

**Town of Londonderry, Vermont  
Village Wastewater Committee  
Meeting Minutes**

**Tuesday, October 4, 2022**

**Twitchell Building - 100 Old School Street, South Londonderry, VT**

**Prior Working Group Members Present:** Shane O’Keefe, Larry Gubb, Sharon Crossman, Gail Mann, Gary Hedman

**Others in Attendance:** Chrissy Haskins (Dufresne Group – Project Engineers), Chris Campany (Executive Director – Windham Regional Commission) Emily Hackett (Emily Hackett, EI - Environmental Engineer – VT DEC), Lynnette Claudon (PE - Chief Pollution Control Design Engineer, Engineering Planning Advance Project Lead, Clean Watersheds Needs Survey Coordinator, and Chair Village Water and Wastewater Committee – VT DEC), James Wilbur (Treasurer – South Londonderry Free Library)

1. **Call meeting to order** - Shane O’Keefe, called the meeting to order at 10:06 AM
2. **Additions or deletions to the agenda** - None
3. **Committee Organization** - Elections were held to determine positions for Chair, Vice Chair and Secretary of the “**Village Wastewater Committee**”, as formed by the Town of Londonderry Selectboard.

Shane O’Keefe made a motion to appoint **Gail Mann as Chair** – Sharon Crossman seconded – Motion passed unanimously.

Shane O’Keefe made a motion to appoint **Sharon Crossman as Vice Chair** – Gary Hedman seconded -Motion passed unanimously

Shane O’Keefe made a motion to appoint **Larry Gubb as Secretary** – Gary Hedman seconded – Motion passed unanimously

**4. Discuss Project Status** - Gail Mann, as Chair, opened the discussion regarding project status by highlighting the need of involvement of the Town's governing bodies and stakeholders, including but not limited to the Selectboard, Housing Committee, Conservation Commission, and Parks Board in order to determine the best and most cost effective treatment technologies. To date, only the Conservation Commission attended the Manchester site visit to gain an understanding of in-ground systems as one of the key wastewater solutions for Londonderry. Another opportunity for Manchester site visit will be scheduled.

Chrissy Haskins reported on tasks performed to collect more detailed data on potential identified sites for community wastewater systems in the north and the south villages. These tasks involved auger test holes (prior to full test pits) to field test soil types, related to suitability for percolation. The auger holes, approximately 3ft. deep were found to have matched the soils maps used to preliminarily identify them. No groundwater was found, full test pits will be needed to confirm findings. Full test pits will require excavator equipment and on at least one potential site, clearing for the excavation equipment will be required prior to excavation work. Before any excavation work can begin, test pit sites will need to have an archeological review. Chrissy will coordinate with Hartgen Archeological Associates, Inc. and provide a schedule for when they are able to do their reviews of the sites.

Chrissy stated that concept sizing and siting systems on potential sites will start, beginning with maximum sizes, to be adjusted as required, based on further information. Chrissy mentioned, in answer to a question about one site, that systems can be designed to fit up to a 30% slope.

Research regarding the location and inventory of discoverable existing springs and piping, will continue as well as research of existing spring rights from surrounding properties, of which 4 are currently known to have some mention (some very general and not specific to any known spring locations) of spring rights. Research into those along with research of records and those who may have local historic knowledge will also be pursued. It was mentioned that spring rights were more

likely to be found for properties on the downslope side of potential system sites, than on properties to the upslope side, for reasons of gravity feed.

Discussion continued forward to next steps beyond the research and steps that need to be taken for full test pits and results. It was thought that before any clearing for excavator equipment is done, preliminary conceptual system designs and their locations would have to be established. This would also need to be done before archeological review could take place. Research into existing spring locations on all potential sites would aid in the conceptual system designs and their potential locations on each potential site. This would also aid in locating any existing piping. Water/spring rights research would be commensurate with all other investigations.

Discussion then led to outreach to property owners that are known to have water/spring rights and those whose properties are downslope of potential system sites, with regard to providing them with information on these types of systems, the research involved, the design standards, such as buffers/setbacks and other information that might answer any questions and concerns they may have. Discussion of various ways property owners with water/spring rights may want to consider, especially if they have never used the water rights and have a well or other source of water, to hook into wastewater system, in trade for the water rights they have never used and be willing to give up. Chris Campany also mentioned that property values are more stable if not better, when hooked into a community wastewater system.

