562 Winterbrook Road Campton, NH 03223
Phone: (603) 726-3082 | Fax: (603) 726-8611

www.waterville-estatesnh.gov

Waterville Estates Village District

September 15, 2022 Commissioners Meeting APPROVED Minutes

Approved as amended on November 2, 2022.

Attendees: Commissioners Gerry Panuczak and David Spinney. General Manager Ron Beard, Water Department Supervisor Steve Baert, and Water Department Assistant Allison Smith.

Attendees via Zoom: Tanya Moses, Jared Waitkus, and one unidentified person.

Call to order: Commissioner Panuczak called the meeting to order at 6:00 AM. He noted that Chair Patti is not present today and she had asked him to run the meeting.

Pledge of Allegiance: The meeting began with the Pledge of Allegiance.

Roll Call of Commissioners: Mr. Panuczak, and Mr. Spinney were present at the Summit Lodge.

Approval of the Agenda:
Mr. Panuczak suggested reordering the items under General Calendar items and take Item 3 first and Item 1 last, leavening Item 2 as is. *Mr. Panuczak made a motion to adopt the agenda as amended. Mr. Spinney duly seconded and motion passed with a unanimous roll call vote in favor.*

General Calendar Items

a. RCA: New Water Connection for Waitkus – Continuation

iii. Provision of the line from water distribution main to properly placed curb stop for 165 Winterbrook 6.

Mr. Panuczak explained that the water line will go up Myrtle Street to facilitate such a connection. He then thanked Mr. Waitkus for submitting a revised estimate from C&L Cast Construction after Mr. Baert asked for such a revision after receiving the initial quote. The second estimate came up to $11,800. Mr. Panuczak said that that would take the line from the South side of Winterbrook up Myrtle Lane with 5 curbstops. Mr. Baert confirmed. Mr. Panuczak noted that this seems like a very reasonable estimate considering that at the last meeting there were numbers discussed as high as $100 per linear foot. He then asked the General Manager and the Water Department Supervisor to answer whether the 2022 budget would be able to cover the above noted amount. Mr. Baert confirmed that the Water Budget will be able to cover the amount.
Mr. Waitkus asked if the total should actually be $20,200 adding up the quoted price for the waterline extension ($11,800), payment to Lakes Region for the line under Winterbook ($7,000), and payment for paving to G&M ($1,400).

562 Winterbrook Road Campton, NH 03223
Phone: (603) 726-3082 | Fax: (603) 726-8611

www.waterville-estatesnh.gov

Mr. Panuczak asked Mr. Baert whether the 2022 budget could support the new amount of $20,200 and Mr. Baert said that he thinks it would.
Mr. Panuczak said that in accordance with the Water Ordinance it is the District's responsibility to maintain the line under Myrtle Lane.
Ms. Spinney asked if the Water Ordinance required the District to bring the main line to the homeowner? Ms. Smith said that it did not, and in cases where the main was not already there, it is up to the property owner to extend the main to his/her lot and the owner is also responsible for putting in the line from the house to the curb stop.
Mr. Waitkus said that he was shown the curb stop by his property and told by the District (Corey Smith) that this is his curb stop to connect to the water when he was buying the lot. He added that he would have not purchased this property had there been no water there.
Mr. Panuczak said that there are two parts of the Water Ordinance: 1) one is that if it is an extension of the water main it is the responsibility of the developer, and 2) if the pipes are already in the ground, the District is responsible for maintenance. He also said that Mr. Waitkus issue is also two prong: 1) it represents kind of an extension of the line up under Winterbrook to the existing line on Myrtle, and 2) there was already a line in the ground on Myrtle Lane, which was condemned by Mr. Baert and needs to be replaced.
Mr. Spinney asked if Mr. Waitkus would be opposed to paying for bringing the line to the curb stop and the District picking up the remainder going along Myrtle Lane with the District possibly waiving his hookup fee? He added that Mr. Waitkus will also have to put in the 1" line from the curb stop to the house as required by the Water Ordinance. Mr. Spinney said that as a builder Mr. Waitkus has the responsibility to extend the line, and the District has to replace the line under Myrtle Street. Mr. Spinney concluded that he thinks that this is a fair balance and falls within the Water Ordinance requirements.
Mr. Waitkus said that he was told one thing by Corey Smith, who was authorized to speak on behalf the Commission, which was unfortunate, and that he is building this house for his family to live, and not to resell. With costs for almost everything going up, Mr. Waitkus said that he is already strapped, and it will be tough, so he did not know. He suggested that he leaves the $3,500 deposit that he already paid to Lakes Region and the rest of the $7,000 bill is picked up by the District, making the total cost for the District $16,700 for this project.
Mr. Spinney made a motion that the Commission would waive the hookup fee and appropriate $16,700 to install waterlines on Myrtle Lane to give Mr. Waitkus' home access. Mr. Panuczak offered a friendly amendment that this would extend the water main, repave Winterbook, bring the line up Myrtle Lane, with 4 curb stops along the way and a blow off curb stop at the end. Mr. Spinney agreed and also added that all work will be supervised by Mr. Baert. Mr. Panuczak duly seconded and motion passed unanimously by a roll call vote.
Mr. Waitkus thanked the Commissioners and said he was very appreciative of them working this out.

562 Winterbrook Road Campton, NH 03223
Phone: (603) 726-3082 | Fax: (603) 726-8611

www.waterville-estatesnh.gov

ii. **Request to excuse/grant a variance for the $1,000 hook-up fee**
Item was discussed earlier.

i. **Request for variance/excusing both 1. use of 3/4 inch service line, and, 2. failure to have service line inspected by Head of Water Department**
Mr. Waitkus said that he withdraws the request for a variance for the $1,000 fee and he will install the 1" pipe and not backfill it until it is inspected..

Mr. Panuczak said that he was sorry on behalf of the District that Mr. Waitkus was provided wrong information and that he is hoping that this will correct the situation. He added that the best part of what just happened is that Mr. Waitkus will have a reliable water line to his property as well as all the other lot owners on Myrtle Lane.

Upcoming Meetings:

a. Wednesday, September 21, 2022 @ 4 p.m. – PUBLIC HEARING re: Modification to Billing Procedure, Section 24, of WEVD WATER ORDINANCE, Town Tax Card Adjustments

b. Master Plan Round Table Discussion Meeting – October 1, 2022 @ 1 p.m. Summit Lounge
Mr. Panuczak said that the Planning Board has finished collecting the survey responses and the first community discussion of the survey results and the draft of the vision statement will take place on October 1, 2022 at 1 p.m. in the Summit Lounge.

Public comment period
Mr. Panuczak said that there was nobody present in public, no calls, emails or Zoom requests to address the Commission and closed the public comment period.

Adjournment: *Mr. Panuczak made a motion to adjourn the meeting; Mr. Spinney duly seconded. Motion passed with a unanimous roll call vote.*

Meeting adjourned at 06:18 PM.

Prepared by Alvina Snegach