Town of Londonderry, Vermont

Selectboard Meeting Agenda

Monday, May 19, 2025 – 6:00 PM
139 Middletown Road, South Londonderry, VT 05155

1. Call Meeting to Order
2. Executive Session(s) – The appointment or employment or evaluation of a public officer or employee per 1 V.S.A. 313 (a)
3. Additions of Deletions to the Agenda [1 V.S.A. 312(d)(3)(A)]
4. Minutes Approval – Meeting(s) of 05/05/2025
5. Selectboard Pay Orders
6. Announcements/Correspondence
7. Visitors and Concerned Citizens
8. Town Officials Business
    a. Village Wastewater Committee
        i. Approve Village Wastewater Ordinance
        ii. Discuss Wastewater fee schedule
    b. Town Clerk
        i. Approve Social Services Appropriation Policy
    c. Parks Board re-appointments (Andrew Kubica and Steve Bergleitner)
    d. Conservation commission re-appointments (Gary Hedman and Steve Swinburne)
9. Transfer Station/Solid Waste Management
    a. Updates
10. Roads and Bridges
    a. Updates
11. Old Business
    a. Discuss change of venue for Selectboard meetings
12. New Business
    a. Naming the new Selectboard Meeting Room
    b. Discuss Stormwater Master Plan
    c. Approve Bar Highway Access Permit
    d. Approve 1st and 3rd Class Liquor License for Upper Tamarack, Inc (Upper Pass Lodge)
    e. Approve 1st and 3rd Class Liquor Licenses and Outdoor Consumption Permit for Smith Foodservice Hospitality & Entertainment, LLC (Revival Kitchen)
13. Adjourn

Posted and distributed on May 16, 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

Table of Contents

Town of Londonderry, Vermont
Selectboard

Meeting Minutes
Monday, May 5, 2025 6 PM
139 Middletown Road, South Londonderry, VT 05155

Board members present: James Ameden, Jr., Thomas Cavanagh, Martha Dale, and Taylor Prouty.

Board members absent: Jim Fleming.

Town Officials: Aileen Tulloch, Town Administrator**;** Tina Labeau, Town Treasurer; Sally Hespe, Selectboard Meeting Note Taker; Sandra Clark, Town Lister; Josh Dryden; Road Foreman; Liam Elio, Mountain Towns Parks Administrator; Gary Hedman, Chair, Village Wastewater Committee; and Jeremiah Sund, Town Assessor.

Others in Attendance: Barthley Thomas; Paul Hendler; Dan McKenna; Pam Spaulding; and GNAT camera operator Bruce Frauman.

1. Call Meeting to Order

Chair Tom Cavanagh called the meeting to order at 6:01 p.m.

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

> *Taylor Prouty* ***moved to delete agenda item 7.b.i. (Town Clerk Social Services Appropriations Policy Approval) and item 10.b (Town Office Renovations – Consider change order)****, seconded by James Ameden. The* ***motion passed*** *unanimously.*

3. Minutes Approval – Meeting(s) of 04/21/2025

Martha Dale noted to the need to correct the spelling of the name "Peale" to "Peele".

> *James Ameden* ***moved to approve the minutes of the Selectboard meeting of April 21, 2025 as amended,*** *seconded by Taylor Prouty. The* ***motion passed*** *unanimously.*

4. Selectboard Pay Orders

> *Martha Dale* ***moved to approve the pay orders for payroll and accounts payable,*** *seconded by James Ameden. The* ***motion passed*** *unanimously.*

5. Announcements/Correspondence

The following announcements were made by Town Administrator Aileen Tulloch:

- Town office renovations still moving along, and staff hope to be in by May 14th. The trailer is scheduled to be removed on the 20th.
- STR Ordinance was noticed in the *VT Journal* and posted on the website, Town Hall, post offices, and Town Office.
- The Last Selectboard meeting was not live streamed or recorded. Keegan Douglas of GNAT would like to come to next meeting to present a different solution.
- Website Committee met to complete initial design questionnaire. The committee also discussed the idea of creating a logo, perhaps by design contest by local students.
- Attending May 15 and 16 VTCMA conference but available for email and phone.

The following correspondence was reported by Tulloch:

- Email from Peter Franzoni of Rutland with a resolution for the Selectboard to consider.
- Smugglers Notch LLC was granted a Farmer's Market Spirits License.
- Email from Patty Ferrick-Reilly in the packet regarding the STR policy.

6. Visitors and Concerned Citizens

Resident Dan McKenna voiced his concerns about the STR amendment. While he agrees with the new safety requirements, he asked why there is a one-year wait period for new owners before they can begin renting and if an economic impact study was done. McKenna also voiced concerns about the yearly limit on rental nights. Tom Cavanagh replied that the new ordinance was drafted based on community input and a desire to limit home purchases for financial gain by non-residents. McKenna stated that the new amendment will affect future home values, as potential rental income for owners will decrease.

Resident and STR property owner Barthley Thomas asked what prompted the amendment. Selectboard members replied that community feedback reflected a dissatisfaction with "party houses" with absentee owners.

Thomas reported that many STR are owned by locals as business opportunities. He pointed out that other businesses do not face caps on the number of days they can operate. Thomas predicts the ordinance will slow growth in the area and that decreased rental days will impact house cleaners, maintenance companies etc.

Martha Dale added that the STR Committee took information from residents and many communities in VT and nationally. The resulting ordinance balances growth and safety. It is the responsibility of the Selectboard to make sure homes are safe for guests in the community.

Dan McKenna thanked the committee for listening and indicated he would be filing an appeal.

7. Town Officials Business

a. Town Assessor/Listers
i. Lister Appointment

Marge Fish approached Town Lister Sandra Clark after the Town Meeting and said she would be willing to serve as one of the Listers. Clark stated that Fish has a wonderful background, is good is with people, and would perform the role admirably.

Martha Dale ***moved to appoint Marge Fish to fill the office of Lister pursuant to 24 V.S.A. § 963 and authorize the Selectboard Chair to sign the Notice of Vacancy on behalf of the board. The appointee will serve until a town election is had****, seconded by James Ameden. The* ***motion passed*** *unanimously.*

b. Parks director
i. Memorial Park Pavilion Roof bid

Liam Elio reported that the Parks Board chose a bid from Buddy System Roofing to repair the roof of the Memorial Park Pavilion. Their work is known in the community. Pam Spaulding

asked why they were replacing with shingles versus standing seam roof. Elio responded they were replacing with same material already on roof, and it would be repaired to withstand the snow load.

Jame Ameden ***moved to 1) accept the bid from Buddy System Roofing to provide services relating to the Memorial Park Pavilion Roof Repair, estimated to cost $10,71 and 2) authorize the Town Administrator to execute any documents necessary for the hiring of the contractor to conduct the necessary work,*** *seconded by Taylor Prouty. The* ***motion passed*** *unanimously.*

8. Transfer Station/Solid Waste Management

a. Updates

Most of the time the vending machine is working unless the credit card processor is down.

b. Discuss Recycling Hours

Nick and Candy ready to work Sundays. Martha Dale noted the vending machine sign will need to be changed. It was agreed new hours will begin Sunday, May 11. Hours will be 12-4, which will be a 5-hour shift for staff to allow for opening and closing. Nick will be working on garbage, and Candy will cover recycling. "Take It or Leave It" will be open on Sundays only if Candy can cover.

It was noted per Pam Spaulding's question that the first Household Hazardous Waste Collection will be the first Saturday in June.

Tom Cavanagh ***moved to reopen the Transfer Station from 12 – 4 on Sundays starting May 11, 2025****, seconded by Taylor Prouty. The* ***motion passed*** *unanimously.*

9. Roads and Bridges

a. Update

Road Foreman Josh Dryden reported:

- Fuel usage for April was 870 gallons for equipment and 140 gallons for the Transfer Station.
- The excavator broke on Route 100, and will hopefully be fixed tomorrow.
- Road crew is busy picking up brush and grading when able.

b. Discuss paving schedule

Taylor Prouty, Josh Dryden, and Tom Cavanagh provided a summary of meeting with Everett Hammond, and noted this year's budget is larger than usual as funds were not spent during the flood.

- Total funds available are $750,000 for paving and $200,000 grant.
- Primary project will be Winhall Hollow Rd. and grant funds must be used for Landgrove Rd.
- Project RFPs will be posted shortly and work will be done over the summer.

- All the bad culverts (10 – 20) will be replaced prior to paving on Winhall Hollow Rd and a chip seal process will be used, which extends the life of paving an additional 5 years.
- Hunter Excavating will pave Old School Street while they are doing the new Town Office parking lot.
- Overall goal is to address larger stretches of road instead of little sections.

The Board discussed how to let citizens know about upcoming work. Announcements will go out with general timeframe once paving company is selected. It was noted that the Town is utilizing Everett Hammond, an independent engineering contractor, to assist with RFP and planning. Hammond could also be hired to help update the Town paving plan, which drafted 4-5 years ago.

c. Discuss culvert replacement on Winhall Station

Five culverts need to be replaced. The campground is closed for the majority of summer, so there will be minimal traffic. Tulloch will work to get the RFP out.

d. Discuss salt shed wall

Both ends of the salt shed are currently open and the snow blows in and hardens the salt. Sides are needed at an estimated cost of $2,500. The project will be put out to bid.

10. Old Business

a. Discuss Village Wastewater Fee Schedule

Gary Hedman reported that Aileen Tulloch and Martha Dale both attended the last meeting. Lynette Claudon, Vermont DEC, told the Committee that there is an additional $500,000 grant available; ARPA money was transferred into the state fund. The transfer did not, however, include an extension in the current completion deadline of September 2026. The Committee is drafting a position paper that the Town can submit to the State legislature requesting an extension to the end of 2026.

The group discussed the Prouty parcel map and noted a freshwater well was not marked. A water source will need to be identified to get water to any buildings or a new firehouse, but this should not impede the wastewater project from moving forward. Hedman will make sure the map gets put on a board for easier study.

Hedman revisited the draft Ordinance that was presented at the March 17th meeting. The Selectboard agreed with comments and changes proposed by the Town attorney and to serve as the Wastewater Administrator. The Board is prepared to adopt the Ordinance at the next meeting

The next step is to adopt a fee structure. A draft was prepared by RCAP with 3 options and reviewed by the Committee. Martha Dale requested information on fee structures from other municipalities, and this information is included in the meeting packet. It was agreed that connection fees will be a burden to some in town, and perhaps other options for funding, such

as a local use options tax, might be considered. Additionally, the Town will need to begin outreach and communications with residents who want to connect to the system.

The Selectboard agreed to discuss the fee structure and have consensus at next meeting.

11. New Business

a. Londonderry domain name change from .org to .gov

Using domains with ".gov" is best practice for government agencies. The Website Committee recommends this change and will make the transition in conjunction with the website migration.

Martha Dale ***moved to 1) approve the migration of Londonderry's Domain Name from londonderryvt.org to londonderryvt.gov, and 2) direct the Town Administrator to coordinate with staff, IT services and Revize to accomplish the migration,*** *seconded by Taylor Prouty. The* ***motion passed*** *unanimously.*

b. Discuss change of venue for Selectboard Meetings

The next Selectboard meeting will be at Old Town Hall to ensure construction is complete, with subsequent meetings at the new Town Offices.

c. 1st and 3rd Class Liquor Licenses and Outside Consumption Permit– Ski Magic, LLC

Taylor Prouty ***moved to approve a 1st and 3rd Class Liquor License for Ski Magic, LLC, related to property located at 495 Magic Mountain Access Rd,*** *seconded by James Ameden. The* ***motion passed*** *unanimously.*

d. 2nd Class Liquor License –AGS Vermont Inc (Londonderry Village Market)

Taylor Prouty ***moved to approve a 2nd Class Liquor License for AGS Vermont Inc, related to property located at 5700 Vermont Route 100,*** *seconded by James Ameden. The* ***motion passed*** *unanimously.*

e. Outside Consumption Permit – Turner Enterprises, LLC (New American Grill)

Taylor Prouty ***moved to approve an Outdoor Consumption Permit for Turner Enterprises, related to property located at 5700 Vermont Route 100****, seconded by James Ameden. The* ***motion passed*** *unanimously.*

f. Outside Consumption Permit – Upper Tamarack, Inc (Upper Pass Lodge)

Taylor ***Prouty moved to approve an Outdoor Consumption Permit for Upper Tamarack Lodge, related to property located at 420 Magic Mountain Access Rd.,*** *seconded by James Ameden. The* ***motion passed*** *unanimously.*

g. Itinerant Vendor Permit Application –Grateful Harvest

Taylor Prouty ***moved to approve Itinerant Vendor Permit #2025-03 for Grateful Harvest LLC at location of Green Mountain Therapeutics,*** *seconded by James Ameden. The* ***motion passed*** *unanimously.*

h. Town Hall Facilities 05/04/25 Request (retroactive) Farmer's Market

Martha Dale ***moved to authorize the use of the Town Hall for a private event on May 04, 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.*

12. Adjourn

James Ameden ***moved to adjourn the meeting,*** *seconded by Taylor Prouty. The* ***motion passed*** *unanimously.*

The meeting adjourned at 7:33 PM.

Respectfully Submitted,

Sally Hespe, Town Minute Taker

Approved

LONDONDERRY SELECTBOARD

_____

Thomas Cavanagh, Chair

TOWN OF LONDONDERRY

WASTEWATER ORDINANCE

MUNICIPAL WASTEWATER SYSTEM

TABLE OF CONTENTS

TOWN OF LONDONDERRY
WASTEWATER ORDINANCE
MUNICIPAL WASTEWATER SYSTEM

The Town of Londonderry ("Town") Selectboard hereby ordains:

ARTICLE 1 - GENERAL PROVISIONS

SECTION 1. AUTHORITY

This is a civil ordinance adopted and enforced pursuant to the authority conferred by 24 V.S.A. Chapters 59[1], 95[2], 97[3], and 101[4] and such other enactments as are material hereto.

SECTION 2. PURPOSE

The Selectboard of the Town of Londonderry, Vermont finds that the protection of the health, safety and welfare of the Town, its residents, and the general public require the establishment of standards governing the installation and operation of the Public Sewage System (hereinafter "System") through this Wastewater Ordinance.

SECTION 3. GENERAL PROVISIONS

1. All terms, conditions, rules and regulations contained herein, together with such additions and amendments as may be hereafter adopted, are hereby designated as the "Wastewater Ordinance," hereinafter also referred to as the "Ordinance."

2. This is an Ordinance regulating the use of the public wastewater collection and treatment system; private sewage disposal, as relates to the use of the public wastewater collection and treatment system; the allocation of wastewater treatment capacity; the installation and connection of building wastewaters; the discharge of waters and wastes into the public wastewater collection and treatment system; and providing for enforcement actions and penalties for violations thereof; in the Town of Londonderry, Vermont.

3. The Town of Londonderry Clerk shall file certified copies of this Ordinance, as well as certified copies of any additions and amendments to this Ordinance as may be hereafter adopted, in the municipal records and with the Board and the Health Officer.

4. The principal objective of the Public Sewage System is to provide safe and sanitary management of domestic sewage, permitted by the State of Vermont, under efficiently managed conditions.

5. This Ordinance shall comply with Title VI of the Civil Rights Act of 1964 which prohibits discrimination in a Federally Assisted Program on the basis of race, color, or national origin.

6. The provisions of this Ordinance shall be reviewed periodically by the Selectboard to assess

[1] Municipal & County Government; Adoption and Enforcement of Ordinances and Rules
[2] Municipal & County Government; Water Mains and Sewers
[3] Municipal & County Government; Sewage System
[4] Municipal & County Government; Sewage Disposal System

the continued applicability of these provisions, consider recommendations for their improvement, and to determine if, and what, changes are advisable due to advances in the technical methods or processes of wastewater treatment and sewage collection available to the Town.

7. In the event of conflict between the terms of this Ordinance and any other applicable regulation, bylaw, ordinance, or statute, the more restrictive terms shall apply.

8. As required by 24 VSA Chapter 59, this Ordinance is hereby designated a civil ordinance.

9. This Ordinance is adopted pursuant to the provisions of 24 V.S.A. Section 3625, in the manner provided in 24 V.S.A., Chapter 59, and shall not be construed as an abandonment or relinquishment of the authority or responsibility of the Board to regulate, control and supervise all means and methods of sewage collection, treatment and disposal within the Town, nor shall it be construed to impair or inhibit the ability of the Town's System to contract with persons for the collection, transmission and treatment of sewage.

SECTION 4. DEFINITIONS

Unless specifically defined in this Ordinance, words and phrases used in this Ordinance shall have the following meaning:

"Allocated Capacity" shall mean the flow resulting or projected to result from full use of a development at its build out capacity, for which a Final Approval and Capacity Allocation has been issued by the Board or for which an approved Preliminary Approval and Capacity Allocation has been in effect for a period of one (1) year or more.

"Board" shall mean the Selectboard of the Town of Londonderry, comprised as the Board of Sewage System Commissioners as provided in Title 24 Section 3602 Vermont Statutes.

"BOD_5" *(denoting Biochemical Oxygen Demand)* shall mean the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five (5) days at 20° Centigrade, expressed in milligrams per liter.

"Building Drain" shall mean that part of the lowest horizontal piping of a drainage system, which receives the discharge from soil, waste, and other drainage pipes inside the walls of the building and conveys it through the building wall to the Building Sewer. The Building Drain extends five feet beyond the outer face of the building wall.

"Building Sewer" shall mean that part of the sewage system which receives the sewage from the Building Drain and conveys it to the nearest end of the House Connection.

"Connection Fee" shall mean the financial amount due, as determined by the Board, that is imposed on an Owner for a Preliminary or Final Capacity Allocation.

“Capital Construction Charge” shall mean the share of the cost of total Sewer debt which is due within the fiscal period, as set forth in the Schedule of User Charges and Fees .

"Clerk" shall mean the Town Clerk of the Town of Londonderry.

"Cluster System" shall mean an on-site wastewater disposal system serving two (2) or more properties.

"Completed Construction" shall mean (1) for building development, completion of construction of all foundations, framing, siding, and roofs; (2) for subdivision development, completion of infrastructure and subdivision improvements.

"Department" shall mean the Vermont Department of Environmental Conservation.

"Development" shall mean the construction of improvements on a tract of land for any purpose, including, but not limited to, residential, commercial, industrial, manufacturing, farming, educational, medical, charitable, civic, recreational, religious uses, subdivisions, and the intent to subdivide.

"Garbage" shall mean solid wastes from the domestic and commercial preparation, cooking and dispensing of food, and from the handling, storage, and sale of produce.

"Health Officer" shall mean the legally designated Health Officer or Deputy Health Officer of the Town of Londonderry, Vermont.

"House Connection" shall mean that part of the Sewage Treatment System that runs from the Building Sewer to the Main Sewer, which is controlled by the Town of Londonderry. See "Building Sewer."

"Industrial Wastes" shall mean the liquid waste from an industrial manufacturing process, trade or business. Industrial wastes do not include sanitary sewage.

"Initiate Construction" shall mean:

- For building development; the completion of the foundation.
- For subdivision development; substantial commencement of any site improvement(s) pursuant to the approved subdivision and infrastructure plans.

"Low Pressure Sewer" shall mean the sewer pipe that receives the effluent from a septic tank effluent pump system, and transports the pressurized wastewater to an unpressurized sewer structure such as a gravity sewer, an open tank, or a force main.

"Main Sewer" shall mean the low-pressure sewers laid longitudinally along the center line or other part of the streets or other rights-of-way and which all owners or abutting properties have equal rights and which is controlled by public authority.

"Municipality " shall mean the Town of Londonderry, Vermont.

"Natural Outlet" shall mean any outlet into a watercourse, pond, ditch, lake or other body of surface or groundwater.

"On-Site Sewage Treatment and Disposal System" or “On-Site Wastewater Treatment and Disposal System” shall mean a septic tank and leaching field system, or an alternative technology system, utilizing natural soil to treat and disperse Sewage effluent in such a manner as to protect public health, and both groundwater and surface water from contamination.

“Operations and Maintenance Charge” shall mean the share of the costs to operate and maintain the system, which may include the establishment of a Dedicated Fund, as set forth in the Schedule of User Charges and Fees.

“Owner” shall mean any person, who owns or possess any property connected to the municipal wastewater collection system or proposes to connect to the municipal wastewater system as an Applicant.

