Water & Roads Committee

May 30, 2026 – 10:00 AM

562 Winterbrook Rd., Campton, NH 03223

Members in Attendance: Scott Monroe, Archie Jackson, Stan Bujalski, David Rose (alt.), Anthony Patti.

Members Absent: Bob Haskins, Gerry Panuczak

Other Attendees: Municipal Assistant and Water Department Administrator Allison Smith, Water Superintendent Steve Baert

Mr. Jackson (chair) called the meeting to order at 10:00 AM and invited panelists to introduce themselves.

- Archie Jackson, committee member and second homeowner, currently working as a municipal infrastructure inspector in Southern NH and has a long history in construction.
- Steve Baert, Water Infrastructure Manager, 20 years with the District
- David Rose, committee alternate, owner of 10 years
- Stan Bujalski, committee member, owner of 16 years, professional background as an engineer and construction
- Scott Monroe, committee member, part-time owner for 12 years, background in construction
- Anthony Patti, full-time resident of 8 years, committee member, background in criminal law

Mr. Jackson explained that the meeting was not about resolution but about information. He continued by providing an overview of how the meeting will run. Mr. Jackson emphasized that water is vital to keeping home values and this meeting is the first step towards encouraging open and respectful dialogue, and that the committee seeks transparency to explain why the District is doing certain capital improvements.

Mr. Jackson covered a history of the water system from 1969 through today and opened the meeting to questions:

- Scott Sallaway, 110 Snowood Drive: Is the Verdantas Master Plan is online?
    - Ms. Smith: Yes, the plan is on the District's website under the 'Water & Roads' page to the left hand side of the screen.
- Mary O'Brien, 14 Parker Road C-4: Is the history online?
    - Ms. Smith: Mr. Jackson read minutes available on the District website and compiled the history himself.
- Harry Bertino, 27 Condo Road Unit 10: What is the status of the original wells and could some be cleaned and used again?
    - Mr. Jackson: No, they were discontinued for a reason.
    - Mr. Baert: The Great Brook well was supplied by surface water which is harder to treat and the state (NHDES) wanted the District to move away from those sites.
    - Mr. Jackson clarified that the state's Department of Environmental Services (NHDES) oversees these matters.
- Kristen Krablin, 82 Forest Drive: Complimented Mr. Jackson's history and said it was very helpful. Are warrants are something part-time owners are allowed to vote on?

    - Mr. Jackson: No, they are not but all meetings (board, committee, etc.) are open to the public. If part-time owners have concerns, they can join a board or attend meetings and that is how they can get their voice heard.
- Scott Sallaway, 10 Snowood Drive: Thinking about contamination, since everyone has private sceptics, and we are downstream from Waterville Valley which has sewage treatment, is that a concern for the District?
    - Mr. Jackson: All contamination is a concern, even a truck rolling over on the road and contaminating the water source could mean an end to water in the Estates.
- Richard Mayo, 42 Taylor Drive: What was the 2023 community vote and what was its result?
    - Mr. Bujalski: read the 2023 warrant article number 10. He continued to explain that the article was presented because the District had purchased meters but were unable to get owners onboard with installations and the District could not move forward with metering if they were not installed. The Water and Roads Committee then felt that asking the District voters if they would be willing to bear the cost of purchasing and installing the meters to help encourage people to install the meter. Stan acknowledges that the warrant article was not clear and ultimately why the article was voted down and meters were abandoned.
- Harry Bertino, 27 Condo Road Unit 10: Asked if the District could identify the old wells and if they are shallow or drilled? At one point there were 7.
    - Mr. Baert stated that he was only aware of the Great Book well.
    - Mr. Jackson stated that the Great Brook well site had multiple wells and that they were all shallow wells.
    - Mr. Bujalski stated that the Great Brook site was surface water and that would then have required a treatment plant to maintain as a source.
- Harry Bertino, 27 Condo Road Unit 10: Was the Hodgeman Hill well shallow or drilled? Mr. Bertino also recalls a well at Snowood.
    - Mr. Jackson stated that the Snowood well is one that the engineering firm is evaluating for development. He is not sure about any well at Hodgeman Hill but offered to help research if Mr. Bertino wanted to leave contact information with staff.

