

Town of Londonderry, Vermont

Selectboard Meeting Agenda

Monday, October 06, 2025 – 6:00 PM

100 Old School Street, South Londonderry, VT 05155

1. Call Regular Meeting to Order
2. Additions or Deletions to the Agenda [\[1 V.S.A. 312\(d\)\(3\)\(A\)\]](#)
3. Minutes Approval – Meeting(s) of 09/08/2025
4. Selectboard Pay Orders
5. Announcements/Correspondence
6. Visitors and Concerned Citizens
 - a. Cameron Habib, Short Term Rental Request
7. Town Officials Business
 - a. Short Term Administrator
 - i. Updates
 - b. Recreation Director
 - i. Pingree Park - Contract with Lawn Master
8. Transfer Station/Solid Waste Management
 - a. Updates
9. Roads and Bridges
 - a. Updates
10. Old Business
 - a. Add Library as approved public meeting space
11. New Business
 - a. Approve Town Office Use Request (Weston Theater)
12. Adjourn

Posted and distributed on 10/03/2025

Meeting documents will be available at <http://www.londonderryvt.org/town/agendasminutes/> approximately 24 hours before the meeting.

Live video of meetings available at:

<https://www.youtube.com/user/GNATaccess>

<https://www.facebook.com/GNATtelevision>

Town of Londonderry, Vermont

Selectboard Meeting

Monday, October 06, 2025 – 6:00 PM

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**Town of Londonderry, Vermont
Selectboard**

Meeting Minutes

Monday, September 29, 2025, 6 PM

100 Old School Street, South Londonderry, VT 05155

Board members present: James Ameden, Jr., Thomas Cavanagh, Jim Fleming, and Taylor Prouty.

Board members absent: Martha Dale.

Town Officials: Aileen Tulloch, Town Administrator; Tina Labeau, Town Treasurer; Sally Hespe, Selectboard Note Taker; Andy Dahlstrom, SRT Administrator; Patty Eisenhaur, Housing Commission; Liam Elio, Mountain Towns Recreation Director; and Will Goodwin, Zoning Administrator.

Others in Attendance: Paul Hendler; Gary Kleiman; Ben and Loana Sargent; Scott Ross, Mercedes Ross; Pamela Spaulding; and Amanda Fouda, GNAT Videographer.

1. Call Regular Meeting to Order

Chair Tom Cavanagh called the Selectboard meeting to order at 6:00 p.m.

2. Additions or Deletions to the Agenda [1 VSA 312(d)(3)(A)]

Item 6a Meg Staloff – Annual BDDC update was corrected to read “BDCC”.

3. Minutes Approval – Meeting(s) of 9/8/2025 and 9/25/2025

Taylor Prouty moved to approve the minutes of the Selectboard meetings of 9/8/2025 and 9/25/2025, seconded by Jim Fleming. The motion passed unanimously.

4. Selectboard Pay Orders

Jim Fleming moved to approve the pay orders for payroll and accounts payable, seconded by Taylor Prouty. The motion passed unanimously.

5. Announcements/Correspondence

The following announcements were made by Town Administrator Aileen Tulloch:

- Tulloch recently attended the Windham County Sheriff’s Office Regional Policing Public Meeting. Support for the program has been positive, and the legislature will be asked to endorse the regional plan. Towns were asked to talk it up, call legislators, and support when it comes up.
- CBDG-DR grant process is almost complete. The application will be submitted on September 30 and the Town should hear back in November.
- Selectboard meetings will be back to regular schedule of first and third Mondays of the month.
- Tulloch will be attending Town Fair in South Burlington October 7 - 10.

The following correspondence can be found in the meeting packet:

- Letter from GMP informing the Town that they are putting in new utility lines along Route 11, Route 100, Old Stowell Hill, Sherwood Forest Rd., and North Main Street.

Town of Londonderry, Vermont

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Other announcements:

- Tina Labeau gave reminder that Wednesday is Tax Day, and she will be in office until 5.
- Tom Menees will give a presentation on the positive impact of removing the dam on October 18, 9:30 a.m., at Town Hall. Details will be distributed via email, social media, flyers, and the website.

6. Visitors and Concerned Citizens

a. Meg Staloff – Annual BDCC update

Laura Sibilia, Director of Regional Economic Development Strategies and Programs, provided an update on the work of the Brattleboro Development Credit Corporation (BDCC) in advance of the organization's annual appropriation request to the Town. The organization is happy to offer more information on available services if needed and distribute an Executive Summary 5-year plan for growing the region. Sibilia also described the survey that was sent to all selectboard members to get feedback on developing programs and processes.

b. GMP easement Request (Scott Ross)

Scott Ross requested approval to run underground electric service from town-owned pole to 2486 Vt. Rt. 11. Green Mountain Power has okayed but needs Town approval to prepare the easement request. As the town pole is located on a FEMA buyout property, staff will need to review FEMA buyout guidelines before project can proceed.

Taylor Prouty moved to approve the underground utility request for the Ross property contingent on compliance with FEMA buyout guidelines, seconded by Jim Fleming. The motion passed unanimously.

c. Ben Sargent – Short Term Rental

Ben Sargent requested reconsideration and approval for 2 STR structures on his property. Two cabins were previously registered, but renewal registration paperwork was not submitted by the due date. Payment for the registrations, however, was submitted online by the due date. Sargent relayed that the units, along with 9 others on his property, were being reviewed under ACT 250 at the time of STR registration. Once this was resolved, Sargent informed the STR Administrator that all 11 units were eligible to be renewed, but did not submit paperwork for all.

Andy Dahlstrom, STR Administrator, reported that he processed what he received and confirmed that application paperwork for the 2 units was not received by the due date. The Town Attorney reviewed this and several other STR registration questions and indicated that the ordinance is clear regarding requirements and dues dates and that is what is should be adhered to.

The Selectboard concurred with the STR Administrator and the Town Attorney. While payment was received, registration applications were not. To issue registrations after widely publicized deadline would risk setting a precedent for this new program.

7. Town Officials Business

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a. Zoning Administrator

i. Discuss Roads and Bridges Standards (Road Widths)

Zoning Administrator Will Goodwin reported to the board that there are differences in Town road standards compared to State road standards and asked if they should match. The main difference is in definitions of road widths. It was agreed that the standards should be in alignment for consistency and clarity in the case of any appeals. Goodwin will further review and compare the standards and return to the Selectboard with findings.

ii. Application form updates and fee changes

Goodwin submitted proposed zoning application form updates and permit fee changes for approval. The additional fee previously charged for permits issued after work completion was removed. This fee was often paid by new home buyers who needed permits after purchase for existing decks, sheds, etc.

Taylor Prouty moved to accept the new Zoning Fee Schedule as presented by Zoning Administrator, seconded by James Ameden. The motion passed unanimously.

b. Conservation Commission

i. Discuss forming a Regional Watershed Management task force.

The formation of a Regional Watershed Management task force was proposed in the Town's Long Term Recovery Plan. Flood resilience is a multi-town issue and a task force of adjacent towns could review watershed recommendations that come through the State.

