Waterville Estates Village District
Water and Roads Committee
Minutes of March 24, 2023

Chairman Panuczak called the meeting to order at 10:15 AM. The meeting was held in the Summit Lounge of the Community Center, 562 Winterbrook Rd., Campton NH 03223.

Members Present: Panuczak Bujalski, Monroe, Patti, Bennett (Zoom) Herlihy (Absent)

Others Present: Nick Sceggell; DuBois and King, Ron Beard, Allison Smith.

Agenda: Motion by Bennett, seconded by Bujalski to approve the agenda as presented. Motion carried. Yeas: Bennett, Bujalski, Monroe, Panuczak, Patti. Nays: None.

Approval of the Minutes: Motion by Bennett, seconded by Panuczak to approve the minutes of February 17, 2023 as amended. (Correction of spelling of Mr Baert's name and grammar addition on page 3.)
Motion carried: Yeas: Bennett, Bujalski, Panuczak, Patti. Nays: None. Abstain: Monroe

Questions posed by Mr. Monroe were related to the who is responsible for installation of meters by the WEVD. It was explained that the District will hire a vendor to do the installation. Home owners will have minimal responsibility to provide support. The meters are radio read. At the time of installation; it is recommended the WEVD go out for bid. The bid should include liability insurance with the WEVD being a dual insured agent. Ms. Smith offered to meet with Mr. Monroe to answer his questions.

Item 1: Strategic Plan Update.

Mr. Sceggell has met with Mr. Baert to discuss water main replacement needs, and he will meet with him following this meeting to update the WEVD hydraulic model software on the recent work the WEVD Water department has completed.

A priority list for main replacement is being developed as part of the Strategic Plan. SMDRV to the Reserve Pumping Station is an important project. This pipe is a small diameter (4 inch with probable turberculation) pipe and needs upgrading to a 6 inch pipe for improved main distribution. The improvement would benefit the Pegwood storage tank efficiency. The Pegwood storage tank has the ability to become the primary storage tank for the system with the potential to add more storage for future needs. Potentially, WEVD would be able to take Reservoir offline. The interconnect at Donovan Farm main location is a another main improvement consideration. The Pegwood Hill main replacement is a Warrant article on the April 15 Annual meeting agenda. This pipe is currently a two inch pipe proposed for a 4 inch pipe replacement. The Ski Bowl area (2 inch)replacement is proposed to be replaced with a 4 inch pipe.

Mr .Baert has found additional undocumented PRV's that can be added to the Hydraulic Model to improve understanding of the systems functioning.

Mr. Sceggell suggests the two inch pipe replacement in the main transmission lines should be first priority. Three inch lines should be a later phase priority.

Mr. Bujalski brought up fire protection pipe sizing concerns. He sited a suggestion for automatic fills on current cisterns in the WEVD system. Mr. Sceggell indicated the amount of water storage WEVD has is not sufficient to allow for an automatic fill on the cisterns. A 1200 gallon storage cistern for fire protection will only support a fire draw for 24 minutes. Mr. Bujalski's point is that WEVD should consider the sizing the mains for this future possibility.

Mr. Sceggell indicated that fire prevention would require 8 inch main replacements and the WEVD currently does not currently have the supply/ storage to support this additional function. It is a big picture question for the WEVD to discuss.

PRV maintenance is an important part of the system. Mr .Baert has been doing replacement and maintenance as identifies the needs to do so. Mr. Baert has limited ability to exercise the PRV's. Ms. Smith indicated the

Water Ordinance requires new residential build to install a pressure reducing valve on the new build.

The Strategic plan will include Source work investigation and Ski Bowl treatment improvements.

Mr. Patti restated a requirement to get a strategic plan document in writing to support grant requests. Mr. Sceggell indicated that the next round of applications are due in June of 2023. His goal is to work with Mr. Baert to get a better understanding of the strategic plan and complete the document for the June application deadline. If WEVD's application meets the ranking level to move forward; a warrant article would need to be approved at the Annual 2024 meeting. Engineering and plan development would follow with construction beginning in 2025.