Mr. Jackson continued with the presentation by explaining the Water Master Plan findings, improvements recommended, and their status.

- Leo Hellested, 12 Bell Valley Road: How many people are on the transmission line?
    - Mr. Baert indicated it was a low number of people, maybe 20.
- Leo Hellested, 12 Bell Valley Road: The taps on the transmission line go directly to people's homes?
    - Mr. Jackson confirmed.

Mr. Jackson finished the improvement recommendation and status list. He stated that it is a five-to-ten-year plan and that priorities will change naturally overtime due to system events (e.g., breaks). Mr. Jackson opened the meeting to questions.

- Scott Sallaway, 110 Snowood Drive: Based on Mr. Jackson's presentation the water system is old and outdated and the well is inadequate. Is there a need to not build new homes or conserve water?

    - Mr. Jackson stated this topic will be addressed in the next section
- Barry Danzig, 186 Summit Drive: The committee has more expertise than I do, but is there anyone on the committee who has differing opinions on priorities than what was presented?
    - Mr. Bujalski stated that what Mr. Jackson presented is what the committee has agreed on and this is what the committee feels the community needs to know.
- Leo Hellested, 12 Bell Valley Road: In the report that was online, were the recommendations prioritized by the engineers?
    - Mr. Jackson explained that they were and the engineer's report has more details on why they are prioritized in that way.
- Leo Hellested, 12 Bell Valley Road: Did the engineers take into consideration the cost of those items in a way that the whole process can be budgeted? He is sure some of the major items are big ticket items and couldn't be done all at once.
    - Mr. Jackson stated that the engineering fees are going to come with those projects and they are not known that this time. Big ticket items will be planned as needed to make sure the impact is minimal on rate and tax payers.
- Bob Winters, 14 Campton Mountain Road: Steve tests the water every year, have any of those tests found contamination?
    - Mr. Baert stated that the wells are tested monthly and some tests have found contaminants in the past but that is why water is treated.

Mr. Jackson discussed meters, what benefits they could provide to the community, the timeline implementing meters might take, and options for funding their purchase and installation. Mr. Jackson opened the meeting to questions.

- David Spinney, 54 Weeping Birches Lane: Currently we have a budget of $572,000, and that's to do everything Mr. Baert needs to do to operate the system and a billing system that is based on a general idea of usage, when we proposed going to this metering system, it's for leak detection, not for billing.
    - Mr. Jackson clarified that eventually metering would impact both operations and billing.
- David Spinney, 54 Weeping Birches Lane: Meters have a shelf life, from the previous proposal they have life of 10 years, so we'd have to bond them every 10 years?
    - Mr. Jackson explained that some meters are serviceable and then it would become a maintenance item, rather than replacement.
- David Spinney, 54 Weeping Birches Lane: We believe right now we are losing a lot of water to leaks, so we would save money by installing meters in residences?
    - Mr. Jackson stated that the Committee knows the District would save money and that gallons of water are being lost currently.
- David Spinney, 54 Weeping Birches Lane: How does the District bill for those loses?
    - Mr. Jackson explained that right now loss is absorbed into operating costs.
- David Spinney, 54 Weeping Birches Lane: When billing is discussed it should be kept the same for 5 years in order to give an opportunity to find the areas where loss is occurring and then address billing after.
    - Mr. Bujalski added, in regards to meter maintenance, the committee had interviewed 3 companies previously and maintenance was primarily for a battery that had a life of 10 years and that battery was what allowed the meter to communicate to the reading

system. Other maintenance included parts within the meters. Some castings could last 20-30 years but moveable parts would need more regular maintenance. Mr. Bujalski continued. Leak detection and the overall costs are something that second homeowners were very interested in. Those coming up only a few times a year are obviously using less water than a full-time occupant would and previously water was billed through taxes which is determined by the property's assessed value but metering on actual usage is the fairest billing system. Mr. Bujalski emphasized that taking on the cost to get there is a decision the voters have to make and stated that the committee doesn't view it as a matter between full-time or part-time owners, but as a matter for voters and non-voters.