The task force could be formed by: 1) creating a charge and then contacting other Selectboards or 2) have regional Selectboards nominate members who make a charge. Aileen Tulloch will do some research on what other towns have done or are doing.

c. Recreation Director

i. Mowing Memo

Mountain Towns Recreation Director Liam Elio sent a memo outlining what areas the Parks Department is responsible for mowing and landscaping.

ii. Facility Use Agreement – Town Hall Haunted House.

Elio proposed to resurrect the Halloween Haunted House at Town Hall and will head the project with a team of volunteers and coordinate with Trunk or Treat activities. Families will enter through the basement, ensuring the event is accessible to all.

Jim Fleming moved to authorize the use of the Town Hall for a Haunted House on October 31, 2025, and to authorize the Town Administrator to sign the facility use agreement on behalf of the Town, seconded by James Ameden. The motion passed unanimously.

8. Transfer Station/Solid Waste Management

a. Updates

None.

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Selectboard Meeting Minutes – September 29, 2025

9. Roads and Bridges

a. Updates

Taylor Prouty provided an update from Road Foreman Josh Dryden:

- 4th road crew member will be on leave of absence through Thanksgiving (annual occurrence).
- Work on Under the Mountain Rd. continues. Upcoming culvert replacements may result in short term road closures.
- Mowing still ongoing on Middletown and Little Pond roads.
- Pavement milling ongoing on Winhall Hollow and Landgrove roads, followed by paving.
- Reinhard Rd. box culvert progressing.
- New truck has arrived at Reed's but still needs to get plow attached.
- Determining whether to single source road fuel contractor or put out to bid. Maybe just tack onto 3-year heating oil contract with Cota and Cota.
- A couple of culverts are left to put in on Spruce Rd. and West River St.
- Grants and aid projects for Edgehill Rd. are complete.
- Need for hay bale mulching. The price for this machinery is expensive, so this might be contracted out. – too expensive piece of machinery for amount used. Maybe contract out.

b. Review and Approve Hell's Peak Road Tree Removal Proposal

Details were discussed at last Selectboard meeting.

Taylor Prouty moved to accept the proposal from SavATree to provide services relating to tree removal on Hell's Peak Rd, estimated to cost \$3950 and 2) authorize the Town Administrator to execute any documents necessary for the hiring of contractor to conduct the necessary work, seconded by James Ameden. The motion passed unanimously.

10. Old Business

a. GNAT-TV Hybrid estimates

Three hybrid setup options for Town Office meeting spaces were received from GNAT. The Selectboard is leaning towards Option 2, which would include two cameras, three microphones, and initial set up by an engineer.

The State will be requiring hybrid town meetings in the future, at which point this would be a necessity. Staff will run the proposed options by the Town technician, Peter Smith. Once an option and price are selected, the project will be added to next year's budget.

b. Ratify 09/08/2025 Beautification Bench Request decision

Taylor Prouty moved to ratify the Selectboard's 09/08/2025 decision to approve the purchase of a bench in the amount of \$257.39 for use at the Town Office, seconded by Jim Fleming. The motion passed unanimously.

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11. New Business

a. Thompsonburg Road Closure for Halloween

Taylor Prouty moved to close Main St. from the corner of Route 100 and Main St. up to the South Londonderry Library and Middletown Road northbound Lane from Route 100 to Town Hall on Friday October 31 from 4 p.m. to 7 p.m., seconded by James Ameden. The motion passed unanimously.

b. Review and Adopt Personnel Policy

Tina Labeau and Aileen Tulloch have been working on an updated Personnel Policy. Primary changes include:

- At-will section is now throughout document.
- Changed coverage for elected officials and staff.
- Clarified VT Sick Leave Policy.
- Removed Conflict of Interest.
- Narrowed close relative in nepotism section with waiver for exceptions.
- Removed mandatory drug testing for non-CDL drivers.
- Performance based decisions.
- Added holidays: Indigenous People's Day, Juneteenth, and Bennington Battle Day (State and Federal Holidays).
- Vacation time now accrues up to five days, with additional time accrued for years of service.
- Added Tina Labeau as one of the reporters for sexual harassment.
- Fixed health insurance back to \$5,000.

James Ameden moved to adopt the Personnel Policy as Amended August 19, 2025 effective October 1, 2025, seconded by Taylor Prouty. The motion passed unanimously.

c. Warn Town Plan Hearing and Adoption (30 days from September 29th)

The Planning Commission held a public hearing and voted to send the Town Plan to the Selectboard for adoption. The Selectboard will next warn a Town Plan Hearing for public comments before adoption.

Taylor Prouty moved to Warn a Notice of Public Hearing on October 29th, at 5:00 pm at the Town Office to hear comments and concerns from the Public regarding the Amended Town Plan per VSA 24 §4385 (a), seconded by James Ameden. The motion passed unanimously.

d. Review and Approve Londonderry's Participation in the National Opioid Settlement

Jim Fleming moved to approve Londonderry's participation in any National Opioid Settlements and authorize the Town Administrator to enter Londonderry into such

Town of Londonderry, Vermont
Selectboard Meeting Minutes – September 29, 2025

settlements and to sign any and all documents necessary to execute this action on behalf of the Town, seconded by James Ameden. The motion passed unanimously.

e. Approve Itinerant Vendor (Workhorse Sandwich Stop)

Gary Kleiman, an owner of the West River Coffee Barn, has arranged for 3 food trucks to offer lunch on Fridays for 6 weeks starting Friday, October 3rd. Two of the food trucks – El Chepe and Crooked Barn have prior approval. Kleiman is requesting approval for Workhorse Sandwich Stop.

Taylor Prouty moved to approve Itinerant Vendor application for Workhorse Sandwich Stop dependent on receipt of application, seconded by Jim Fleming. The motion passed unanimously.

12. Executive Session 1 V.S.A. § 313 (a)(1)(F) Confidential attorney-client communications made for the purpose of providing professional legal services to the body.

Taylor Prouty moved that the Board enter executive session to attorney-client communications pursuant to 1 V.S.A. § 313 (a)(1)(F), and invite the Town Administrator into the executive session, seconded by James Ameden. The motion passed unanimously.

Executive session entered at 7:41 p.m.

Executive session ended at 7:50 p.m.

13. Adjourn

Jim Fleming moved to adjourn the meeting, seconded by James Ameden. The motion passed unanimously.

The meeting adjourned at 7:51 PM.

