

Town of Londonderry, Vermont
Village Wastewater Committee
Meeting Minutes
Friday, May 5, 2023 – 9:00 AM
Neighborhood Connections, 5700 VT Rte. 100
Londonderry, VT

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

Others in Attendance:

In Person:, Chrissy Haskins (Dufresne Group – Project Engineers), Sue Westa (WRC) Tom Kauffmann (resident), Chad Stoddard (Resident, Londonderry Parks Board), David Nunnikhoven
Online: Paul Hendler (Londonderry Resident) Shane O’Keefe (Londonderry Town Administrator)

1. Call meeting to order -

Gail called the meeting to order at 9:04 AM

2. Additions or deletions to the agenda:

The VWC had no other additions or deletions

3. Approval of Minutes:

Gail made a motion to approve minutes of both the March 27th and April 7th meeting minutes. Sharon seconded, all voted unanimously to approve both meeting’s minutes.

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

South Village: •

Gail spoke of potential alternative sites in the south village, saying there was no real new news to report only that potential sites are being sought and preliminary discussions underway. She asked how disruptive the piping to the systems would be. Chrissy said that generally piping follows roadways and R.O.W.s (Rights of Way) and that there would be easements as well where any piping ran across properties.

North Village: •

Gail said there were 1-2 potential properties in addition to the Town owned Custer Sharp property. One of the potential properties would like to be tied into funding for affordable housing as a means to offset the expense of any potential wastewater systems that would be installed on that property. Gary asked if the potential capacity of any system on that property was. Chrissy said that there was a potential of no more than 6,500 gal./day due to separations. Two test pits have been done. Property is about 3.5 acres and property

would be a good location and mix for affordable housing. Paul Hendler asked about which village this property was in. Gail reiterated the property was in the north village.

Not sure how some responses will come regarding interest in locating systems on their property, but it is positive that people are getting back to the Committee. There is a lot of information to absorb for potential properties. Chrissy responded that owner of the second potential property has given permission to the Dufresne Group to walk the property, check the area that looked to be the best site for a system and map out where test pits would be dug. She said there is a need to coordinate with the owner on a go ahead to do the test pits, once their locations had been mapped out. In addition, Gail mentioned that the archeological review would also have to be done.

Gail asked Chrissy about progress on the Custer Sharp property. Chrissy responded that mapping had been done and that because testing procedure had been change somewhat by the State, the archeological could not do more than shovel testing at this point and only in the areas where the test pits will be dug. The test pits were staked out and the shovel testing was done, with everything looking clear. She is looking for final approval to proceed with digging the full test pits.

Gary asked if that meant there would still be further review after the test pits were dug and assuming the hydrology was good. Chrissy responded that on certain sites, after the test pits are done, there may need to be some additional evaluation done as in phase 1B. On the Custer Sharp property, because of the slopes, the archeologist will suggest to the state that there is no need for further evaluation and that there is no archeological significance. Gary asked if the stone walls may have some archeological significance. Chrissy did not know, but would check again with the archeologist.

Gary asked if doing the full test pits is scheduled yet. Chrissy said that she is still awaiting final approval from the State and that she also wanted to invite a village wastewater person from the State who works in indirect discharge, but is now working between the indirect discharge and the regional programs. Chrissy will coordinate with her. Gary asked if the Conservation Commission could have about 5 days notice, to allow one or more members to possibly attend. Gary also asked about access to the test pit sites, assuming a mini excavator would be used to reduce tree disturbance and asked if Chrissy could do a map of how the property would be accessed.

Gail asked again about the first property mentioned and wanted to make sure all the test pit work was done on that property. Soils maps and wetlands look good on that site. Springs are used on the site which was the reason a system larger than 6,500 gal./day was not planned. If a well was dug, then capacity may go beyond 6,500 gal./day and the indirect discharge program to maximize what the site could handle.

5. Public Outreach and Prioritization of Deliverables

Gail began an update on the social media site and said that we were not posting information there, but images that provide links to various other websites where information can be found. She reiterated that no comments are allowed.

Feedback reached out to 68 people and engaged 12. Reach outs prior were 80-90 reaches with engagements in the upper 20's. The first ad reached 1,600 people and engaged 300. Would like to be able to boost outreaches again, without advertising. Clarification regarding how the projects will be funded and differentiating between taxes and user fees needs to be done.