“Permitted Capacity” shall mean the total allowable discharge capacity of the Wastewater System as determined by applicable permits issued by the State of Vermont.

“Person” shall mean any individual, firm, company, association, society, corporation, institution, partnership, group, governmental entity or other entity.

“pH” shall mean the logarithm of the reciprocal of the weight of hydrogen ions in grams per liter of solution.

“Private Wastewater System or Facilities” shall mean all facilities for collecting, pumping, treating, and disposing of wastewater that is not owned or operated by the Town of Londonderry.

“Public Sewage System or Facilities” shall mean all municipal facilities for collecting, pumping, treating and disposing of Sewage and is controlled, owned and operated by the Town of Londonderry.

“Sanitary Sewer” shall mean a sewer/house connection which carries Sewage and to which storm, surface, and ground waters are not admitted.

“Sanitary Wastewater’’ shall mean wastewater of the same character and range of strength as expected from residential uses including but not limited to homes, apartments and mobile homes.

“Secretary” shall mean the Secretary of the Agency of Natural Resources of the State of Vermont or her/his representatives.

“Sewage” or “Wastewater” shall mean a combination of the water-carried wastes, or wastewater, from residences, non-residential uses, institutions, and industrial establishments. The word “sewage” shall be synonymous with the word “wastewater.”

“Sewage Treatment System” shall mean any arrangement of devices and structures used for treating sewage

“Sewage Works” shall mean all facilities for collecting, pumping, treating, and disposing of sewage.
“Sewer” shall mean a pipe or conduit, including manholes, for carrying sewage.

"Sewer Connection Fee" shall mean the financial amount due, as determined by the Board, charged to property owners for the benefit to connect to the municipal wastewater system.

"Sewers" shall mean the Sewage collection and transmission system owned by the Town of Londonderry. The Sewage collection system may include house connections, STEP systems, Wastewaters, force mains, pump stations, Main Sewers, and low-pressure Sewers.

"Shall" is mandatory; "may" is permissive.

"Slug" shall mean any discharge of water, Sewage, or Industrial Waste which in concentration of any given constituent or in quantity of flow exceeds for any period of duration longer than fifteen (15) minutes, more than five (5) times the average twenty-four (24) hour concentration or flows during normal operation.

"Storm Drain" shall mean a sewer which carries storm and surface waters and drainage, but excludes Sewage and Industrial Wastes.

"Stormwater" shall mean excess water from rainfall and snow melt that does not evaporate or penetrate into the ground, which flows overland and is collected and transported to waters of the State of Vermont or the United States by a stormwater treatment, management or conveyance system, together with any material that becomes dissolved or suspended in such water during overland flow.

"Subdivision" shall mean a tract of land, which has been divided or is intended to be divided into two (2) or more lots for any purpose, in accordance with the Town's current Land Use and Development or Subdivision Regulations.

"Subsurface Sewage Disposal System" shall mean any Sewage treatment system whereby the septic tank or System effluent is leached into the ground by subsurface disposal or spray disposal.

"Superintendent" shall mean the employee of the Town of Londonderry, or a contracted consultant, who shall be designated by the Selectboard to operate and maintain the public sewage facilities, oversee wastewater connections, and other activities stated within this Ordinance.

"Suspended Solids" shall mean solids that either float on the surface of, or are in suspension in water, sewage or other liquids, and which are removable by laboratory filtering.

"System" shall mean the municipal wastewater treatment system owned and maintained by the Town of Londonderry.

"Town" shall mean the Town of Londonderry, Vermont.

"Town Reserve Capacity" shall mean the portion of the Permitted Capacity of the System reserved by the Board pursuant to Article 3, Section 9.2 of this Ordinance.

"Uncommitted Reserve Capacity" shall mean the portion of the Permitted Capacity remaining after

subtracting from the Permitted Capacity of the System: (1) Town Reserve Capacity (if any), (2) the wastewater flow of all projects approved by the Board but not yet discharging to the System (3) the wastewater flow of projects approved through Final Approval and Capacity Allocation, and (4) the wastewater flow of projects for which an approved Preliminary Approval and Capacity Allocation has been in effect for one (1) year or more.

"Wastewater Board" (or "Board") shall mean members of the Londonderry Selectboard and/or the group of individuals who shall be designated from time to time by the Selectboard to have that title, or their authorized designee, deputy, agent or representative.

"Wastewater Service Area" shall mean the areas of the Town of Londonderry that are authorized to be served by the municipal wastewater system. The Service Area is depicted on the map entitled "Town of Londonderry Wastewater Service Area" attached hereto as Appendix A.

"Wastewater System" shall mean any piping, pumping, treatment or disposal system owned and/or operated by the Town of Londonderry used for the conveyance, treatment and disposal of domestic, commercial or industrial waterborne wastes.

"Watercourse" shall mean a channel in which a flow of water occurs, either continuously or intermittently.

SECTION 5. ABBREVIATIONS

For the purposes of this Ordinance, the following abbreviations shall have the meaning set forth below. References to standards of organizations included herein shall refer to the most recent edition or publication.

ANSI	shall mean American National Standards Institute.
ASCE	shall mean the American Society of Civil Engineers.
ASME	shall mean American Society of Mechanical Engineers.
ASTM	shall mean American Society for Testing and Materials.
AWWA	shall mean American Water Works Association.
CS	shall mean Commercial Standards.
Degrees C	shall mean degrees Centigrade.
Degrees F	shall mean degrees Fahrenheit.
gpd	shall mean gallons per day.
IDP	shall mean Indirect Discharge Permit
LPS	shall mean Low Pressure Sewer.
mg/I	shall mean milligrams per liter. 1 mg/I equals 1 ppm.
NPC	shall mean National Plumbing Code.
ppm	shall mean parts per million. 1 ppm equals 1 mg/I.
STEG	shall mean Septic Tank Effluent Gravity System.
STEP	shall mean Septic Tank Effluent Pump System.
WEF	shall mean Water Environment Federation

ARTICLE 2 - USE of the WASTEWATER SYSTEM

SECTION 6. UNLAWFUL ACTS; COMPLIANCE WITH REGULATIONS REQUIRED

1. **Unlawful discharges prohibited**. It is unlawful for any Person to place, deposit or permit to be placed or deposited, upon public or private property within the Town, or in any area under the jurisdiction of the Town, any human excrement, garbage, sewage, or other objectionable waste, except through a Public Sewer System or other approved system.

2. **Treatment required.** It is unlawful to discharge to any natural outlet within the Town, or in any area under the jurisdiction of the Town, any sewage or other polluted waters, except where suitable treatment has been provided in accordance with subsequent provisions of this chapter and the laws of the State of Vermont

3. **Private wastewater systems; compliance with applicable regulations required.** The type, capacities, location, and layout of any Private Wastewater System shall comply with all mandates of the State of Vermont, including, but not limited to those regarding wastewater treatment and disposal by individual on-site systems, and all other applicable federal, state and local regulations. No septic tank, cesspool, mound system or sewage leach field shall be permitted to discharge to any Natural Outlet. The owner shall operate and maintain the Private Wastewater System in a safe and sanitary manner at all times, at no expense to the Town.

SECTION 7. CONNECTION TO MUNICIPAL WASTEWATER SYSTEM

1. **Board established**. The Town of Londonderry owns and operates a municipal wastewater treatment system (the "Public Sewage System" or "System"), being also a sewage treatment or disposal plant, and a sewage collection and transmission system ("Sewers"), all as defined in 24 V.S.A. Section 3601. The System has a Permitted Capacity and is operated in accordance with permits issued by the Vermont Department of Environmental Conservation (Department). The Selectboard, in its capacity as the Board of Sewer Commissioners (Board), is obligated by law to comply with conditions of those permits.

2. **Service area established.** The boundaries of the Wastewater Service Area (Service Area) are depicted on the map entitled "Town of Londonderry Wastewater Service Area" attached hereto as Appendix A.

3. **Existing private wastewater systems.** Within the Service Area boundaries, any on-site sewage system lawfully operating as of the Effective Date of this Ordinance, including any system serving multiple properties (Cluster System), may continue to be so operated.

4. **New and replacement of failed private wastewater systems.** Within the Service Area boundaries, a properly permitted new or replacement On-Site Sewage Treatment and Disposal System or Cluster System may be constructed provided the system receives an applicable State permit.

5. **Application for connection to the System**. Any Owner of a parcel of land located wholly or partially within the Wastewater Service Area boundaries who wishes to connect to the Public Sewage System may apply, by way of an accurate, complete, and proper application, to be

connected in accordance with the terms, regulations, and procedures set forth elsewhere in this Ordinance, subject to the following conditions:

a. Any Owner who applies for and receives a Final Approval and Capacity Allocation for connection to the System prior to the date of the contract for initial construction being awarded may not be required to pay a Sewer Connection Fee and may not be responsible to schedule and pay for the physical construction of its Building Sewer, House Connection, or the municipal sewer extension, as otherwise required under Subsection (8), below.
b. Any Owner who applies for and receives approval for a Final Approval and Capacity Allocation for connection to the System after the date of initial construction and operation of the System shall pay all applicable fees and charges, and shall be responsible for scheduling of and payment for physical construction of the Building Sewer and House Connection, as set forth in Subsection (8), below.

6. Design Flow Basis for Wastewater Capacity Allocation.

a. **Flow determined by Vermont rules**. Unless and until metering or other means of flow estimation are implemented within the Wastewater System, daily flows into the Wastewater System from any connected or prospective use shall be established per the Design Flows specified in Subchapter 8, General Technical Standards for Wastewater Systems and Potable Water Supplies of the State of Vermont Agency of Natural Resources Department of Environmental Conservation Drinking Water and Groundwater Protection Division Environmental Protection Rules Chapter 1 Wastewater System and Potable Water Supply Rules Effective: April 12, 2019, or as most recently amended (the "Rules"). Where a Design Flow for a connected or prospective use is not specified in the aforesaid Rules, the Town shall use the maximum daily demand in gpd for the use as estimated by the Town's engineer or designer as the Design Flow.

b. **Flows for residential users**. Notwithstanding the provisions of Section 7(6)(a) above, the allocated capacity for dwelling units within the Service Area shall be 245 gallons per day per unit.

SECTION 8. BUILDING SEWERS AND CONNECTIONS

1. **Unauthorized connection prohibited.** No unauthorized person shall uncover, make any connection(s) with or make any opening into, use, alter, or disturb in any manner any Public Sewage System or appurtenance thereof without first obtaining a permit, in writing, from the Board, and paying to the Town any fee required and imposed by the Town against the Owner.

2. Costs of connection; fees to be paid prior to connection

a. All costs and expenses incidental to the installation, collection, maintenance, and repair of the Building Sewer shall be borne by the Owner of the property served or to be served.
b. All costs and expenses incidental to the installation of the House Connection shall be borne by the Owner of the property. However, the Town shall be responsible for all costs and expenses associated with the collection, maintenance, and repair of the House Connection following installation.

c. The Owner shall indemnify and save harmless the Town, including but not limited to its board members, elected and appointed officials, administrators, managers, employees, volunteers and agents, from any and all loss or damage that may directly or indirectly be occasioned by any installation, connection, maintenance, repair of the Building Sewer or its connection to the Sewage Works (whether any work done was done by the Town or in accordance with its requirements).
d. However, as a part of the initial construction of its Sewage Works for the Service Area, the Town may, at its expense, initially construct a portion or the whole of any Building Sewer or House Connection to the extent and manner determined by the Board.
e. The Board may, at its sole discretion, contract engineering services for consultation and inspection services during construction, at the expense of the Owner.
f. All applicable fees shall be paid in full to the Town prior to connection.

3. Separate Building Sewers required.

a. A separate and independent Building Sewer shall be provided for each building. Grouping of more than one (1) building on one (1) Building Sewer shall not be permitted; except where one building stands behind another and no Private Wastewater System is available or can be constructed to the rear building through an adjoining alley, court, yard, or driveway, the Building Sewer from the front building may be extended to the rear building.
b. This requirement may be waived by the Board where the Board finds that strict application of this policy is infeasible or if shared connections are in the best interest of the Town.

4. **Use of pre-existing Building Sewers**. Pre-existing Building Sewers may be used in connection with new buildings only when they are found, on examination and test by an engineer licensed to practice in the State of Vermont and submittal of a duly notarized statement to this effect, provided and paid for by the Owner, to meet all requirements of this Ordinance.

5. **Technical standards**. The size, slope, alignment, materials of construction of a Building Sewer, and the methods to be used in excavating, placing of the pipe, jointing, testing, and backfilling the trench, shall all conform to the requirements of the building and plumbing code or other applicable rules and regulations of the Town and State of Vermont. In the absence of code provisions or in amplification thereof, the materials and procedures set forth in appropriate specifications of the ASTM and WEF Manual of Practice No. 9 shall apply.

6. **Elevation**. Whenever possible, the Building Sewer shall be brought to the building at an elevation below the basement floor. In all buildings in which any Building Drain is too low to permit gravity flow to the System, Sewage carried by such Building Drain shall be lifted by an approved means and discharged to the Building Sewer.

7. **Clear water connections prohibited**. No person(s) shall make connections of roof downspouts, foundation drains, areaway drains, basement sumps, or other sources of surface runoff or ground water to a building sewer or building drain which, in turn, is connected directly or indirectly to the System.

8. **Plumbing code applies**. The connection of the Building Sewer into the System shall conform to the requirements of the building and plumbing code or other applicable rules and regulations of the Town and State of Vermont, or the procedures set forth in appropriate specifications of

the ASTM and WEC Manual of Practice No. 9. All such connections shall be made gastight and watertight and verified by proper testing. Any deviation from the prescribed procedures and materials must be approved by the Town before installation.

9. **Notification to Town; inspection**. Prior to any connection of a Building Sewer to the System, the Town shall be given five (5) working days' notice in order that such work may be supervised or inspected by the Town's designee. All connections will be made during normal workday hours, and no connections may be allowed Saturday, Sunday, or legal holidays. If the Town has not been properly notified, the Town may at its discretion require the completed work to be uncovered for examination, inspection and/or testing and sampling, at the Owner's expense.

10. **Sewer clean-outs**. Clean outs shall be installed where the distance from the building to the Public Sewage System is greater than one hundred (100) feet or where bends greater than forty-five (45) degrees are used in the Building Sewer, or as required by the State wastewater rules. Clean outs may be made by installing a "Y" and one-eighth (1/8) bends of the same diameter as the Building Sewer. The clean outs shall ordinarily be installed at the point of connection between the Building Sewer and the Building Drain, at curves on the Building Sewer and on the straight part of the Building Sewer. The clean out shall be brought up from the Building Sewer to four (4) inches (10.2 cm) below ground level to be properly capped. Locations of all clean outs shall be recorded on a plan and filed with the Town.

11. **Plumbing connections**. Before any portion of the existing plumbing system outside of the building is connected to the Building Sewer, the Owner shall demonstrate, to the satisfaction of the Town, that it is clean and conforms in every respect to this Ordinance and that all joints are watertight. The time frame for notification prior to inspection shall be as set forth in Subsection (9) above. Where pipe is installed for Building Sewers, such work shall be performed by a plumber licensed by the State of Vermont if required by State law.

12. **Pipe testing required**. The party responsible for the installation of the pipe, shall furnish all necessary tools, labor, materials, and assistance to apply appropriate tests to the piper and shall remove or repair any defective materials when ordered to do so by the Town, at their own expense.

13. **Excavation protection and safe egress required**. All excavations for Building Sewer installation shall be adequately guarded with physical barricades and sufficient lights so as to protect the public from hazard. Streets, sidewalks, parkways, and other public property disturbed in the course of the work shall be restored to their prior condition in a manner satisfactory to the Town at the Owner's sole cost and expense.

14. **Movement of traffic during construction**. Neither the Owner nor their contractor shall block any driveway, street, road, or means of egress to a public facility at any time without permission of the Town and other controlling agencies. Every effort shall be made to permit the movement of vehicular traffic at all times. Whenever it becomes necessary to cross or interfere with roads, walks, or drives, whether public or private, the Owner and contractor shall maintain, at their own expense, and subject to the approval of the Town, safe bridges or other means of egress.

ARTICLE 3 - CAPACITY ALLOCATION

SECTION 9. ALLOCATION OF CAPACITY; TOWN RESERVE

1. **Town ownership of Town Reserve and Uncommitted Reserve Capacity**. The Town Reserve Capacity and Uncommitted Reserve Capacity of the System and Sewers is the property of the Town of Londonderry and shall be allocated by the Board in the manner set forth herein.

2. **Town Reserve Capacity**. The Selectboard may maintain a portion of the Permitted Capacity as Town Reserve Capacity for specific purposes it has determined are in the public interest. The Town Reserve Capacity shall not be allocated pursuant to the procedures outlined in this Section without action of the Selectboard.

3. **Uncommitted Reserve Capacity**. Uncommitted Reserve Capacity shall be allocated on a first come, first served basis pursuant to the procedures outlined in this Ordinance.

4. **Allocation of Uncommitted Reserve Capacity**. Uncommitted Reserve Capacity in the System shall be allocated according to the following procedure:

    a. Once sewer connection applications have been received at the Town office and marked with the date received by the person receiving the application, the Board shall review the applications on a first come, first served basis.

    b. The Uncommitted Reserve Capacity shall be reviewed by the Board annually at a regular meeting of the Board.

    c. The Board retains the right to review applications and make allocations of Uncommitted Reserve Capacity on a basis other than first come, first served upon written finding after a public hearing that such action is in the Town's best interest, which includes but is not limited to the consideration of factors, such as, the amount of capacity requested, the timing of construction, the amount of Uncommitted Reserve Capacity available, and the benefit of the Development to the Town.

SECTION 10. CAPACITY ALLOCATION PROCEDURES

1. **Application form**. Owners of real property within the Service Area (also referred to herein as "Applicants") wishing to use the System shall apply to the Board on a form prescribed by the Town.

2. **Application for Preliminary Approval and Capacity Allocation**. An Applicant may apply for Preliminary Approval and Capacity Allocation through submittal of all of the following information on a form prescribed by the Town:

    a. A description of the development to be served, including any current wastewater permit(s) for the property issued by the Department, and any current allocated capacity within the System.
    b. Calculation of the wastewater flow to be generated by the building, project or development, pursuant to Section 7.9 of this Ordinance.

c. Calculation of the volume, flow rate, strength, infiltration/inflow, characteristics, and any additional information requested by the Town, in order to demonstrate compliance with this Ordinance.
d. Unless waived by the Board, certification of the above information by a Vermont-registered Professional Engineer or a Vermont-licensed Wastewater System Designer.
e. Plans and specifications for the construction of building sewers (i.e., from the buildings to house connections/main sewers) and any municipal sewer extensions, including pump stations, required to service the Development/proposed connection. Such plans and specifications shall be prepared by a Vermont registered Professional Engineer or a Vermont-licensed Wastewater System Designer.
f. Payment of all applicable fees as set forth in the most current Schedule of Rates and Fees for the System.

3. **Duration of approval**. A Preliminary Approval and Capacity Allocation shall, upon approval and payment of the associated fee(s), constitute a binding commitment of reserve capacity for a period of two (2) years from the date of approval by the Board.

4. **Findings required**. Upon receipt of an acceptable, complete application and supporting documents, including payment of all required fees, the Board may issue a Preliminary Approval and Capacity Allocation upon making affirmative findings that:

    a. The proposed wastewater is of domestic, sanitary origin and that there is sufficient Uncommitted Reserve Capacity to accommodate the volume and strength of the proposed connection; or

    b. The proposed wastewater is not of domestic sanitary origin, and that sufficient evidence has been presented by the Owner to demonstrate that the flow and character of the wastewater is compatible with the proper operation of the System and Sewers; and that the proposed wastewater shall not alone or in combination with other wastes cause a violation of the Department's permit, pass through the System without treatment, interfere or otherwise disrupt the proper quality and disposal of System sludge, or be injurious in any other manner to the System or Sewers; and that there is sufficient Uncommitted Reserve Capacity to accommodate the strength and volume of the proposed connection; and

    c. The proposed use of municipal wastewater capacity complies with the allocation procedures set forth in this Ordinance and is not in conflict with any other provisions adopted by the Board.