Respectfully Submitted,

Sally Hespe, Town Minute Taker

Approved

LONDONDERRY SELECTBOARD

Thomas Cavanagh, Chair

Town of Londonderry, Vermont
100 Old School Street, South Londonderry, VT 05155
802-824-3356 www.londonderryvt.org

Selectboard Agenda Item Request

Today's date: 9/18/2025

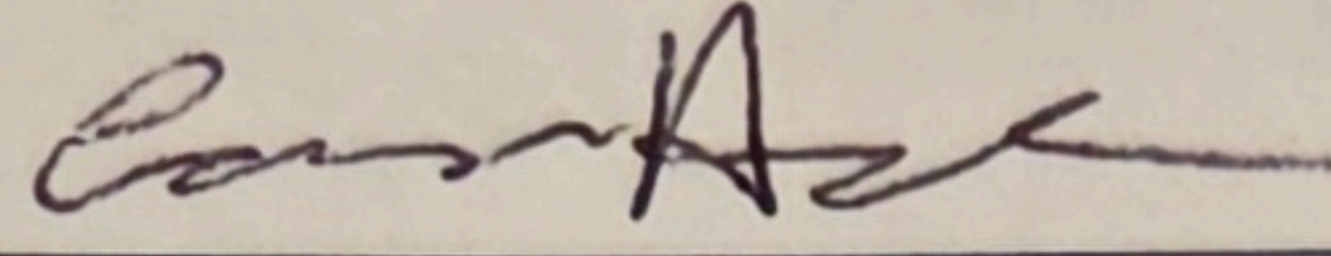
Date requested for meeting: 10/6/2025

Requestor Contact Information: Name: Cam Habib

Mailing address: 70 Rutland Street, Watertown, MA 02472

Preferred phone #(508) 505 5819

Email address: habib.cameron@gmail.com

Signature: 

Londonderry resident or property Owner? ☒ YES ☐ NO Representing Londonderry
business or organization? ☐ YES ☐ NO

Name of business or organization: N/A

Departmental/Intergovernmental request? ☐ YES ☒ NO Name of Department or Govt. Organization:

Category of matter to be discussed with the Selectboard (check all that apply):

☐ New Business ☐ Old Business ☐ Request for Service ☐ Executive Session ☐ Nomination for
Appointed position ☒ Other: Short Term Rental Discrepancy

Brief description of topic to be discussed: Supplemental Info attached" ☒ YES ☐ NO

Requesting special consideration to be grandfathered into the previous STR Ordinance. After receiving notice from the STR Administrator in Nov. 2024, I promptly reached out with questions to ensure a compliant application. I received confirmation my inquiry was in hand, but no further response despite multiple follow-up calls. Given my good faith efforts to comply before the new ordinance was enacted, I respectfully ask the board to consider my eligibility under the prior rules. (Attached on page 2 - correspondence of STR admin acknowledging receipt of my questions).

The Londonderry Selectboard meets regularly on the first and third Mondays of the month at 6:00 PM in the Londonderry Town Office (Twitchell Building) or remotely as appropriate, and may also meet as necessary in special meetings. All meetings are open to the public. To be considered for inclusion on the Board agenda, requests should be submitted to the Town Administrator by noon on the Wednesday before the meeting. Staff will contact the individual specified above to confirm agenda scheduling. Requests may be referred to Town departments or committees, as appropriate, in advance of the Board meeting to allow for adequate internal review, preparation and comment.

*** * For Town Administrator's office only * ***

Date received: _____ Date scheduled for meeting: _____

Add 'l information received: _____

_____ Referred to Department/
Committee? ☐ YES ☐ NO

Notes:

____ Town Administrator Signature: _____ Date: _____

Email Correspondence November 2024. Andy in receipt of my questions.

A

Andy Dahlstrom <stadmin@londonderryvt.org>
to me ▾

Tue, Nov 26, 2024, 11:13 AM ☆ ☺ ↶ !

Hello Cam.
This is a quick note to acknowledge receipt of your email and questions.
Because of the volume of calls and emails from my recent STR letter, I will need to postpone a detailed response to your series of good questions.
Back to you after I have cleared my inbox,
Andy

Andy Dahlstrom
Short-Term Rental Administrator
Town of Londonderry, VT.
tel. 802-824-3356 x9

From: Cameron Habib <chabib.cameron@gmail.com>
Sent: Monday, November 25, 2024 10:12 PM
To: Andy Dahlstrom <stadmin@londonderryvt.org>
Subject: Re: Short Term Rental Ordinance

C

Cameron Habib <chabib.cameron@gmail.com>
to Andy ▾

Tue, Nov 26, 2024, 11:15 AM ☆ ☺ ↶ !

Appreciate the response. I know deadline is tomorrow so I just don't want to fall out of compliance and make sure I'm also submitting an accurate application.

TOWN OF LONDONDERRY
FACILITY USE POLICY AND AGREEMENT
Approved as amended January 4, 2016

The Town of Londonderry has a number of facilities that are available for use by Londonderry residents, taxpayers and their guests. It is the intent of the Town to have the facilities used as frequently as possible, but it is the obligation of the Town to ensure that its facilities are maintained in good condition and their use and maintenance do not impose an undue financial cost on the Town's residents. This policy is intended to help ensure that the Town's facilities will be well maintained, enjoyable, accommodating, will provide a safe environment and that the Town will be fair and consistent with all parties wishing to use its facilities.

This policy applies to these facilities: Londonderry Town Hall, Twitchell Building (Town Office Building), Pingree Park Pavilion, and the Memorial Park Pavilion.

The Town of Londonderry will make these facilities available on a first come, first serve basis for individuals, groups and organizations during times when the facilities are not being utilized for Town of Londonderry programs or by Town staff, boards, commissions and committees, or Town of Londonderry sponsored events.

Smoking is prohibited at all Town facilities. Responsible use of alcohol is permitted by attendees of legal age.

A variety of low impact uses are acceptable, providing the use is legal and orderly, and doesn't exert undue impact or wear and tear on the buildings. In general, commercial use or functions for private profit are not offered but will be considered by the Select Board on a case by case basis.

In the case of use by school or other under aged groups, there must be adult supervision on the premises at all times.

FACILITY USE AGREEMENT

Social service and community service groups, individuals, businesses, and non-profit groups wishing to use the facilities are required to complete a Facility Rental Agreement for each event.

Users must return the facilities in a neat, orderly and clean condition after their use. Users will be responsible for, and liable to, the Town for all repairs to the facilities required as a result of damage caused by users.

There will be a \$50 refundable security deposit required for use which can be used for cleanup (if required). Additional charges for cleanup may be imposed.

For usage of the Town Office/Twitchell Building, the \$50 refundable security deposit required can be used for cleanup (if required) and for the key necessary to access the building. Users are required to contact the Town Office at least 48 hours prior to an event in order to receive a security access code, and key.

Due to insurance restrictions, the following are requirements for use of town facilities:

- Small, informal events such as birthday and anniversary parties do not need to provide liability insurance.
- Larger events such as a wedding reception with alcohol, theatrical event charging admission, etc., are required to carry liability insurance. The user can go online with PACIF and pick up a "TULIP" (temporary use liability insurance policy). Please see the town office for more information.
- Any business using the facilities for profit must carry liability insurance. For businesses and organizations that already carry insurance, the Town of Londonderry is to be named as "additional insured".
- It is highly recommended that any event where alcohol is served use a licensed caterer and/or have a liability insurance policy.
- When an insurance policy is required, documentation must be furnished before this document is signed and use of facilities is approved.

This Agreement, dated October 10th, 2025 is between the Town of Londonderry and Weston Theater Company. The parties agree to the conditions as listed in this document.

FACILITY: Londonderry Town office Meeting Room

EVENT: Board Meeting

DATE: October 11th, 2025

A copy of liability insurance will be attached to this agreement when required.

