WEVD Water & Roads Committee
DRAFT Minutes October 16, 2026
562 Winterbrook Rd., Campton NH 03223

Members at physical location: Archie Jackson, Chair, Scott Monroe, Stan Bujalski, Dave Rose (alternate), and Maureen Patti.

Members Attending Remotely: none

Members Absent: Bob Haskins, Anthony Patti

Attendees: WEVD General Manager Helen Chatel and WEVD Roads & Water Manager Steve Baert

Call to Order: Chair Jackson called the meeting to order at 9:15 a.m.

No Public Comment

Pavement Deterioration Curve: Mr. Jackson provided a xy plane identifying how timely maintenance of asphalt roads can reliably lead to a 25-year lifespan. The maintenance interventions were identified with an estimated cost per square yard and this included: a one-time crack sealing at around 6 to 7 years of age, mill & overlay at around 12 years, reclamation at around 14 years, and reconstruction at around 17 years. He described each service and how the industry uses these processes to prolong the lifespan of paved roads. He reported the best crack sealer material is PCRM.

Road Construction Standards: Mr. Monroe provided the committee with a chart of the road standards for Thornton, Campton, and the WEVD. A discussion ensued about how to ensure contractors doing business in and for the District would meet the WEVD standard – whether the property under construction is located in Campton or Thornton. **Stan Bujalski moved to have the Town of Campton road standard be adopted as the WEVD standard AND to have the Water & Roads (W&R) Committee perform an annual review of the District road standards. Mr. Jackson seconded the motion and it carried with a unanimous vote.**

Driveway Ordinance: As a question was raised in the road construction standards discussion, Ms. Patti briefly described how **the WEVD Driveway ordinance**

applies to all driveways which are located on District roads, whether or not there was a driveway permit issued.

Roads Program Budget: Mr. Jackson led a discussion about how the Roads Department budget – as part of the WEVD Operating Budget -- has historically not included a distinct line item for maintenance of paved roads. The discussion touched upon the differences between in municipal accounting practices for SB 2 versus traditional town forms of government. **Mr. Jackson recommended the District include in the Operating Budget an amount for maintenance of paved roads which equals 10% of the spending on paving roads.** As the community has historically approved $150,000.00 for road paving at the Annual Meeting in specific warrant articles (not as part of the Operating Budget), the amount would likely be $15,000.00. From discussion, **the consensus of the W&R committee members was that 10% is a reasonable and necessary amount to be included in the District's operating budget.**

Mr. Baert informed the committee that the paving planned for 2026 pursuant to the approval of a Warrant Article at the last Annual Meeting would be performed in 2027 as the funds have been encumbered by the Commission. He reported the contractor has already agreed to do the work at the rate quoted for 2026 and it is now a matter of scheduling the work. **For 2027, Mr. Baert plans to have the following District roads paved – the bottom of Reservoir, David Thompson, Bell Valley into Richardson Trail into Brambleberry** – assuming the voters again approve a warrant article for paving.

Staff Updates, WEVD GM:

1. WEVD GM Chatel advised the committee that the Verdantas contract **Task Order #6**, the additional testing at the proposed secondary site, **was not included in the 2026 WEVD Water Department budget**. She advised Verdantas and there is no issue with proceeding with the funding of such work in 2027.
2. While the search is continuing, it appears **there is no WEVD easement on the Snowood Condominium common property to access the proposed secondary site. Communication with the HOA President and management company reveals they are agreeable to an easement** to enter, build an access road, etc. Ms. Chatel will be pursuing such an agreement.

3. **There is a District easement for the water/well protection area** surrounding the secondary site.
4. **Management will also be reaching out to property owner(s) about a license for temporary access to the secondary site.**
5. **Management needs more information about a particular lot where the secondary site is located.**
6. During the course of seeking information about the easements for the secondary site, **Ms. Chatel located important historical information about the secondary site which has been sent to Verdantas** and will be sharing with the committee.

Quarterly Verdantas Billing Review was presented. A discussion ensued regarding: a roughly $12k overage for the Water System Plan and how the cost was split between the District and the vendor; the reasons for the overage included more meetings and communications than expected as the District information/data was unclear; the Road Master Plan came in under the quoted figure by roughly $6k; GIS services overage was due to the cost of tech support for operating the equipment and software; Management knew tech support would be a separate cost and maybe it shouldn't be included as a Verdantas cost as the GIS manufacturer provides the tech support. Mr. Bujalski stressed the need to utilize change orders when the scope of services are modified so there can be better oversight.