5. **Issuance of approval**. The Board, after making the approval findings above, shall issue a Preliminary Approval and Capacity Allocation, which approval shall be a binding commitment of capacity to the Applicant contingent upon compliance with any conditions attached thereto, and subsequent issuance of a Final Approval and Capacity Allocation. The Preliminary Approval and Capacity Allocation conditions may include:

    a. Specification that the Preliminary Approval and Capacity Allocation shall remain valid for two (2) years from the date of the Board's approval.
        i. The Board may issue a time extension upon written request of the Applicant for a period of up to one (1) additional year, provided such request is received by the

Town no less than thirty (30) days in advance of the expiration of the Preliminary Approval. Any such extension shall require payment of an additional fee as set forth in the most current Schedule of Rates and Fees.

ii. The maximum length of time per extension shall be one (1) year, with a maximum cumulative period of Preliminary Approval of four (4) years during which the Preliminary Approval and Capacity Allocation shall be valid before re-application is required.

iii. Any extension of a Preliminary Approval and Capacity Allocation beyond two (2) years of the original date of the Board's approval shall require ongoing payment by the Applicant of the applicable Capital Construction Charge portion of the User Fees, as set forth in Section 12.3, 12.4, and 12.5, commencing one (1) month after the date of issuance of the extension, unless the Board waives or modifies the fees based on a determination of financial hardship pursuant to Section 10.9.

b. Incorporation of specific conditions which must be fulfilled by the Applicant to maintain validity of the Preliminary Approval.

c. Provision for revocation by the action of the Board upon failure of the Applicant to fulfill requirements of the Preliminary Approval.

d. Specification that the recipient of the Preliminary Approval may not transfer, by any means, the Preliminary Approval to any other person or persons, and may not connect to the Sewer until Final Approval is granted.

e. Specification that in the event of a material change in the original application, the Applicant must re-apply for Preliminary Approval, and the revised project shall be considered a new project.

f. Notwithstanding the foregoing in this Subsection (5), the issuance of a Preliminary Approval shall not constitute a binding commitment of capacity to the Applicant and may be revoked by the Town before a Final Approval and Capacity Allocation is granted if Uncommitted Reserve Capacity ceases to be available for any reason.

6. **Application for Final Approval and Capacity Allocation**. Prior to Final Approval of Allocated Capacity, the Applicant shall provide the Board with written demonstration of the following:

a. Applicable local, State and Federal permits have been secured for the project;

All applicable fees as set forth in the most current Schedule of Rates and Fees have been paid in full to the Town.

b. Plans and specifications for connection to and, if necessary, extension of the municipal sewers, meeting the conditions set forth in Section 10.5 above, have been submitted and are acceptable to the Board.

7. **Final Approval and Capacity Allocation**.

a. A Final Approval and Capacity Allocation is an agreement between the Town and the Applicant. The Applicant who is issued the Final Approval does not own the capacity.

The Applicant forfeits all rights to capacity if the conditions of the Final Approval are not met within the timeframes set forth herein.

b. Unless waived or modified pursuant to Section 10.9, a Final Approval and Capacity Allocation shall require on-going payment by the Applicant of the Capital Construction Charge portion of the User Fees, as set forth in Sections 12.3, 12.4, and 12.5, commencing one (1) month after the date of issuance of the Final Approval and Capacity Allocation.

c. The Board, upon making affirmative findings that all conditions of the Preliminary Approval and all conditions of Section 10.5 have been met, if applicable, shall issue the Final Approval and Capacity Allocation, which may be conditioned as follows:

i. Specification of the allowed volume, flow rate, strength frequency and any other characteristics of the proposed discharge
ii. Incorporation of specific conditions which must be fulfilled by the Applicant to maintain the validity of the Final Approval.
iii. Provision that construction of the House Connection and, if necessary, the extension of the Sewers, must be overseen by the Town to assure compliance with the approved plans and specifications and with good construction practice, in a manner acceptable to the Board.
iv. Provision that the Applicant shall be responsible to schedule and pay for the physical construction of its Building Sewer, House Connection, and if necessary, the extension of the System, unless explicitly provided otherwise by the Board.
v. Provision for revocation by the action of the Board upon the discovery of any misrepresentation by the Applicant or any failure of the Applicant to fulfill requirements of the Final Approval.
vi. Provision that any Final Approval and Capacity Allocation in conjunction with issuance of a zoning permit by the Town of Londonderry shall revert to the Town if the Applicant has failed to initiate construction within two (2) years of the date of the Final Approval and Capacity Allocation, as further set forth under Section 10.8.c, below.

8. Expiration and Extension of Final Approval and Capacity Allocation

a. Unless otherwise amended or extended by the Board pursuant to this Ordinance, a Final Approval and Capacity Allocation shall expire four (4) years from the date of issuance if the Development for which the Final Approval was obtained has not connected to, or is not yet discharging Sewage into, the System.

b. The Board may extend the expiration date of the Final Approval and Capacity Allocation, upon written request of the request of the Applicant, for a period of up to one (1) additional year, provided such request is received by the Town no less than thirty (30) days in advance of the expiration of the Final Approval and Capacity Allocation. The maximum length of time per extension is one (1) year, with a maximum cumulative total of two (2) years, i.e. a maximum of two (2), one-year extensions, during which the Final Approval and Capacity Allocation shall be valid

before re-application is required. Each extension shall require payment of an additional fee as set forth in the most current Schedule of Rates and Fees.

c. Notwithstanding the foregoing, the Board may extend the expiration date of the Final Approval and Capacity Allocation for a longer period upon written findings that this action is in the best interest of the Town. Such extensions may be granted based on factors and circumstances including, but not limited to, an appeal of the Development Review Board or other land use permit necessary for construction of the associated project, the amount of capacity requested, the timing and phasing of construction, the amount of Uncommitted Reserve Capacity available, and the benefit of the Development to the Town.

d. If a Final Approval and Capacity Allocation expires after four (4) years, or after any extension of time approved by the Board, whichever is longer, the unused portion of the Capacity Allocation at the time of expiration shall revert to the Town and become part of the Uncommitted Reserve Capacity, and there shall be no refund of allocation, permit, or other fees paid.

9. **Allowance for financial hardship**. The payment of fees pursuant to Sections 10.5.a, 10.7.b, or 10.8.b may be extended or waived by the Board if the Owner demonstrates an inability to pay the associated fees. The Applicant may file its request in writing to the Board for Board consideration and action. However, all fees as set forth in the most current Schedule of Rates and Fees shall be paid by the Owner prior to connection to the System.

10. Amendment of Preliminary or Final Capacity Allocation and Approval

a. Any Applicant may, at any time, make an application to the Board to issue a revised Preliminary or Final Approval and Capacity Allocation. Any such revised applications shall be made in conjunction with an application for approval or amendment of an approval under all applicable local, State, and Federal bylaws and regulations, subject to the following limitations:

i. Requested modifications generally shall be in keeping with the nature of the proposed uses and intensity of development in the original application, and shall not involve materially significant changes.

ii. Any request to increase the Capacity Allocation by more than the greater of five percent (5%) or two hundred forty-five (245) gpd shall require a new application.

b. The Board may, at its sole and absolute discretion, determine that an application for revision constitutes a materially changed application, and require the Applicant to submit a new application for Preliminary Approval and Capacity Allocation. Such determination shall not invalidate a pending or issued Preliminary or Final Approval unless the underlying application is withdrawn by the Applicant.

c. If the Board approves a revised Preliminary or Final Approval and Capacity Allocation, the Board may issue a revised Capacity Allocation with a reduced or increased capacity allocation determined in accordance with the procedures set forth in this Ordinance. Where a reduced Capacity Allocation is granted, any unused capacity from the original approval shall revert to ownership by the Town and become part of the Uncommitted

Reserve Capacity.

11. **Recording of Approval.**
A Final Approval and Capacity Allocation shall be recorded in the land records of the Town, along with evidence or a statement from the Town indicating all fees have paid, and with reference to the location where approved plans and specifications are filed.

SECTION 11. TRANSFER OF CAPACITY ALLOCATION; SUBDIVISIONS

1. **Preliminary and Final Approval and Capacity Allocations non-transferable**. Except as provided under Section 11.2 and Section 11.3 below, Preliminary or Final Capacity Allocation shall not be transferable to any other person, property or project. Transfer of a Capacity Allocation shall require submittal of a new application and approval by the Board.

2. **Final Approval and Capacity Allocation transfer in Subdivisions**.

    a. Any Applicant for a Final Approval and Capacity Allocation for a Subdivision must indicate the Development planned for each lot and the permits to be issued by the Town of Londonderry therefor.

    b. If all prerequisites defined for Final Approval and Capacity Allocation herein are met, approval shall be issued to the Subdivision Owner for each lot, and a specific Capacity Allocation shall be associated with the proposed Development.

    c. In the event a lot in a Subdivision benefited by a Final Approval and Capacity Allocation is sold or transferred, the portion of the Final Approval and Capacity Allocation attributable to the lot shall transfer when the property transfers. At such time, the Owner of said lot becomes bound to comply with all permits issued and the plans and specifications for connecting to the System.

    d. Any Final Approval and Capacity Allocation so transferred shall be considered a new Final Approval and Capacity Allocation, and it shall be deemed to be issued on the date of the property transfer or sale.

    Such Final Approval and Capacity Allocation shall expire four (4) years from the date of issuance unless the Applicant has sold or otherwise conveyed the lot for Development or has completed construction in accordance with the approved plan. If the Applicant has sold or otherwise conveyed the lot for Development, then the Final Approval for that lot shall expire two (2) years after the date of sale or conveyance to the first new owner other than the Applicant, assuming the Final Approval and Capacity Allocation has still not been used by the subdivided lot that was originally allocated the capacity.

3. **Expiration; capacity reverts to Town upon expiration.**

    a. The expiration of a Final Capacity Allocation at four (4) years from the original date of issuance shall not be modified by any revisions to the Subdivision or Development plan subsequent to the Preliminary Approval.
    b. Any reserve capacity allotted to lots that are unsold or on which building construction has not been completed at the time of expiration shall revert to the Town, without refund

of any fees paid, and become part of the Uncommitted Reserve Capacity.

ARTICLE 4 - USER CHARGES and FUND MANAGEMENT

SECTION 12. USER CHARGES and FEES

1. Authority to Establish User Charges and Fees

a. The Board shall have the authority to establish reasonable charges (also known as rents, rates, or sewage disposal charges) through a User Charge System for the purpose of producing adequate revenues to cover the costs of construction, operation, and maintenance of the Sewers and the System.
b. The Board also shall have the authority to establish a schedule of fees, including but not limited to fees for applications for System Connection and Capacity Allocation; application for extension or revision; application for transfer of capacity allocation; and connection to the municipal wastewater system.
c. A Schedule of User Charges and Fees shall be adopted by Resolution of the Board. User Charges and Fees may be adjusted from time to time by Resolution of the Board.

2. Sewer Connection Fee.

a. For new connections to the System, the Board may set a Sewer Connection Fee in an amount determined by Resolution from time to time. Any such fee shall be included in the Schedule of Fees and shall be paid in full prior to any new connection to the System.
b. Properties connecting to the System at the time of the System's initial construction shall be exempt from payment of a Sewer Connection Fee.
c. Upon receipt of a written request, the Board shall have the authority to reduce or waive the Sewer Connection Fee for affordable housing as defined in 24 VSA §4303, and for any other use for which the Board determines that reduction or waiver of the Sewer Connection Fee is in the public interest, including consideration of such factors, such as, the amount of fee waiver or reduction requested, the timing of connection, and the benefit of connection to the Town.

3. Basis for User Charges.

a. The User Charge shall be based on an annual estimate by the Board of the projected annual cost of operations and maintenance, and repayment of any bonded indebtedness related to construction of the System, as further described under Section 12.5.
b. Adjustments for additions and/or omissions, or other changes, shall be made by the Board to the User Charge System as necessary to ensure that charges remain equitable and sufficient to cover such costs, either during a year or from year to year.

4. Determination of User Charges for Allocated Capacity

a. The User Charge System shall impose a charge per gallon of Allocated Capacity assigned to each System user per the user's individual Final Approval and Capacity Allocation, as determined in Section 10.7 of this Ordinance and maintained by the Town, or as set forth in a Preliminary Approval and Capacity Allocation.

b. The **total Allocated Capacity** of the System shall be the sum of all specifically Allocated Capacity, including allocations granted through:
    i. Permits issued to connected users of the System; and

ii. Capacity reserved through issuance of a Preliminary Approval and Capacity Allocation for one (1) year or more; and
iii. Capacity reserved through issuance of a Final Approval and Capacity Allocation.

5. **Capital Construction and Operations and Maintenance Charges**. The User Charge System may consist of two components: a capital construction charge, and an operations and maintenance charge.

a. Capital Construction Charge
   i. The Capital Construction Charge shall be based on the share of the cost of total Sewer indebtedness which is due within the fiscal period as set forth in the Schedule of User Charges and Fees.
b. Operations and Maintenance Charge.
   i. The Operations and Maintenance Charge shall be based on the share of the costs to operate and maintain the system.
   ii. The Operations and Maintenance Charge shall be based on a yearly estimate by the Board of the projected annual costs to operate and maintain the System, including but not limited to costs for contract operations, permit compliance, regular maintenance, utilities, materials, inspections, or legal and professional services.
   iii. If a Dedicated Fund has been established pursuant to Section 13 below, the Board may at its discretion allocate all or a portion of an annual contribution to the Dedicated Fund to the total annual estimated cost on which the Operations and Maintenance Charge is based.

SECTION 13. DEDICATED FUND FOR MAJOR EXPENSES

1. **Dedicated fund authorized**. A separate dedicated fund and associated accounts (i.e., a reserve fund) is authorized and may be utilized for major rehabilitation, major maintenance, emergency repairs, upgrade expenditures associated with the System, and/or other purposes as identified by the Board (the "Dedicated Fund"). The establishment of such a Dedicated Fund and associated accounts shall be done through a written policy adopted by the Board, and any such fund shall be established and maintained in accordance with 24 V.S.A. § 3617 and 24 V.S.A. § 2804.

2. **Required content of a dedicated fund policy**. Prior to depositing funds in any Dedicated Fund, the Board shall enact a policy, which shall contain at least the following:

a. identification of the major rehabilitation, major maintenance, upgrading needs anticipated, and/or other purpose as identified by the Board;
b. estimated expenditures and estimated year of expenditure,
c. the type of account used to accumulate the dedicated funds,
d. estimated payment amount(s) and sources of funding, and
e. estimated time payments are to stop.

3. **Authority of the Board.** The Board shall have the authority to increase, decrease, stop and / or maintain regular deposits to the Dedicated Fund.

4. **Withdrawals from the Dedicated Fund**. The Board shall have the authority to withdraw

amounts from the Dedicated Fund only for a purpose for which the fund was established. However, when Dedicated Fund assets are not disbursed fully for the expenditures for which the fund was established, excess money shall remain available in the Dedicated Fund for other future related expenditures similar in nature.

SECTION 14 APPLICABILITY OF CHARGES; BILLING

1. Applicability of Charges.

a. The User Charges shall be applicable to:
   i. All connected users of the System.
   ii. All properties owned and operated by the Town that are connected to the System shall be subject to the User Charges established in this Ordinance.
b. The Capital Construction Charge portion of the User Charge shall be applicable to:
   i. All holders of a Preliminary Approval and Capacity Allocation for two (2) years or more, as of the date of approval, per Section 10.5.a.3 of this Ordinance.
   ii. All holders of a Final Approval and Capacity Allocation, as of the date of approval, per Section 10.7.b of this Ordinance.
c. The Town shall be responsible for payment of the User Charges applicable to:
   i. Properties owned and operated by the Town connected to the System, based on the properties' Allocated Capacity;
   ii. Town Reserve Capacity;
   iii. Capacity reserved through issuance of a Preliminary Approval and Capacity Allocation for a period of less than two (2) years; and
   iv. Uncommitted Reserve Capacity.
d. In the event the Board has waived or modified User Charges applicable to a Preliminary or Final Approval and Capacity Allocation under Section 10.9, the Town shall be responsible for payment of the unpaid share of User Charges associated therewith.

2. Surcharges for High Strength Waste

a. Users that discharge any toxic pollutants, high strength wastes (i.e., regular, meaning at least three days in a seven-day period, discharge of Sewage of greater than 200 mg/L of BOD_5)[5] or other detrimental or potentially damaging Sewage to the System shall be required to pay a surcharge directly related to the anticipated costs to be incurred by the Town to manage the abnormal wastes including management of both the liquid effluent and wasted sludge portions of such high strength wastes.
b. This section shall not be construed as to create a right to such discharge.
c. The Selectboard shall adopt a surcharge system and policy for handling abnormal wastes at such time as the need develops. The surcharge system shall use the parameter of 200 mg/L of BOD_5 of as a comparative base.
d. Nothing in this section shall exempt a user from compliance with other conditions or requirements for use of the System imposed pursuant to this Ordinance.

3. **Use of Excess Revenues**. Excess Operations and Maintenance Charge or Capital Construction Charge revenues, or other excess income, may be placed into the Dedicated Fund, or otherwise applied to reduce the Capital Construction Charge or Operations and

[5] https://doh.wa.gov/sites/default/files/legacy/Documents/Pubs//337-107.pdf

Maintenance Charge, as determined by the Board.

4. Payment of Charges; delinquency; billing

a. **Billing frequency**. User Charges shall be invoiced no less than quarterly by the Town. User Charges shall be payable on or before the thirtieth (30^{th}) day following the date of the invoice, or a later date as shown on the invoice.

b. **Penalty for late payment**. In the event that such charge is not paid when due, a penalty of one percent (1%) per month for the first three (3) months and one and one half percent (1½%) per month thereafter shall be added to the total amount due.

c. **Delinquency**.
   i. If any account remains delinquent after thirty days, the Board may take any action that is consistent with the provisions of 24 V.S.A. Chapter 129, Uniform Water and Sewer Disconnect, as presently constituted and as amended from time to time, to obtain payment of delinquent charges or to discontinue service.
   ii. Such charges shall be a lien upon the real estate under 32 V.S.A. § 5061 and may be enforceable and collected in the same manner and to the same effect as taxes are a lien on real estate are collected as provided in 24 V.S.A. § 3614 and 5151

d. **User Charges for new connections**. New sewer connections made during a billing period shall be billed on the following basis:
   i. Capital Construction Charges for the entire billing period in which the connection occurs, regardless of date of hookup within the period;
   ii. Operations and Maintenance Charges pro-rated for the period from the date of hookup to the end of the billing period.

e. **Owners responsibility for payment; assignment of billing**. All User Charges and other applicable fees will be billed to the owner of record of the building or buildings served by the System, unless the owner of record provides written documentation to the Town accepting responsibility for payment but identifying other person(s) for receipt of billings.

ARTICLE 5 - USE OF THE PUBLIC SEWER

SECTION 15. WASTE RESTRICTIONS

1. **Prohibited discharges to sanitary sewers**. No person shall discharge or cause or allow to be discharged any Stormwater, surface water, ground water, roof runoff, subsurface drainage, uncontaminated cooling water, or industrial waste to any Sanitary Sewer.

2. **Dilution prohibited**. It shall be illegal to meet requirements of this Sewer Ordinance by diluting wastes in lieu of proper pretreatment.

3. **Discharge of certain waters or wastes prohibited**. No person shall discharge or cause or allow to be discharged any of the following described waters or wastes to any public

sewer(s) or sewage works:

a. Any gasoline, benzene, naptha, fuel oil, or other flammable or explosive liquid, solid, or gas.
b. Any waters or wastes containing toxic or poisonous solids, liquids, or gases in sufficient quantity, either singly or by interaction with other wastes, to injure or interfere with any waste treatment process, constitute a hazard to humans or animals, create a public nuisance, create any hazard in the receiving waters of the System.
c. Any waters or wastes having a pH lower than five point five (5.5) or higher than nine (9), or having any corrosive property capable of causing damage or hazards to structures, equipment, or personnel operating or maintaining the System.
d. Solid or viscous substances in quantities or of such size capable of causing obstruction to the flow in Sewers, or other interference with the proper operation of the sewage works such as, but not limited to, ashes, bones, cinders, sand, mud, straw, shavings, metal, glass, rags, feathers, tar, plastics, wood, garbage, whole blood, paunch manure, hair and fleshings, entrails, flushable wipes, paper dishes, cups, or milk containers, either whole or ground by garbage grinders.
e. Any wastewater containing toxic pollutants in sufficient quantity, either single or by interaction with other pollutants, to injure, pass through, or cause interference with any sewage treatment process, constitute a hazard to humans or animals, or create a toxic effect in the receiving waters of the System.
f. Any noxious or malodorous liquids, gases, or solids which either singly or by interaction with other wastes are sufficient to create a public nuisance or hazard to life or sufficient to prevent entry into the Sewers for maintenance and repair. For the purposes of this paragraph, an odor shall be considered as creating a public nuisance when it exists at a sufficient intensity or duration to cause residents within 500 feet of the source of the odor to file complaints to the Town.
g. Any substance which will cause the System to violate its State Disposal System Permit or the receiving water quality standards.
h. Water sufficiently hot to cause the influent at the Sewers to exceed one hundred four (104) degrees F (forty (40) degrees C) or cause inhibition of the System.
i. Quantities of flow, concentrations or both constitute a "Slug" as defined herein.
j. Any wastewater containing any radioactive wastes or isotopes of such half-life or concentration as may exceed limits established by the Town in compliance with applicable State or Federal regulations.
k. Any wastewater which causes a hazard to human life as defined by the Environmental Protection Agency, or which creates a public nuisance
l. Wastes from the preparation, cooking, and dispensing of food that have been shredded. The installation of any garbage grinder shall not be permitted.