Town of Londonderry: By _____ (Authorized Agent)

User James Roeder

Address: 703 Main st Town Weston St VT Zip 05161

Phone: 2542312868

Weston Theater Company (Organization, if applicable)



Vermont Department of Environmental Conservation

Agency of Natural Resources

WATER INVESTMENT DIVISION
National Life Building, DAVIS 3
1 National Life Drive
Montpelier, VT 05620-3510
FAX: (802)828-1552

Aileen Tulloch, Town Administrator
Authorized Representative
Town of Londonderry
100 Old School St
Londonderry

9/8/2025

**Re: South Londonderry Village Community Wastewater System Project
Vermont/ USEPA Clean Water Revolving Loan Number RF1-309**

Notice of Intent to Issue a Finding of No Significant Impact

Dear Aileen Tulloch:

The Department of Environmental Conservation intends to issue a Finding of No Significant Impact (FNSI) for the South Londonderry Village Community Wastewater System Project.

The project has positive environmental impacts consisting of replacing failing septic systems, which will result in an improvement in drinking water and surface water quality as well as improving economic and community development.

This project additionally involves impacts including construction in an area with multiple rare, threatened, or endangered species and migratory bird species; construction in a floodway and floodplain; construction near two hazardous sites; and earthwork done on urban soils.

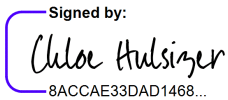
Otherwise, this project may have been eligible for Categorical Exclusion from detailed environmental review; additionally, the direct and indirect environmental effects of the project are still not significant enough to necessitate an Environmental Impact Statement (EIS).

The Department's environmental review procedures require a 30-day public comment period following the issuance of a Notice of Intent to Issue a Finding of No Significant Impact. If no public comments received during that period demonstrate that this Notice of Intent is in error, then the Finding of No Significant Impact will become effective.

**Aileen Tulloch, Authorized Representative, Town of Londonderry
South Londonderry Village Community Wastewater System
Finding of No Significant Impact**

Copies of documents supporting a Finding of No Significant Impact are enclosed. Please keep copies of the enclosed documents, along with any pertinent reports by your consulting engineers, available for public inspection during a public comment period of 30 days. A full listing of the documents that must be available for public inspection is attached. Please call, 802-522-6229, if you have any questions or concerns.

Sincerely,

Signed by:

8ACCAE33DAD1468...

9/17/2025

Chloe Hulsizer
Environmental Analyst IV
Water Investment Division

Enclosures

Documents Posted for Finding of No Significant Impact Public Comment Period (30 days)

1. Notice of Intent to Issue a Finding of No Significant Impact (Signed by Jeff Fehrs, P.E., Supervisor, Water Investment Division, enclosed.)
2. Evaluation of Eligibility for Finding of No Significant Impact (Approved by Jeff Fehrs, P.E., Supervisor, Water Investment Division, enclosed.)
3. State Environmental Review Procedures for Projects Funded Through the Vermont/ EPA Revolving Loan Program, <https://dec.vermont.gov/water-investment/water-financing/srf/environmental-review>

Additional Documents Needed for Finding of No Significant Impact Public Comment Period (30 days)

4. Environmental Information Document titled "*South Londonderry Village Community Wastewater System*" dated 08/13/25 by Christina Haskins and 09/06/25 by Aileen Tulloch. <https://anrweb.vt.gov/DEC/IronPIG/DownloadFile.aspx?DID=215013&DVID=0>
5. Preliminary Engineering Report entitled "*Community Wastewater Feasibility Study*", and dated 4/15/2024, by Dufresne Group. <https://anrweb.vt.gov/DEC/IronPIG/DownloadFile.aspx?DID=208371&DVID=0>

Aileen Tulloch, Authorized Representative, Town of Londonderry
South Londonderry Village Community Wastewater System
Finding of No Significant Impact

COPY LIST

Heather Collins, Wastewater Program, VT-DEC
Jeffrey Svec, Regional Engineer, VT-DEC, Drinking Water and Groundwater Protection Division
Scott Dillon and Elizabeth Peebles, Division for Historic Preservation, ACCD
Christina Haskins, PE, Dufresne Group



Vermont Department of Environmental Conservation

Agency of Natural Resources

Department of Environmental Conservation
Water Investment Division
1 National Life Drive, Davis 3
Montpelier, VT 05620

802-522-3562

Notice of Intent to Issue a Finding of No Significant Impact

**Village of South Londonderry
South Londonderry Village Community Wastewater System**

Vermont/ USEPA Clean Water Revolving Loan Number: RF1-309

In accordance with section VII of the Department's *"Environmental Review Procedures for Projects Funded Through the Vermont/ EPA Revolving Loan Program"*, the Department of Environmental Conservation intends to issue a Finding of No Significant Impact (FNSI) for the proposed South Londonderry Village Community Wastewater System Project. This project involves construction of a STEP collection system and a soil-based disposal system built to serve over 30 properties in the village. The system will have a capacity of 12,960 gallons per day.

Under the Procedure, the project is ineligible for Categorical Exclusion (CATEX) from detailed environmental review. The project involves impacts to rare, threatened or endangered species; migratory birds; construction in a floodway and floodplain; construction in proximity to hazardous sites and therefore exceeds the threshold for CATEX.

Also, the direct and indirect environmental effects of the project are not significant enough to necessitate an Environmental Impact Statement (EIS), under the Department's environmental review procedures. The project will not increase the current permitted flow capacity of the treatment plant.

Consideration of the FNSI included a review of the following documents:

- **Environmental Information Document (EID)** signed 08/13/25, by Christina Haskins, PE, of Manchester Center, VT, and 09/06/25, by Aileen Tulloch of Londonderry, VT.

Village of South Londonderry

**South Londonderry Village Community Wastewater SystemSouth Londonderry Village Community
Wastewater System**

Notice of Intent to Issue a Finding of No Significant Impact

Further information on the project and this Notice of Intent is available for inspection at the following locations:

Aileen Tulloch, Town Administrator
Town of Londonderry
100 Old School St
Londonderry

tel. (802) 824-3356
townadmin@londonderryvt.org

Chloe Hulsizer
Vermont Department of Environmental Conservation
Water Investment Division
1 National Life Drive, Davis 3
Montpelier, VT 05620-3510

tel. 802-522-3562
Chloe.Hulsizer@Vermont.gov

(Note: National Life requires photo identification to obtain an access badge for entry.)

Christina Haskins, PE
Dufresne Group
1996 Depot Street
Manchester Center, VT, 05255-8404

tel. 802-674-2904
chaskins@dufresnegrup.com

No significant administrative action will be taken on this project for thirty (30) days from issuance of this Notice of Determination, to allow for public response.