Gail mentioned the establishment of an "enterprise fund" to help pay for difference between affordable user fees and O&M costs. Gail said that O&M fee normally includes payment on bond for construction of systems. How the bond is paid for and who pays is up to the Selectboard. It may include a small fee to all taxpayers, but that is all to be determined. It is a difficult question to answer at this stage, because not all of the costs of the systems are known, nor an overall cost, but this is a constant question asked by the community. Gary mentioned the incentivizing of hooking up early on in the process where the hookup fees are less if one hooks up early and get progressively expensive if one waits to hook into the system. Gail said that enterprise funds are normal for many communities and that annually the Town already gives a certain amount to various community organization.

Gary asked if grants can be used to pay for the 10% match on the grant moneys. The belief is that the match can be funded in anyway, including eligible grants. Grants for housing can also help fund the cost of wastewater. Sue Westa mentioned the Community Recovery and Revitalization Program (CRRP) as a potential source of funds, but they have a 20% match. Gail will talk with Julie Beth Hinds and the Warren administrative folks to get some examples from other towns. Gail said a piece needs to be worked on to try to explain some of these, with the caveat that nothing can be promised, only that these are how other towns generally organize, these projects.

Gail spoke of the first public presentation on Edge Hill Road. Gail said that leach fields were a big concern. Landowners had problems with septic systems, thinking of them as "squishy". This is a concern and one of the main reasons for doing community wastewater is because a "squishy" system anyone has is likely to be a failed system. Gary said he could provide some information on why any private wastewater/septic system fails, which could be due to any number of things, but in large part due to not properly maintaining one's system. The advantage of the community systems will be their initial construction (up to latest standards) and being monitored and maintained on a consistent basis and there would be an ordinance about operation of the systems from property owners.

The Committee will present to the Second Congregational Church this coming Sunday at 9:30AM

Larry spoke of doing presentations to the Fire Departments and that Jim Ameden of the north village Phoenix NO.6 fire department is all set to have us do a presentation, just needs us to tell him when. Gary suggested it might be good to try to do the presentation during one of their regular meetings. Larry will reach out to both Jim of Phoenix No. 6 and Jeff Duda of the Champion Fire Department to coordinate dates. Possibly use the South Londonderry, Friends of the West River Trail Depot for the south village meeting.

WRC has done some display board which can be used for presentations. Sharon is waiting on the First Baptist Church. Gary asked about QR codes for people to use to connect to wastewater information. Sue and WRC will work on trying to put this together. Gail said flyers are good as well. Put code on all literature so people can instantly connect with websites that have information on wastewater. May 20th was a planned date for a meeting at the Depot. Gary suggested we postpone that date and wait until June. Will have a table at the Farmer's Market. A June date of June 10th was selected. Gail said we need to set a date for the public forum to have a joint presentation with the Planning Commission and the Conservation Commission. Early on trying to reach potential users of systems.

Sue asked if we were talking about postcards. Gail said a lot of younger folks don't open up envelopes. Gary recommended that QR codes are easier and postcards will likely be tossed in the trash.

Third week in September was decided upon to aim for larger public forum. Sue will talk with Julie Beth about what is best date for her. Evening meeting time, best. 6:00 PM best time.

6. New Business and Considerations

Gary asked about revisiting the water testing. Sharon said she worked with Rich Phelan to finish up water testing. Chrissy did property owner contact. List would have to be updated. Tests need to get to state labs by the same day. Need to check expiration dates of test kits and make sure funding is in place. Chrissy will check on funding through the state funding program.

Testing can be resumed once everything has been coordinated for a good ahead.

Gail spoke about a tutorial for wastewater systems. She said they would be good to have to explain how this all works. Sue said they would be good to have for the September meeting.

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

David Nunnikhoven said he would like to give permission to the Committee to review his property for a potential site and asked whether the arrangement would be a property purchase or an easement purchase. He also would like to investigate affordable housing. Gary said if he would allow test pits to be dug, once and if a potential location was found, they could be done in one day or back to back. Gail said there would also have to be an archeological review prior to test pits.

8. Adjourn:

Sharon moved to adjourn. Gail Seconded

All approved to adjourn and the meeting was adjourned at 10:13 AM

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**

Respectfully Submitted,
Larry Gubb
Secretary, Village Wastewater Committee

Approved 5/23/2023.

Village Wastewater Committee
Gail Mann, Chair

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