running N 71° 37' 18" E a distance of 149.74 feet to a stone bound found; thence turning and running N 23° 56' 21" W a distance of 180.35 feet to an iron pipe found; thence turning and running N 74° 43' 15" E a distance of 716.01 feet to an iron rod found; thence turning and running N 04° 04' 29" W a distance of 415.00 feet to an iron rod set; thence turning and running S 76° 02' 00" E a distance of 240.00 feet to an iron rod set; thence turning S 66° 31' 28" E a distance of 315.01 feet to an iron rod set; thence turning and running S 86° 44' 40" E a distance of 560.00 feet to an iron rod set; thence turning and running S 65° 20' 59" E a distance of 280.71 feet to an iron rod set; thence turning and running N 52° 19' 53" E a distance of 240.00 feet to an iron pipe found; thence turning and running N 51° 25' 24" E a distance of 317.83 feet to an iron rod set; thence turning and running S 38° 25' 33" E a distance of 50.18 feet to an iron rod set; thence turning and running N 78° 14' 16" E a distance of 62.69 feet to a point at the centerline of Kelly Brook; ; thence turning and running in a Southeasterly direction along said centerline of Kelly Brook to the confluence with Little River; thence turning and running to the right in a Southerly direction along the centerline of the Little River to a point that is directly S 22° 20' 56" E from the last point described and a distance of 360.65 feet; thence turning and running S 38° 16' 44" W a distance of 304.55 feet to an iron pipe found; thence turning and running S 13° 26' 20" E a distance of 219.81 feet to an iron pipe found; thence turning and running S 18° 30' 48" E a distance of 111.24 feet to an iron pipe found; thence turning and running S 31° 34' 13" E a distance of 115 feet more or less to the centerline of the Little River; ; thence turning and running in a Southwesterly and then Westerly direction along the centerline of the Little River a distance of 1,471 feet more or less to a point; thence turning and running in a Northerly direction to the Northerly shoreline of the Little River a distance of 20 feet more or less to a point; thence turning and running along the Northerly shoreline of the Little River a distance of 114 feet more or less to a point that is S 71° 43' 18" W and a distance of 1,218.06 feet from an iron rod found; thence turning and running N 31° 28' 17" W a distance of 304.28 feet to an iron pipe found; thence turning and running S 49° 24' 54" W a distance of 88.39 feet to an iron pipe found at the Northerly shoreline of the Little River that is S 65° 53' 13" E and a distance of 496.44 feet from an iron rod set; thence turning and running along the Northerly shoreline of the Little River in a Westerly

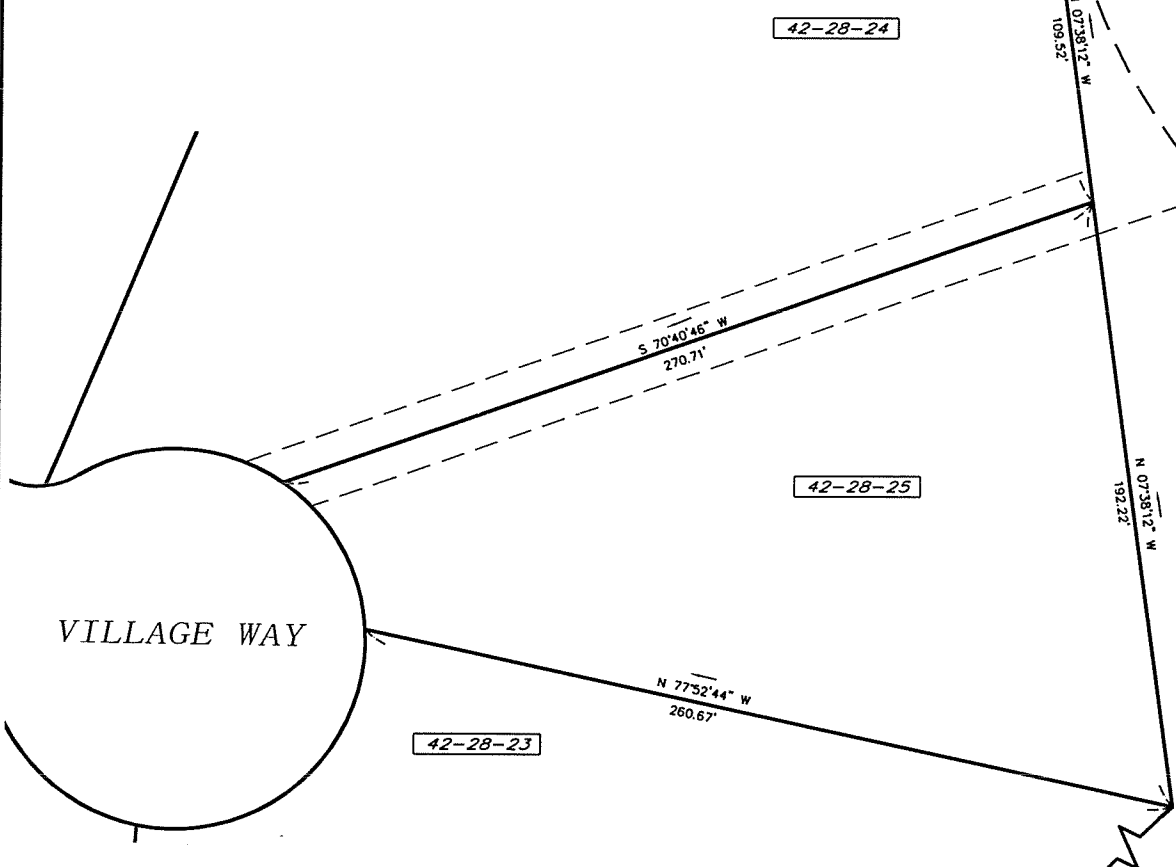
direction a distance of 644 feet more or less to said iron rod set; thence turning and running along the Northerly shoreline of the Little River in a Westerly direction a distance of 420 feet more or less to an iron rod found which is S 75° 44' 32" W and a distance of 332.00 from said iron rod set; thence turning and running N 36° 59' 49" W a distance of 100.00 feet to an iron rod found; thence turning and running S 71° 25' 44" W a distance of 350.00 feet to an iron rod found; thence turning and running N 32° 17' 20" W a distance of 9.77 feet to an iron rod found; thence turning and running N 27° 02' 48" W a distance of 89.50 feet to a point; thence turning and running N 21° 22' 59" W a distance of 100.73 feet to the point of beginning.

