

**Town of Londonderry, Vermont
Village Wastewater Committee
Meeting Minutes
Tuesday, January 17, 2022 – 6:00 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 Campany (Executive Director, Windham Regional Commission (WRC)), Shane O’Keefe (Town Administrator)

1. Call meeting to order -

Gail, called the meeting to order at 6:06 PM

2. Additions or deletions to the agenda:

Gail wanted to add addressing next steps from the engineering standpoint.

Gary wanted to discuss a response to the Parks Board

3. Approval of Minutes:

Gail Made a motion to approve the minutes of the January 6th 2023 meeting, as written, Sharon seconded. All others on the Committee voted to approve.

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

South Village:

Chrissy Haskins began with an update on the Library property. She said that a new spring was found, outside of the isolation area and that the pipe found during test pits excavation still needs further researching to establish where it may flow to and the use, if any, where it flows to. She mentioned her technician had walked the isolation area and found no other springs. Gail said there are only two properties of those contacted, that expressed reluctance to the proposed system being sited on the Library property. Chrissy said that knowing where the pipe flows to and its use would be useful as use for irrigation purposes only requires a 100 foot isolation. Need to find if anyone outside of the isolation area have springs used for any purpose.

Gail asked who we need to contact regarding information about spring rights and any other springs. Gary asked who has already been contacted. Shane provided where deed research

has been done and has that information. Gail recommended that we check off the properties that have no objection as well as those that have expressed any objections. Sharon mentioned there was one property where contact has not been able to be made. Chrissy mentioned that one of the properties that expressed some objection appears to have a drilled well on the property and that may mean the water rights to springs on another property would be given up, but further research into whether this is the case legally or otherwise, needs to be determined and documented.

Gail asked about what the system on the Library property would serve. Chrissy responded that the system would be a 6,000 gal./day system. She said each person in a residence produces 70 gal./day and each bedroom is considered to have a 2 person occupancy. She said 20 residences would produce roughly 4,900 gal./day of waste. Gail asked about a store like the corner store. Chrissy responded that it is permitted for 430 gal./day and serves 2 store employees, plus 2 1 bedroom apartments. Gail asked about something like a restaurant establishment. Chrissy responded that a restaurant with less than 9 seats would need a 300 gal./day allocation. For more than 9 seats, the numbers change to 27 gal./day per seat for 2 meals a day and 40 gal./day per seat for 3 meals a day. For something like the Post Office, the requirement would be 15 gal./day per employee.

Gail asked if we might get a total with regard to need with consideration to the rental properties around the P.O., the fire department, the residents on the river side of main street. What might the total need be? Sharon mentioned the Library needs and other existing properties. Gail asked how we might also accommodate future expansion. Chrissy said that some properties might cluster their needs with other property owners where someone might have the area to do so. She said a low pressure system has no infiltration, but there is infiltration with a higher pressure system. Dry wells are no longer allowed. Sharon mentioned that two houses on the riverside of Main Street might possibly be combined. Gail said we need to look at all the properties to assess needs and Chrissy added that we would have to come up with a means to prioritize properties with the highest need. We could look properties with obvious restrictions due to their size, their being in the flood plain, steep slopes or failed systems. Gary mentioned that potential housing could have its own system. Sharon said that any leftover capacity might serve a new business.

North Village:

Discussion moved to the north village and drafting a response to the Parks Board. Gary asked how best to review drafts without having to call a public meeting to do so. Shane said drafts of documents fell within permissible activities that did not need to be publicly warned or open to the public.

Gary brought up a few points regarding the response to the Parks Board. He thought it premature to discuss details about pumping station and how the systems will be maintained and funded, before we know if there is a possibility to site a system. He mentioned that the Parks Board and the Selectboard had been invited several times to view other examples (Warren and Manchester) where systems have been co-located with little interference with other activities on those sites and there were no attendees from either the Selectboard or the Parks Board. He said that information and photos of those sites and other co-location sites have been made available at Village Wastewater Committee (VWC) meetings.

Several people mentioned how the park seems to be underused much of the year, based on their personal experience. Sharon spoke of word of plans for new activities and facilities at the park, but Shane mentioned no knowledge or viewing of them, as yet. Word on the proposed activities include pickleball and skateboarding.

Gary asked if it might be possible to locate any systems under something like a skateboard park and that co-location seems the best use of the property. Chrissy said she will check into what sorts of activities might be constructed over or around a system. Gary suggested we not look at the ball fields for potential sites, but Gail mentioned that the upper field seemed to get very little use. Gary asked if it might be useful to ask the Selectboard and the Parks board again, to travel to see the system installed at the Manchester Recreation Park and asked if the Selectboard has the capacity to decide on their own or whether they needed to take it to Town Meeting or a Special Meeting for a vote. Shane responded that property sales and purchases would need a Town vote, but he did not believe this would.