- Kristen Krablin, 82 Forest Drive: Mr. Jackson mentioned meters being required for new homes and property transfers, correct?
    - Mr. Jackson: Yes. The committee would recommend that the Commissioners add meter requirements for property transfers to the ordinance as a way to streamline the process. Mr. Jackson added that the committee is aware that some condos have one line into the building and in those cases, the water meter billing would be on the sub association to designate that bill.
- Kristen Krablin, 82 Forest Drive: Once the meters are put in, the expectation is that it will be another 2-3 years before the billing structure is changed. At that point the District would have some experience and some more knowledge of how to bill fairly.
    - Mr. Jackson: Yes, information is need before changing billing. The water system has operating costs and leak detection will hopefully pay back into the system allowing for the department to invest in capital improvements without needing to finance.
- Kristen Krablin, 82 Forest Drive: She supports meters and knowing that we would have a few years of knowledge before having to figure out when we need to figure out the costs would be beneficial.
    - Mr. Jackson agreed that the Committee doesn't want to jump into something without accurate data.
- Rosine "Ace" Hatem, 34 Weetamoo Trail Unit 16: As a new owner, she was shocked in closing to see a $70 water bill for one month. Her condo association has a $300 assessment for betterment. Will condos need to have one meter for the whole condo building or could one be installed in each individual unit? How will meter installations be prioritized? She loves the plan that new owners will be done at closing.
    - Mr. Jackson: Depending on what the condo plumbing is the metering would be different and that this meeting is to gather thoughts and interest rather than be able to provide details on installation. Installation scheduling would depend on the company that bids the project and what resources they can dedicate to the area.
- Rosine "Ace" Hatem, 34 Weetamoo Trail Unit 16: If an owner wanted to buy a meter for sewer (out) and water (in) meter would they have to go through the water company? What is the water company up here?
    - Mr. Jackson explained that the Village District is the water company. Mr. Jackson said that some may want deduct meters but there is no information on them at this time.
- Ralph Wilbur, 88 Pegwood Hill Road: As he understands, there are 2 elements to the billing – fixed and usage. Do the meter readings apply to the total of both of those or is it split up somehow?

    - Ms. Smith explained that of the budget to collect, 25 percent is availability and 75 percent is usage. With a metered billing system, the District would need to make a decision regarding how much variation in collections the District is willing to absorb by examining the data collected from meters before a rate structure could be set. The availability charge would likely increase in percentage of what is collected to account for the variation to guard against a shortfall due to low usage. There is a balance that would have to be reached between collecting needed revenue while billing fairly and that is based on data which is why the Committee cannot commit to a value at this stage. The rates still would be separated into a usage and availability charge like a regular utility bill is.
- Ralph Wilbur, 88 Pegwood Hill Road: Assuming it's a $100 bill cost and it's broken down somehow as Ms. Smith explained, supposing the meter reading only applies to 20% of the bill, the heavy user of water only compared to the light user of water then the difference is going to be insignificant. If it was applied to the whole bill then it would be a different story. Then there might be an advantage. The savings that an individual household might see is minute.
    - Ms. Smith explained that metered billing is more flexible than the current structure. There are ways to tier a use rate that would more heavily impact a high user versus a light user. Ms. Smith explained a hypothetical tiered structure to illustrate the point.
- Ralph Wilbur, 88 Pegwood Hill Road: Would it be possible to set up models to look at the circumstances described?
    - Mr. Jackson explained that once we get further into the process we could really dig into that but right now it is premature.
- Ralph Wilbur, 88 Pegwood Hill Road: This information is important for some to make a decision.
    - Mr. Jackson agrees but stated that the savings for leak detection is something that current line of questioning doesn't answer. The District is looking at a substantial amount of time before metered billing was implemented.
- Scott Sallaway, 110 Snowood Drive: There is money in the unassigned fund balance. Can some of that be used to pay for meters?
    - Mr. Jackson stated the comingling of taxes and water money is frowned upon.
    - Ms. Smith clarified that the Water Department has its own unassigned fund balance which could be used and that the District, as far as she understood, could choose to raise money for a water project but that tax money cannot be used towards water rates or operations.
    - Mr. Jackson further stated that using unassigned fund balance would be looked at by anyone the District sought to bond/finance with and using it would need to be done carefully.
- Scott Sallaway, 110 Snowood Drive: Water rates are voted on now, correct?
    - Ms. Smith stated that water rates are set by the Commissioners at a noticed public hearing, not voted on by the legislative body.
- Scott Sallaway, 110 Snowood Drive: Do warrant articles have to be based on assessed home value or is there another way that those can be funded? Verdantas plan is multi-million dollar plan over multiple years, could it be a rate based thing?
    - Mr. Jackson explain that the warrant article would be a bond article, and if passed the District would then go to a bonding company and negotiate payments terms and then the bond would be paid through taxes.