Containing Forty Nine and 90/100<sup>th</sup> (49.90) acres, more or less.

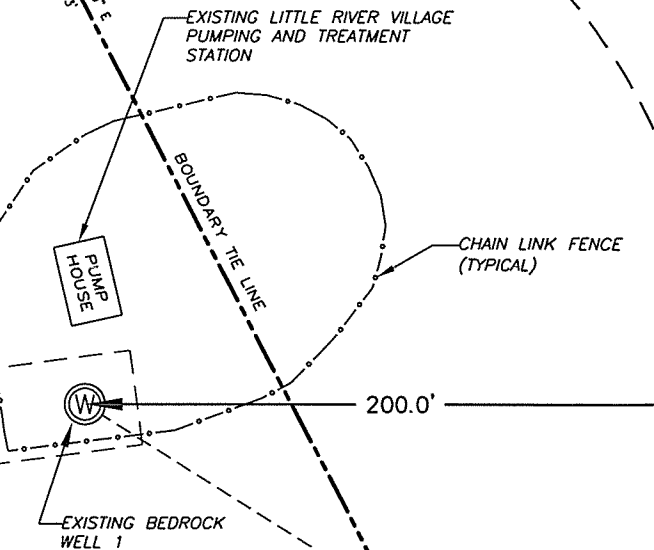
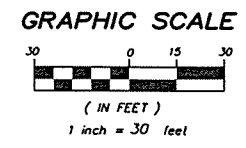


- NOTES**
- 1) THE PURPOSE OF THIS PLAN IS TO ESTABLISH A PROTECTIVE WELL RADIUS EASEMENT FOR 1 EXISTING WATER WELL FOR THE HAMPSTEAD AREA WATER SYSTEM.
  - 2) PARCELS 29/28 IS DESCRIBED IN R.C.R.D. BOOK # 4160 / PAGE # 2716.
  - 3) THE OWNER OF RECORD FOR THIS PARCEL IS AS FOLLOWS:  
MAP 29 LOT 28,  
TORROMEO TRUCKING COMPANY, INC.  
PO BOX 2308 METHUEN, MA 01844
  - 4) BOUNDARY INFORMATION SHOWN HAS BEEN TAKEN FROM PLAN D-33053

- PLAN REFERENCES**
- 1) "LITTLE RIVER VILLAGE PLANNED RESIDENTIAL DEVELOPMENT MAIN STREET PLAISTOW, NH MAY, 2004". AS DRAWN FOR TORROMEO INDUSTRIES, PREPARED BY R.J. PICA ENGINEERING COMPANY INC. PLAISTOW, NH AND RECORDED IN THE ROCKINGHAM REGISTRY OF DEEDS AS PLAN D-33053.