4. **Discharge of certain substances prohibited**. The following described substances, materials, waters or waste shall be limited in discharges to the Sewers to concentrations or qualities which will not harm either the Sewers, the System and its sewage treatment process or equipment, will not have an adverse effect on the receiving waters and/or will not otherwise endanger lives, limb, public property or constitute a nuisance. The Board may set limitations lower than the limitation established in these regulations if more active limitations are necessary to meet the above objectives. In determining such limitations, the Board will give consideration to such factors as the quantity of subject waste in relation to flows and velocities in the Sewers, materials and construction of the System and its sewage

works, degree of treatability of the waste in the System, prevailing State and Federal regulations, and other pertinent factors. The limitation or restrictions on materials or characteristics of substances, materials, waters, waste or wastewaters discharged into the Sanitary Sewers which shall not be violated without approval of the Board are as follows:

a. Any liquid or vapor having a temperature higher than one hundred fifty (150) degrees F (sixty-five (65) degrees C).
b. Any water or wastes containing fats, wax, grease, or oils whether emulsified or not, in excess of twenty-five (25) mg/I or containing substances which may solidify or become viscous at temperatures between thirty-two (32) and one hundred fifty (150) degrees F (zero (0) and sixty-five (65) degrees C).
c. Any waters or wastes containing strong acid iron pickling wastes, or concentrated plating solutions whether neutralized or not.
d. Any waters or wastes containing iron, chromium, copper, zinc, and similar objectionable toxic substances, or wastes exerting an excessive chlorine requirement, to such degree that any such material received in the composite Sewage at the System's disposal field exceeds the limits established by the Board for such materials
e. Any waters or wastes containing phenols or other taste or odor producing substances, in such concentrations exceeding limits which may be established by the Board as necessary, after treatment of the composite sewage to meet the requirements of the State, Federal, or other public agencies having jurisdiction for such discharge to the receiving waters.
f. Any radioactive wastes or isotopes of such half-life or concentration as may exceed limits established by the Board in compliance with applicable State or Federal regulations.
g. Any waters or wastes having a pH in excess of 9.0.
h. Materials which exert or cause:
    i. Unusual concentrations of inert suspended solids (such as, but not limited to, Fullers earth, lime slurries, and lime residues) or of dissolved solids (such as, but not limited to, sodium chloride and sodium sulfate).
    ii. Excessive discoloration (such as, but not limited to, dye wastes and vegetable tanning solutions).
    iii. Unusual BOD, chemical oxygen demand, or chlorine requirements in such quantities as to constitute a significant load on the System, or that cause provisions of the discharge permit to be exceeded.
    iv. Unusual volume of flow or concentration of wastes constituting "Slugs" as defined herein.
i. Waters or wastes containing substances which are not amenable to treatment or reduction by the sewage treatment process employed, or which are amenable to treatment only to such degree that the System effluent cannot meet the requirements of other agencies having jurisdiction over discharge to the receiving waters.

5. **Authority of Board to reject wastes or impose additional controls**. If any waters or wastes are discharged, or are proposed to be discharged to the System, which waters contain the substances or possess the characteristics enumerated in (3) or (4) above, and which in the judgment of the Board or its designee, may have a deleterious effect upon the Sewers, System, or receiving waters, which otherwise create a hazard to life, health or constitute a public nuisance, the Board may:
    a. Reject the wastes;

b. Require pretreatment to an acceptable condition for discharge to the System; and/or
c. Require control over the quantities and rates of discharge.

SECTION 16. PRE-TREATMENT and FLOW EQUALIZATION

1. **Pre-treatment and flow equalization installations**. If the Town permits the pretreatment or equalization of waste flows, the design and installation of the plants and equipment shall be subject to the review and approval of the Board, and subject to the requirements of all applicable codes, ordinances, and laws and to all applicable permits governing the System. Such pretreatment installations must be consistent with the requirements of any state pre-treatment permit issued to the industry.

2. **Interceptors may be required**. Grease, oil, hair, and sand interceptors shall be provided when, in the opinion of the Board or as required by State regulations, these are necessary for the proper handling of liquid wastes containing grease in excessive amounts, or any flammable wastes, large particulate matter greater than one-half (1/2) inch (1.27 centimeters) in diameter, sand and other harmful ingredients. All interceptors shall be of a type and capacity that comply with State regulations and shall be located as to be readily and easily accessible for cleaning, maintenance, repair, replacement and inspection.

3. **Construction of interceptors**. Grease and oil interceptors shall be constructed of impervious materials capable of withstanding abrupt and extreme changes in temperature. Interceptors shall be of substantial construction, watertight and equipped with easily removable covers which, when bolted in place, shall be gastight and watertight.

4. **Owners responsible for maintenance of interceptors and pre-treatment**.

    a. Where installed, all grease, oil, hair, and sand interceptors shall be maintained by the Owner, at the Owner's sole cost, expense and risk, in continuously efficient operation at all times. Materials collected shall not be reintroduced into the System. The Owner shall provide the Town with records of cleaning, maintenance, and inspection as deemed necessary by the Board or its designee.

    b. Where preliminary treatment or flow equalizing facilities are provided for any waters or wastes, such facilities shall be maintained continuously in satisfactory and effective operation by the Owner at the Owner's sole cost, expense and risk.

SECTION 17. MONITORING and TESTING

1. **Access for monitoring of wastes**. Authorized representatives of the Town shall, upon provision of reasonable notice to the Owner, be permitted to enter into, upon, or through the premises of any property discharging into the System to have access to and copy any record, to inspect any monitoring equipment or method, and to sample any discharge into the System.

2. **Control manholes**.

    a. When required by the Board, the Owner of any property serviced by a Building Sewer carrying non-residential wastes shall install a suitable control manhole together with such necessary meters, and other appurtenances in the Building Sewer to facilitate

observation, sampling and measurement of the wastes.

b. Such manhole, when required, shall be accessible and safely located, and shall be constructed in accordance with plans approved at the Owner's cost, expense and risk, and shall be maintained by the Owner so as to be safe and accessible at all times.

3. **Monitoring of discharges; record keeping**.

   a. All non-residential discharging into the System shall perform such monitoring of their discharges as the Board or its designee may reasonably require, including installation, use and maintenance of monitoring equipment, keeping records and reporting the results of such monitoring to the Board.
   b. Such records shall be made available, upon request, by the Board, to other agencies having jurisdiction over the System.
   c. Where pretreatment permits are issued by the State of Vermont, monitoring records must also be submitted to the Secretary in accordance with such permit.

4. **Methods for measurements, tests, and analyses**.

   a. All measurements, tests, and analyses of the characteristics of waters and wastes to which reference is made in this chapter shall be determined in accordance with the latest edition of "Standard Methods for the Examination of Water and Wastewater," published by the American Public Health Association, and shall be determined at the control manhole provided, or upon suitable samples taken at such control manhole. In the event no special manhole has been required, the control manhole shall be considered to be the nearest downstream manhole in the System to the point at which the Building Sewer is connected.
   b. Sampling shall be carried out by customarily accepted methods to reflect the effect of constituents upon the Sewers and System and to determine the existence of hazards to life, limb, and property.

SECTION 18. ACCEPTANCE OF HIGH-STRENGTH WASTE

Nothing in this Ordinance shall be construed as prohibiting any special agreement between the Town and any Owner through which an industrial waste of unusual strength or character may be accepted by the Town for treatment, subject to payment by the Owner, provided that such agreements do not contravene any requirements of existing federal and state laws and regulations and sound engineering practice, and are compatible with any user charge and cost recovery system in effect.

ARTICLE 6 - ADDITIONAL PROVISIONS

SECTION 19. PROTECTION FROM DAMAGE

No person shall maliciously, willfully, or negligently break, damage, destroy, uncover, deface, or tamper with any structure, appurtenance, or equipment which is part of the System. Any person violating this provision shall be subject to immediate arrest under the charge of unlawful mischief as set forth in Title 13, Section 3701 of the Vermont State Statutes Annotated. Any person violating this Article on conviction thereof shall be fined and/ or shall owe a penalty in an amount not less than One Hundred

Dollars ($100.00) per day for each violation with each day counting as a separate violation.

SECTION 20. POWERS AND AUTHORITY OF INSPECTORS

1. **Right of Entry**.

    a. The Health Officer and other duly authorized employees, agents or representatives of the Town bearing proper credentials and identification shall be allowed to enter all properties for the purposes of inspection, observation, measurement, sampling and testing in accordance with the provisions of this Ordinance.

    b. The Health Officer or the Board's designee shall have no authority to inquire into any processes including metallurgical, chemical, oil, refining, ceramic, paper, or other industries beyond that point having a direct bearing on the kind and source of discharge to the Sewers or waterways or the System.

    c. Delays by the Owner in providing reasonable access to duly authorized employees, agents or representatives of the Town enforcing the provisions of this Ordinance may be considered a violation of this Ordinance, subject to penalties outlined in Section 21 of this Ordinance.

2. **Liability and Indemnification**. While performing necessary work on private properties referred to in (1), the Health Officer and duly authorized employees, agents or representatives of the Town shall observe all safety rules applicable to the premises established by any company operating on a premises inspected; and the individual or entity shall be held harmless for injury or death to the Town employees, agents or representatives, and to the extent provided by law, the Town shall indemnify the individual or entity against liability claims and demands for injury or property damage asserted against the individual or entity arising from the gauging and sampling operation, except as such may be caused by negligence or failure of the individual or entity to maintain safe premises or conditions, including conduct of agents or employees of the company.

3. **Access to Easements**. The Health Officer and other duly authorized employees, agents or representatives of the Town bearing proper credentials and identification shall be permitted to enter all private properties through which the Town holds a duly negotiated easement for the purpose of, but not limited to, inspection, observation, measurement, sampling, repair, and maintenance of any portion of the sewage works lying within said easement. Routine maintenance requirements on the premises of a property discharging into the system may include, but not be limited to, regular pumping of the STEP systems and maintenance of the pump system. All entry and subsequent work, if any, on said easement, shall be done in full accordance with the terms of the duly negotiated easement pertaining to the property involved.

SECTION 21. VIOLATION; PENALTIES

1. **Notice of violation**. Any person found to be violating any provision of this Ordinance except Section 19, Protection from Damage, shall be served by the Town with written notice stating the nature of the violation and providing a time limit for the satisfactory correction thereof. The offender shall, within the period of time stated in such notice, permanently cease all violations.

2. **Violation—Penalty**.

    a. Any person who shall continue any violation beyond the time limit provided for in Section 21.1 shall be fined the maximum amount allowable under 24 V.S.A. Chapter 59 for civil ordinance violations, as amended. Each day in which any such violation shall continue shall be deemed a separate offense.

    b. In addition to any fine imposed under Section 21.2, any person violating any of the provisions of this Ordinance shall become liable to the Town for any expense, loss or damage occasioned the Town by reason of such offense, including but not limited to sampling, testing, inspection, repair, maintenance and replacement expenses.

3. **Remedies nonexclusive**. Notwithstanding any of the foregoing provisions, the Town may institute any appropriate action including injunction or other proceeding to prevent, restrain or abate violations of any provisions of this Ordinance, including termination of sewer service.

SECTION 22. SEVERABILITY

1. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

2. The invalidity of any section, clause, sentence, phrase, term or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts.

Adopted this XX day of XX, 20XX. Effective date: Month XX, 20XX.

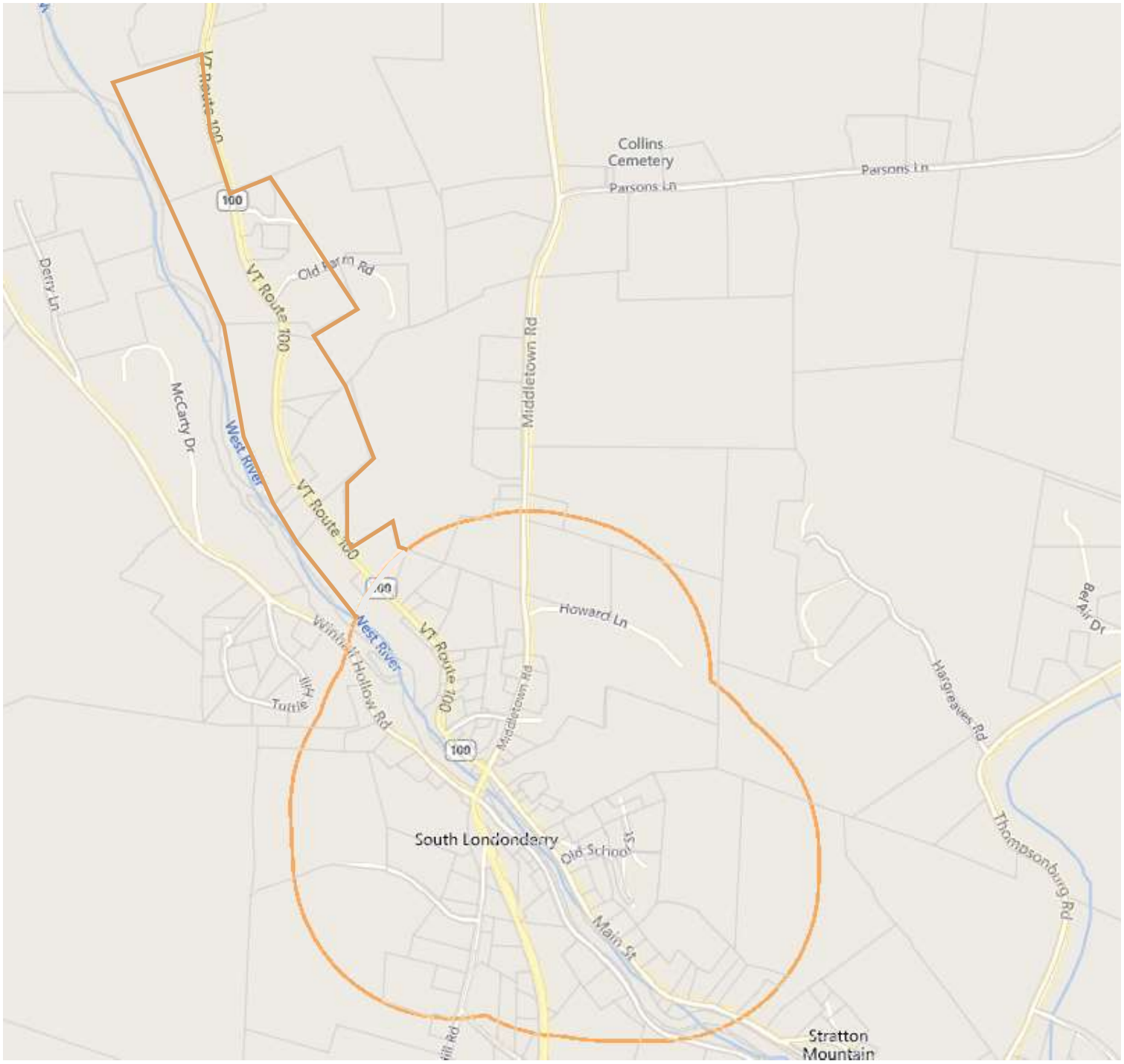
TOWN OF LONDONDERRY
SELECTBOARD

Attest: _____
, Clerk

APPENDIX A: Town of Londonderry Wastewater Service Area

South Village Wastewater Service Area

Provided by the Planning Atlas Dept. of Housing & Community Development



LEGEND

- Wastewater Service Area
- Parcel Boundary

NOTES

1: 12,639

May 16, 2025

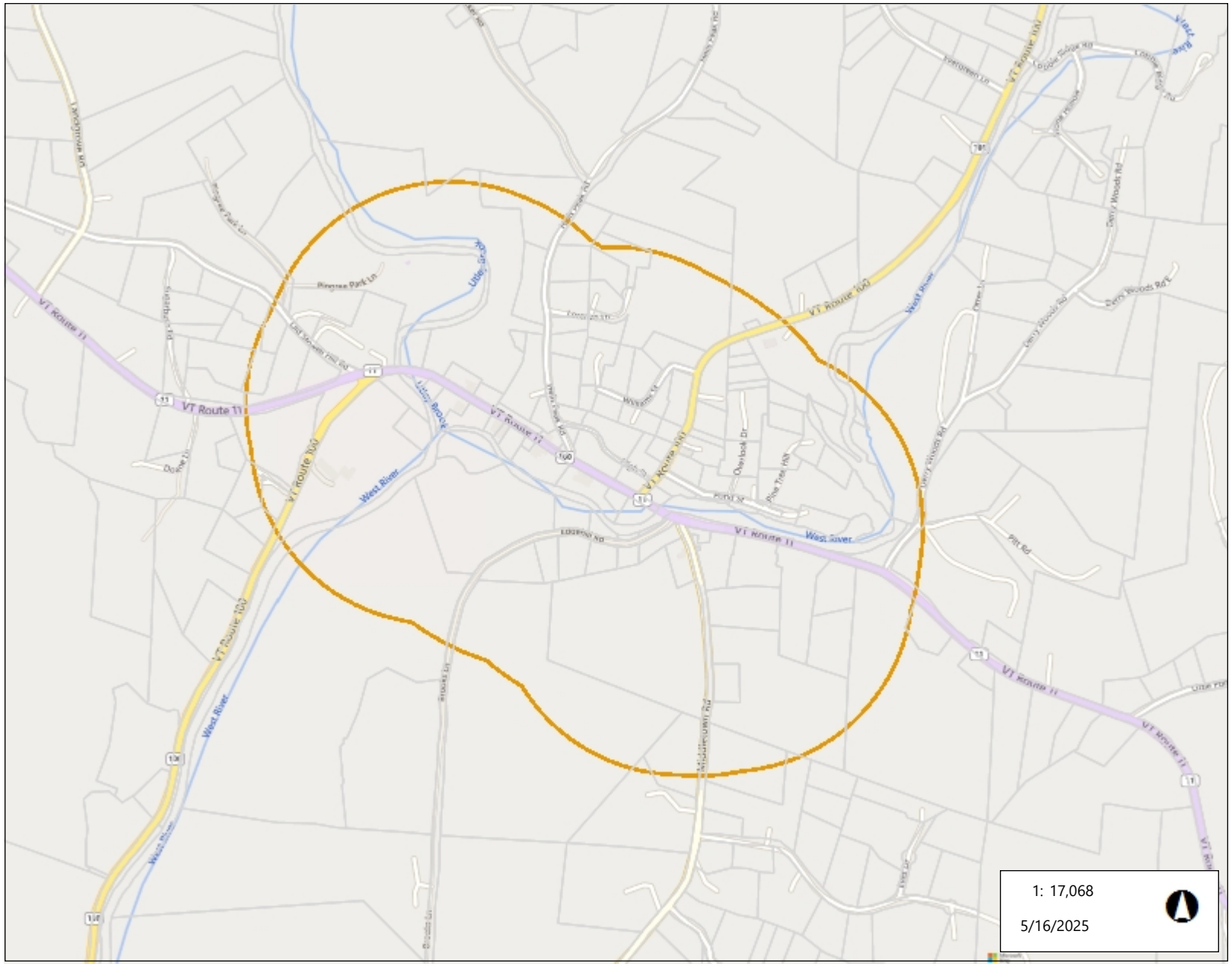
0.6 0 0.3 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

THIS MAP IS NOT TO BE USED FOR NAVIGATION

North Village Wastewater Service Area

Provided by the Planning Atlas Dept. of Housing & Community Development



Legend

- Wastewater Service Area
- Parcel Boundary

Notes

0.5 0 0.27 0.5 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Town of Londonderry, Vermont
Village Wastewater Committee

Date: 18 May 2025

To: Londonderry Selectboard

From: Londonderry Wastewater Committee

Subject: Community Wastewater Fee Structure Recommendation

On Thursday 15 May 2025, the Village Wastewater Committee convened a special meeting to review and discuss the fee structure to pay for the planned wastewater treatment systems. The fee includes two components: the annual operations and maintenance cost of the completed system, and the capital construction cost debt service. The annual operations and maintenance cost is to be entirely paid for by user fees; the capital and debt service is being considered to be partially or fully shared by the entire community through grand list support.