    - Ms. Smith clarified that the water department can seeks its own bonds and those debt payments would then be included in the water department budget and paid via rates. A bond taken out by the Village District would be similar but ultimately paid by taxes which are based on assessed home value.
- Barry Danzig, 186 Summit Drive: I understand the value of meters for leak detection. Mr. Baert has bailed us out a number of times just a few years ago he played Sherlock Holmes for a day and a half. As far as billing goes, within the timeframe the Committee is discussing installing the meters, are meters going to be made mandatory? The only way he can see billing working is if every home had a meter. If it were mandatory, how would the District enforce owners having those meters? If a home doesn't have a meter, how would they go about accessing water, and once that is done how are undeveloped properties evaluated?
    - Mr. Jackson explained the Committee would recommend they be mandatory and that would be written into the ordinance. Financial enforcement would likely be the tactic used and would likely be a process of notifications and fines for noncompliance. Undeveloped properties would still have a delivery charge as the infrastructure still has to be there. Some other towns have developers pay for extensions but given the buildout of the system currently that is not likely suitable for this community.
- Arthur "Art" Marks, 22 Porcupine Drive: Has anyone on the committee interfaced with Waterville Valley?
    - Mr. Jackson stated he has not.
- Arthur "Art" Marks, 22 Porcupine Drive: Waterville Valley received a federal grant and put meters on everyone's homes and they use them for leak detection. They also went from a billing based on the number of taps in a house to a bedroom system. He feels it might be valuable to get information from Waterville Valley and the Town of Lincoln.
    - Ms. Smith stated that the meter installations in Lincoln and Waterville Valley may have been conditions of the grants they received and that she was not aware of any outreach by the District or Committee to either local.
    - Mr. Jackson agreed that reaching out could be valuable.
- Jordy Schuller, 25 Snow Trail: Agrees that meters would be a huge help and that data is a huge need to in order to have the ability to reverse some of the lost time mentioned earlier in the meeting, and it sounds to her that this is a strong need. If she understands correctly, this would be put up for vote in March? If so, what would the timeline look like to implement if it's approved?
    - Mr. Jackson stated that yes, if metering is received favorable then a warrant would be submitted for vote and that implementation depends on installers and how many they can do a day. An exact timeline is too far out at this time but his rough estimate is maybe 8-9 months, if not a full year, just for installation with some taking longer than others.
- Chris Fagas, 3 Isaax Fox Drive: Having been a resident for 20 years my understanding is that 80% of the water budget is fixed/overhead and only 20% is variable depending upon the actual water used. Why couldn't we install say 50 meters at strategic places in the water system to accomplish the leak detection goal - which is only 10% of the number required for all homes to be metered?
    - Mr. Jackson explained that without developing an end user number through residential metering, only part of the information is available. Transmission meters can say how

much flowed out of the tank and to a certain road. With an end user number staff could subtract that from what went to the street to determine if there is a leak.