EXETER & HAMPTON  
ELECTRIC CO. EASEMENT



TAX MAP 29 / LOT 28  
1,115,136 S.F.  
25.6 AC.  
N/F TORROMEO TRUCKING COMPANY, INC  
PO BOX 2308  
METHUEN, MA 01844

SANITARY PROTECTIVE  
AREA (TYPICAL)

"I CERTIFY THAT THE ERROR OF CLOSURE USED IN THE PREPARATION OF THIS PLAN DOES NOT EXCEED 1 PART IN 10,000. BOUNDARY INFORMATION SHOWN IS TAKEN DIRECTLY FROM R.C.R.D. PLAN # D-22727"

"I FURTHER CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 676.18, III)

JOSHUA M. MANNING, L.L.S. DATE

\* NOTE: A COPY OF THIS PLAN HAS BEEN FILED WITH THE TOWN OF PLAISTOW, N.H. PLANNING BOARD.

WATER RIGHTS AND EASEMENT PLAN	
FOR <b>THE LITTLE RIVER VILLAGE WELL SITE</b> THE OWNER OF RECORD FOR TAX MAP 29 LOT 28 TORROMEO TRUCKING COMPANY INC. IN <b>PLAISTOW, NEW HAMPSHIRE</b> AS DRAWN FOR <b>HAMPSTEAD AREA WATER COMPANY, INC.</b> 54 SAWYER AVE ATKINSON, N.H. 03811	
SCALE: 1"=30'	DATE: 11/7/2013
SHEET 1 OF 1	

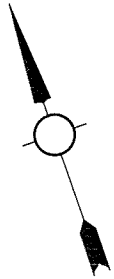
REVISIONS	
DATE:	
DATE:	
DATE:	
DATE:	

DRAWN BY:	SSC	DATE:	11/7/13
DESIGNED BY:		DATE:	
APPROVED BY:	JAM	DATE:	11/7/13

Prepared by:  
HAMPSTEAD AREA WATER COMPANY, INC.  
54 SAWYER AVENUE  
ATKINSON, NH 03811  
(603) 362-4299 FAX 362-4936



DRAWING PATH: R:\Well Siting & Water Projects\Satellite Systems\Little River - Plaistow\Little River-FRANCHISE.dwg



