

Draft Meeting Minutes for Londonderry Village Wastewater Project

August 7, 2026

Attendees:

Attendees: Chrissy Haskins (Dufresne Group), Pamela Spaulding (Planning Commission), Patty Eisenhaur (Housing Commission)

Village Wastewater Committee Members: Gary Hedman, Larry Gubb, Tom Metcalfe, Martha Dale

The meeting was held at the Londonderry Town Offices. The meeting was recorded and can be accessed at:

<https://us02web.zoom.us/rec/share/yPwMTV1y6Lu431EP7MNR5Xo0Pw5V4xo1cwT-ViKjtnPejAqVfBG4kGJkxWNbyhcQ.mUfPDmGLZiYoOYTU>

Meeting was called to Order at 9:05 AM

Quick recap

The meeting focused primarily on project status updates.

Next steps

- *Committee to update Facebook Page to reflect project kickoff and cover recent press release (carry over from prior meeting).*
- *Committee to provide disposal area maintenance requirements (i.e. mowing, snow removal) and forward to Select Board (carry over from prior meeting).*

Summary

Gary called the meeting to order and noted that the meeting was properly warned, with agendas posted at the post offices, town office, and online.

Public Comments

During the July 10, 2026 meeting, Patty Eisenhaur asked the Committee if an economic impact study of the South Village project had been completed or was planned. Patty referenced a Camoin Associates guide to performing Econ. Impact Analysis and will forward on for review. The process is fairly complex and involved. Patty also mentioned reaching out to the Brattleboro Development Credit Corporation (BDCC) as a potential resource. No other Public Comments were received by the Committee.

Project Updates

South Village-

Chrissy reported that Hunter is making steady progress, having recently encountered ledge, as anticipated. Currently, approximately 1-1.5 feet of ledge is being removed from the bottom of the excavation to achieve design grades/depth. Ledge is anticipated to be intermittent along the route, and varying in depth/prominence. Where excavation is complete, pipe installation and stabilization of the disturbed areas will follow. The monthly construction progress meeting is scheduled for the week of August 10th. Chrissy has been tracking project costs to date and submitting for reimbursement on a regular basis. Hunter has been looking for a source of mound sand that passes specification, and once that source is identified will be importing material to the Prouty Parcel for construction of the effluent disposal bed.

Chrissy also mentioned minor revisions have been made to the proposed service line for 56 Crescent Street, to avoid impacts to an existing stone wall/staircase.

North Village-

Aileen has followed up with Chris Rutken (Rutken Appraisal Co.) to stress the timing/schedule for the property appraisal of the Peele Property. Once the appraisal is in hand, the Town will revisit/renew correspondence with Mr. Peele. Mr. Rutken is aware of the overall project timeline and the appraisal being a critical milestone. Chrissy indicated that the end of September represents a critical date to accommodate the additional permitting necessary.

Funding Updates

Chrissy was informed that the State has identified an additional \$140K in State ARPA money, which could potentially be utilized to support Phase II in the South Village. Chrissy also mentioned that in the draft Intended Use Plan released several weeks ago, the loan subsidy was increased from 50% to 75%, which would potentially increase the amount of funding that can be accessed with the existing match.

Project Communication / Public Outreach

The Committee distributed a press release to local/regional newspapers following the South Village bid process, and it was carried in the Brattleboro Reformer and Vermont Journal, among others. Aileen made some brief updates to the Village Wastewater facebook page, and has shared the account credentials with Corey. The Committee discussed that the page should be updated to reflect current project status and link to the press release (carry over from prior meeting).

Motions

The meeting minutes from the July 10, 2026 meeting were approved, Larry made the motion and Gary seconded, all voting in favor.

Next Committee Meeting –

The next Village Wastewater Committee meeting will be held on Friday, September 4th at 9:00 AM at the Town Offices, or online at <https://us02web.zoom.us/j/85979580043>

The meeting adjourned at 9:36 AM.

Note – While we strive for accuracy, the draft meeting minutes may contain errors or omission, and are subject to revision prior to approval.