Water & Roads Committee

February 20, 2026 – 9:00 AM

562 Winterbrook Rd., Campton, NH 03223

Members in Attendance: Scott Monroe, Archie Jackson, Stan Bujalski (chair), David Rose (alternate), Robert Haskins (Zoom).

Members Absent: Anthony Patti, Gerry Panuczak

Other Attendees: Roads & Water Manager Steve Baert, Administrator Allison Smith, General Manager Helen Chatel, Scott Sallaway (110 Snowood Drive)

Call to Order: Mr. Bujalski called the meeting to order at 9:02 AM. He will chair the meeting in Mr. Panuczak's absence.

Newly appointed alternate member David Rose introduced himself to the committee. He will be a participating member in this meeting.

Letter to Residents

The letter to residents regarding residential water meters drafted by Mr. Jackson was discussed by the committee. Members present thanked Mr. Jackson for drafting the letter. Mr. Bujalski suggested adding reference to recommendations for residential meters by New Hampshire Department of Environmental Services and Verdantas in the letter.

Staff Updates

Mr. Baert reported no further progress on the roads plan due to winter conditions. Mr. Baert and Ms. Chatel have a meeting scheduled with a resident on Weetamoo Trail who is willing to correct his driveway's construction to prevent further damage to Weetamoo Trail's road surface. Mr. Baert reported that well levels have dropped from 7 feet to 5.5 feet due to usage this vacation week but that the system is still okay. A well site on Snowood has been selected by Verdantas and test wells are scheduled to be drilled once the site is accessible. He continued that there has been no further movement on a second storage tank on Pegwood since the last meeting and that he is awaiting a visit from a vendor to quote the Liberty Lane replumbing so there is a firm number to bring to the Commissioners.

Approval of Prior Minutes

a. **December 5, 2026**
   Mr. Monroe moved to adopt the December 5, 2026 meeting minutes as written. Mr. Rose seconded. Motion carried (Jackson abstain).
b. **January 30, 2026**
   Mr. Monroe moved to adopt the January 30, 2026 meeting minutes as written. Mr. Jackson seconded. Motion carried.

Public Comment

- Scott Sallaway, 110 Snowood Drive: If [the District] do the new well on Snowood, but it taps into the existing infrastructure to get the water up to the treatment area, [unintelligible].
    - Mr. Baert said yes, it would have to tap into the existing infrastructure and go through Liberty Lane unless a whole new building was constructed at the site.
- Mr. Sallaway continued: would the District need to get any of the land?
    - Mr. Baert said that he believes all that would need to happen is to cut trees so that a machine can get to the area to run the line to Liberty Lane.
- Mr. Sallaway continued: Mr. Sallaway stated he is all for water meters and thinks they need to be presented in a way that community members will see it as a benefit to them and not as a way for the District to take everybody's money. He stated the benefits clearly are there if it goes as people expect they will save money but the downside is that people will know if they have a leak from the road to their house and they will need to get it fixed. He continued that under the current billing system owners don't really need to care if they have a leak on their property and that there is no incentive to conserve water because it is a flat fee system.
    - Mr. Baert clarified that residential meters would aid in detecting a leak inside of the residence not between the road and the residence.
- Mr. Sallaway continued: He stated that the warrant article from three years ago was unclear and that he didn't understand what it meant. Mr. Sallaway read the warrant article "To see if the Village District will vote to voice an advisory opinion that the Village District should explore consider the purchasing and installing of residential water meters in all WEVD residential units using Water Department income."
    - Mr. Bujalski agreed that the article was confusing.
- Mr. Sallaway stated that the article should have been short and clear that the water department will put meters in all residences, and here is how it is going to get done. He continued by stating that the committee should prepare to counter opinions from non-voting residents who feel that their lack of voting ability is unfair and how to include them in the process.
    - Mr. Bujalski agreed that the warrant was confusing and that the intent of the article was to help getting meters into homes faster.
- Mr. Sallaway continued stating that an example could be helpful because stating that the District doesn't know what rates would be and that data needs to be gathered first does not make sense, suggesting that referencing other towns bills and saying that the District hopes to be similar would be beneficial.
    - Mr. Jackson stated that using other utilities as examples cannot be done because it would set the District up for failure because honesty is vital to the process and it really could be 2 years before rates can be set if every home has a meter. Metered rates cannot be set until every home has a meter.
- Mr. Sallaway stated that he wouldn't see the benefit of getting a meter if he doesn't know what the rate would be.
    - Mr. Jackson explained that the benefit to having all residents install a home meter including quicker leak identification, improvements in downtime and benefits to operating costs. Data from meters also provides guidance for the capital improvement program and can better inform repairs/upgrades that get recommend. Mr. Jackson continued that meters first are beneficial to the responsible management of a critical resources and that the financial benefit to customers would only be known at the end. Public education is the path to achieving buy-in from the community and why Mr.

Jackson is so committed to holding town-hall style meetings so that these topics can be discussed and explained to residents.

- Mr. Sallaway agreed and stated that he suggests the committee be prepared for push back from non-residents who may feel disenfranchised by the system and that non-residents not being able to vote is something outside of the Village District's control.
    - Mr. Rose emphasized that the letter drafted by Mr. Jackson is the key information that he feels was missing in the original discussion regarding meters.
- Mr. Sallaway stated that if there is no water then no one can live in the community.

A brief discussion regarding part-time owners, their participation in the process of establishing meters, and voting on a ballot ensued. Ms. Smith explained that there is no restriction on participation at a town-hall style meeting but the annual meeting is restricted by state law for voting. Ms. Smith explained that the legislative body can make a motion to allow non-residents to speak at the annual meeting.

Next steps: Mr. Panuczak must review the letter and agree it is ready for Commission review. If so agreed, Mr. Panuczak can present the letter to the Commissioners while the committee prepares details for the town hall meetings (when/where/what). The letters will be mailed after those details are planned. Tentatively the letter would be mailed in April 2026.

Next Meeting: March 20, 2026 @ 9:00 AM

Motion to adjourn by Mr. Jackson, seconded by Mr. Monroe. Motion carried. Meeting adjourned at 9:42 AM.

Minutes prepared by Allison Smith