- Elizabeth "Beth" Ellinwood, 135 Snowood Drive Unit 4: Thank you for tackling this project! NHDES recommends a system our size install working service meters for every service line. How does this approach compare for leak detection vs house meters?
    - Mr. Jackson wasn't clear on what service line meant in the question.
    - Ms. Smith stated that for staff service lines mean from the curb stop to the house, but had no further detail from the question to share.
    - Mr. Jackson stated that there could be a leak from the curb to the house but ultimately meters could still lead us to that leak detection because if there is indication that loss is occurring then staff could go investigate the source. If it were a homeowner line then they would be shut off by staff if that is where the source is.
- Benjamin "Ben" Redden, 214 Snowood Drive: What is the implication for owners who had installed a water meter during the last initiative two years ago? Will that water meter need to be replaced?
    - Mr. Jackson is not sure what was installed and that the committee had previously researched vendors and would likely go back to those vendors again for a future proposal so they may not be impacted. Until bids are collected more information is not available.
- Michael Herring, 236 Pegwood Hill Road: Has the Committee looked at what it will cost annually to read these meters?
    - Mr. Jackson stated there would be an increased costs to read them, maybe a switch to quarterly billing would occur, but as far as reading is done, they would have cellular antenna systems it will collect the data when driving around.
    - Ms. Smith clarified that the current system sends the data directly to the software that reads them so staff don't need to drive around and those readers are about $0.80 to $1.00 each. Current bills are monthly and about $8.00.
- Michael Herring, 236 Pegwood Hill Road: From what he is hearing the current intention is the property transfers and the construction would have to pay for it in the closing then pay for it again through the ordinance.
    - Mr. Jackson clarified that the Committee would need to go to the Commissioners for the ordinance to change and it would be done at the same time as the warrant article is approved.
- Michael Herring, 236 Pegwood Hill Road: If he bought a property would he be paying at the closing and then also responsible for a warrant article.
    - Mr. Jackson stated that they would be done at the same time, not separately – the ordinance wouldn't be changed unless the article went through.
    - Ms. Smith stated that the question she was hearing was about if a person would have to pay for the meter at their closing and then also be billed for the meter through the warrant article – effectively paying for the same thing twice. Ms. Smith clarified that there wouldn't be a double billing because the article would be to purchase the meter and then give it to the owner, they wouldn't have to pay for the meter at the closing.
- Michael Herring, 236 Pegwood Hill Road: Confirmed that his concerned is about doubling billing. Furthermore, many condos have single supplies into the units. He had a condo at one point

which he installed a shut-off in himself and thus they may be able to be individually metered. He would be surprised if each unit doesn't have a shut off by this point.

- Richard "Dick" Mayo, 42 Taylor Drive: What is the population size of the municipality that Mr. Jackson lives in/works for?
    - Mr. Jackson: Around 25,000 and not all homes have municipal water.
- Richard "Dick" Mayo, 42 Taylor Drive: Asked detailed question regarding the leak example Mr. Jackson presented earlier.
    - Mr. Jackson stated that his example was hypothetical only and it is roughly a 4.63 gallon per minute leak.
- Richard "Dick" Mayo, 42 Taylor Drive: Does the District have cases like that now?
    - Mr. Jackson confirmed they do.
- Richard "Dick" Mayo, 42 Taylor Drive: If the District does, and they know the road that it is on, could the District model the homes that are on that road and then confirm what the usage would be on a model basis.
    - Mr. Jackson clarified that not every road has a meter.
- Richard "Dick" Mayo, 42 Taylor Drive: Could we strategically place meters throughout the system to accomplish that?
    - Mr. Jackson stated that the District, again, would need both transmission meters and residential meters because you need the end user information to determine if there is loss. This is something that Mr. Baert is already working towards with his operating budget. The ultimate goal is to have a meter on every roadway and intersection on the main line.
- Richard "Dick" Mayo, 42 Taylor Drive: Feels that with a meter installed at a road there should still be able to model the usage for a road without residential meters.
    - Mr. Jackson stated that a model is only as good as the information going into it and that a real-time system that would be coming in from a meter staff could see in real-time, what is going on in the system.
- Richard "Dick" Mayo, 42 Taylor Drive: We have 565 homes, Waterville Valley has about 1,100 and Lincoln is around 1,500.
    - Mr. Jackson couldn't remember the exact number. Mr. Baert said there are 560 connections and that includes the condominiums.
- Melinda Provencher, 81 Richardson Trail Unit 29: question about the condos. We do have a unit that has a water meter. As long as every unit has an on/off valve, every unit could have a meter.
    - Mr. Jackson confirmed.
- Harry Bertino, 27 Condo Road Unit 10: Stated there is a disagreement about what is actually owned by the District for the water system. In a special meeting in 1980, in November, is when the District voted to take ownership of the Winterbrook Water Company, and it was about $50,000 and the District took ownership of all the Winterbrook Water Company's property. Could we verify that and put to rest who owns what.

Meeting adjourned by Mr. Jackson at 12:00 PM.

Minutes prepared by Allison Smith