Waterville Estates Village District
Roads and Water Committee
Minutes of October 19, 2022

Mr. Panuczak called the meeting to order at 9:00 am. The meeting was held in the Summit Lounge, Community Center, 562 Winterbrook Road, Campton NH 03223.

Members Present: Bennett, Bujalski, Herlihy, Panuczak
Others Present: Nick Sceggell, Ron Beard, Allison Smith

Motion by Panuczak, seconded by Bennett to amend the agenda by adding Item 3: Clarity on Ordinance Language and move item three, Other to Item 4. Motion carried by all members present.

Motion by Panuczak, seconded by Bujalski to approve the minutes of September 20, 2022 as presented. Motion carried: Yeas: Bennett, Bujalski, Herlihy, Panuczak. Nays: None

Item 1: Strategic Plan Update.

Nick Sceggell indicated he and Mr Bujalski walked the Snowood site, off the Liberty Lane access road that was planned for access to the proposed Snowood site. The Road goes a number of feet and ends at a ledge. It gives a clear picture of the large expense of putting in a road to access this site from this possible access. It is not likely to be an access location to the site. It would not be financially feasible to put a road just to place a test well to see if the Snowood location is viable. It is suggested that the alternate access be investigated off Welch View Road. WEVD needs to investigate a temporary access to determine viability, and then pursue purchasing and building an access to maintain the well. This determines the location and cost of the road that needs to be put in. Building any access road should be held off until preliminary testing is done.

Ms Bennett noted in the inter departmental memo from NHDES that it was noted the site was not recommended due to access and the number of wetland crossing permits needed. Mr Sceggell indicated though the permits are now probably expired WEVD did get permits to cross the wetlands in three locations.

Mr Bujalski noted that in the same June 5, 2012 interdepartmental memo it stated the following: " Snowood site is strongly discouraged by NDHES in that the accessibility to the site is poor and appears to be questionable at certain times of the year or under certain conditions." They felt it would be a poor decision but by acknowledge they would not prohibit it ,if ownership or control of the site could be obtained.

Mr Bujalski noted this access would be extremely expensive. Welch View Dr access is an option if access can be purchased.

Mr Panuczak then asked Mr Sceggell if we should pursue the bedrock well site behind the Community Center. exploration of a test well would determine water quality and volume.

Ms. Bennett noted in the same memo of June 5 ,2012, it was noted, it might be possible to construct a more formal deeper drilled gravel well at the Liberty Lane location. A T-Well approach would not be acceptable.

Mr Panuczak indicated that he thought we had taken that site out of consideration. Mr. Beard mentioned that it had to do with floodwater contamination. Ms Bennett mentioned that Mr Vernon, Nobis Engineering noted a grant had been submitted to build a barrier for protection of the wells from flood water. Perhaps there is engineering solution that is possible. Mr Beard stated ,WEVD would have to be sure a change in flood plain would not decrease the amount of water available in the current T-wells or future deep well. Ms Bennett stated that this is not a replacement of the current water source but a way to bolster the current water source. She thinks a new water source should still be investigated.

Mr Bujalski affirmed information in an August 3, 2007 Interdepartmental Memo of NH DES. Mr Bujalski referenced investigation of a site mentioned in the memo. It mentioned a R.E. Chapman test well in a borrow pit area as an alternative site if the location of the Tee well can be determined. A test well was dug to 53 feet and appeared the well was capable of producing as much as 100 gpm. It is uncertain where this location is. He suggests this location should be investigated for more information.

Mr Sceggell suggested it could be the Great Brook location which was right above the Reservoir pump station. At one time a well site was operated there, but due to infiltration and changing water quality standards this site

was abandoned for the Liberty well site. Great Brook would not be a viable site now with the lack of space for a sanitary area.

Mr. Sceggell suggests we look at all property owned by WEVD for locations that might meet siting requirements. Mr Panuczak believes that most lots are one acre lots and too small.

(Mr. Herlihy left meeting, receiving text of new grandchild being delivered.)

Mr Sceggell said that the bedrock wells were abandoned generally due to water quality and high iron content.

Additional discussion related to replacement of T-Well with a conventional drilled well in the Liberty Lane area.

The Strategic Plan should put in several options for an additional well source. ( ie. Liberty site, deep well option, Snowood site with access off Welch View, and perhaps bedrock well on Community Center property as third option.)

It was suggested that Nick, Steve, Ron and Mr Vernon meet with DES to get more definitive information and discuss a new source. The first choice being current Liberty Lane site, second the Snowood site with Welch View access, and keeping the bedrock site behind Community Center as a third option.

Mr Sceggell noted that in relation to the Ski Bowl project, aeration at ski bowl may not be needed since current chemical treatment addresses the PH concerns. He suggests that Steve talk with DES to see if WEVD could test this need for aeration at this location.

Item 2: Staff Updates and Communication

Public Hearing scheduled for setting water rates on October 26th. Budget Committee Hearing on Oct 24th.