**5. Discuss Project Funding** - Emily spoke to the current disposition of ARPA funds initially thought to have been allocated to Londonderry in total, saying they are still on hold and in draft mode. It was hoped that the day this committee's meeting was held or in the days following that the agency administration would approve the proposed use of APRA funds, as listed in the 2022 Clean Water State Revolving Fund (CWSRF) Intended Use Plan (IUP). The date of the final approvals and announcements are still uncertain, but should be soon, as of today's date. Emily suggested that things should not change as far as potential funding mentioned earlier, coming towards Londonderry, but that there is a

possibility for some changes in those amounts previously mentioned. Funds for project planning (currently underway) are already approved and in place. There are two separate grants, one for each village. Chrissy and Emily mentioned that it is important to have “Buckets” for funding laid out as to where funds for various aspects of work in each village are to go. Chrissy said she has spreadsheets for this and will work with Shane to develop for Londonderry projects.

A question was asked about what funding will cover with regard to specific water/spring rights issues. Emily responded that she will check with the Environmental Protection Agency (EPA) for answers. Emily also mentioned the major milestone to meet is to spend all ARPA funds by December 31, 2026.

**6. Discuss potential Sites** - Seven potential sites, one in the south village and six in the north village were discussed. Questions were asked about potential arrangements for ownership or lease agreements, whether they might include an entire property or only the portions of a specific property that might be used for the wastewater systems. Also discussed was the potential on some sites, to collocate other uses on a site, such as affordable housing. A question was asked if there were funds available for land purchases, would the funding cover the cost of property if the property substantially exceeded the area needed for the viable wastewater systems site(s) or only the area needed for the systems and their function. Emily will research this question.

All sites were reviewed for their various features, ownership and specifics that will need to be addressed. Where clearing will have to be done to dig test pits with an excavator, clearing plans will have to be done, prior to their commencement. Owners and designated “custodians” of any publicly owned sites will need to be consulted with regard potential siting, clearing and test pit excavation plans.

The potential need for additional sites and capacity, as well as proximity to village centers, remains and will become more specific as planning progresses.

**7. Public Outreach** - Chrissy reiterated the history of outreach to date. There has been one public meeting, prior to the COVID-19 pandemic. A survey of existing systems and potential property owner concerns was conducted, water testing

was conducted, with some difficulty in collecting all samples and delivering them to testing labs as well as testing labs being affected by COVID-19 closings. Property owners adjacent to or potentially affected by proximity of potential site in the south village were approached with 3 property owner responses, varying in the level of their concern, ranging from high to low.

Chris Campany presented numerous points with regard to informational outreach and approach, stressing that the primary issue at the center is community sustainability and survival and about public health and safety as well as preserving the places people go out to eat and to gather. He added that water/wastewater infrastructure controls many factors. Affordable housing in smaller communities is nearly impossible without the infrastructure, like wastewater, to support it. He also suggested that like any community, Londonderry might have a list of things they wish to see, like senior housing, daycare, brew pub and more, that cannot happen or are very difficult to develop, without the infrastructure needed to support them. Proximity to village centers is important as well. Otherwise, roads to reach developments and facilities outside of the centers or close in proximity to village centers, have to be built, if not maintained and that is a cost to consider. Also, the state planning goals are to maintain compact village centers with open space in between. Chris mentioned he would be willing to make a presentation to provide this and more information regarding how critical water and wastewater systems are to the sustainability and survival of our villages.

Discussion led to the potential for an additional survey as a means to provide further information to community members. Ask what sorts of things property owners may find are limited by their existing wastewater systems that they may be able to do if hooked to a community system. Compare costs of hook-ups to community systems versus the potential cost of having to replace a failed system with a mound system at \$50 to \$60K. Ask if property owners may be interested in having a community system on their property as a potential means of income.

Gary mentioned the possibility of creating a webpage for this committee to provide information and examples of successful projects and the variety of locations for systems, including other towns like Manchester, Warren, Townshend, Putney, Guilford, Jamaica and where some of their systems are collocated.

Emily mentioned she has information to use for public outreach and education about wastewater systems.

**8. Adjourn** - Shane O’Keefe **moved to adjourn the meeting**, seconded by Sharon Crossman, **passed** unanimously.

The meeting adjourned at **12:38 PM**

The next public meeting date, to be determined by Chair.

Respectfully Submitted,

Larry Gubb  
Secretary, Village Wastewater Committee

**Approved**\_\_\_\_\_.

**Village Wastewater Committee**  
Gail Mann, Chair

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