In consideration of the proposed fees, how similar systems are supported throughout the state, and the intent of the system**, the Village Wastewater Committee unanimously agreed to recommend 100% grand list support of the capital construction cost debt service**, with an estimated annual tax burden of $16 per $250,000 assessed value of property. We believe this is the appropriate cost sharing approach for the following reasons:

- **The success of the wastewater system is critical to the success of our villages.** Many properties within our villages do not have options to build septic disposal meeting current standards. Without options for reconstruction, investment in our villages will not occur.
- **Grand list support is critical to the success of the wastewater system.** Grand list support lowers individual user fees; lower individual user fees will encourage greater adoption; greater adoption reduces the operations and maintenance cost and increases the success of the system.
- **Grand list support is critical to the success of our villages.** Reduced user fees and access to wastewater disposal options incentive investment, reduce the risk of village properties being undervalued due to wastewater issues, and increase the opportunity for the grand list value to increase with construction and renovation of properties with access to the system.
- **The wastewater system has secondary benefits to the community beyond the direct users.** The system reduces the chance of wastewater contamination of ground and surface waters, and the system will foster and support vibrant village centers.
- **The cost of all other town infrastructure is shared by all residents, not just the users.** The town does not have special assessment districts to assess capital or maintenance fees differently across the town based on users. Just as we share the cost of road maintenance and plowing with those who live on state highways, or the cost of construction and maintenance of tennis courts and playgrounds with those who don't play tennis, pickleball

or have children, the capital cost of the wastewater system should be shared by all residents, not just the users.

- **The Town voted to financially support the system.** At the 2024 Town Meeting, the wastewater system was supported by a roughly 2:1 margin, with the knowledge that the debt service may be passed on to the community at large.
- **The cost of grand list support represents a fraction of the value of the overall investment in the community.** The $16 per $250,000 assessed value is a fraction of the nearly $8,000,000 investment in the community needed to ensure we have vibrant villages into the future.
- **The Selectboard can change their mind.** If the community balks at the potential increase in property tax, the Selectboard may revisit the fee and cost sharing decision.

Outlook

Fwd: WW Motion

From Gary Hedman <gary.hedman@gmail.com>
Date Thu 5/15/2025 7:27 PM
To Aileen Tulloch <townadmin@londonderryvt.org>; Shane O'Keefe <ASSISTADMIN@londonderryvt.org>

See below, thank you both for your help.

---------- Forwarded message ---------
From: **Gary Hedman** <ghedman@horsleywitten.com>
Date: Thu, May 15, 2025 at 17:42
Subject: WW Motion
To: gary.hedman@gmail.com <gary.hedman@gmail.com>

Make a motion to recommend to the Select Board the following:

To support the construction of the village wastewater system, the village wastewater committee recommends that the municipal debt service obligation be included in the local property tax calculation. As grand list expenditures are not tied to or bound by the direct benefit to each contributing member of the grand list, inclusion of the debt service obligation is consistent with other municipal costs that prioritize mutual benefit and the greater good. Based on estimates conducted by the Rural Community Assistance Partnership (RCAP) the annual cost of debt service associated with the village wastewater project would be approximately $16 (based on a property value of $250,000).

WINDHAM REGIONAL COMMISSION

To: Londonderry Selectboard

From: Matt Bachler, WRC Senior Planner

Date: March 14, 2025

RE: Village Wastewater Project Updates and Review of Draft Ordinance, Budget & Fees, and Connection Application

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Project Status Update

The Dufresne Group continues to work on final design plans for the wastewater systems in the north and south villages. The 90% design plans are near completion and will soon be submitted to the Department of Environmental Conservation (DEC). The Dufresne Group is also preparing the applications for State permitting. The Village Wastewater Committee (VWC) continues to meet on a regular basis with the Project Engineer and representatives from DEC to monitor progress and provide recommendations and feedback.

Before submitting the 100% design plans later this summer, the Town will need to confirm which properties will be connecting to the system. The VWC has been working on a draft connection application and fee schedule with RCAP Solutions to provide to property owners before they make a decision about connecting. These will be reviewed at the Selectboard meeting on March 17th and are discussed in more detail below. In addition, property owners will be sent a detailed plan showing the layout of the system on their property, a draft easement to permit the town to service and maintain equipment owned by the town, and a copy of the draft Wastewater Ordinance (discussed more below) so that owners are aware of their responsibilities and the Town's.

We are anticipating the project will be bid for construction in late summer 2025, with most construction occurring in 2026. Under the ARPA grant agreement, construction and project conclusion is required to be completed by August 31, 2026.

Draft Wastewater Ordinance

The VWC has been working on a draft Wastewater Ordinance that covers the use of the system, maintenance responsibilities, user charges, and waste restrictions. The ordinance is based on a template developed for the town of Westford, Vermont and has been used by other communities in the state. RCAP Solutions and the Dufresne Group have reviewed the ordinance and provided recommended changes based on the specific design of the Londonderry systems. An initial draft of the Ordinance was shared with the Selectboard at their meeting on September 23, 2024.

At the VWC meeting on March 7th, the Committee reviewed a final draft of the ordinance and voted to forward the ordinance to the Selectboard. Following Selectboard review, the ordinance would be reviewed by the Town Attorney before it is sent to property owners. At this time, it is recommended the ordinance not be formally adopted and stay in draft form in case any minor changes are needed before the system starts to operate in 2026.

There are several sections in the ordinance where additional work is needed based on input from the the Selectboard or the Town Attorney, as summarized below. Two versions of the ordinance are provided in the attachments: one clean version and one version with comments in the margin on the topics below as well as other areas.

Sewer Commission
Under Vermont Statue, the Selectboard acts as the Board of Commissioners for sewage systems in the town, unless they constitute a separate board. The Board of Commissioners has the responsibility of supervising the system, appointing a superintendent, and establishing fees and rates. It is common in Vermont for the Selectboard to also serve as the Board of Sewer Commissioners, similar to how they act as the Board of Liquor Control Commissioners for the town, and the time commitment is minimal.

Reserve Capacity
Section 9.2 of the Ordinance (page 15) includes a provision allows the Town to set aside reserve capacity in the wastewater system for specific purposes that are determined to be in the public interest. This could include things such as encouraging more housing or for economic development purposes. At this time, there is not anticipated to be any excess capacity in either the North Village or South Village systems.

The South Village system includes a phase 2 expansion that would increase the capacity of this system and create an opportunity for the Town to set aside reserve capacity. The North Village system does not have any expansion opportunity. The South Village system may be eligible for additional grant funding from the State for phase 2, and the VWC has been informed that this funding may include a requirement that a percentage of the additional capacity be reserved for housing. Once more details are available, this requirement from the State may need to be included in Section 9.2 of the Ordinance or in a separate agreement between the Town and the State.

Allocation of Uncommitted Reserve Capacity
Section 9.4(a) of the Ordinance (page 15) describes how the Town will review applications to connect to the system on a first come, first served basis. However, underneath this in paragraph (c) the Board retains the right to make allocations on a different basis if it is in the Town's best interest and after holding a public hearing. This is an area of the Ordinance the Selectboard may want to discuss further. While this provides the Board with flexibility, it could also lead to disputes.

Ownership of Wastewater System Components
Additional work may be needed to make sure the ownership of different system components is clear in the Ordinance. The North Village and South Village systems will be liquid only wastewater systems. Each property will have a septic tank, pump, and control panel (STEP System) allowing for the separation of solid waste before liquid waste it is pumped into the main system. The Town will retain ownership of the STEP System and connection to the main line on each property and perform regular maintenance including pumping the tank. The Town will also repair and replace STEP Systems and pipes to the main line as needed. Property owners will be responsible for the maintenance, repair, and replacement of the

building drain (lowest horizontal piping of the drainage system inside a building extending 5 feet beyond the outer face of the building wall) and the building sewer (conveys waste from building drain to STEP System).

Draft Budget and Fees

The VWC has been working with RCAP Solutions on developing a 5-year draft budget for the system. RCAP has extensive experience working with municipalities on financial planning for small-scale wastewater systems. The budget includes estimates on annual operations, maintenance, and debt service expenses. In addition, the budget includes recommendations on setting aside funding for future capital and equipment needs and for loan loss, operating, and emergency reserves.

A preliminary draft is provided in the attachments. The right-hand column of the spreadsheet includes notes from RCAP on assumptions used to develop the budget. The operating expenses are divided between operations and maintenance expenses and administrative expenses, such as billing, insurance, etc. For the budget, it was assumed the Town would hire a contractor operator to manage the system rather than hiring a new employee. The estimate for this expense was derived from contacting contract operators working on similar systems in Vermont.

Based on the draft budget, RCAP then developed recommendations for a fee so that system users were covering all operations and maintenance costs. Three different scenarios were developed for how the Town could pay for debt service expenses, as shown in the table below. Debt service could either be paid for entirely by assessing the grand list, by the users of the system, or it could be split 50-50 between the grand list and users. The table provides an estimated grand list assessment for the debt service and approximate annual cost for a $250,000 property in Londonderry. These numbers are based on current design plans and will change as design plans are finalized and the system is constructed.

Projected User Fee as a Function of Grand List Support (*SUBJECT TO CHANGE*)				
	Percent of Grand List Support Debt Service	Monthly User Fee (245 gallon/day – standard rate for 1 residential unit)	Grand List Assessment for Debt Service (per $100 of assessed value)	Approximate cost for typical $250,000 property per year
Scenario 1	0%	$116.42	$0	$0
Scenario 2	50%	$95.58	$0.0031	$8
Scenario 3	100%	$74.67	$0.0063	$16

Note that each residential unit will be assigned a standard daily wastewater flow of 245 gallons per day based on State rules for these types of systems. Commercial uses may have higher or lower wastewater flows based on State design flow numbers and they would be charged proportionally to this standard 245 gallon per day amount. For example, a restaurant with a 980 gallon design flow would be charged the standard fee multiplied by 4 (980 / 245 = 4).

Section 12 of the Wastewater Ordinance discusses how the Board will establish charges and fees (pages 21-22). A Schedule of User Rate Charges and Fees is referenced in the Ordinance, but this will be

adopted by the Selectboard separately from the Ordinance. Having the rate charges and fees separate would allow the Town to update the schedule as needed without having to amend the Ordinance.

Draft Application for Connection

In order to submit final design plans to the State, property owners will need to formally commit to connecting to the system and provide the Town with an easement to permit the town to service and maintain municipal equipment. The VWC has drafted the attached Application for Wastewater Allocation and Connection for Initial Construction Phase form. Property owners will be able to connect during the initial phase at no cost. After this, property owners seeking to connect will be responsible for the costs to improve their property and any applicable application and/or connection fees.

To assist with the application process, the Dufresne Group will pre-fill certain sections of the form for property owners. This would include the wastewater type and flow calculations and certification and the construction plans and specifications. Property owners would be required to certify that they agree to provide an easement for service and maintenance to the Town and certify they have received a copy of the draft Ordinance ang agree to abide by the terms and provisions therein.

Attachments

- Draft Londonderry Wastewater Ordinance (Clean Version and Version w/ Comments)
- RCAP Draft Annual Budget Report and Projections
- Draft Application for Connection During Initial Construction Phase

Outlook

Londonderry Wastewater User Fee

From Matthew Bachler <mbachler@windhamregional.org>
Date Fri 5/2/2025 11:28 AM
To Aileen Tulloch <townadmin@londonderryvt.org>
Cc Shane O'Keefe <ASSISTADMIN@londonderryvt.org>; Martha Dale <m.dale@londonderryvt.org>; 'Gary Hedman' <gary.hedman@gmail.com>; 'Thomas Metcalfe' <tommetcalfe@msn.com>; 'Larry Gubb' <legbild@gmail.com>; 'Corey Mack' <mack.corey@gmail.com>; 'Sharon Crossman' <scrossman295@gmail.com>; 'Christina Haskins' <chaskins@dufresnegroup.com>

Hi Aileen,

At the VWC meeting this morning Martha asked if we could provide examples of how other towns are approaching wastewater user fees and share this with the Selectboard for their meeting on May 5th. Below is what I was able to find for a few communities in Vermont:

Wolcott: While the town approved a bond for the system, they also have enough federal and state grant funding so they don't believe they will need a loan. The cost of servicing municipal buildings connected to the system (library, town office, town hall, and highway and fire department buildings) will be covered by the tax base. That annual cost is estimated at $8 per $100,000 of property value (https://wolcottvt.org/committees/wastewater/cost/). If Londonderry were to connect any municipal buildings to the South Village system in the future, these costs would also need to be covered by tax payers.

Westford: My understanding is that Westford is not moving forward with a system at this time. Based on their project website, it looks like they were estimating a taxpayer impact for the loan repayment of $24/year per $100,000 in property value (https://www.westfordsfuture.com).

Warren: Warren's system was constructed in the early 2000s. From what I've seen on the information provided by DEC, the debt service was covered by the grand list.

Best,

Matt

Matthew Bachler, AICP

Senior Planner

Windham Regional Commission

139 Main Street, Suite 505

Brattleboro, VT 05301

(802) 257-4547, ext. 112

www.windhamregional.org

Town of Londonderry
Annual Budget Report and Projections (with grand list support for 100% of debt service)
January 21, 2025

Code	Budget Line Item Name	1ST FULL YEAR FY27	FY28	FY29	FY30	FY31	PHASE 2 COMPLETE FY32	Notes
								Projected revenue assumes a projected 1.5% increase in rates to match revenue needed to provide for target reserve contributions.
	OPERATING REVENUE							
	User Fees	47,500	48,213	48,936	49,670	50,415	71,171	
	Transfers from Reserves							
	Other	0	0	0	0	0		
	TOTAL OPERATING REVENUE	**47,500**	**48,213**	**48,936**	**49,670**	**50,415**	**71,171**	
								Unless otherwise shown, projected expenses are assumed to increase at a rate of 3% per year.
	OPERATING EXPENSES							
	Operations & Maintenance (O&M)							
	Contract Operations - Standard Services	15,000	15,450	15,914	16,391	16,883	17,389	Budget includes assumption for contract operator for minimum operational requirements as required by permit condition and for general maintenance activities
	Contract Operations - Special Services							Suggest operations contract have the ability to procure services outside of normal operations as needed for emergency callouts/repairs or other special projects.
	Power	2,500	2,575	2,652	2,732	2,814	2,898	For Town-owned facilities; power for individual pump stations will be paid by connected users
	SCADA/Telemetry	1,200	1,236	1,273	1,311	1,351	1,391	Assumed service fee for control system
	Septic Tank Pumping	750	1,500	3,000	3,090	3,183	3,278	Expect all tanks will be pumped as a project cost prior to connection to system;
	Sampling/Lab Services	500	515	530	546	563	580	
	Maintenance and Repairs	2,000	2,060	2,122	2,185	2,251	2,319	Intended for recurring, routine maintenance and repairs for the system (i.e. generator testing); equipment replacement or unplanned repairs are intended to be funded with reserves
	Depreciation of Short-Term Assets/Equipment	5,000	5,000	5,000	5,000	5,000	5,000	Assume $100K of short term assets (pumps, generator, controls), and straight line depreciation over 20 year useful life.
	Other							
	SUBTOTAL - Operations & Maintenance	**26,950**	**28,336**	**30,491**	**31,256**	**32,043**	**32,855**	
	Administration							
	Administration Staff	2,000	2,060	2,122	2,185	2,251	2,319	Staff responsible for administration, billing, collections. May be stipends to existing staff or by contract.
	Payroll Taxes/Expenses/Workers Comp	300	309	318	328	338	348	Assumes 15% of staff expenses
	Wastewater Commissioner Stipend	1,500	1,545	1,591	1,639	1,688	1,739	Optional, assumed $300 per board member per year
	Annual Engineer's Inspection Report	3,000	3,090	3,183	3,278	3,377	3,478	Required for systems with Indirect Discharge Permit
	Office Supplies/Postage/Misc	500	515	530	546	563	580	
	Shared Services Fee- Town Facilities	400	412	424	437	450	464	for use of Town office for meeting space/file storage/equipment
	Insurance	1,000	1,030	1,061	1,093	1,126	1,159	assumes insurance through Town VLCT membership
	Audit Fees	500	515	530	546	563	580	Assumes a percentage of Town Audit costs to be charged to the Wastewater System
	Permit/Operating Fees	400	400	400	400	400	420	Fee is $400 plus $0.035/gal above 6,500 gpd; assumes fee required for Phase 1
	Training/Memberships	250	258	265	273	281	290	FY24 costs include service fee for Control System/Telemetry, moved to operating expense for FY25 and beyond; Vermont Rural Water Association membership;
	Other	0	0	0	0	0		
	SUBTOTAL - Administration	**9,850**	**10,134**	**10,426**	**10,726**	**11,036**	**11,375**	
	TOTAL OPERATING EXPENSES (Operations, Maintenance, and Admin)	**36,800**	**38,470**	**40,917**	**41,982**	**43,080**	**44,230**	
	NET OPERATING INCOME (OPERATING REVENUE less OPERATING EXPENSES)	**10,700**	**9,743**	**8,019**	**7,688**	**7,335**	**26,941**	

Town of Londonderry
Annual Budget Report and Projections (with grand list support for 100% of debt service)
January 21, 2025

Code	Budget Line Item Name	1ST FULL YEAR FY27	FY28	FY29	FY30	FY31	PHASE 2 COMPLETE FY32	Notes
	NON-OPERATING REVENUE							
	New Connection Fees							Assumes connection fee of $2,500 per ERU
	Grand List Revenue to Support Debt Service	26,567	26,567	26,567	26,567	26,567	26,567	Assumes Town provides 100% support debt service costs (Phase 1)
	Transfers from Reserves							
	Finance Charges							
	Interest Income	0	40	90	130	190	220	
	Special Project Revenue							
	Other							
	SUBTOTAL - NON-OPERATING REVENUE	**26,567**	**26,607**	**26,657**	**26,697**	**26,757**	**26,787**	
	NON-OPERATING EXPENSES							
	Long Term Debt - CWSRF Loan 1 ($282K)	9,400	9,400	9,400	9,400	9,400	9,400	30 year loan @ 0%; term expires 2057
	Long Term Debt - CWSRF Loan 2 ($515K)	17,167	17,167	17,167	17,167	17,167	17,167	30 year loan @ 0%; term expires 2057
	Long Term Debt - Phase 2 Disposal						17,900	Assume $400K loan for 30 years @ 2%, paid by users (?)
	Interest Expense							for short-term borrowing, if needed
	Special Project Expenses							
	Other	0	0	0	0	0		
	SUBTOTAL - NON-OPERATING EXPENSES	**26,567**	**26,567**	**26,567**	**26,567**	**26,567**	**44,467**	
	NET REVENUE SUMMARY							
	Total Revenue	**74,067**	**74,820**	**75,593**	**76,367**	**77,172**	**97,958**	
	Total Expenses	**63,367**	**65,037**	**67,484**	**68,549**	**69,647**	**88,697**	
	NET REVENUE (TOTAL REVENUE less TOTAL EXPENSES)	**10,700**	**9,783**	**8,109**	**7,818**	**7,525**	**9,261**	
	KEY FINANCIAL INDICATORS							
	Operating Ratio (Operating Revenue/Operating Expenses)	**1.29**	**1.25**	**1.20**	**1.18**	**1.17**	**1.61**	This is a measure of whether rates were sufficient to cover the cost of operations for the fiscal year; Benchmark: should be greater than 1.0 for water/wastewater systems, the higher the better;
	Debt Service Coverage Ratio (Operating Revenue - Operating Expenses)/Debt Payments	**0.40**	**0.37**	**0.30**	**0.29**	**0.28**	**1.01**	This is a measure of the system's ability to pay debt service with the operating revenue generated. Benchmark: should be greater than 1.0 (USDA recommends greater than 1.1) Note: This ratio should be applicable to the portion of debt service not covered by the Town Grand List.
	Total of Cash Balances on Unrestricted Accounts	20,700	30,483	38,592	46,410	53,935	63,196	Assumes Town provides initial "seed" funding of $10K at end of FY26 for system operating account. Projections assume all Net Revenue remains unrestricted.
	Days Cash On Hand (Unrestricted Cash/(Yearly Operating Expenses/365)	**205**	**289**	**344**	**403**	**457**	**522**	A measure of the ability to continue to pay for operating expenses if there is a significant reduction in revenue; Benchmark: at the very least, enough to last a billing cycle (90 days) or another significant inflow of cash (i.e., receipt of grants)
	No. of Equivalent Residential Units (ERUs)	**53**	**53**	**53**	**53**	**53**	**81**	
	Annual User Fee per ERU	**$896**	**$910**	**$923**	**$937**	**$951**	**$879**	
	Grand List Assessment for Debt Service	**$ 0.0063**	**per $100 of assessed value**					Assumes Grand List value of $421,880,370 (2023).
	Cost for typical $250,000 property	**$ 16**	**per year**					