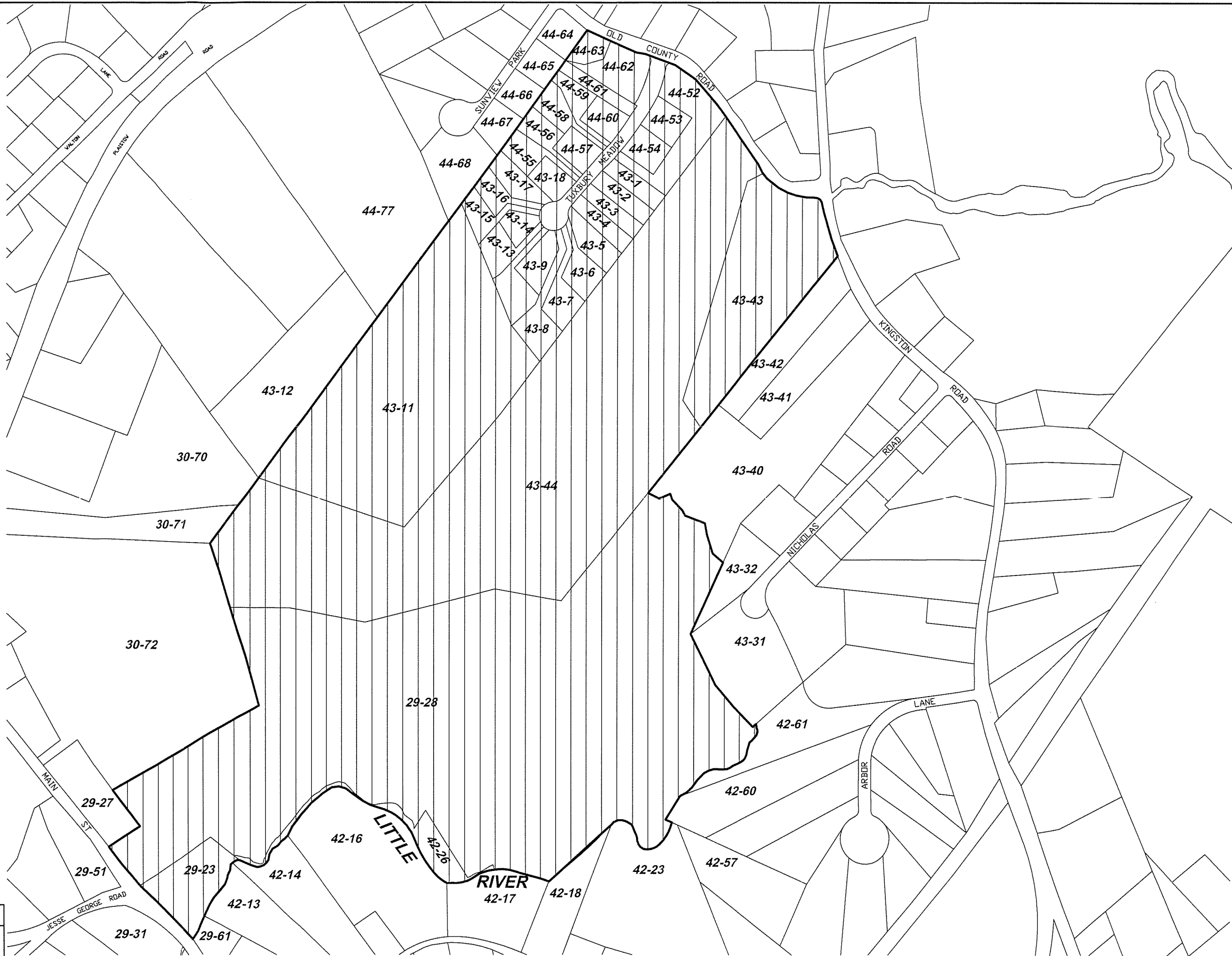
LEGEND

FRANCHISE AREA

①

FRANCHISE KEY NUMBER

FRANCHISE PERIMETER



PROPOSED LITTLE RIVER FRANCHISE AREA = 127± Acres



Scale: 1"=200'

PP: 10 #.

000000000

Coverage

PROPOSED ATKINSON EXPANSION FRANCHISE MAP

LOCATED IN PLAISTOW, NH

Drawing Name:

LITTLE RIVER

Drawn By:

SSC

Date:

10/14/13

Revisions:

Drawing Number:

F-1

April 22, 2005

Russell Prescott  
R E Prescott  
10 Railroad Avenue  
Exeter, New Hampshire 03833-0339

**Subject: CWS PLAISTOW: Little River Village; EPA ID: New System  
New Bedrock Well, BRW 1; NHDES #995160**

Dear Mr. Prescott:

The purpose of this letter is to conditionally approve the subject well for Little River Village in Plaistow. This decision is based on a review of materials submitted to meet the requirements of New Hampshire Administrative Rule Env-Ws 378, *Site Selection of Small Production Wells for Community Water Systems*. This approval is subject to the following conditions.

- Upon connection of the well to the distribution system the water system shall perform monthly sampling for toluene until the concentration of this contaminant falls below the detection limit.
- If the concentration of toluene derived from the well increases, then the source of contamination must be identified and controlled or an alternate supply of water must be developed.
- Water quality sample results for toluene must be submitted on a monthly basis to Diana Morgan at Water Supply Engineering Bureau.
- Treatment for manganese and radon shall be as approved by the New Hampshire Department of Environmental Services (NHDES).
- Until Energy Systems shall be added to the educational mailing list of potential contamination sources.

Within 60 days of receipt of this letter an emergency plan must be prepared for the water system in accordance with New Hampshire Administrative Rule Env-Ws 360.14. This plan must continue to be updated and submitted to New Hampshire Department of Environmental Services in March once every 6 years. This regulation also requires the plan to be reviewed annually by the system and updated as needed. Additionally, the plan will be a checklist item during each sanitary survey and lack of one will be a survey deficiency. Guidance documents and other emergency planning information are available at the following website:

<http://www.des.state.nh.us/wseb/EmergencyPlanning/index.asp>. You may contact Johnna McKenna at 603-271-7017 or [jmckenna@des.state.nh.us](mailto:jmckenna@des.state.nh.us) for more information or assistance in completing emergency planning for your water system.

A copy of this letter should be kept on file with the water system's records for future reference and as an aid to meeting the NHDES source water protection requirements.

Please note that the well must be connected to a distribution system in accordance with Env-Ws 372, *Design Standards for Small Public Drinking Water Systems*. Contact Jim Gill at 271-2949 for further information about system design and connection requirements for new community water systems.

**Source Specifications:**

Well Number	Well Status	Permitted Production Volume (PPV)	Sanitary Protective Area Radius	Wellhead Protective Area Radius	Source Description
BRW 1	New Well on New System	47,520 Gallons*	200 feet	3,600 feet	BRW 1, 50' N of pumphouse

\* The PPV includes 16,800 gallons per day dedicated to irrigation purposes. Irrigation water use cannot exceed this daily limit.

The previous table outlines the specifications for the new well. The Permitted Production Volume is the maximum volume that may be pumped in any 24-hour period. The PPV for the well is as shown above. NHDES determines compliance with this PPV limit through the Water Use Registration Program. Once the water system is operational and using more than 20,000 gallons per day, you must register and report your water use to the NHDES Water Use Registration Program. Contact Deb McDonnell at 603-271-4086 or by email at [dmcdonnell@des.state.nh.us](mailto:dmcdonnell@des.state.nh.us) for information about registering your water use. (<http://www.des.state.nh.us/factsheets/geo/geo-4.htm>).