Signed by:

C13D237CC28247C...
Emily Bird, Director
Water Investment Division

9/29/2025

Date

Department of Environmental Conservation
Vermont Agency of Natural Resources



Vermont Department of Environmental Conservation

Agency of Natural Resources

TO: Emily Bird, Director, Water Investment Division

FROM: Chloe Hulsizer
Environmental Analyst IV, Water Investment Division

SUBJECT: Village of South Londonderry
South Londonderry Village Community Wastewater System Project
Environmental Assessment
evaluation of eligibility for Finding of No Significant Impact

DATE: ^{Initial}
 9/29/2025

^{Initial}
 9/17/2025

A. Project Identification

Project Name: Village of South Londonderry
South Londonderry Village Community Wastewater System

Address: Aileen Tulloch, Authorized Representative
Town of Londonderry
100 Old School St
Londonderry

Project Location: Village of South Londonderry, Vermont
The project area includes a slight extension of the designated Village of South Londonderry, which is located within the West River Watershed of Vermont. The project area extends east of North Main Street and includes the intersections of North Main Street with Middletown Road and Old School Street.

Vermont/ USEPA Clean Water Revolving Loan Number: **RF1-309**

Aileen Tulloch, Authorized Representative, Town of Londonderry
Evaluation of Eligibility for Finding of No Significant Impact
South Londonderry Village Community Wastewater System
Vermont/ USEPA Clean Water Loan Number RF1-309

B. Summary of Environmental Review

The Department of Environmental Conservation, Water Investment Division, has reviewed this proposed project in accordance with the Department's State Environmental Review Procedures for Projects Funded Through the Vermont/ EPA Revolving Loan Program.

The Department has reviewed the following planning documents:

- Environmental Information Document titled "South Londonderry Village Community Wastewater System", and 08/13/25 by Christina Haskins and 09/06/25 by Aileen Tulloch.
- Preliminary Engineering Report entitled "Community Wastewater Feasibility Study", and dated 4/15/2024 by Dufresne Group.

A Finding of No Significant Impact (FNSI) is the appropriate environmental review response for this project if the issues presented can be resolved with mitigation or permits. This project is not eligible for Categorical Exclusion from detailed environmental review due to potential impacts to rare, threatened or endangered species; migratory birds; construction in a floodway and floodplain; and construction in proximity to hazardous sites. Also, the project's direct and indirect environmental effects do not necessitate issuance of an Environmental Impact Statement (EIS), consistent with the criteria as described in section XI of the Department's environmental review procedures.

1. Project Description

The Village of South Londonderry is located in Windham County, Vermont in the West River major watershed.

The project will involve the construction of a STEP collection system using individual septic tanks and will serve over 30 properties in the area. Wastewater will be transported from the STEP system to a single pump station, which will then transport the wastewater to a treatment area. The treatment area will use a drip disposal system, dispersing treated wastewater directly into the soil, where pollutants will be broken down. The capacity of the system will be 12,960 gallons per day. The proposed project will upgrade individual septic tank systems in the Village of South Londonderry, Vermont. There are several properties within South Londonderry that currently have inadequate wastewater treatment facilities, creating a need for a newer and more organized wastewater treatment system. The project will prevent impacts on local water quality by replacing failing septic systems and avoiding the contamination that a failed wastewater treatment system could create in nearby surface waters or drinking water systems. Updating water treatment facilities additionally has the potential to foster redevelopment and growth in the village.

Aileen Tulloch, Authorized Representative, Town of Londonderry
Evaluation of Eligibility for Finding of No Significant Impact
South Londonderry Village Community Wastewater System
Vermont/ USEPA Clean Water Loan Number RF1-309

This work is expected to be constructed with Clean Water State Revolving Fund (CWSRF) loan.

Eligibility for clean water revolving loan (CWSRF) construction funding will be limited to the eligible clean water work as detailed in the Preliminary Engineering Report and to physical areas cleared through this environmental review process.

The contract documents will contain standard requirements to limit hours of construction and to control noise, dust and discharges of stormwater runoff or pollutants during construction.

2. Justification for Finding of No Significant Impact

We have determined that the proposed project meets the criteria for issuance of a Finding of No Significant Impact.

This project involves construction in an undeveloped wooded area which may impact the nesting locations of migratory birds. To avoid these impacts, trees will be removed between November 2025 and January 2026, which are the months that migratory birds do not nest in this area.

There is a presence of rare, threatened or endangered species in the project area. Mitigation will be determined by the pending Vermont Fish & Wildlife Permit.

This project involves construction within a floodplain and a floodway. Pipe and tank components installed within the floodplain or floodway will be buried at a bury depth to prevent buoyance in case of any flood events. There will be no change to elevation, and all surfaces will be restored to their existing grades to match pre-construction conditions. The sewer mains and services will be pressure tested during construction, and the septic tanks will be leak tested during construction. Control panels for septic tanks will be located at least 1 foot above flood elevation.

There are two hazardous waste sites in proximity to the project area. It is not anticipated that existing hazardous sites will be disturbed during construction of the proposed project; however, if contaminated materials are identified in these locations, or other locations, Waste Management Division will be notified and the project will proceed under their direction.

There are urban soils in the project area. Any excess soils from the Urban Soil Background area will be disposed of in an Urban Soil Background Area, or will be disposed of as contaminated materials.

**Aileen Tulloch, Authorized Representative, Town of Londonderry
Evaluation of Eligibility for Finding of No Significant Impact
South Londonderry Village Community Wastewater System
Vermont/ USEPA Clean Water Loan Number RF1-309**

Otherwise, this project may have been eligible for Categorical Exclusion from detailed environmental review; additionally, the direct and indirect environmental effects of the project are still not significant enough to necessitate an Environmental Impact Statement (EIS).

Specifically, the project will not increase the design hydraulic capacity of the wastewater treatment plant by more than 20 percent, and it will not increase the design organic treatment capacity (equivalent population served) by more than 30 percent.

The project will not create a new permanent discharge of stormwater or treated wastewater to surface waters or groundwater, and there will be no increase of effluent pollutant loadings (pounds per day) permitted to be discharged from associated wastewater treatment plant.

A public hearing will be held on 09/08/2025 at 6:00 pm as part of this FNSI process.

Williams Dam - Periodic Inspection Report	
Inspection Type: Periodic Inspected By: Steven Hanna, Margaret Wladyslawski Weather: Cloudy, Raining, 68°F	Inspection Date: 08/25/2025 09:44 Others Present: None Owner: Town of Londonderry
Site Map 	Dam Info Hazard Potential Classification: Significant StateID: 115.01 Town: Londonderry County: Windham Watershed: West River Stream: West River Type: Stone, Concrete, Gravity Foundation Conditions: Rock; Known Purpose: Other Status: In Service Height: 20 ft Length: 87 ft Construction Date: 1900 Reconstruction Date: 1976
Other Considerations Dam does not have public road on crest. Dam does not have public bridge. Dam does not have associated dike.	Reservoir Info Normal Storage: 24.2 acre-ft Normal Surface Area: 9.3 acres Max Storage: 97.1 acre-ft Max Surface Area: 29.90 acres Drainage Area: 26112 acres
Purpose The Dam Safety Program is performing this inspection in accordance with 10 V.S.A. § 1105.	
Limitation The condition rating assigned below is based on a visual inspection of the dam, and using information on file.. Detailed investigations/analyses are beyond the scope of this report. Please see the General Information section at the end of this report for more information.	
Overall Condition Rating ☐ Satisfactory ☐ Fair ☐ Poor ☒ Unsatisfactory ☐ Not Rated <i>*See General Information section at the end of report for definitions.</i>	
Condition Rating Notes Since the previous inspection, the conditions of the concrete structures, downstream wall, and LLO pipe have worsened. The sluicgate stem remains bent, leaving it inoperable. The dam is also considered to be hydraulically inadequate as it is not capable of being safely overtopped by the inflow design flood. Accordingly, the condition rating has been lowered from POOR to UNSATISFACTORY . It is recommended that additional maintenance, engineering, and remedial measures be implemented to further address the deficiencies noted in this report.	
Prepared by: Margot Wladyslawski on 9/2/2025	Reviewed by: Steven Hanna 10/01/2025

