

**Town of Londonderry, Vermont
Village Wastewater Committee
Meeting Minutes
Friday, November 4, 2022
Neighborhood Connections, 5700 Mountain Marketplace
Londonderry, VT**

Village Wastewater Committee (VWC) Members Present: Shane O’Keefe, Larry Gubb, Sharon Crossman, Gail Mann (Committee Chair), Gary Hedman

Others in Attendance: Tom Cavanaugh (Chair, Londonderry Selectboard) Chrissy Haskins (Dufresne Group – Project Engineers), Chris Company (Executive Director – Windham Regional Commission) Emily Hackett (Emily Hackett, EI - Environmental Engineer – VT DEC), Tom Platt, (Owner, Garden Café & Gallery, Garden Market – Londonderry)

Call meeting to order - Gail, called the meeting to order at 10:07 AM

1. Additions or deletions to the agenda:

Gail Mann made the following Motion: *“I move to adjust the agenda by adding to the New Business and Considerations section of the agenda an executive session on the negotiating or securing of real estate purchase or lease options.”* Larry Gubb seconded – Motion passed unanimously

2. VWC Meeting Schedule:

Gail Mann asked which days and times are best for a regular meeting schedule. Gary Hedman suggested meeting twice a month to expedite work in the beginning. Wednesdays and Fridays work well with Emily Hackett, Chrissy Haskins, Larry Gubb, Sharon Crossman. Tom Cavanaugh suggested evening meetings to accommodate working schedules for potential interested parties. Tuesdays do not work well for most, No access to Neighborhood Connections on Wednesday evenings. Gail said she will e-mail for final decision.

3. Water and Wastewater Site Selection/Evaluation Plan Updates and Next Steps:

Chrissy Haskins reported on several potential sites: Edgehill/Middletown Road, Town owned site behind the Londonderry Arts & Historical Society – Site needs approval from the Conservation Commission and the Selectboard to proceed with plans for siting and excavation for test pits at potential sites for systems. The potential site(s) on what is now the South

Londonderry Free Library property also need test pits and possible clearing to reach potential test pit sites. Shane O’Keefe asked if we need to revisit permission from the Library Board to perform the wetlands assessment. Shane also asked who would pay for test pit excavation work. Emily Hackett and Chrissy Haskins mentioned that most towns provide an excavator. Emily Hackett will research whether excavation for test pits are covered. Additional questions to be researched by the VWC. VWC needs to ask Library for permission to do test pit excavations and wetlands assessment.

Tom Cavanaugh mentioned that prior to test pit excavation a search for existing springs with or without springhouses needs to take place and their locations identified. He suggested that there were people who knew of existing springhouses. It was suggested that he may be able to connect the Committee with those who have such local knowledge to help locate the springs.

Gail Mann asked what other options for sites we have in the South Village. The Library site is the only viable one within the village that has been cited. Chrissy Haskins said she got a call from a property owner on the west side of the West River in South Londonderry, saying they really could use a wastewater hookup for their property. Sharon Crossman mentioned a potential area on that side of the river on the Friends of the West River Trail property. Concerns were, that it might not be large enough to be a viable site.

Gail Mann asked Chrissy if we know how much capacity would be available at Library site (and others) versus the calculated need. Chrissy said she has a rough spreadsheet on needed capacity and would not know full planned capacity until more was known about percolation and siting of systems on current potential sites. Chrissy said she would send info on estimated capacity needed for both villages.

There was further discussion regarding Edgehill/Middletown Town property. Test pit sites need to be located, a clearing plan designed for an excavator to reach the test pit sites, permission for plan is needed from Town and Conservation Commission as custodian of the property. Clearing plan and scope of work will be put together by Chrissy Haskins and Shane to use for estimating the cost of the work. Research is needed to see what work fits into the budget.

Tom Cavanaugh asked if there is a way to estimate the cost of a single large system, versus numerous systems. Gary agreed it would be good to investigate where we might get the biggest bang for the buck in terms of land acquisition and siting. Larry Gubb asked about concerns regarding the cost of piping to a larger centralized system and different discharge permit levels for different systems and the need to provide space for replacement system or in some cases build a replacement system at the same time a system is being constructed. Chrissy Haskins clarified. With a single leach field 6,500 gal. system, a replacement area (area

large enough to replace built system if it fails) is required, unless the single leach field area is built to 150% of capacity, then no replacement area is required. If a leach field is built for a standard capacity of more than 6,500 gal. per day, two leach fields have to be constructed in the beginning. More land is needed.