Staff Updates, Roads & Water Manager:

1. Steve Baert reported that on/about the 26th of October **radar will be used** and on/about the 30th **borings will be taken at the site for the second Pegwood storage tank.** The checking for ledge is to avoid a false start and attendant costs if the drilling crew has to move equipment into and out of the site so that a different crew can mobilize to break up the ledge.
2. **On October 1, 2026 a 6-inch main line from the Ski Bowl to the holding tank broke** at a 90% junction. The break was located and repaired. The system needed to be shut down while maintaining the tank level. This was accomplished in one single day. Throughout the time, Mr. Baert remained in contact with DES. When the system was brought back online, a junction where a 6-inch line meets a 4-inch line on Donovan Farm failed. This was also repaired. Mr. Bujalski mentioned that on social media some

homeowners were expressing concern about discolored water – an artifact of air in the lines, not an issue of water quality.

3. On October 20th, **the Community Center line will be replaced and the building shut down.** This line has broken four times in the past four years.
4. Also in October, **the sixty-foot communication poles for Liberty & Reservoir are being installed** and **antennas will be placed a few days later** to eliminate interruptions/disruptions in water system communications due to trees/the tree line. **Mr. Baert prepared the site** for installation and the use of a lift and, as a result, **saved the District $2,100.00** in charges from a vendor.
5. **Use of the GIS equipment continues but is slow going.** This work is very helpful and will save valuable time and resources as evidenced by an existing map showing a water valve at the Service Yard 60 feet away from where it was actually located.
6. On/about October 21st, **NorthEast Earth Mechanics (NEEM) will look at the Ski Bowl to prepare a quote to redo that plumbing.**
7. **NEEM will be performing the replumbing of the Liberty Lane station in 2026.**
8. **The test results (pH and alkalinity) have been transmitted to Verdantas to get the information about pump specifications and the amount of chemicals needed to switch over to non-caustic chemicals for the water system.** DES will be consulted as well.
9. Through vendor EJ Prescott, Mr. Baert has enrolled the Water Department in **a free program of 24/7, 365 onsite delivery and support for inventory – called VAS**. The Water Department will no longer be charged a re-stocking fee for excess parts & equipment as well.
10. The Water Department is planning to enroll in **a free program for water system monitoring system software updates, etc. called Overwatch.**
11. The **new truck** is at the dealer for installation of uplift package and should be done by **November 15th**.
12. Road work continues and the sanders are getting ready for winter.

Commissioner Update: Ms. Patti advised the committee that **the driveway ordinance applies to all driveways on District roads whether or not they were permitted**. The WEVD Driveway Ordinance and the New Hampshire statutory scheme provide that **the Commission can revoke or suspend a driveway permit,**

can impose fines up to $500/day, and demand reimbursement for the cost to repair District roads damaged by runoff from driveways. Owners have a right to a hearing with the Commission regarding these consequences for causing damage to WEVD roads.

Ms. Patti stated that, in light of the earlier committee discussion, **she will work with Management to draft an amended WEVD Road Policy/Standard and present it at a Commission meeting for review and consideration.**

Ms. Patti described the process by which the WEVD could assess impact fees on developers/contractors/owners who move heavy construction materials on District roads in order to recoup the cost for repairing damage caused to WEVD roads. First, the WEVD Planning Board would have to make a recommendation to the Commission to present a Warrant Article adopting an "impact fee" ordinance. Second, the voters at an Annual Meeting have to approve the warrant article.

Mr. Bujalski pointed out that some short-term rental operations in the Estates can have a disproportionate impact upon our water system. Homes which are rented out to a large number of people at one time must receive sufficient water service. Even if that home is identified on the tax records as a 4 or 5-bedroom home, when a residence is used by 30 or more people, the WEVD Water Department has to provide enough water and pressure to meet that demand.

Town Hall Meeting discussion and Approval of W&R minutes from September 18, 2026 tabled until the next meeting on November 20, 2026.

Ms. Patti moved to adjourn the meeting. Mr. Jackson seconded and the motion passed unanimously.

Meeting adjourned at 10:50 a.m.

Minutes prepared by Maureen Patti.

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