Town of Londonderry Wastewater System
DRAFT Projections for Reserve Funds - Changes in Net Position (with grand list support for 100% of debt service)
January 21, 2025

FY26 Reserve Funds				Balance on June 30, 2026	Notes
Loan Loss Reserves				$0.00	Target one year debt service payments, saved over 10 years ($2,500/yr)
Operating Reserves				$0.00	Recommend at least 3 months of Operating Expenses (25%), ; saved over 5 years ($2,000/yr); preferably 4-6 months
Equipment Replacement Reserves				$0.00	Target collect at least depreciation expense ($5,000/yr), assumes connetion fees collected are added to this reserve fund; Recommend completing an Asset Management Plan to confirm target amount for replacement of short-term assets
Emergency Reserves				$0.00	For unplanned expenses, such as force main break or equipment failures; Target $20K saved over 10 years ($2,000/yr)
Total				**$0.00**	

FY27 Reserve Funds	Balance on July 1, 2026	Projected Interest Earned	Projected Transfers In/(Out)	Projected Balance on June 30, 2027	Notes
Loan Loss Reserves	$0.00		$2,500	$2,500	
Operating Reserves	$0.00	$0	$1,200	$1,200	
Equipment Replacement Reserves	$0.00	$0	$5,000	$5,000	
Emergency Reserves	$0.00	$0	$2,000	$2,000	
Total	**$0.00**	**$0**	**$10,700**	**$10,700**	**Not including the system's operating account with min. balance of $10,000**

FY28 Reserve Funds	Projected Balance on July 1, 2027	Projected Interest Earned	Projected Transfers In/(Out)	Projected Balance on June 30, 2028	Notes
Loan Loss Reserves	$2,500	$10	$2,500	$5,010	
Operating Reserves	$1,200	$0	$283	$1,483	
Equipment Replacement Reserves	$5,000	$20	$5,000	$10,020	
Emergency Reserves	$2,000	$10	$2,000	$4,010	
Total	**$10,700**	**$40**	**$9,783**	**$20,523**	

FY29 Reserve Funds	Projected Balance on July 1, 2028	Projected Interest Earned	Projected Transfers In/(Out)	Projected Balance on June 30, 2029	Notes
Loan Loss Reserves	$5,010	$20	$2,500	$7,530	
Operating Reserves	$1,483	$0	($1,391)	$92	
Equipment Replacement Reserves	$10,020	$50	$5,000	$15,070	
Emergency Reserves	$4,010	$20	$2,000	$6,030	
Total	**$20,523**	**$90**	**$8,109**	**$28,722**	

FY30 Reserve Funds	Projected Balance on July 1, 2029	Projected Interest Earned	Projected Transfers In/(Out)	Projected Balance on June 30, 2030	Notes
Loan Loss Reserves	$7,530	$30	$2,500	$10,060	
Operating Reserves	$92	$0	($1,682)	($1,590)	
Equipment Replacement Reserves	$15,070	$70	$5,000	$20,140	
Emergency Reserves	$6,030	$30	$2,000	$8,060	
Total	**$28,722**	**$130**	**$7,818**	**$36,670**	

FY31 Reserve Funds	Projected Balance on July 1, 2030	Projected Interest Earned	Projected Transfers In/(Out)	Projected Balance on June 30, 2031	Notes
Loan Loss Reserves	$10,060	$50	$2,500	$12,610	
Operating Reserves	($1,590)	$0	($1,975)	($3,565)	
Equipment Replacement Reserves	$20,140	$100	$5,000	$25,240	
Emergency Reserves	$8,060	$40	$2,000	$10,100	
Total	**$36,670**	**$190**	**$7,525**	**$44,385**	

FY32 Reserve Funds	Projected Balance on July 1, 2031	Projected Interest Earned	Projected Transfers In/(Out)	Projected Balance on June 30, 2032	Notes
Loan Loss Reserves	$12,610	$60	$2,500	$15,170	
Operating Reserves	($3,565)	($10)	($239)	($3,814)	
Equipment Replacement Reserves	$25,240	$120	$5,000	$30,360	
Emergency Reserves	$10,100	$50	$2,000	$12,150	
Total	**$44,385**	**$220**	**$9,261**	**$53,866**	

Outlook

RE: Grand List loss question (for Londonderry Wastewater)

From Christina Haskins <chaskins@dufresnegroup.com>
Date Fri 5/16/2025 11:20 AM
To Matthew Bachler <mbachler@windhamregional.org>; Aileen Tulloch <townadmin@londonderryvt.org>
Cc 'Gary Hedman' <gary.hedman@gmail.com>

I agree with Matt's comments below. I also cannot perform any specific analysis on impacts to the grand list, but agree that over time, values may drop as wastewater issues increase. Wastewater issues can come in the form of limited capacity due to the inability to increase the size of the septic system; aging/failing systems requiring costly repairs/replacements; systems impacted by flood events; or properties impacted by future regulations that do not allow for adequate wastewater replacement on the parcel.

As far as I know, there are no properties on our "interested" list that are currently failing or failed.

Chrissy Haskins, PE
Dufresne Group
Phone: 802.674.2904 | Cell: 802.366.0529

From: Matthew Bachler <mbachler@windhamregional.org>
Sent: Friday, May 16, 2025 10:49 AM
To: 'Aileen Tulloch' <townadmin@londonderryvt.org>
Cc: Christina Haskins <chaskins@dufresnegroup.com>; 'Gary Hedman' <gary.hedman@gmail.com>
Subject: RE: Grand List loss question (for Londonderry Wastewater)

Hi Aileen,

This is an important point that the VWC raises. The Preliminary Engineering Report for the project includes much discussion on the need for the project for economic development reasons. In the "Existing Facilities" section under Local Concerns (pages 15-16) there is discussion on how there were multiple public comments indicating a concern about wastewater limitations on existing buildings and uses, in particular local businesses. The PER references the following section from the 2017 Londonderry Town Plan: "Revitalization of Londonderry and South Londonderry Villages is an important strategy in the economic development and land use sections of this plan. However, these areas are densely developed, and the lack of community water and wastewater systems has been cited as one of the limiting factors for redevelopment in the villages."

In the "Need for the Project" section of the PER under Reasonable Growth (pages 20-21), it is noted that the existing water and septic infrastructure will likely limit the growth capacity of smaller parcels in the villages and that existing businesses may be "frozen" and unable to grow due to infrastructure constraints. Existing buildings may not be capable of a change in use to accommodate expanded or different uses.

I'm not able to do a specific analysis on the fiscal impact to the grand list, but I do think the issue of inadequate infrastructure will have a negative impact on property values in the villages over the long term. Businesses that are not able to grow and expand may have difficulty with keeping up with other property maintenance needs. The lack of infrastructure may make it harder to sell properties and increase the number of vacant buildings which could impact property values.

Best,

Matt

Matthew Bachler, AICP
Senior Planner
Windham Regional Commission
139 Main Street, Suite 505
Brattleboro, VT 05301
(802) 257-4547, ext. 112
www.windhamregional.org

From: Aileen Tulloch <townadmin@londonderryvt.org>
Sent: Thursday, May 15, 2025 9:48 PM
To: Matthew Bachler <mbachler@windhamregional.org>; Christina Haskins <chaskins@dufresnegroup.com>
Cc: Gary Hedman <gary.hedman@gmail.com>
Subject: Grand List loss question (for Londonderry Wastewater)

Hello Matt and Chrisy,
The VWC met tonight and wanted to know how much the Grand List would stand to lose should this project not move forward and current commercial and residential properties be unable to conduct business or cease to exist due to inadequate or failed septic systems.

Aileen Tulloch

Town Administrator

Town of Londonderry, Vermont

100 Old School Street

South Londonderry, VT 05155

802-824-3356, ext. 5

Outlook

VWC Meeting 5/15 - Information on Fee Rate Recommendations

From Matthew Bachler <mbachler@windhamregional.org>

Date Tue 5/13/2025 1:00 PM

To 'Gary Hedman' <gary.hedman@gmail.com>; 'Sharon Crossman' <scrossman295@gmail.com>; 'Larry Gubb' <legbild@gmail.com>; 'Corey Mack' <mack.corey@gmail.com>; 'Thomas Metcalfe' <tommetcalfe@msn.com>; Aileen Tulloch <townadmin@londonderryvt.org>; Shane O'Keefe <ASSISTADMIN@londonderryvt.org>; Martha Dale <m.dale@londonderryvt.org>; 'John Kiernan' <jkiernan@rcapsolutions.org>; 'Christina Haskins' <chaskins@dufresnegroup.com>

Good afternoon all,

I spoke to Lynnette Claudon at DEC about recommendations for monthly fee amounts based on median household income. The EPA recommends setting fees at 1.5% of the median household income. She noted that EPA would consider the maximum affordability limit of a fee would be 2% of household annual income.

The table below shows median household incomes for the town, South Londonderry, and North Londonderry (based on the 2018-2022 American Community Survey 5-year estimates) and corresponding monthly fees using the 1.5% recommendation and 2% affordability maximum. South Londonderry and North Londonderry are Census Designated Places and the geographic areas this data is drawn from generally corresponds with the two village areas.

	Median Household Income (2018-2022 American Community Survey)	EPA Recommended Fee (1.5% of MHI)	EPA Fee Affordability Maximum Limit (2% of MHI)
Town of Londonderry	$74,444	$93.06	$124.07
South Londonderry Village (Census Designated Place)	$59,911	$74.89	$99.85
North Londonderry Village (Census Designated Place)	$29,250	$36.56	$48.75

Best,
Matt

Matthew Bachler, AICP
Senior Planner
Windham Regional Commission
139 Main Street, Suite 505
Brattleboro, VT 05301
(802) 257-4547, ext. 112
www.windhamregional.org

Town of Londonderry

Social Services Appropriation Policy

Purpose:

Under Vermont law, a town may appropriate such sums of money as it deems necessary for the support of social service programs and agencies that provide services to town residents. (24 V.S.A. § 2691). The purpose of this policy is to clarify and manage the establishment of procedures for managing social service agency appropriations that will be voted on at the annual town meeting.

- **§ 2691. Aid to social services for town residents**

  At a meeting duly warned for that purpose, a town or incorporated village may appropriate such sums of money as it deems necessary for the support of social service programs and facilities within that town for its residents. Social service programs, for which a town or incorporated village may provide appropriate sums of money, include transportation, nutrition, medical, childcare, and other rehabilitative services for persons with low incomes, elders, children, persons with disabilities, persons with a substance use disorder, and persons requiring employment to eliminate their need for public assistance. The authority herein granted is not in derogation of other local powers to allocate funds. (Added 1973, No. 177 (Adj. Sess.), § 2; amended 2005, No. 174 (Adj. Sess.), § 56; 2013, No. 96 (Adj. Sess.), § 152.)

1.This policy does not apply to municipal organizations such as Champion Fire Company #5, Phoenix Fire Company #6, The South Londonderry Library, The Londonderry Historical Society and, The Londonderry Volunteer Rescue Squad.

2. This policy does not apply to community services such as Windham County Humane Society, Flood Brook Athletic Association, and Friends of the West River Trail.

Procedure

All requests must be in word and PDF digital format and accompany the most recent 990 form.

Please send to townclerk@londonderryvt.org

Previously approved service agency request

Social services agencies or community services requesting an appropriation whose appropriation request has been approved by the voters at the prior year's annual Town Meeting, and which is not requesting an increase in funding from the prior year's must submit a digital request via word and PDF by 4:00 on the Friday that precedes the second Selectboard meeting in the month of

December, to be included on the annual Town Meeting ballot, without filing a petition*. Subject to the Bords review of the agency status.

**All requests by Social Services and Community Services must submit a petition every 5 years*

First Time / Increased Funding / Previously failed request

Social services agencies or community services requesting an appropriation must submit a petition every five years and/or that are requesting a larger appropriation than approved at the most recent town annual meeting and/or has failed to be approved and/or did not submit the previous year at the most recent town annual meeting. A petition for article requesting an appropriation in accordance Vermont State statute **(Cite as: 17 V.S.A. § 2642).** Such a petition must be signed by at least five percent of the voters of the town and filed with the Town Clerk not less than 48 days before the day of the annual meeting. It is recommended that agencies submit their proposed petition to the Town Clerk for format review prior to obtaining the required signatures.

The petition should be in substantially the following form:

Petition of Legal Voters of the Town of Londonderry

We, the undersigned legal voters of the Town of Londonderry, hereby petition the Selectboard to include the following funding request in the Appropriations section General Fund budget for the annual town meeting to be held on First Tuesday of March:

Shall the town appropriate $[insert amount of request] to [insert name of social service agency, for [insert brief description of the purpose of the proposed appropriation] in accordance with 24 V.S.A. § 2691?

Print Name Physical Street Address Signature

Pursuant to 17 V.S.A. § 2642(a)(3)(C), a petition must contain the petition language on every page on which signatures are collected and must contain legibly printed name, signature, and street address of each voter who signs the petition.

Petitions submitted after the deadline will not be honored. Petitions submitted prior to the deadline but not containing the required number of signatures shall be returned by the town clerk within 24 hours of receipt stating in writing on the petition why it cannot be accepted. Any petition returned to the petitioners may be amended to correct any stated deficiencies and refiled with the town clerk not later than 48 hours after the petition was returned by the clerk, or the filing deadline, whichever is later. However, supplementary petitions shall not be accepted if the original petition did not meet the filing deadline or did not contain the requisite number of signatures.

All service agencies/ origination requesting appropriations under this policy are required to submit a description of the agency's programs for inclusion in the town's annual report. Descriptions must be limited to one page and should describe the program or services provided to town residents. Electronic submissions of reports are required in word and PDF format and should be sent to townclerk@londonderryvt.org by January 1st.
All agencies are subject to the board's review of the agency's status. Agency representatives are encouraged to attend the Town Meeting to explain the appropriation request to the voters and answer their questions as necessary.

Town of Londonderry, Vermont
Application for Appointment to Town Boards, Commissions, Committees and Officer Positions
Complete this form if you are interested in being appointed to a public body or Town Officer position.

Nominee Contact Information

Name: Gary Hedman Date: May 13, 2025

Street Address: 545 Magic Circle, Londonderry, VT 05148

Mailing Address (if different): _____

Preferred Phone: [redacted] Alternate Phone: _____

Email address: [redacted]

Indicate board/commission/committee or officer position in which you are interested in being appointed:

Conservation Commission

Please indicate your appointment status (Mark with an X)

[X] **Incumbent appointee**. You may leave the information requests below blank.
[ ] **Not presently an appointee**. Please complete the following:

1. Please list any prior experience serving on any public boards, commissions, committees or public offices (and approximate dates):

No prior experience serving on public boards. Maintain membership in several business / trade associations, including Environmental Business Council of New England and Licensed Site Professional Association.

2. Please list any other experience that may be pertinent to the board, commission, committee or office on which you are requesting to serve.

25+ years working as an environmental consultant with a broad background in: soil, groundwater, surface water and sediment assessment; site remediation; stormwater management; sediment management / dam removal; ecological restoration; spill response; and ER planning.

3. Please provide a brief statement describing your interest in serving the Town of Londonderry.

I feel that I have much to offer the Commission in terms of relevant professional experience, energy, and motivation. We value the Londonderry community, and I think that being an active participant/volunteer is the best way for me to give back.

4. Please list any professional qualifications (if applicable).

Licensed Site Professional (MA #9903) - Board of Hazardous Waste Site Cleanup
Underground Storage Tank Class A/B Inspector
OSHA 40 Hour and 8 Hour Supervisor

Attach any additional information to this application and return to the Town Administrator at 100 Old School Street, South Londonderry, VT 05155 or townadmin@londonderryvt.org.

Stormwater Master Plan for the Town of Londonderry, Vermont

FINAL REPORT

April 30, 2025

Ditch Erosion at Project LON-10.

Prepared by:

Fitzgerald Environmental Associates, LLC.
164 Main Street, Suite 2
Colchester, VT 05446

Fitzgerald Environmental Associates, LLC.
Applied Watershed Science & Ecology

Prepared under contract to:

Vermont Department of Environmental Conservation
1 National Life Drive
Montpelier, VT 05602

VERMONT
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

TABLE OF CONTENTS

1.0 Introduction

In 2022, Fitzgerald Environmental Associates (FEA) was contracted by the Vermont Department of Environmental Conservation (VTDEC) to develop a Stormwater Master Plan (SWMP) for the Town of Londonderry. This final SWMP report for the Town of Londonderry represents significant efforts and collaborations over the last several years between the Town, FEA, SLR, VTDEC, and other partners, including private landowners and business owners, interested in mitigating stormwater and improving water quality.

1.1 Stormwater Master Planning

Stormwater runoff is caused by precipitation, both in the form of rain or melting snow/ice, that is not infiltrated into the ground, absorbed by wetlands, or otherwise intercepted by plants. Human alteration of our landscapes in the form of impervious surfaces (i.e., pavement, rooftops, etc.) and compaction of soils disrupts natural hydrology and causes increased stormwater runoff. Increased stormwater runoff leads to: (1) Higher magnitude flood flows and greater erosive power in stream channels; (2) Increased delivery of sediment, nutrients, and other pollutants to waterways; and (3) Increased flooding conflicts with improved properties downstream. Increased stormwater runoff is directly linked to the quality of water in our streams, rivers, ponds, and lakes that we depend on for drinking water, healthy fisheries, and recreation.

Stormwater Master Plans (SWMPs) can address stormwater problem areas either by mitigating impacts before they create problems or by avoiding the creation of issues at vulnerable sites. Prevention is cheaper than restoration, and SWMPs aim to address stormwater problem areas primarily through prevention. If we are to avoid the high cost of restoring degraded surface waters, we must better manage stormwater runoff before those waters become impaired. SWMPs are developed with public involvement and comment and should be as comprehensive as possible in listing all known problem areas within the Town. SWMPs are based on a prioritized list of stormwater projects. This strategic approach is more likely to produce long term water quality resiliency than a reactionary approach that addresses problems as they arise. Historically almost all Vermont municipalities have responded to stormwater runoff or drainage problems the latter way, often during an emergency or after a structural failure has occurred. Stormwater Master Plans contain important information and recommendations about preserving natural features and functions of watersheds and provide lists of evaluated alternatives such as using traditional pipe (gray) infrastructure versus green stormwater infrastructure.

1.2 Project Goals and Objectives

The purpose of this planning effort is to reduce sediment and nutrient pollution to the West River watershed, improve flood resiliency, and reduce the Town's maintenance burden at chronic problem areas. The primary objectives of this SWMP are to:

- Identify opportunities to incorporate stormwater treatment and/or outfall stabilization at the outfalls of existing closed stormwater conveyance systems.
- Identify opportunities to incorporate green stormwater infrastructure.

- Identify opportunities to improve stormwater management in areas with active erosion and/or poor conveyances.

Project prioritization followed the Unified Scoring Metrics developed by VTDEC (2023) and Non-Unified Scoring Metrics (**Section 4.4**). Conceptual design plans (30% designs) were prepared for 5 high-priority projects. Phosphorus loading and removal estimates were provided for each project to assist the Town with project implementation prioritization for meeting water quality goals.