A brief mention of a 1/4 mile extension buffer (beyond “Designated Village Centers”) came up. Projects can include land that lies outside of the Village Center area up to 1/4 mile. It was suggested this could be further discussed at a subsequent meeting.

Gail Mann brought up the inclusion of Pingree Park for consideration as preliminary soils investigation showed very suitable soils at that location and it fits well with the needs of the conceptual master plan study and potential affordable housing needs, as well as proximity to the village center. Tom Cavanaugh said there may be some wooded areas on that property that might be suitable. He suggested the VWC meet with the Parks Board to discuss further. Gail made a motion that the VWC meet with the Parks Board to discuss Pingry Park, Sharon Crossman seconded. Motion passed unanimously.

Tom Cavanaugh asked if a priority plan for who would hook into systems has been done. Chrissy Haskins said one had been done, but there are a variety of factors related to it. She can e-mail it to us.

4. Presentation at November 7 Selectboard Meeting:

Gail Mann presented a slideshow/Powerpoint to the Committee to outline for the Selectboard what the importance of water and wastewater are to Londonderry in a variety of ways and to outline the challenges ahead with pursuing the systems and locations the Committee has already identified and completing them within the ARPA time limitations. Gail asked that any additional thoughts be e-mailed to her. She also stressed the importance of this remarkable opportunity to have such funds available and how much of the overall amount allocated to Vermont, was received by Londonderry.

Chris Campany mentioned that new systems can be mixed in with existing systems. Not everyone would have to hook-up if they had an adequate or recent system. He also mentioned that the Windham Regional Commission (WRC) would be willing to help facilitate in any way they may be able to and that it is important to express how water and wastewater systems fit with the Main Street Master planning and affordable housing among other things.

Emily Hackett mentioned the importance of education about systems and help in public relations for this outreach. Also, how important positivity is in relating the importance of water and wastewater to the community is with regard to health and economic sustainability.

Research is needed into additional grant monies to cover costs of public outreach and public relations

5. Public Outreach Presentation

Chrissy Haskins said there was roughly \$15,000 per village budgeted for public outreach.

Chris Campany mentioned that Brattleboro Development Credit Corporation (BDCC) has a good capacity for managing project and is better suited than WRC for doing so and that when the construction stage begins there will be a need for a specific clerk of the works. He said WRC can help with Requests for Proposals (RFP).

Chris Campany plans to speak for about 10 minutes on November 15, public outreach presentation, referring to water and wastewater concerns all along the VT Rte. 30 West River corridor, the importance of public wastewater for numerous reasons and proximity to village centers for both affordable and elderly housing where one can walk to shopping, post office and other centrally located services and businesses. He will discuss the realities of the limitations to communities without community wastewater and/or water solutions.

Gail Mann wanted comments on her press release regarding November 15th presentation. Emily Hackett will find some system cost comparisons with the caveat that there are many variables that make each system unique.

Shane O’Keefe asked if there was any information on needed capacity versus what capacity we believe can be placed with sites thus far considered, with regard to discussions with Parks Board and Selectboard about the need for additional capacity and more research on Pingree Park potential. Chrissy said she has a spreadsheet with projected needs vs. potential capacity.

6. New Business and Considerations

Gail made the following motion to move into Executive Session for the purpose of negotiating or securing of real estate purchase or lease options, per 1 V.S.A. 313 (a)(2)

“I move to enter executive session to discuss negotiating or securing of real estate purchase or lease options, pursuant to Title 1 V.S.A. Section 313(a)(2), and invite Shane O’Keefe, Londonderry Town Administrator, to attend the executive session.”

Larry Gubb seconded-Motion passed unanimously.

Executive session was entered into at 11:15 AM
Executive session ended at 11:44 AM.

Gary Hedman suggested we meet between this meeting and the November 15, 2022 Public Outreach Presentation to plan for the presentation, present and field potential questions we

may be asked. The suggestion for a date was Thursday, November 10, at 8:00 AM at the Town Offices in the form of a hybrid meeting. Larry will create an agenda for posting.

Discussion led to Committee members sending Gail any additional considerations for challenges ahead and presenting a motion to the Selectboard to hire the WRC to help with public outreach throughout project duration.

Sharon Crossman **moved to adjourn the meeting**, seconded by Gail Mann, **passed** unanimously.

The meeting adjourned at **12:06 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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