Item 2: Road Improvement
No improvement plan has been submitted for Committee review at this time. Warrant Article #5 does request money not in the budget for road improvements. Mr. Baert will evaluate the priorities for repair following the removal of the weight restrictions occurs and a yearly road inspection is completed. The request is for 150,000.

Motion by Panuczak, seconded by Bennett to add support for Warrant Article #5. Motion carried. Yeas: Bennett, Bujalski, Monroe, Panuczak, Patti. Nays: None.

Mr. Bujalski suggested petitioning Campton and Thornton about accepting Village Roads that may meet town standards. He expressed new road construction or reconstructions should meet town standards in case a petition could be submitted for transfer of ownership to the designated town.

Later discussion talked about the need for 20 year road improvement plan. Each project will determine the need of road testing, engineering and determine level of spending needed to repair or replace. Mr. Sceggell said most likely current money is going to be spent on roads needing minor repair as larger projects are more expensive and require complicated engineering specifics to meet standards.

Item 3: Staff Update.

Ms. Smith indicated there has been NO response related to the water rate study inquiry. Mr. Sceggell has given her some leads on alternative companies to contact. She will not be able to schedule time to do this until May.

The Water Meter Warrant Article did not survive the Public Hearing. Instead, an advisory warrant article question will replace it. The outcome of this vote will help determine the path of the future. New construction, as required by ordinance , will install a water meter. Ms Smith supports the advisory question. She feels that we will be in a stronger position to answer process questions in 2024, if the advisory question were to be approved.

Ms .Smith made the advisory committee aware of a potential 12 unit development on Brambleberry. Ms. Smith confirmed the plans were approved in 2008 by Campton. The plan does not expire. The Development must be approved by the WEA HOA. It would require significant water line expansion to be put in and paid for by the Developer. She has a copy of the site plan and will forward it to Mr. Sceggell. He will be able to model the impact on the water system. Road impacts will need to be considered.

Ordinance Update. Language amendments have been approved to correct the occupancy definition confusion. A connection application update needs to be developed.

Mr. Monroe asked if a homeowner is required to do water pipe upgrades to meet the current ordinance upon sale of the property? The current ordinance does not require this provision. This would be a property clause ordinance amendment. It is uncertain if this is a legal option.

(Amended Addition per the May 5,2023 meeting;)

Mr. Monroe spoke to the meeting minutes March 24, 2023 amendment clarification. As an “alternative to install meters, in common construction the owner of the house is responsible for the piping of the house; up and to the meter. When communities are required to have meters the home owner provides the piping, the community provides the meter of its choice. The District is responsible for the spacing or tail pipe from the meter to the

connection cost wise. The homeowners pay for piping, District pays for meter.”

Additional, ordinance amendment reconsiderations will have to be made depending on the result of the advisory warrant #10 article on April 15, 2023.

“Mr. Sceggell, Mr. Panuczak and Mr. Monroe indicated that using meters is the fairest way to indicate water usage."

Ms. Smith asked if the Committee wanted to add support for the Advisory Warrant Article #10?

Motion by Panuczak, seconded by Bujalski that the Water and Roads Advisory Committee supports the Warrant Article #10 at the April 15th Annual meeting.

Motion carried: Yeas: Bennett, Bujalski, Monroe, Panuczak, Patti. Nays: None

Ms. Smith left the meeting at 11:25 AM.

The Discussion at this point returned to Item 2: Road Improvements.

Motion by Patti to appoint Mr. Bujalski as agent to the Towns Road Agent for the purpose of turning ownership of certain roads to Campton and Thornton. There was no second to the motion. Motion Died.

Ms. Bennett suggested that this is not a legislative issue but an administrative policy issue.

Item 4: Other

Mr. Monroe asked questions related to our current water source and our future sources. He believes that money should be spent to protect the wells from contamination. Mr. Sceggell said our current application to the DES sites finding new site/ investigation and improving the current location

Set Next Meeting: May 5, 2023 at 9:00 AM

Adjournment: Motion by Bennett, second by Panuczak to adjourn at 12:08 PM. Motion carried by all members present.

Submitted by Recording Secretary: Ms. Bennett

Approved: June 23, 2023

Signed:_____