Myrtle Road update:
The homeowner was told by Mr. Corey Smith the water pipe was installed and all he needed to do was hook up to it. Owner representative dug down, found the pipe, opened it to find water in the pipe. The home was

hooked up to discover the water in the pipe was ground water. The pipe was never an active water pipe in the system. The Water Department investigation determined the pipe in the ground was likely to be damaged from freeze thaw and build to a substandard. The pipe was not useable. Mr Panuczak indicated an agreement with homeowner was reached. Both parties including the WEVD and the Homeowner are paying for portions of the water service on Myrtle. Six additional unbuilt lots located on Myrtle will also have access to water service with proper pipe and curb stops. This work is being supervised by the Water Department Supervisor. Mr Panuczak stated it is a win, win. The next water billing cycle will include billing for the 6 vacant lots that meet the 100 foot ordinance requirement. The new homeowner will also replace the 3/4 inch line which resulted from hook up to the inactive pipe with a one inch line meeting the new curb stop and be compliant with the water ordinance.

Mr. Panuczak stated the only other location in the District with a similar issue are the lots for sale across from the service yard. These lots may have the same situation with an inactive never activated water pipe from the original development. Steve is going to investigate this location as the map shows a line and curb stops. It is likely this line was also not tied to the system. Steve will come up with a cost and plan for this location.

Mr Panuczak believes that all other vacant lots would be an extension of the water system and a builder's buildout responsibility.

Road Work Discussion tabled.

Item 3: Ordinance Language:

Staff is requesting clarification of Ordinance language on the following subjects:

a) Define a civil infraction vs a criminal infraction more clearly.
b) When is a violation issued vs a warning issued?
c) Statement of Turn on and turn off of water by WEVD staff only unless an emergency. Define emergency.
d) Requirement to notify of water leaks

Ms Smith spoke to several situations where water shut off/turn on was done without the authority of the WEVD Water Department. Some residents requested the service and were not willing to wait for staff to get

to the residence for the service request and did the turn on/ turned off through their independent contractor. Some residents did not notify the water department at all. The Water Department happened upon the activity. When this happens is it a warning or a violation?

Ms Bennett suggested tampering with the water system without a required notification/ permit is a civil infraction. She asked how NH law defined a civil infraction. Mr Beard suggested it may related to the amount of the monetary fine. Ms Smith noted the current ordinance states a fine on a yearly basis. First infraction is $50.00.

Ms Bennett and Mr. Beard expressed that this amount will not discourage anyone from tampering with turn off and turn on the water. The larger concern is that the water department has begun to color code the valves in the system. If an independent person were to turn off the incorrect valve to a water line; inadvertently thousands of dollars worth of damage could result to the system and the lines. No one other than a water department staff member should be doing any turn off or turn on of any water in the system. There needs to be teeth in the ordinance to assure this.

Ms Bennett suggested we seek an attorney to draft language. Mr Bujalski suggested there are many other small communities with similar water ordinance needs. He suggested some research be done, as other community ordinances may have language WEVD could use to modify the ordinance. Mr Beard volunteered to do some research.

Budget Committee has Water and Road Committee's advisory requests for funding. The Committee passed motions recommending adding $30,000 for Well site investigation to the 2023 budget and 75,000 from the previous years unrestricted funds for pipe replacement on the Main water lines.

Item 4: Other

Ms Bennett reminded of upcoming deadlines for grant submission. The Asset Management grant is an opportunity to request the ARC View software and related equipment such as metal detector and and portable laptop. Mr Beard indicated when cleaning the electrical room in the lower level he found a Leak Detection Kit that was purchased by Mr. Smith and stored. The kit now resides in Water Department Supervisors office for use.

Mr Bujalski asked the status of the material purchase for the proposed repair at the Ski Bowl to address existing deteriorated pipe that were identified in critical condition. He wondered if the materials had been purchased as he suggested flanged valves instead of glued socket connectors be included that can easily be reused. Both Mr Sceggell and Mr Beard indicated no. Mr Sceggell remembered sending a plan for repair. Mr Sceggell indicated there is an unanswered question related to the well having to pump more in relationship to this issue. Mr Bujalski was under the impression that parts had been ordered. Over a year ago he expressed that vendor indicated it could be as much as a year lead time after ordering the valve/ parts needed for repair. At that time he asked that they get ordered. We can't have have a critical failure here and we wait six months for the parts. Mr Beard was unaware of this issue. The issue was in the piping to the tank. The tank allows for atmospheric pressure transfer. This tank has been inspected and lined.

Citizen Comments: No citizens were present at meeting on Zoom or in Person.

Next Meeting Date: To be determined from Communication with NHDES.

Adjournment: Motion by Panuczak, seconded by Bujalski to adjourn the meeting at 10:21 am. Motion carried. Yeas: Bennett, Bujalski ,Panuczak Nays: None Absent: Herlihy

Meeting stands adjourned.

Minutes Approved
Date:_____

Signature of
Chairperson:_____