Dam Safety Recommendations

The following recommendations and remedial measures describe the recommended approach to address current deficiencies at the dam following a visual periodic inspection performed by the Dam Safety Program. Maintenance recommendations can be performed by the Owner, while Studies and Analyses and Remedial Repair Recommendations will require the services of a qualified professional engineer registered in the State of Vermont who is experienced in dam safety engineering design, permitting, and construction.

Williams Dam has the capability to impound more than 500k cubic feet (11.48 acre-ft). Per 10 V.S.A. § 1082, performing repairs or improvements will likely require obtaining a Dam Order authorizing the work to be performed. It is recommended that Dam Owners communicate with the DSP about any planned repairs to evaluate if the planned work requires obtaining a Dam Order.

Immediate Consideration

Retain a professional engineer qualified in dam safety to evaluate erosion occurring at the left end of the dam and leakage on the right end at the low-level outlet and prepare plans for correcting the problem. The evaluation should take place with the water level of the impoundment lowered. A professional engineer should also evaluate the dam and prepare plans for repair, replacement, or removal of the dam.

Maintenance Recommendations

General	- Perform an update to the Emergency Action Plan at least every other year and provide updates to all key contacts. - Consider posting warning signage restricting public access to the dam. - On a regular basis and following unusual or extreme loading conditions, perform monitoring of the dam and its appurtenances. Report any unsafe conditions to the Dam Safety Program.
Spillways	- Maintain the principal spillway free of debris to ensure free-flow conditions. - Monitor and repair minor concrete cracking and deterioration. - Monitor the condition of the concrete joints.
Embankment Walls	Monitor the downstream stone masonry wall for unusual movement.

Studies and Analysis Recommendations

General	Perform necessary analyses to support either the design of repairs to bring the dam into compliance with current dam safety rules and guidelines or dam removal.
Hydrology and Hydraulics	- Identify alternatives to make the dam hydraulically adequate or capable of safely being overtopped during the Inflow Design Flood. - Evaluate the condition and adequacy of the low-level outlet gate and identify repair or replacement alternatives.
Operation and Maintenance (O&M)	Develop an Operations and Maintenance Manual for the dam and provide a copy to the Dam Safety Program for record keeping purposes.
Structural	- Perform engineered stability analyses of the dam. - Perform a structural inspection of the concrete elements of the dam. - Evaluate condition of the concrete and identify repair or replacement alternatives.

Remedial Repair Recommendations

- Based on the studies and analysis recommended above, develop a plan to repair, rehabilitate, or replace the dam to bring it into compliance with current dam safety rules and guidance. Alternatively, consider pursuing dam removal.
- Make the dam hydraulically adequate or capable of being safely overtopped during the Inflow Design Flood.
- Replace the deteriorated low-level outlet operator and gate.

Dam Background

The Williams Dam is a stone masonry dam with a concrete cap principal spillway with a gated low-level outlet (LLO). According to file records, the dam has a total length of 87 feet and an approximate height of 20 feet. The principal spillway is a 73-foot-long concrete broad-crested weir located at the center of the dam. The LLO consists of a 6-foot diameter corrugated galvanized metal pipe (CGMP) with a vertical aluminum slide gate at the upstream end, located at the right abutment at the 13-foot-wide sluiceway structure. A concrete training wall at the right end is connected to a new concrete bridge abutment. The drainage area of the dam is reportedly 26,112 acres, or 40.8 square miles. At normal pool, the reservoir is approximately 9.30 acres with an estimated normal storage capacity of 24.2 acre-feet and a maximum storage capacity of 97.10 acre-feet. The dam was constructed in at least 1900 or potentially earlier. A new gate was installed in 1978 to repair damage caused by the 1976 flood. Large stone fill was placed on the right abutment by VTrans to repair damages after the July 2023 flood.

Inspection History

The last periodic inspection of this dam was performed on August 6, 2015. The dam was found to be in POOR condition due to concrete conditions throughout the dam structures; leakage through the downstream wall, right abutment, and 6-foot low level outlet pipe; corrosion in the LLO pipe; and the inoperable sluiceway. A Rapid Inspection was performed after the July 2023 Flood and new scour was noted around the training walls.

Operation & Maintenance (O&M)

An O&M Manual is **NOT** on file

O&M Approved Date: N/A

Date Last Revised: N/A

Operating Problems Since Last Inspection: None reported, flood damage 2023

History of Repairs Since Last Inspection: VTrans placed large stone fill (type III) and sandy gravel on the right abutment following the July 2023 flooding.

Frequency of Mowing: As needed

Frequency of Dam Owner Surveillance: Regular
Owner Surveillance During Storm Events: ☒ Yes ☐ No

Accessibility to Outlets/Low-Level Outlet (LLO):
Right abutment of dam on concrete platform
Frequency of Outlet/LLO Operation: Not operable

Seasonal Drawdown? ☐ Yes ☒ No

Access to the Dam

Access Type:

Maintained paved road

Road Name: VT-11

Distance from Access Road to Dam: 30 ft

Seasonal Access:

☒ Plowed winter ☐ Sanded winter ☐ Maintained in mud season

☐ Passable in all weather conditions

☐ Need high clearance vehicle

Access for Emergency Construction

Equipment: Access from VT RT 11 or Edge Hill Road

Action

☒ None
☐ Monitor
☐ Maintenance
☐ Engineer

Security

Device Type(s): Fences

Dam has **no** sign of vandalism, trespassing or unauthorized operation.