The sanitary protective area for the new well is a circle, centered on the well, with the radius listed in the previous table. The sanitary protective area shall remain in a natural state and under the water system's control at all times. Please note that NHDES may initiate enforcement action if the system does not maintain the SPA in a natural state.

The Wellhead Protection Area for the new well is a circle, centered on the well, with the radius shown above. This is the area within which educational materials must be periodically distributed as part of the wellhead protection program. The first round of educational materials must be distributed **within 90 days of system startup**.

**Chemical Monitoring Program:**

Well Number	Well Status	Laboratory Name and Sample Numbers
BRW 1	New Well on New System	Nelson Analytical Lab: 2502-00450

The February 24, 2005 water quality sample results for the new well will be forwarded to the NHDES Chemical Monitoring Program. The sample identification number is listed in the table above. Kelley Kugel will be contacting you shortly with a Master Sampling schedule. You must add a sampling tap to the new well and you must contact Kelley so that the schedule will accurately reflect the correct sampling location.

If you have any questions about the Chemical Monitoring requirements, contact Kelley directly at **271-6703** or by email at [kkugel@des.state.nh.us](mailto:kkugel@des.state.nh.us). Please note that NHDES may initiate enforcement action if the system fails to implement a chemical monitoring program at start-up.

If you have any questions about this approval or any other well siting issues feel free to call me at **271-2947** or email me at [dmorgan@des.state.nh.us](mailto:dmorgan@des.state.nh.us).

Sincerely,

Diana W. Morgan, Professional Geologist  
Water Supply Engineering Bureau

Cc: Vincent Iacozzi, Torrromeo Industries  
Kelley Kugel, Laurie Cullerot, Johnna McKenna, NHDES

Electronic Copies:  
Jim Gill, Mary Clairmont, Deb McDonnell Owen David, NHDES

October 15, 2013

Torromeo Trucking Co. Inc.  
**P.O. Box 2308**  
**33 Old Ferry Road**  
**Methuen, MA 01844**

**Re: Little River Village Water System**

Dear Henry,

This letter constitutes the **AGREEMENT** between **Torromeo Trucking Co. Inc.** (Torromeo), a Massachusetts corporation doing business at 33 Old Ferry Road, Methuen, Massachusetts, and **Hampstead Area Water Company** (HAWC), a New Hampshire corporation doing business at 54 Sawyer Ave, Atkinson, New Hampshire.

- A. Torromeo agrees to sell the Little River Village Community Water System (System) located in Plaistow, New Hampshire and which will serve up to 25 residential housing units in the Little River Village development to HAWC.
- B. The "Contract Price" for the System is \$25,000.
- C. HAWC agrees to petition the New Hampshire Public Utilities Commission (PUC) for permission and approval to purchase and franchise the System.
- D. Subject to approval of the PUC, HAWC agrees to pay to Torromeo \$1,000.00 (or such other amount as the PUC may permit,) for each residential unit hook-up to the System. Payment to be made by a promissory note as set forth in paragraph G below.
- E. Upon approval by the PUC, HAWC further agrees to operate, repair, maintain, manage, and administer the System, in order to provide sufficient domestic potable water to all units within the development, in ways acceptable to the NHDES and PUC. As a condition to this purchase, Torromeo shall provide to HAWC a detailed breakdown of all costs incurred by Torromeo to build the System, including all associated costs for land, preliminary engineering, well installation, and facilities installation and testing, etc. Torromeo shall execute a Bill of Sale to HAWC in the form attached as Exhibit 7.
- F. Torromeo agrees to also grant to HAWC a Water Rights Deed and Easement in the form attached as Exhibit 1, which is necessary for HAWC to operate, repair, maintain, manage, and administer the System.

Henry Torromeo  
Torromeo Trucking Co., Inc.  
Letter Agreement dated October 10, 2013  
Page 2

- G. HAWC agrees to pay Torromeo by promissory note, in the form attached as Exhibit 8, the sum of \$1,000 per residential unit located within the Little River Village development, upon each hook-up to the System.

Agreed to this \_\_\_\_ day of \_\_\_\_\_, 2013.

**TORROMEO CONSTRUCTION CORPORATION**

By: \_\_\_\_\_  
Henry Torromeo, President, duly authorized

**HAMPSTEAD AREA WATER CO, INC.**

By: \_\_\_\_\_  
Harold Morse, its President

**LITTLE RIVER VILLAGE  
SCHEDULE OF COSTS OF ACQUISITION**

**I. SCHEDULE OF PAYMENTS FROM HAWC TO TORROMEO**

The total amount of payment shall be One Thousand and 00/100 Dollars (\$1,000.00) per residential unit, all located within the Development. This amount shall be paid as per the terms of the Promissory Note (Exhibit 8).

