

**Town of Londonderry, Vermont
Village Wastewater Committee
Meeting Minutes
Friday, January 6, 2022 – 9:00 PM
Neighborhood Connections, 5700 VT Rte. 100
Londonderry, VT**

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

Others in Attendance: Chrissy Haskins (Dufresne Group – Project Engineers), Emily Hackett (Emily Hackett, EI - Environmental Engineer – VT DEC), Chris Company (Executive Director, Windham Regional Commission (WRC)), Paul Hendler (Londonderry Property Owner), , Shane O’Keefe (Town Administrator)

1. Call meeting to order -

Gail, called the meeting to order at 9:03 AM

2. Approval of Minutes:

Minutes of December 13, 2022 meeting were approved as written.

3. Additions or deletions to the agenda:

No additions or deletions.

4. WW Site Selection/Evaluation Plan Updates and Next Steps

South Village:

Chrissy Haskins began with a report about the test pits dug on the South Londonderry Free Library property. During the excavation a small plastic pipe was encountered, believed to once be used for irrigation rather than potable water. A spring was also found, with a dilapidated construction around it and looked to no longer be in use, but Chrissy will do further research on both the pipe and the spring, to confirm their status in relation to the proposed system site location. The test pits confirmed the preliminary soil types mapped by the USGS to be suitable for inground systems, where surface water levels are not prohibitive for inground installation

There were six test pits dug during seasonal high water conditions:

The groundwater in each pit was found to be at:

Pit #1 30 inches (below the ground surface)

Pit #2 50 inches

Pit #3	32 inches
Pit #4	12 inches
Pit #5	30 inches
Pit #6	24 inches

It was determined from the findings, that a mound system capable of handling 6,000 gal/day would be the best fit for the site. Gary Hedman asked about other potential locations on the site. Chrissy responded that upslope from the tested area was too steep and downslope was determined to be too wet. With the testing, there is some surface water seepage into the test pits that is calculated as groundwater.

Gail asked how to best proceed with this information. Shane O’Keefe said the first step would be to bring these findings to the Selectboard. Chrissy Haskins said she could do a memo regarding this, but wanted to first do further investigation regarding the pipe that was found. She also said that it was important to find out where the pipe might lead, while the weather was relatively warm. Shane asked what direction the pipe tended to be headed in and Chrissy responded that it appeared to head in a southwest direction. Gary asked how far the proposed system would be from Main Street. Chrissy said approximately 600-700 feet. Gary Hedman asked if there were any possibility for a variance to go without a reserve area and Chrissy responded that a system that is limited 6,500 gal/day would still need a replacement area and that only with the construction of dual fields, used alternately, could a replacement area not have to be accommodated for.

North Village:

Gail then moved to discussion of Pingree Park and it was suggested the VWC respond to the letter written by the Parks Board to the Selectboard. Chrissy Haskins said she could provide any needed technical background. Shane recommended that the letter come from the Village Wastewater Committee (VWC). Gary Hedman said that he would work with Chrissy on the letter with recommendations on the nature of the letter from both Shane O’Keefe and Chris Company.

Shane asked about the schedule for doing the auger test pit at the park. Chrissy responded that the current ground saturation would make determination of ground water difficult as there may be a lot of infiltration of surface water, due to the high saturation. Chrissy said a full test pit could still provide an acceptable accuracy even under such conditions, but the auger test pit would not provide enough accuracy alone. Shane suggested that the Selectboard be made aware of those considerations and conditions and the inability to get an accurate result via auger. Gary Hedman recommended the use of a Piezometer where a pipe is inserted into an auger hole 4-5 feet deep, as a means to get a groundwater measurement even under high saturation conditions. He and Chrissy will work on

performing that test. Shane recommended that the Selectboard be made aware of these conditions and the use of the Piezometer. Chrissy added that next week was the best window for weather conditions to perform the test.

Gail asked about alternative site investigations. Chrissy responded that she and Emily have been communicating on this and that she will meet with Sharon and Gary regarding this.

Chrissy also added that the Preliminary Engineering Report (PER) needs to be finished and that land acquisitions need to be completed by December 31, 2023. Chrissy will discuss this in her meeting with Sharon and Gary. Emily Hackett said she would try to join the meeting.

Chris Company asked about the general status of available property appraisers, with regard to access to them for appraisals where needed for known or additional properties that may be discovered. He mentioned that there need to be three quotes requested for each property to be appraised. Sharon asked who will be making the requests for appraisals. Shane responded that they would come from the Town through their procurement procedures. Chrissy said that the appraisals would be covered by the funding.