2.0 Study Area Description

Londonderry is a 35.9 square mile town located in Windham County in Southern Vermont. Londonderry has two village centers. The 21-acre Village of South Londonderry spans the West River. The 19-acre Village of Londonderry also spans the West River. The Magic Mountain Ski Area is located within the Town and constitutes another developed area. As of the 2020 census, Londonderry has a total population of 1,919 people (U.S. Census Bureau, 2020). The Town's area is primarily forested and is 7.7% developed (**Table 1**). Londonderry is bordered by 6 Vermont towns (Landgrove, Weston, Andover, Windham, Jamaica, and Winhall). Most of the roads in Londonderry are municipal and private, with 15.8% of the Town's road length on Vermont State Roads (**Table 2**). The Town of Londonderry lies within the West River Watershed (**Figure 1**).

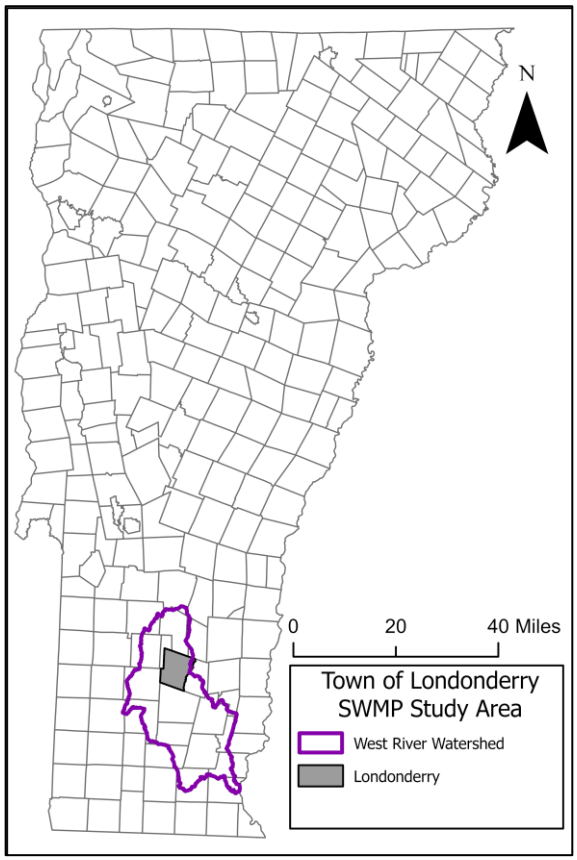

Figure 1: Town of Londonderry and Associated Watershed Location Map

Table 1: Land cover in Londonderry (Dewitz and U.S Geological Survey 2021)

Landcover/Landuse Type	Percent of Town Area
Agriculture	6.4%
Barren	0.2%
Developed	7.7%
Forest	79.0%
Grassland/Herbaceous	0.9%
Open Water	0.8%
Shrub/Scrub	1.5%
Wetland	3.7%

Table 2: Road length by AOT Class in Mendon (Enhanced 911 Board, 2022)

AOT Class	Description	Length (miles)	Percent of Town Road Length (excluding discontinued)
1	Class 1 Town Highway	-	-
2	Class 2 Town Highway	12.1	12.6%
3	Class 3 Town Highway	39.8	41.5%
4	Class 4 Town Highway	5.62	5.9%
5	State Forest Highway	-	-
6	National Forest Highway	-	-
7	Legal Trail	3.64	3.8%
8 & 9	Private Road	18.7	19.5%
30	Vermont State Highway	15.1	15.8%
40	US Highway	-	-
Other	-	1.02	1.1%
96	Discontinued Road	2.21	-

Soil mapping for the Town shows that soils are primarily mapped as D-type (moderately well drained). The majority of the other soil types present were B-type (poorly drained) and C-type (somewhat poorly drained) (**Table 3**).

Table 3: Summary of town-wide soil drainage (VCGI, 2022).

Soil Hydrogroup	Area (acres)	Percent of Town Area
A	648	2.8%
B	7,262	31.6%
C	5,064	22.0%
D	9,765	42.4%
Water	279	1.2%

3.0 Stormwater Management Planning Library

3.1 Mapping Data

VTDEC Municipal Roads Program

A Road Erosion Inventory (REI) for the Town of Londonderry was conducted in 2019. The REI was developed for municipalities to fulfill requirements of the VTDEC Municipal Roads General Permit (MRGP). In this inventory, roads are divided into 100-meter (328 ft) segments with unique identification numbers. The segments deemed hydrologically connected to surface waters are assessed in the field and given a road erosion score. This score is determined from characteristics of the roadway and of the stormwater drainage features associated with it (crown, berm, ditch, conveyance stability, culverts, etc). Each segment is classified as "Fully Meets", "Partially Meets", or "Does Not Meet", to reflect the current level of conformance with the MRGP standards. Of the 524 hydrologically connected segments inventoried in Londonderry, 66 (12.6%) did not meet MRGP standards and 98 (18.7%) partially met MRGP standards (link). Roads in the Town with segments that did not meet or partially met MRGP standards included Little Pond Road, Under the Mountain Road, and Spring Hill Road, among others. The MRGP specifies a timeline for bringing all road segments up to standards. High priority segments identified in the REI are potentially important opportunities to reduce erosion and sediment loading to receiving waters.

Light Detection and Ranging (LiDAR)

LiDAR returns for Londonderry were collected in a series of flights conducted during 2016 as part of the VT LiDAR Initiative. These data meet the National Digital Elevation Program Quality Level 2 specifications for accuracy satisfactory for generation of a 0.7-meter Digital Elevation Model (DEM) and 1-foot contours. Derivations of LiDAR data, such as Digital Elevation Models (DEMs), terrain models, and contours are useful tools for stormwater feature identification and site design. The 0.7-meter DEM can assist in culvert watershed delineation and the design of stormwater management projects. Terrain models can assist in remote identification of erosion features, such as stormwater gullies.

Municipal Bridge and Culvert Data

Culvert and bridge data collected by the Windham Regional Commission (WRC) for Town roads in Londonderry are available online (https://vtculverts.org/). The dataset includes the structure dimensions and overall conditions but does not include the presence/absence of erosion. While most culverts (64%) were rated as good or excellent, some were rated as poor (17.5%) or fair (16.6%). We reviewed the culvert data to refine the selection of non-stream culverts we focused on during field surveys.

Town of Londonderry and Magic Mountain Ski Area Stormwater Infrastructure Mapping Project

This dataset was produced by the Vermont Agency of Natural Resources (VTANR) in 2017. The Stormwater Mapping Project documents the connectivity of stormwater infrastructure on private and public land within the Town of Londonderry. These data show the paths of stormwater from different areas of impervious surface (**Figures 2 through 4**). The associated report identifies three high priority sites for improvement, and points to another four sites of moderate priority. Eight potential retrofit projects were identified in this study.

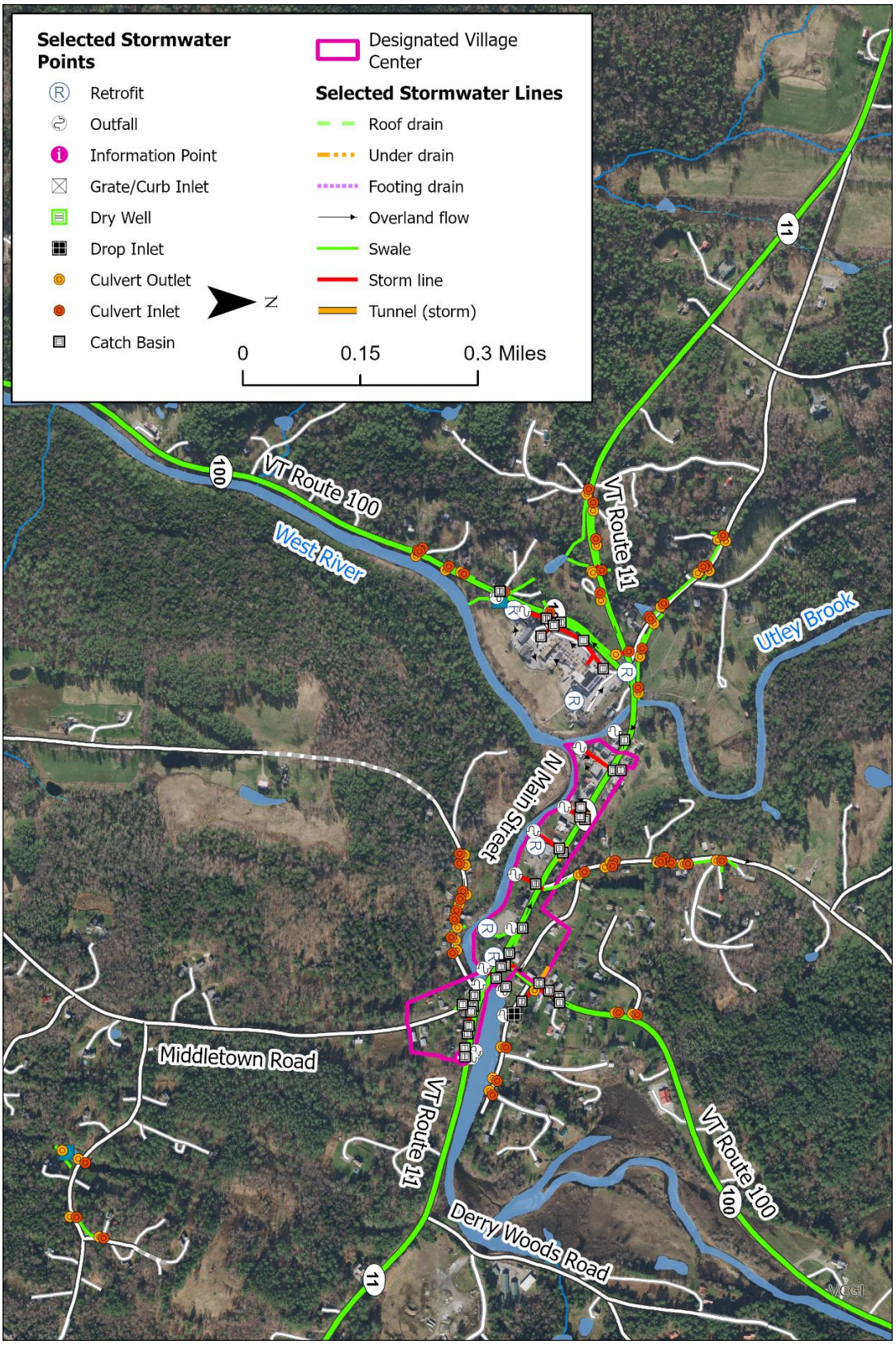

Figure 2: Village of Londonderry Stormwater Infrastructure Map

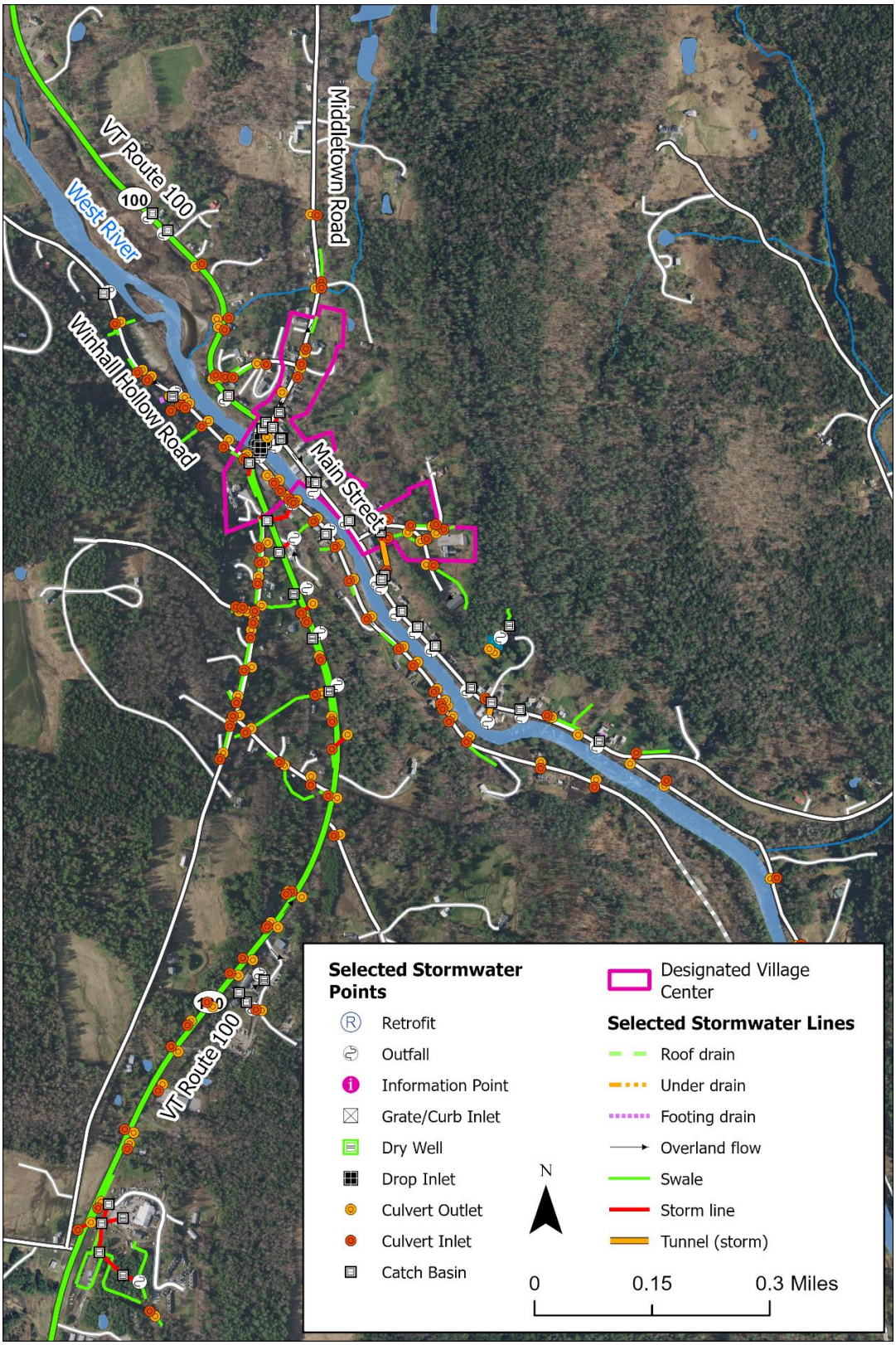

Figure 3: Village of South Londonderry Stormwater Infrastructure Map

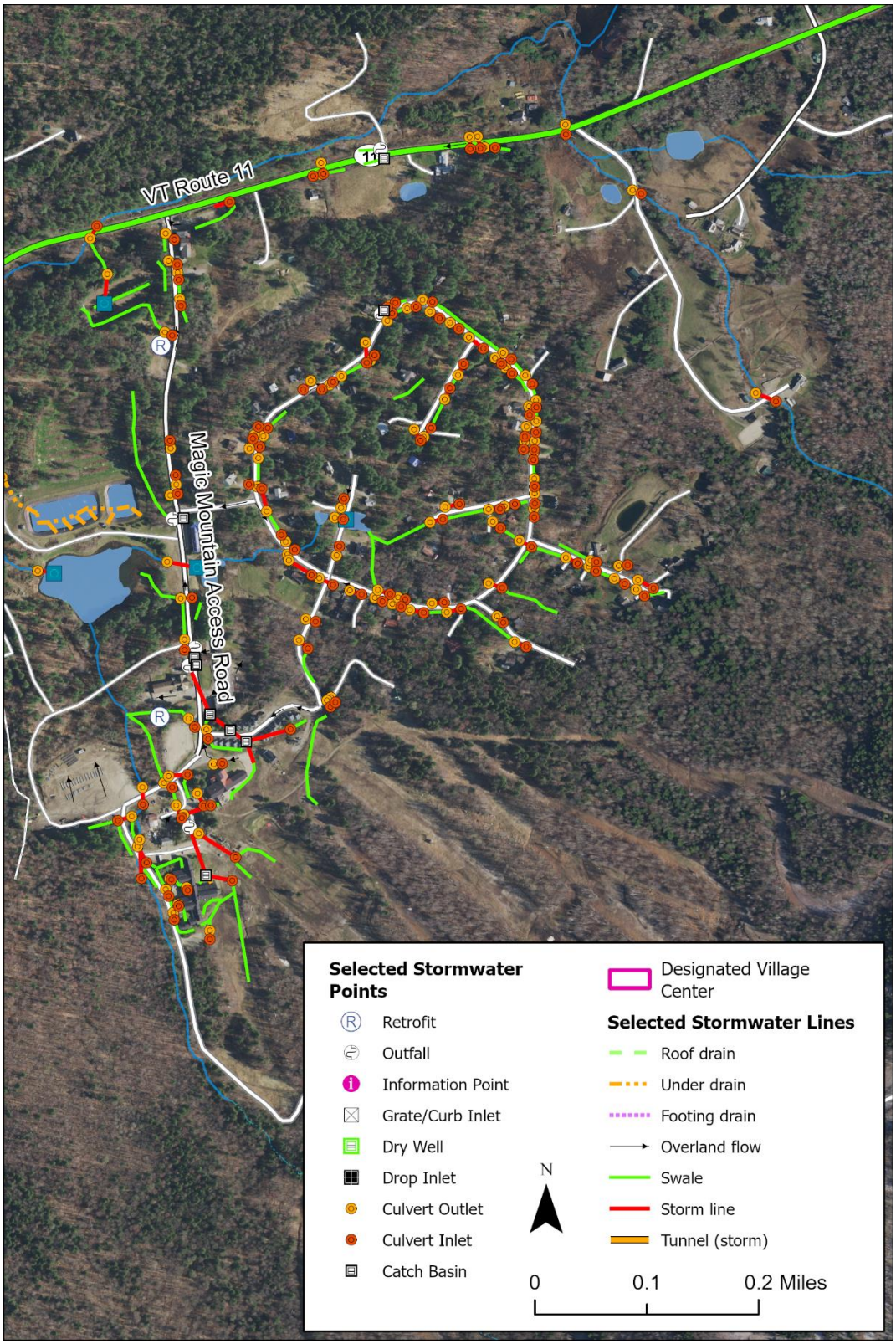

Figure 4: Magic Mountain Ski Area Stormwater Infrastructure Map

Natural Resources Conservation Service (NRCS) Soils Survey

The NRCS soils survey dataset is valuable for stormwater master planning (websoilsurvey.sc.egov.usda.gov). As part of our initial scoping, we screened problem areas based on the NRCS hydrologic soil groupings (HSG). The HSGs indicate the infiltration potential of the native soil type, which is useful for identifying areas of excessive runoff potential (e.g., HSG D-type) or good infiltration (e.g., HSG A-type) where stormwater infiltration practices should be explored.

Flood Hazard Mapping

The FEMA DFIRM flood hazard dataset categorizes areas based on flooding potential. This dataset can inform planning on where high flow volumes will occur during major storm events. This dataset can also be used to inform BMP designs and locations. BMPs proposed for locations upgradient of areas that are at high risk of flooding may have the potential to reduce downstream flooding and erosion issues. Prioritization of sites was informed by flood hazard potentials to mitigate flood damage within the Village centers.

River Corridor Mapping

River corridor maps were produced by the Vermont Agency of Natural Resources. These data display both the river channel and the active corridor through which a river can be expected to meander over time. This mapping informs stormwater mitigation efforts by indicating where rivers and streams might flow during flood events. This dataset also identifies areas where the river channel has been altered or confined. These problem areas are often prone to erosion and flooding.

3.2 Watershed Planning

Basin 11 Tactical Plan

The Tactical Basin Plan for Basin 11 was prepared by the Vermont Agency of Natural Resources in 2021. Basin 11 includes the West, Williams, Saxtons, and Lower Connecticut Rivers. This Basin plan catalogs current surface water quality conditions, stressors, and recommended actions for water quality restoration. Between the publication of the Tactical Basin Plans in 2015 and 2020, 57 watershed projects were implemented (either on-going, in progress, or completed). 84% of the basin is forested with about 6% developed and 5% agriculture. The largest watershed in the basin is the West River watershed, which drains 423 square miles of Vermont.