**II. SCHEDULE OF CONVEYANCE/ASSIGNMENT OF THE SYSTEM TO HAWC  
FROM DEVELOPER AND OWNER**

Owner and Developer shall execute a Bill of Sale of the System, in a form consistent with Exhibit 7, within Thirty (30) days after completion and acceptance by HAWC, and the remaining amount of the cost of the system, less the total amount to be paid by HAWC per hookup, will be contributed by the Developer and Owner to HAWC as Contribution In Aid of Construction (CIAC).

**LITTLE RIVER VILLAGE  
BILL OF SALE OF WATER UTILITY ASSETS**

NOW COMES **TORROMEO TRUCKING CO., INC.**, a Massachusetts Corporation, doing business at 33 Old Ferry Road, Methuen, Massachusetts (hereinafter referred to as the Seller), and for the consideration given by **HAMPSTEAD AREA WATER COMPANY, INC.**, doing business at 54 Sawyer Avenue, Atkinson, New Hampshire (the Buyer), by its agreement to operate the below-described water system, the Seller does hereby sell, assign, transfer and convey to the Buyer all of its right, title and interest in and to all of the following assets used in the production and supply and distribution of water produced from wells and related assets located off Main Street, in the Towns of Plaistow, Rockingham County, New Hampshire, known as the Little River Village Subdivision.

<b>PUC CODE</b>	<b>CONTRACTOR'S DESCRIPTION [Include machine and labor costs]</b>	<b>PRICE</b>
303	Easement Deed	\$0.00
304	Pump House and Site Work	\$50,000.00
304	Booster Pumping Station	\$0.00
307	Wells (drilling, Testing, engineering)	\$10,000.00
309	Supply Mains (mains, manholes, pipes, trenching, backfill, valves etc. from pump house to wells	\$2,000.00
311	Pumping Equipment (Pumps, motors, pump house, plumbing, electric, connectors, piping, valves etc.)	\$40,000.00
320	Water Treatment (filters etc.)	\$10,000.00
330	Distribution Storage (tanks, valves, standpipes, hydro tanks)	\$20,000.00
331	Transmission and Distribution mains i. 4", 3", and 2" piping	\$94,500.00
333	Services (water lines to curb stop at each customer's property line)	\$25,000.00
334	Meters _____ customers x _____ per customer	\$0.00
335	Hydrants x \$3,500.00 per hydrant (includes installation)	\$0.00
339	Miscellaneous (not otherwise included)	<u>\$0.00</u>
Total		\$251,500.00

To have and to hold the same unto Buyer and its assigns and successors forever

Dated \_\_\_\_\_

**TORROMEO TRUCKING CO, INC. Owner**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Henry Torromeo, President, duly  
authorized



**EXHIBIT 8**

**LITTLE RIVER VILLAGE  
PROMISSORY NOTE**

\$ 25,000.00

Date: \_\_\_\_\_

Hampstead Area Water Company, Inc., a New Hampshire corporation doing business at 54 Sawyer Avenue, Atkinson, New Hampshire 03811, promises to pay to Torrromeo Trucking Co., Inc (Owner), a Massachusetts corporation doing business at 33 Old Ferry Road, Methuen, Massachusetts the sum of Twenty Five Thousand and no/100 Dollars (\$25,000.00) (Principal), at no interest as follows:

In installments of One Thousand Dollars and No Cents (\$1,000.00), each installment being payable upon hookup of water service and installation of a meter for said service for each of the Twenty Five (25) units to be sold in the Little River Village development, until said principle amount is paid in full.

Hampstead Area Water Company, Inc. may prepay this note at any time.

HAMPSTEAD AREA WATER  
COMPANY, INC.

\_\_\_\_\_  
Witness:

By: \_\_\_\_\_  
Harold Morse, Its President, duly  
authorized.

ACKNOWLEDGED AND ACCEPTED  
TORRROMEO TRUCKING CO., INC.

BY \_\_\_\_\_  
Henry Torrromeo, President, duly authorized

**EXHIBIT 9**

**LITTLE RIVER VILLAGE.**  
**PROJECT COST SCHEDULE**

<b>PUC CODE</b>	<b>CONTRACTOR'S DESCRIPTION [Include machine and labor costs]</b>	<b>PRICE</b>
303	Easement Deed	\$0.00
304	Pump House and Site Work	\$50,000.00
304	Booster Pumping Station	\$0.00
307	Wells (drilling, Testing, engineering)	\$10,000.00
309	Supply Mains (mains, manholes, pipes, trenching, backfill, valves etc. from pump house to wells	\$2,000.00
311	Pumping Equipment (Pumps, motors, pump house, plumbing, electric,, connectors, piping, valves etc.)	\$40,000.00
320	Water Treatment (filters etc.)	\$10,000.00
330	Distribution Storage (tanks, valves, standpipes, hydro tanks)	\$20,000.00
331	Transmission and Distribution mains i. 4", 3", and 2" piping	\$94,500.00
333	Services (water lines to curb stop at each customer's property line)	\$25,000.00
334	Meters _____ customers x _____ per customer	\$0.00
335	Hydrants x \$3,500.00 per hydrant (includes installation)	\$0.00
339	Miscellaneous (not otherwise included)	\$0.00
Total		<u>\$251,500.00</u>





