

DEB-046



1 February 2013

Ms. Debora Howland, Executive Director
NH Public Utilities Commission
21 South Fruit Street – Suite 10
Concord, NH 03301-2429



RE: The Cocheco Millworks – Residential Apartment Fit-up
100 Main Street, Dover, NH 03820

Dear Director Howland,

I'm writing on behalf of Cocheco Mills Holdings, LLC (CM), building owner of The Cocheco Millworks located at 100 Main Street in downtown Dover. In 2012, The Dover Mills Partnership led by Eric Chinburg, a noted redeveloper across southern NH, was formed to purchase the fledging downtown commercial building consisting of office, retail and several restaurant spaces. Encircled by Dover's two main thoroughfares, Main Street and Central Ave, this collection of three seamlessly connected buildings is considered to be the heart and soul of Dover.

Given the mills architectural prominence combined with 256,000 square feet of leasable space, the economic vitality of downtown Dover is closely interwoven with these 19th century brick buildings. In the 1980's Joseph Sawtelle, a legendary seacoast developer purchased, cleaned up and leased the majority of space to a single-user, Liberty Mutual Insurance. In the late 1990's, Liberty moved out and the mill has struggled to maintain 30-40% occupancy. Essential to Cocheco Mills's purchase of the property were the approvals to add up to 120 residential apartments. The first phase of 74 rental apartments will not only provide a steady revenue stream and help to make significant improvements to aging infrastructure, but would also bring much needed consumers to complement businesses within commercial portions of the building and to Dover's downtown.

We are requesting a waiver of PUC's Master Metering rule #303.02 to install one meter socket to serve the proposed apartments. After doing an exhaustive investigation of the existing electrical service, portions of which continue to serve existing commercial areas within the building, an onsite meeting was held with all parties including representatives from the PUC and PSNH. Cocheco Mills LLC believes that master metering the residential units in the building is the only viable metering method. Critical to this determination is that building owner provides not just electricity, but heat (natural gas) and hot water as well. With this in mind, energy efficient systems are a priority in the design of all building systems. Please see the attachments for a comprehensive list of energy saving updates to the existing building systems.

Thank-you for your consideration in this matter. Please do not hesitate to contact me with any questions, concerns or comments you might have. I can be reached at 603-234-1649 or by email at gspitzer@chinburgbuilders.com.

Sincerely,

Geoff Spitzer, LEED AP
Senior Project Manager at Chinburg Builders, Inc

Enclosures: 4 Letters and 1 Addendum