Action

☒ None
☐ Monitor
☐ Maintenance
☐ Engineer

Operation & Maintenance (O&M)	
Safety Considerations	Action
Confined Space Entry Required: None Fall Protection Required: None Other Safety Required: None Public Safety Consideration: Fences restrict access to dam	☒ None ☒ Monitor ☐ Maintenance ☐ Engineer
O&M Issues	Action
☐ None ☐ Revisions required ☐ Not approved ☒ No plan available ☐ Format out of date ☐ Under review	☐ None ☐ Monitor ☒ Maintenance ☐ Engineer

Hazard Potential Classification
Current classification: Significant The hazard potential classification of the dam informs dam design standards and requirements. The current classification appears appropriate, and an inundation map was used to determine the classification. There appears to be no significant changes in land use or habitation since the last inspection. According to the study performed by the VT Dam Safety Program in 2022, during a dam failure, the following could be at risk of flood damage: • VT Route 11 (N Main St) • Approximately 11 structures, including commercial buildings and private homes

Emergency Action Plan (EAP)	
EAP on file EAP Type: Significant Hazard	EAP Approved Date: August 1, 2022 Last Revised Date: N/A
Since the dam is a SIGNIFICANT Hazard Potential Dam, an up-to-date EAP with dam failure flood inundation mapping is required.	
Has the EAP been exercised? ☐ Yes ☒ No How has the plan been exercised? N/A	
EAP Issues	Action
☐ None ☒ Revisions required – EAP and contacts should be updated at least every year ☐ Not approved ☐ No plan available ☐ Inundation study required ☐ Format out of date ☐ Under review	☐ None ☐ Monitor ☒ Maintenance ☐ Engineer

Hydrologic & Hydraulic Data		
Freeboard Measurements		
Principal Spillway/Normal Pool to Dam Crest: 4 feet	Principal Spillway/Normal Pool to Auxiliary Spillway: N/A	Auxiliary Spillway to Dam Crest: N/A

Hydrologic & Hydraulic Data

Since Williams Dam is currently rated as SIGNIFICANT hazard potential, the inflow design flood (IDF) is the 1000-year flood event according to Federal Guidance currently applied in the State of Vermont. A hydraulic analysis was carried out by Dubois & King in 2022 which provided the following results:

Key Elevations (NAVD88):

- Downstream Channel Invert: 1129.0
- Principal Spillway Crest: 1142.0
- Normal Storage Pool Elevation: 1143.0
- Top of Dam (top of gate structure): 1146.0
- Low Chord of VT RT 11 Bridge: 1150.0

Location	Associated Water Surface Elevation (ft)				
	10-year	50-year	100-year	500-year	1000-year
Bridge (Deck El. 1151.7-ft)	1150.78	1154.14	1154.25	1156.88	1157.23
Dam (Spillway El. 1141.9-ft)	1145.08	1151.07	1151.25	1154.93	1155.33

Based on the results from the hydraulic analysis, Williams Dam would have no freeboard during the IDF in its current configuration and is considered hydraulically inadequate.

Geotechnical and Structural Data

Structural stability analyses were not found on file. According to Dubois & King, the dam is likely experiencing unintended loading from sediment deposition and does not appear to have been constructed with modern materials. The dam is assumed to rely on the weight of the structure to resist loading. Erosion at the dam, specifically the left abutment, could lead to a potential breach as erosion of earthen material continues.

Upstream Slope

No upstream slope was observed during the inspection.

Visual Comments: N/A

Additional Comments: N/A

Crest

Length: 87 feet

Width: Not measured

Additional Notes: The dam crest elevation is considered to be the low chord of VT RT 11 Bridge (1150.0).

Crest Issues

Remove debris.

Action

- ☒ None
- ☒ Monitor
- ☐ Maintenance
- ☐ Engineer

Crest Image



Downstream Slope

No downstream slope was observed during the inspection.

Visual comments: N/A

Additional Comments: N/A

Seepage Collection Systems

Total Count

No seepage collection system was observed during the inspection.

0

Instrumentation

No installed instrumentation was observed during the inspection.

Water Level and Flow Observations

Normal Pool Elevation: 1143.0 (NAVD88)
(according to file records)

Pool Elevation During Inspection: Not calculated

Tailwater Elevation During Inspection: No
backwater

Reservoir Drained: ☐ Yes ☒ No

Reservoir Lowered: ☐ Yes ☒ No

Principal Spillway Flow Depth: 32 inches below
spillway crest

Auxiliary Spillway Flow Depth: N/A

Additional Notes: None

Principal Spillway	
Spillway Type: Weir Spillway Location: Center of dam Primary Material: Stone masonry capped with concrete	Weir: Broad-Crested Gate: None Erosion Control Structures: None
Spillway Components: ☐ Anti-vortex plate ☐ Filter Diaphragm ☒ Training Walls ☐ Flashboard ☐ Trashrack ☐ Other:	
Additional Notes: The principal spillway weir is 73 feet long. The concrete spillway cap inclination is 2.5H:1V, and 9.25 feet of the cap was exposed at the time of the inspection.	

Principal Spillway Issues	Action
<u>Deteriorating Materials</u> Description of Issue: Concrete spalling, scouring, and cracking across the principal spillway crest.	☐ None ☒ Monitor ☐ Maintenance ☐ Engineer
<u>Abandoned Pipe</u> Description of Issue: Exposed abandoned pipe running along the principal spillway crest. Investigate to determine purpose and any remediation.	☐ None ☒ Monitor ☐ Maintenance ☒ Engineer
<u>Trees Obstructing Spillway</u> Quantity: 2 Size: >12" Location: Inlet Description of Issue: Two large trees are on the spillway crest and should be removed.	☐ None ☐ Monitor ☒ Maintenance ☐ Engineer
<u>Training Wall Issues</u> Material: Concrete Alignment: Good alignment Condition: Poor Description of Issue: The right training wall is cracked and deteriorating with water and cementitious material eroding from the construction joints.	☐ None ☒ Monitor ☒ Maintenance ☒ Engineer

Principal Spillway Drains	Number
No drains associated with the principal spillway structure were observed during the inspection.	0

Principal Spillway Images

Photo 1. Principal spillway weir viewed from sluiceway structure (right side of dam) with large trees



Photo 2. Principal spillway viewed from Edge Hill Road (left side of dam)



Outlets
Number of Outlets: 1

Sluiceway Structure	
Elevation: Mid-height of dam	Location: Right abutment
Drain Size and Configuration: 6-foot diameter corrugated galvanized metal pipe (CGMP) sluiceway	Access: Accessible from right abutment of dam off VT RT 11
Additional Comments: The outlet was not operated during inspection. 80 inches measured from current water level to top of LLO structure.	

Outlet Issues	Action
<u>Inoperability</u> Description of Issue: The sluice gate stem is not operable due to a bend in the stem suspected to be from ice or debris. Investigate what is necessary to make operational or if replacement is needed.	☐ None ☒ Monitor ☒ Maintenance ☒ Engineer
<u>Concrete Structure</u> Issues: ☐ Bug holes☐ Popouts☒ Isolated crack ☐ Hairline crack☐ Honeycombing☐ Exposed rebar ☒ Efflorescence☐ Scaling☐ Disintegration ☐ Spalling☐ Crazed/Map cracks☐ Other: Location: Entire Surface Description of Issue: Water was leaking through cracks and separated concrete.	☐ None ☒ Monitor ☒ Maintenance ☒ Engineer
<u>Outlet Conduit</u> Description of Issue: 6-foot diameter metal pipe has numerous perforations, leakage, and corrosion throughout.	☐ None ☒ Monitor ☐ Maintenance ☒ Engineer
<u>Leakage</u> Flow Rate: approximately 100 gpm Description of Issue: Leakage was observed through the sluiceway structure with a flow rate estimated to be about or exceed 100 gpm.	☐ None ☒ Monitor ☐ Maintenance ☒ Engineer

Outlet Images

Photo 1. Concrete sluiceway structure viewed from right abutment of dam



Photo 2. 6-foot diameter corrugated galvanized metal pipe on downstream side of sluiceway structure



Outlet Images

Photo 3. LLO sluice gate on upstream side of sluiceway structure



Downstream Wall

Wall Type: Dry-set stone masonry Length: Approximately 73 feet (length of spillway weir) Wall Height (exposed): 13 feet	Horizontal Wall Alignment: Good Vertical Wall Alignment: Good Joint Condition: Enlarged joints with large voids between stones Abutment Contact Condition: Leakage observed at the right abutment connected with the concrete LLO structure. Surface Condition: Stone masonry; pressurized voids and leakage throughout	Unusual Wall Movement: ☐ Yes ☒ No
Additional Notes: Right side of the downstream wall could not be inspected due to leakage through the wall.		

