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June 28, 2018

Justin Nowell
Senior Development Manager
Eventus Strategic Partners
1600 Market Street, Suite 1701
Philadelphia, PA 19103

Re: DE 18-059 RiverMead
Request for Waiver of Puc 303.02

Dear Mr. Nowell:

On April 9, 2018, Eventus Strategic Partners (Eventus) filed a request on behalf of Peterborough Retirement Community at Upland Farm, Inc. (RiverMead), a Section 501(c)(3) entity, for a waiver of N.H. Code Admin. Rule Puc 303.02, the Commission's master metering rule. A waiver is requested with respect to the construction of two 12-unit residential buildings (the Villas) on RiverMead's Village Campus, one of RiverMead's two campuses in Peterborough, New Hampshire. Commission Staff filed a memorandum on June 8, 2018, in which it described and analyzed the request from Eventus on behalf of RiverMead and recommended that the Commission grant the waiver, subject to certain conditions. The Commission has accepted Staff's recommendation.

According to Eventus, RiverMead is constructing a total of 24 independent living units (ILUs) in the new Villa buildings, as well as an expansion of the Village Commons to accommodate additional dining and common spaces on the Village Campus. Residents of the RiverMead campuses have access to a range of health care services and support, as needed, without additional charges beyond their initial entrance fees and on-going monthly fees. Construction of the Villas began in February 2018 and is expected to be completed in May 2019.

Staff stated that each of the two Villa buildings will consist of 12 ILUs with individual temperature controls for heat and air conditioning. Electric service and other utility charges will be included in the residential fee structure, rather than individually assessed to residents. According to the filings, RiverMead has incorporated a number of energy efficient measures into the design of the Villas, including heat pump systems, high efficiency gas boilers and combination boiler/water heaters, interior and exterior LED lights, low-flow water closets, and an envelope compliance design that exceeds building code requirements by 4 percent. Staff maintained that RiverMead's efforts satisfy the intent of Puc 303.02 by incorporating

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energy efficient measures into the design of the Villas, and that a waiver would avoid onerous costs for the additional wiring of separate meters for each unit.

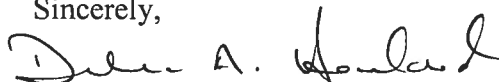
The Office of the Consumer Advocate (OCA) opposed the granting of a waiver to RiverMead, arguing that “a [continuing care retirement community (CCRC)] with amenities such as those listed [on RiverMead’s website] does not depend on providing low-cost services to achieve its mission.” The OCA stated that it has supported waivers of Puc 303.02 consistently in the past “because they promote meaningful efforts to make energy efficient housing available to Granite Staters who could not otherwise afford it.” The OCA added that RiverMead could allow residents to pay their electric bills individually and that the use of individual meters for each unit “would allow RiverMead to reward residents who are energy efficient either through recognition or otherwise.” According to the OCA, RiverMead’s request reduces the basis for a waiver to “one of inconvenience to the developer and owner of this CCRC.”

Based on its review of the filings and given the circumstances regarding RiverMead described by Eventus, the Commission found that the requested waiver will serve the public interest and will not disrupt the orderly and efficient resolution of matters before the Commission, as required under Puc 201.05. RiverMead provides housing and facilitates care for residents who, due to age, disabilities, or other reasons, choose to live in a supervised residential environment that provides personal care services. The Commission found that RiverMead’s implementation of a number of important energy efficiency measures in the construction of the Villa buildings demonstrates a meaningful effort to achieve greater energy efficiency as required by New Hampshire’s building code and consistent with the 10-Year State Energy Strategy.

Accordingly, the Commission has granted Eventus a waiver of Puc 303.02 for its RiverMead development and Eventus is permitted to install master meters in the two 12-unit buildings to be constructed on the RiverMead Village Campus in Peterborough. The waiver granted shall be effective for as long as the Villas are operated as multiple unit housing for independent living. If, however, at some future time the RiverMead Villas are no longer operated in this manner, then the waiver will no longer remain in effect and the building owner will be required to install individual electric meters for each separate dwelling unit in the building.

Eventus is directed to record this letter in the Hillsborough County Registry of Deeds, and to notify Eversource and the Commission in the event that the Villas at RiverMead’s Village Campus are no longer operated as a multi-unit independent living housing facility.

Sincerely,



Debra A. Howland
Executive Director

cc: Eversource