## Continuing Property Record

Classification Account Water Treatment Number: 320

Unit Description:

Little River Village  
Plaistow, NH

Total Cost 10,000.00 Est. Cost of Removal            Est. Salvage             
 Net Cost            Rate of Depreciation 3.6% Est. Life in Yrs. 28  
 Date Acquired 2013 Yearly Depreciation 360.00 Est. Yr of Retire           

Date	Additions		Retirements		Balance		Remarks or Location
	Units	Amounts	Units	Amounts	Units	Amounts	
12/31/13		10,000.00				10,000.00	Filters & related Items(CIAC=99.4%)
						10,000.00	
						10,000.00	
						10,000.00	
						10,000.00	
						10,000.00	
						10,000.00	
						10,000.00	
						10,000.00	
						10,000.00	
						10,000.00	
						10,000.00	
						10,000.00	
						10,000.00	
						10,000.00	
						10,000.00	
TOTALS		<u>10,000.00</u>		<u>0.00</u>		<u>10,000.00</u>	











## Continuing Property Record

Classification Account Pumping Equipment Number: 311

Unit Description:

Little River Village  
Plaistow, NH

Total Cost 40,000.00 Est. Cost of Removal \_\_\_\_\_ Est. Salvage \_\_\_\_\_  
 Net Cost \_\_\_\_\_ Rate of Depreciation 10.00% Est. Life in Yrs. 10  
 Date Acquired 2013 Yearly Depreciation 4,000.00 Est. Yr of Retire \_\_\_\_\_

Date	Additions		Retirements		Balance		Remarks or Location
	Units	Amounts	Units	Amounts	Units	Amounts	
12/31/13		40,000.00				40,000.00	Plumbing equipment (CIAC=99.4%)
						40,000.00	
						40,000.00	
						40,000.00	
						40,000.00	
						40,000.00	
						40,000.00	
						40,000.00	
						40,000.00	
						40,000.00	
						40,000.00	
						40,000.00	
						40,000.00	
						40,000.00	
						40,000.00	
						40,000.00	
<b>TOTALS</b>		<u><u>40,000.00</u></u>		<u><u>0.00</u></u>		<u><u>40,000.00</u></u>	

STATE OF NEW HAMPSHIRE  
THE NEW HAMPSHIRE PUBLIC UTILITIES COMMISSION

HAMPSTEAD AREA WATER COMPANY, INC

DW 13-

PETITION TO EXPAND FRANCHISE, OPERATE WATER SYSTEM INSIDE OF THE NEW  
FRANCHISE AREA, APPROVAL OF FINANCING, APPROVAL ACQUISITION OF  
ASSETS AND APPROVAL OF THE APPLICATION OF EXISTING RATES

PRE-FILED TESTIMONY OF HAROLD MORSE

Q. Please state your name, address and position with Hampstead Area Water Company, Inc.

A. My name is Harold Morse, of 54 Sawyer Avenue, Atkinson, NH and I am the President of Hampstead Area Water Company, Inc., (HAWC).

Q. Describe the overall history of HAWC?

A. HAWC is presently franchised in most areas of Hampstead and Atkinson, New Hampshire, and has franchised satellite systems in various towns in Rockingham County as per the Schedule A attached to the Petition.

Q. Why are you requesting a franchise expansion in Plaistow, New Hampshire?

A. We have been requested by a developer to provide water service to his development, Little River Village. There are also two large tracts nearby, with existing water systems, one of which has already approached the Company to take over, so we are trying to be proactive in our planning in making this franchise request.

Q. Could you describe the new system that is being proposed and where it would be located?

A. The system in Little River Village would serve a 25 lot subdivision development off of Main

Street in Plaistow. It is owned by Torromeo Trucking Co., Inc. (Torromeo). At the request of Torromeo, R. E. Prescott Co., Inc. obtained approval from the Department of Environmental Services (DES) for the well, (Exhibit 4) and installed the system. R. E. Prescott Co., Inc. was paid by Torromeo for the installation of the water system.

Q. Would this system be part of the core system for the Company?

A. No, it would be a satellite or stand alone system. HAWC will acquire the system and operate it. HAWC will pay to Torromeo \$1,000 per hookup for each of the Twenty Five (25) lots for a total of \$25,000. The rest will be contributed by Torromeo to HAWC as Contributions in Aid of Construction ("CAIC").