Downstream Wall Issues	Action
Leakage Flow Rate (gpm): Unable to measure Description of Issue: Significant and forceful leakage is present through the downstream wall. Two known openings exist on the downstream wall: one is 3 feet wide and located at the dam toe about 10 feet from the left end of the dam, and the other is 9 feet below the crest near the angle point and has a concrete patch. This second opening could potentially be an old low-level outlet.	☐ None ☒ Monitor ☐ Maintenance ☒ Engineer

Downstream Wall Issues	Action
<u>Could Not Inspect:</u> run of river dam Description of Issue: Leakage through the dam, 200-300 gpm.	☐ None ☒ Monitor ☐ Maintenance ☐ Engineer

Downstream Wall Images

Photo 1. Leakage through downstream stone masonry wall



Photo 2. Downstream wall viewed from Edge Hill Road



GENERAL INFORMATION

DSP Website: <https://dec.vermont.gov/water-investment/dam-safety>

A dam owner is responsible for the safe management and operation of their dam, and compliance with Vermont Title 10, Chapter 43.

Purpose: The Dam Safety Program conducts periodic safety inspections of non-federal, non-power dams to determine their condition and the extent to which they pose a potential or actual threat to life, property, and the environment. The dam safety program (DSP) performed this inspection in accordance with 10 V.S.A. § 1105.

Limitations: The condition rating reported herein is based on visual inspection of the dam under conditions present at the time of the inspection, and using information on file. Detailed investigations/analyses are beyond the scope of this report. The condition of the dam depends on numerous and constantly changing internal and external conditions and is evolutionary in nature. It would be incorrect to assume that the reported condition of the dam will continue to represent the condition of the dam in the future.

Hazard Potential Classifications:

HIGH: Dams where failure or mis-operation will probably cause loss of human life.

SIGNIFICANT: Dams where failure or mis-operation results in no probable loss of human life but can cause economic loss, environment damage, disruption of lifeline facilities, or impact other concerns. Significant hazard potential classification dams are often located in predominantly rural or agricultural areas but could be located in areas with population and significant infrastructure.

LOW: Dams where failure or mis-operation results in no probable loss of human life and low economic and environmental losses.

MINIMAL: A dam that meets the LOW hazard definition, above, but is only capable of impounding less than 500,000 cubic feet.

Condition Ratings:

SATISFACTORY: No existing or potential dam safety deficiencies are recognized. Acceptable performance is expected under all loading conditions (static, hydrologic, seismic) in accordance with the applicable regulatory criteria or tolerable risk guidelines.

FAIR: No existing dam safety deficiencies are recognized for normal loading conditions. Rare or extreme hydrologic and/or seismic events may result in a dam safety deficiency. Risk may be in the range to take further action.

POOR: A dam safety deficiency is recognized for loading conditions which may realistically occur. Remedial action is necessary. POOR may also be used when uncertainties exist as to critical analysis parameters which identify a potential dam safety deficiency. Further investigations and studies are necessary.

UNSATISFACTORY: A dam safety deficiency is recognized that requires immediate or emergency remedial action for problem resolution.

NOT RATED: The dam has not been inspected, is not under state jurisdiction, or has been inspected but, for whatever reason, has not been rated.

Definitions:

Upstream: The side of the dam that borders the impoundment located up gradient of the dam.

Downstream: The side of the dam opposite the upstream side, located down gradient of the dam.

Right: The area to the right when looking in the downstream direction (also known as “river right”).

Left: The area to the left when looking in the downstream direction (also known as “river left”).

Structural Height-of-Dam: The vertical distance from the lowest point in the stream bed or native ground surface at the downstream toe of the dam to the elevation of the lowest non-overflow section of the dam crest.

Embankment: An artificially constructed feature usually consisting of earth and rock with sloping sides and a flat crest, intended to provide a permanent barrier that impounds or is capable of impounding water.

Dam Crest: The top of the non-overflow portion of the dam.

Abutment: The part of a valley side against which a dam is constructed. An artificial abutment is sometimes constructed at the interface with a concrete gravity section.

Normal Pool: The water elevation, reservoir surface area, and reservoir storage capacity that is prevalent at the site or typical under normal, non-storm conditions. Typically, this level is controlled by the principal spillway.

Maximum Pool: The highest water elevation, reservoir surface area, and reservoir storage capacity that could be impounded by the dam, including accumulated sediments, with the water or liquid level at the top of the lowest non-overflow part of the structure or dam crest.

Principal spillway: A structure that maintains normal pool conditions and over which daily non-storm related and flood flows are discharged. Also called a primary or service spillway.

Auxiliary Spillway: The secondary spillway not in use under normal conditions but used when needed to pass flood flows that exceed the capacity of the principal spillway.

Low-level outlet or "LLO": An installed pipe and operable gate or valve typically located in or near the foundation of a dam that can be used to alter water levels, drain the reservoir, or otherwise meet operational or safety needs. Also called a pond drain.

Inflow Design Flood or "IDF": The flood event which the hydraulic capacity of the spillway structure(s) and dam is designed and required to safely pass. Dam safety rules under development are considering the following prescriptive IDF's, Low and Minimal = 100-year, Significant = 1,000-year, High = PMF. The prescriptive IDF may be refined to a site specific IDF if additional analyses are performed.

Emergency Action Plan (EAP): A written plan that identifies the area that would likely be inundated by the failure of a dam and identifies the actions that should be taken by the Owner to protect life, property, lifelines, and the environment in the event of a dam failure or threatening condition at the dam. The plan is usually implemented in cooperation with the local, regional, and state emergency personnel.

Operation and Maintenance Plan or "O&M": A plan that provides guidelines for the necessary, regular operation and maintenance activities at a dam.

Definitions from the Administrative Rule:

<https://anrweb.vt.gov/DEC/IronPIG/DownloadFile.aspx?DID=185352&DVID=0>



SAVE THE DATE



Saturday October 18, 2025, at 9:30 AM in the Londonderry Town Hall at 139 Middletown Road, South Londonderry.

Come one, come all for a very important discussion!

We will discuss the *Potential* Removal of the 20-foot-tall Williams Dam on the West River in Londonderry to protect **YOU!** Presented by Todd Menees of the VT Rivers Program.



A flood-risk reduction project for your community safety. Potentially part of a Long-Term Recovery Initiative for the Town of Londonderry, Vermont to help everyone here!

Floods are a matter of WHEN, not IF they will happen!