Auger soil test pits at the park look promising, even without being able to install pipes for a Piezometer. Suspected groundwater, even with surface water intrusion was found at approximately 40 inches in one hole, 34 in another and there appears to be a consistent layer of gravel with 6 auger holes dug.

Further discussion centered around the need for some renovation at the park and how construction of any systems could be limited so as not to intrude on other activities. Chrissy said that 150 to 300 foot isolations would not affect the adjacent Gagnon well isolation.

Gary, Sharon and Chrissy will meet later in the week with regard to investigation of additional potential sites.

With regard to the Custer-Sharp Town property, Gary said he had shown Irwin Kuperberg, Chair of the Conservation Commission, the site and conceptual plans and that the Conservation Commission would be forthcoming with comments. Gary believes there may

be space for additional system sites and that the property has good potential for use as a forest preserve/municipal park. Gail mentioned that Lyell Blaisdell has personal knowledge of the property and was not aware of any old foundations or signs of development as much of the property is hillside.

Chrissy stated that archeological reviews of the property cannot be done while snow is on the ground and that we can have archeological review at the test pit sites can be done as test pits are being dug, if they are paid for by the Town. A week's notice is needed ahead of digging the test pits for the archeologist to put on their schedule.

Gail asked how many people were contacted in the north village regarding the survey of existing water and wastewater conditions. Chrissy said that 74 residential property owners were sent surveys. Gail asked how many potential users might there be and Chrissy responded that there were 26 potential residences and 14 potential commercial properties in the north village. Gail asked what the potential need in the north village would be. Chrissy responded that if all 26 residences were 2 bedroom, the need would be 280 gal./day per home, and 250 gal/day per unit at a 20 unit or more, multi-family housing property.

Gail asked what our total need would look like, plus some extra capacity for the future?

5. Project Management and Coordination:

Windham Regional Commission (WRC) update.

Gail mentioned the desire to be able to give community members hard numbers for some things are and what are some options. For example, what models would we use to determine maintenance of the systems. Gail presented the example of 80% paid by users and 20% paid for by the whole town. Will we be able to present some idea of what user fees will be? Gary mentioned that relative to having to pay for the systems without something like the ARPA money Londonderry has received, the costs should be negligible, overall.

Chrissy said that the debt service should be paid for by the entire town as it would be too much for users to pay for. Gail said we should try to nail some of this information down as much as we can so that some wild rumors can be put to rest.

6. New Business and Considerations:

Gary talked about engagement with the WRC to relay a lot of this information to the community. He thought their having a perspective from outside the town might help mitigate some of the local connection with regard to positions on the subject. He stressed and reiterated the importance and relaying that to the community. He proposed that we might ask people if they know what their water and wastewater situations might be should they wish to transfer or sell their properties. Sharon mentioned that the Selectboard is also key to getting the message out and showing support for the overall project and the funds Londonderry has been so fortunate to receive for this work.

Shane mentioned that the contract with the WRC has been submitted to the State for their approval.

Gail will work with the fire departments and the rescue squad to present information. She also said there is a need to look for another leader for this committee. Shane pointed out that there is also still a vacancy that needs to be filled for this committee and that we need to have the WRC contract approved by the State before we can work with them. Gary suggested putting an article in the media to talk about, compare and answer questions about details. Gail said she with Chester Telegraph for an article and stressed the need to get the facts out. Sharon mentioned discussion of the bond vote for the Town's match to the grant and to pay for the costs of first grant based on going to construction. She also asked if we should also pursue additional grants like Agency of Commerce and Community Development (ACCD) grants or the Community Recovery and Revitalization Program? Emily Hackett said that it never hurts to look for additional grant monies. She stressed the importance of not under bonding the amount needed to cover costs. Shane said it might be harder to go for a higher bond amount, but it is harder if needed costs are not covered by the bond. Shane estimated the bond amount to be \$900,000.

Chrissy said there are also USDA funds that might be applied for, but they have affordability standards. She said RCAP can do an income survey of the service area for free. She also said she is close to putting all the numbers together for the Library property. Gary asked about pricing for Library property system. Chrissy said she could price out the system with a 20-25% contingency. Gary said it is important to show costs, what can be done and what a difference it will make to the communities.

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

No members of the public present

8. Adjourn:

The next regular meetings of the VWC will be **the first Friday of every month at 9:00 AM**
and **the third Tuesday of every month at 6:00 PM**

The meeting adjourned at **7:59 PM**

Respectfully Submitted,
Larry Gubb
Secretary, Village Wastewater Committee

Approved _____.

Village Wastewater Committee
Gail Mann, Chair

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