Q. What is the present tariff charged by the Company?

A. The tariff for HAWC is a consolidated rate of \$10.00 base charge per month with a consumption charge of \$5.02 per 100 cubic feet of water consumed.

Q. Are you requesting that the consolidated rate be extended to the new proposed area should the Commission grant the proposed Franchise?

A. Yes.

Q. Where does the consolidated rate for HAWC come from?

A. The rate was established under DW-12-170 by Order number 25,519.

Q. Does this conclude your testimony?

A. Yes.

**EXHIBIT 12**  
**LITTLE RIVER VILLAGE**

STATE OF NEW HAMPSHIRE  
THE NEW HAMPSHIRE PUBLIC UTILITIES COMMISSION

HAMPSTEAD AREA WATER COMPANY, INC

DW 13-

PETITION TO EXPAND FRANCHISE, OPERATE WATER SYSTEM INSIDE OF THE NEW  
FRANCHISE AREA, APPROVAL OF FINANCING, APPROVAL ACQUISITION OF  
ASSETS AND APPROVAL OF THE APPLICATION OF EXISTING RATES

PRE-FILED TESTIMONY OF JOHN SULLIVAN

Q. Please state your name and business address:

A. John Sullivan. 54 Sawyer Avenue, Atkinson, New Hampshire.

Q. What is your present employment?

A. I am the controller for Lewis Builders Inc., employed as are most employees, by Lewis Builders Development, Inc., a wholly-owned subsidiary of Lewis Builders, Inc.

Q. As controller for Lewis, do your duties also include similar duties for Hampstead Area Water Company, Inc. ("HAWC")?

A. Yes.

Q. HAWC has submitted a Petition in this docket. Would you explain briefly what the purposes are for this Petition?

A. Yes. There are basically three reasons for this petition. First, the Company is requesting the approval by the Commission for the expansion of the franchise. Secondly, the Company is requesting that the Commission approve the acquisition of the water system assets, operate the water system, and financing for it purchase. Thirdly, the Company is

requesting the approval by the Commission for the application of the existing consolidated rate to the expansion area.

Q. What is the proposed expansion of the franchise?

A. The proposed expansion of the franchise would encompass an area surrounding the Little River Village development as described in the Petition. We will be acquiring that water system in part as CIAC from the developer and in part through financing with the developer. The cost of the system being acquired is \$251,500.00. The out of pocket cost to HAWC is \$25,000, to be paid over a term of twenty (20) years at no interest in installments of \$1,000 payable upon hookup of a unit to the system.

Q. What are the system assets being acquired?

A. Those assets are listed on the Bill of Sale, the Project Cost Schedule, and the Continuing Property Records, attached as Exhibits 7, 9, and 10 respectively.

Q. What are the rates proposed for the franchise area and how were they derived?

A. The existing tariff for the Company is a base charge of \$10.00 per month and a consumption charge of \$5.02 per 100 cubic feet, billed monthly. We are requesting that the existing tariff be applied to the new franchise area.

Q. Does this conclude your testimony?

A. Yes.

October 14, 2013

Board of Selectmen  
Town of Plaistow  
145 Main Street  
Plaistow, NH 03865

Dear Board Members:

This letter is to advise you that the Hampstead Area Water Company, Inc. is filing a petition with the State of New Hampshire Public Utilities Commission to franchise a limited area in your town.

The purpose of the franchise area will be to serve the newly-developed subdivision/site known as Little River Village, off of Main Street, being developed by Torromeo Trucking Co, Inc..

We request that the Board of Selectmen acknowledge, in writing, to the Public Utilities Commission that they have been duly notified of this proposed petition to franchise this limited area. We have provided a form which you can sign and mail in the enclosed stamped envelope.

By signing this letter you are **not** waiving any right to intervene, should you so desire, nor to appear before or take part in the franchise proceedings before the PUC, should you so desire, but are only acknowledging that we have notified you of this proposed franchised petition.

If you have any questions, please do not hesitate to call me at the above number at extension 3019.

Very truly yours,

Robert C. Levine,  
General Counsel

RCL/ja  
encl.

**TOWN OF PLAISTOW**

Deborah Howland  
Public Utilities Commission  
21 Fruit Street, Suite 10  
Concord, New Hampshire 03301-2429

RE: Petition of Hampstead Area Water Company, Inc. to develop a water system extension to service the Little River Village development, in Plaistow, NH.

Dear Ms. Howland:

Please be advised that the Plaistow Selectmen have been notified of the proposed petition to acquire and operate a small water system extension to serve the Little River Village development, located in Plaistow, New Hampshire, which will consist of approximately 25 units.

Our address is 145 Main Street, Plaistow, New Hampshire 03865, and our telephone number is 603-382-8469.

Dated: \_\_\_\_\_

Plaistow Board of Selectmen

By: \_\_\_\_\_

Title: \_\_\_\_\_