Gail turned attention to the Custer-Sharp Town property and discussion regarding the discovery during Bob Fisher the Town attorney's review of the property's title, that the property was bequeathed with the stipulation that the property be used as a "Forest Preserve or a Municipal Park". The Town attorney also presented an opinion that a wastewater system, occupying a small portion of the overall property, would not violate the stipulation, especially if a small municipal park were incorporated at the system site or nearby. All present discussed the ideas for a park that might include benches, a nature trail, interpretation displays/signs. Chris Company whose education and background includes landscape architecture and Gary Hedman, also a member of the Londonderry Conservation Commission mentioned that an open area is not inconsistent with a "Forest Preserve" and consistent with healthy and diverse habitat. Both Chris and Gary mentioned the possibility of a pollinator garden or demonstration area in the open spaces created by the system(s). Gail asked if the area required for the system(s) on that property was known. She said initially and without knowing more, she would estimate about an acre of land up to three acres plus what would be needed for a drive to access the system(s). The total property acreage is 25 plus or minus acres, thus four acres, that the systems and the access drive may encompass would amount to about 1/8 of the total property. Gail asked where the approximate location of the system site(s) might be. Gary said he would show Irwin Kuperberg, Chair of the Conservation Commission, the proposed flagged location.

5. Current and Future Capacity Projections: First Pass Projections and Discussion:

Gail recommended tabling this discussion for now, pending what is found for additional potential sites.

6. Project Management and Coordination:

The committee reviewed the proposed agreement presented by the Windham Regional Commission (WRC) to conduct water and wastewater project coordination for Londonderry's north village and south village as summarized.

Project coordination and community engagement associated with the planning and design component of the Village wastewater projects up to \$15,000 for each village, with responsibilities such as

- A public education and information campaign, to include developing and hosting a webpage for the project
- Development/distribution of an online survey
- Attendance at regular meetings of the Village Wastewater Committee
- Develop RFQ/RFPs for work required for the project
- Provide overall project coordination
- Attend bimonthly meetings

7. Public Outreach - Online information and Future Presentations:

Chris Campany reiterated the advantages of having a page for Londonderry's wastewater project on the Windham Regional Commission's website. Gary added his support for doing this. Chrissy Haskins said she would be able to put GIS information and more on the webpage. Chris said that WRC is hoping to be the first to present the regional plan via the platform they are using for their website. He added that Shane O'Keefe would be the main contact with regard to what is placed on the webpage. Gail said she had sent Chris a proposal of what might be placed on the webpage. Julie Beth, will be working under the WRC. Shane said that the state still needs to review the contract with WRC. Chris Campany recommended combining the contract into the Town's procurement procedures. Chrissy reminded the need to split the total between the north and south villages and how to split invoices needed to be figured out. If not more specifically detailed, she said generally the split could be 50/50.

Gail recommended that we all review Westford, VT's project for thoughts and ideas to adapt to our project. She also suggested that we discuss the project with village residents in small groups of 2-4 persons. Chris Campany said that WRC would be directed by whatever the WRC would like to do, from presenting at Town Meeting to inviting people to smaller more personal meetings. He also said that Sue Westa would be the main contact for the WRC under this contract. **Gary made a motion that we recommend approval of**

the proposed contract with the WRC, to the Selectboard, with the acknowledgement that the contract also needs state approval. Sharon seconded and motion passed.

Commented [SO1]: I only highlighted the decision to make it stand out.

Chrissy Haskins shared the ARPA milestones table, showing the dates to meet each milestone, reiterating as before, how these are hard dates for completion of the milestones in order to retain the funds. She stressed the importance of the land acquisition milestone date of December 31 of this year (2023) and of all other dates. She said she would resend the table to all Committee members and to Shane. She stressed again, that there are towns waiting in line for the funding Londonderry received, if we cannot meet our milestone dates, so it is important we keep moving forward, especially with potential additional sites.

Chris Campany added how important wastewater is to the sustainability of the town in numerous ways, including the sale of properties that may not currently be up to standards or be able to meet them should their existing systems fail. Sharon Crossman read a letter submitted by a concerned citizen regarding their support for community wastewater citing a specific circumstance and urgent need, in the South Village. Chrissy said it would be good to ask people who have similar concerns to speak up or send letters with their concerns, to add to the evidence of what has already been found to be the need for community wastewater.

8. New Business and Considerations:

None at this time.

9. Public Invitation to Speak: (5 minute limit per person)

Paul Hendler, Londonderry property owner, said he did not fully understand the schedule and where the money for this project comes from.

Chrissy Haskins explained that the money currently being spent comes from a grant with no obligation to repay, should the project not go to construction. Additional monies spent for various elements of the project, including construction, would come from the ARPA funding grant of \$7.9 million dollars to be split between the two villages. That grant requires a 10% match which would have to be raised by the Town, via a bond which would have to be voted on, by the Town. If the bond vote fails, the Town loses the remainder of the funds.

Paul responded that with that understanding, it would be very helpful to moving the project forward, if the general public were also informed of where the funding comes from, what obligations fall to the town for reimbursement of any funding (should the project go to

construction and completion) as well as raising matching funds as a requirement of any funds received and that it was important that they knew the schedule of milestones to be met in order to retain the funding/grants. He suggested it might help dispel some rumors as well as gain some support for finding potential sites.

10. Adjourn:

The next meeting of the VWC will take place Tuesday, January 17th, 2023, at 6:00 PM

The meeting adjourned at **10:35 AM**

Respectfully Submitted,
Larry Gubb
Secretary, Village Wastewater Committee

Approved _____.

Village Wastewater Committee
Gail Mann, Chair

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