Within the West River watershed, Londonderry is located in the headwaters, which include the Winhall River and Utley Brook. The Winhall River is most threatened by sediment and temperature stress. Utley Brook is in good condition. The Tactical Basin Plan draws focus to several potential projects for the West River headwaters. Those of relevance to Londonderry include removing the Williams Dam, determining E. coli sources in the West River, and to conducting road erosion and buffer assessments to address sediment and temperature impairments in the Winhall River.

Basin 11 IDDE Report

The Illicit Discharge Detection and Elimination (IDDE) report for Basin 11 was produced by Stone Environmental for VTDEC in 2020. The study investigated discharges in 17 towns including Londonderry. Researchers collected water samples at outfalls and junctions in stormwater systems and tested them for chemical and biological pollutants. The study confirmed one illicit discharge location and identified one location with suspected illicit discharges in Londonderry. Any sites where stormwater and wastewater may be comingling are high priorities for the SWMP.

West River Watershed Water Quality/Aquatic Habitat Assessment Report

This report on water quality in the West River watershed was produced in October 2014 by VTANR and VTDEC. The study included monitoring for biological contaminants and E. coli as well as physical condition monitoring and identification of hazardous waste sites and landfills. The study identified stressors of all these types in Londonderry, the most common being hazardous waste sites. No biological community sampling was conducted in Londonderry. The two E. coli monitoring sites in Londonderry were both above standards for E. coli levels. Impaired sites from this study could make good improvement sites under the SWMP.

Phase 2 Stream Geomorphic Assessment (SGA) of the Winhall River Corridor

Bear Creek Environmental, through a contract with WRC, conducted a Phase 2 Stream Geomorphic Assessment (SGA) of selected reaches on the Winhall River mainstem and its tributaries in 2014. Major problems in these reaches included human-caused channel and valley constriction. Channel straightening, berming, and stream bank armoring have all brought the Winhall River channel away from its natural geomorphology and caused increased risk of damage and erosion during high flow events. Habitat conditions in these reaches were generally fair. Some other general information about each reach is summarized in **Table 4**. The locations of these reaches are shown in **Figure 5**.

Table 4: Summary of Phase 2 Reaches in Londonderry

Stream	Reach	Existing Stream Type	Existing Confinement Type	Habitat Condition	Geomorphic Condition
Winhall River	T11.01	B	Broad	Fair	Fair
	T11.02-A	F	Semi-Confined	Fair	Fair
	T11.02-B	F	Narrowly Confined	-	-
	T11.03-A	F	Very Broad	Fair	Poor

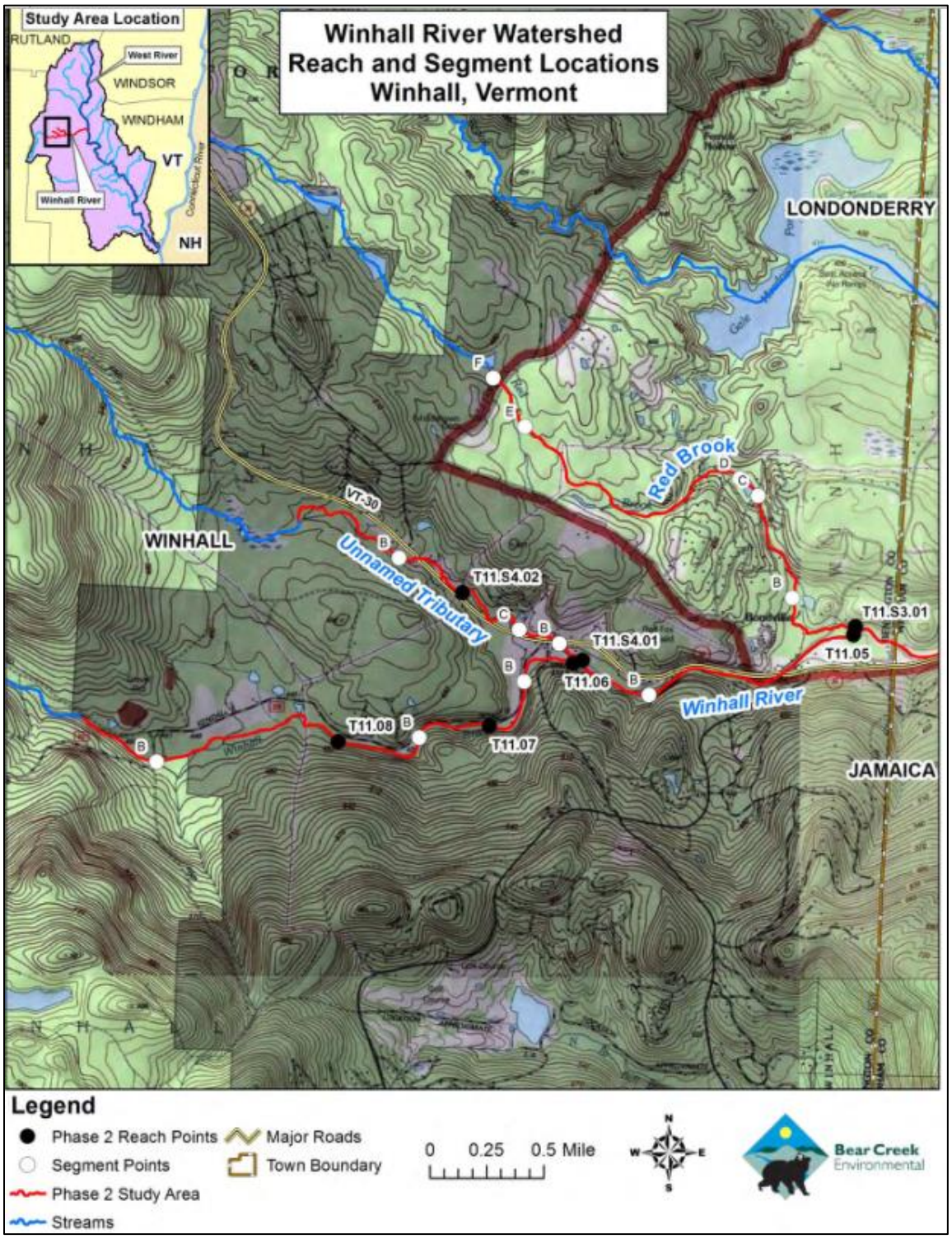

Figure 5: Map of Phase 2 Reaches in Londonderry (Bear Creek Environmental and WRC, 2014)

3.3 Town Planning and Permitting

Londonderry Town Plan

The Londonderry Town Plan was adopted by the Town in October 2017 and was developed by the Londonderry Planning Commission with assistance from WRC. This plan aims to establish "goals and objectives for responsible growth and development based upon a public commitment to preservation of natural resources, historic settlement patterns, the vitality of north and south villages, and quality of life for those who live here." The plan emphasizes pollution from septic tanks and flood resilience. The Town has many older in-ground septic tanks that are at risk of failing and plans on providing support to landowners with failed septic systems. The town is susceptible to flooding and FEMA flood hazard mapping will be used to inform project selection to address flood risk and minimize damage.

Londonderry Local Hazard Mitigation Plan

This document was prepared by the WRC for the Town of Londonderry and adopted in 2014. The purpose of this plan is to identify natural hazards that are more likely to occur, assess their impacts on the community, and generate a list of strategies and actions to reduce the impacts. Of the hazards assessed, flooding was found to be the hazard that Londonderry is most susceptible to. High priority actions and mitigation strategies associated with flooding include buyouts of damaged structures along the West River, upgrading culverts, and considering the installation of a Village sewer system to reduce E. coli pollution resulting from flood events.

Londonderry Zoning Bylaws

This document was completed and implemented by the Town of Londonderry in 2009. It contains provisions to promote the development of the Town in a way that minimizes potential damages from future flood events and minimize water quality impacts. It limits development in river corridors, and wetlands. These guidelines will inform site selection for the SWMP. Development of BMPs in safer areas will be prioritized over those in flood-prone areas.

3.4 Data Gaps

The data sources and information describing stormwater and watershed management in the Town of Londonderry are primarily thorough and up to date. The stormwater infrastructure mapping was completed in 2017, so there may have been important updates to the drainage systems in recent years. If we identify discrepancies in the drainage mapping over the course of our field work, we will summarize these changes in GIS files and bring them to the attention of VTDEC and the Town.

4.0 Stormwater Problem Areas

One of the primary objectives of this SWMP is to "develop a comprehensive list of stormwater problems" within the Town of Londonderry. FEA made several field visits to the project area and hosted meetings with the Town to identify existing problem areas, evaluate and prioritize sites, and recommend potential solutions.

4.1 Identification of Problem Areas

The initial round of problem area identification began with the identification of stormwater related projects using a desktop exercise scanning the watershed with aerial imagery, NRCS soils data, Town stormwater infrastructure mapping, contour data, and road erosion inventory results in GIS. Potential project areas were identified and mapped for review during site visits. A total of 20 stormwater problem areas were identified and assessed in the field (see map in Appendix A and table in Appendix B). We grouped the problem areas into four project categories described below.

- **Green Stormwater Infrastructure (GSI) Installation/Retrofit (12) –** Opportunity to reduce sediment and nutrient loads through the installation of a new stormwater best management practice (BMP). Also includes sites where nutrient and sediment reductions could be improved through the retrofit of existing stormwater BMPs .
- **Road Erosion Mitigation (3) –** Areas of high sediment and nutrient loading due to road, embankment, and ditch erosion.
- **Gully Stabilization (3) –** Problem areas where stormwater erosion has formed a gully, resulting in a nutrient and sediment source.
- **Stream Restoration (2) –** Problem areas where stream bank or bed erosion is a significant nutrient and sediment source.

4.2 Evaluation and Prioritization of Problem Areas

Twelve (12) GSI projects are described in the Unified Prioritization Project Table (Appendix B) where projects are prioritized based on the potential for each project to improve water quality and reduce environmental impact, project feasibility, and co-benefits. Estimated project cost and the phosphorus removal efficiency ($/lb of P) were included. We followed the methods described in the "Unified Scoring Prioritization for Stormwater Master Plans" document developed by VTDEC (2023). These methods include a total of 19 criteria divided into 3 categories.The final score is expressed as a percentage of the maximum score (50 points). The final project scores ranged from 26% to 74%. Additional information about the unified prioritization methods can be found in **Section 4.3** and **Table 5**.

The additional 7 projects described in the Non-Unified Prioritization Project Table (Appendix B) were assigned several numerical scoring metrics that were weighted to assist in prioritizing each project based on water quality benefits, project feasibility, maintenance requirements, costs, and any additional benefits. The maximum possible score is 30 and the individual site scores ranged from 12 to 20. Additional information about the non-unified prioritization methods can be found in **Section 4.4**.

GIS-Based Site Screening

Using the field data points collected with sub-meter GPS during our watershed tours, we evaluated key characteristics for each site indicating the potential for increased stormwater runoff and pollutant loading, among several other factors described below. These GIS-based observations, along with field-based observations of site characteristics, are summarized in the project prioritization table (Appendix B).

The following geospatial data were reviewed and evaluated as part of the GIS-based screening:

- **Subwatershed Mapping –** The contributing drainage area to each problem area was mapped based on field observations and 1-foot contours derived from the 0.7-meter 2013 LiDAR elevation surface.
- **Aerial Photography** – We used the 0.6 m imagery collected in 2021 to review the site land cover characteristics (i.e., forest, grass, impervious).
- **Impervious Surfaces Data** – We used the 2016 statewide high-resolution impervious surfaces data layer developed by the UVM Spatial Analysis Lab.
- **Stormwater Infrastructure** – We used the Stormwater Infrastructure Mapping Project data collected in 2021 with detailed mapping of stormwater infrastructure throughout the Town.
- **NRCS Soils** – We used the VT Soils data to evaluate the inherent runoff and erosion potential of native soil types (i.e., hydrologic soil group, erodible land class). For project sites with potential for green stormwater infrastructure (GSI), we assessed the general runoff characteristics of the drainage area based on hydrologic soil group (HSG).
- **Parcel Data** – We used the parcel data available through VCGI to scope the limits of potential projects based on approximate parcel boundaries and road right-of-way.
- **VTDEC Hydrologically Collected Road Segment Data –** We used a statewide inventory of road erosion risk and hydrologic connectivity of road segments to prioritize areas of potential sediment loading to visit for field surveys.

4.3 Unified Matrix Evaluation and Prioritization of Problem Areas

The 12 projects described in the Unified Prioritization Project Table (Appendix B) were prioritized using the methods described in **Table 5**. Methods for determining project costs are described on page 17. Estimated project cost and the phosphorus removal efficiency ($/lb of P) were included. We followed the Unified Scoring Prioritization for Stormwater Master Plans document developed by VTDEC, with an adjustment to the phosphorus loading and phosphorus reduction criteria (VTDEC, 2018). This method includes a total of 19 criteria divided into 3 categories. The final score is expressed as a percent of the total score, with slightly different criteria applied to road drainage projects. **It is important to note that the phosphorus loading estimates for the unified scoring system have only been developed for the Lake Champlain Basin.** VTANR has not yet released a timeline for developing nutrient loading calculations for the Connecticut River Basin and Hudson River Basin. Phosphorus loading rates are highly variable between lake segments. We selected the loading rates for the "Winooski River" lake segment for the Town of Londonderry, as these rates are roughly in the median range for phosphorus loading from pervious and impervious surfaces.

Table 5: Unified prioritization scoring for Stormwater Master Plans, developed by VTDEC (2023).

Criteria	Proposed Weight	Max points
Water Quality/Environmental impact		
Sediment reduction (using STP calculator for sediment) (not yet developed)	0-4 (natural groupings within the range of sediment reductions for proposed projects for a specific plan. 0=very low reduction, 4= very high sediment reduction)	4
Phosphorus/nutrient reduction (using STP Calculator)	0-4 (natural groupings within the range of phosphorus reductions for proposed projects for a specific plan. 0=very low p reduction, 4= very high P reduction)	4
Impervious area managed	1-4 (natural groupings within the range of impervious surface managed for proposed projects for a specific plan. More impervious treated gets more points)	4
Percent of Water Quality & Channel Protection Volume treated*	0-3 (0= no WQ treated, 1= ½ WQV treated, 2=meeting WQV, 3=meets WQV and CPV). Do not apply to road projects.	3
Percent of Recharge criteria met *	0-3 (0 = no infiltration, 1 =infiltrates less than recharge volume, 2= meets full recharge, 3= exceeds recharge 1.5 times or more) Do not apply to road projects.	3
Streambank or other gully erosion mitigation	0-2 (calculate volume= Length x avg. width x avg. depth, use natural groupings to divide volume into 3 categories)	2
Green infrastructure opportunity	0-1 (0=no, 1=yes)	1
* WQV, CPV and Recharge criteria as outlined in 2017 Vermont Stormwater Management Manual		
Total Water Quality Score (out of 21, or 15 if road project)		
Feasibility Criteria		
Public land or Private Landowner support	0-3 (3=public land, 2=willing private land owner, 0=unwilling or unknown willingness of private landowner)	3
Project and Permitting complexity (number of permits required)	0-2 (2= simple permitting, 0= complex permitting-potential denial)	2
Infrastructure conflicts	1 (Y= 0, N=1)	1
Total Estimated Project Cost)	Enter engineering estimate+ construction estimate (no points)	
Project efficiency ($/lbs. of P removed)	1-12 (Use natural grouping of $/lbs. removed)	12
Ease of O&M and ease of access for O&M	0-2 (based on municipal input on what is easiest to maintain, 0=high maintenance, 2=easy maintenance)	2
Total Feasibility Score (out of 20)		
Other considerations/Co-benefits (0=doesn't address concern, 1=addresses concern)		
Educational benefits and or Recreational benefits	1	1
Natural habitat creation/protection	1	1
Infrastructure improvement (culvert replacement)	1	1
Outfall erosion control	1	1
Connected to receiving water	3=all runoff infiltrates on site, 2= runoff receives some treatment before reaching receiving water. 1=runoff drains via infrastructure directly to receiving water with no erosion or additional pollutant loading, 0 =runoff drains directly to receiving water	3
Flood mitigation (known problem)	1	1
Existing local concerns	1	1
Total Co-benefits Score (out of 9)		
Overall Score (out of 50 or 44)		

Phosphorus Loads from Sediment

Land cover-based phosphorus loading estimates account for generalized assumptions of sediment mobilization; however, we believe that phosphorus loading from active erosion areas may be underestimated for some of the stormwater problem areas. Other project types such as stream bank restoration or gully stabilization do not fit into the VTDEC Unified Scoring framework. We followed the VTDEC Standard Operating Procedure (SOP) for tracking and accounting of phosphorus associated with the Municipal Roads General Permit (MRGP) to estimate phosphorus loading and reduction associated with road improvements and erosion stabilization (VTDEC 2020).

For estimating the overall phosphorus loading and phosphorus reduction associated with excess sediment mobilization and stabilization, we used methods and loading rates established for the stabilization of roadside gully erosion in the VTDEC SOP. We estimate annual soil loss (in cubic feet) based on our best professional estimate of the age and volume of erosion features. We apply a 43.38 kg/ft^3 sediment bulk density to volume of erosion and 0.000396 kg (P)/ kg sediment (TSS), the equivalent of an annual loading rate of 0.017 kg (P)/ft^3 and 0.037 kg (P)/ft^3 (VTDEC 2020).

BMP Unit Costs and Adjustment Factors

BMP unit costs (**Table 6**) and adjustment factors (**Table 7**) were derived from research completed by the Charles River Watershed Association and the Center for Watershed Protection (EPA, 2016), as well as updates based on actual construction costs in Vermont compiled by FEA and other consultants. The unit cost estimates include a 28% total inflation adjustment for 2017-2023 based on the Consumer Price Indicator Inflation Calculator. Unit construction costs for road drainage projects were based on the estimates provided in the Road Erosion Site Prioritization and Remediation Project Summary (Fitzgerald Environmental Associates and Milone and MacBroom, Inc., 2017). Additional multipliers for site type (**Table 7**) and level of permitting and engineering required (**Table 8**) are also shown below.

Table 6: BMP Unit Costs ($)

BMP Type	Cost/ft^3 Treatment Volume
Constructed Wetland	$11.26
Dry Pond	$5.77
Grass Conveyance Swale	$5.13
Rain Garden (no underdrain)	$19.83
Rain Garden (with underdrain)	$19.83
Subsurface Infiltration	$8.02
Surface Infiltration	$8.00
Wet Pond	$8.72
Swirl Separator (small)	Lump Sum: $20,000
Swirl Separator (medium)	Lump Sum: $40,000
Swirl Separator (large)	Lump Sum: $60,000

Table 7: Site Type Cost Adjustment

Site Type	Cost Multiplier
Existing BMP retrofit	0.25
Complicated retrofit	0.75
New BMP in undeveloped area	1.00
New BMP in partially developed area	1.50
New BMP in developed area	2.00

Table 8: Permitting and Engineer (P&E) Cost Adjustment

Level of P&E Required	Cost Multiplier
None	1.00
Low	1.20
Moderate	1.25
High	1.35

4.4 Non-Unified Evaluation and Prioritization of Problem Areas

The 7 additional projects described in the Non-Unified Prioritization Project Table (Appendix B) were prioritized using the methods described below.

- **Water Quality Benefits (15 points total)**
  - **Nutrient Reduction Effectiveness (4 points)** – Degree of nutrient removal potential with project implementation, this accounts for both the existing nutrient loads and the removal efficiency and capacity of the proposed treatment. Nutrient loading was quantified based on the watershed size, the land cover types, and percent impervious surfaces. The effectiveness was based on the treatment efficacy of the potential mitigation options appropriate for the space and location of the treatment area.
    - 0 points – No nutrient source and/or no increased treatment
    - 1 point – Minor nutrient source and/or minor increase in treatment
    - 2 points – Moderate nutrient source with some increase in treatment
    - 3 points – Moderate nutrient source with significant increase in treatment
    - 4 points – Major nutrient source with significant increase in treatment
  - **Sediment Reduction Effectiveness (4 points)** – Degree of sediment removal potential with project implementation, this accounts for both the existing sediment loads and the removal efficiency and capacity of the proposed treatment. Sediment loading was quantified based on the watershed size, the land cover types, and percent impervious surfaces, and the effectiveness was based on the treatment efficacy of the potential mitigation options appropriate for the space and location of the treatment area.
    - 0 points – No sediment source and/or no increased treatment
    - 1 point – Minor sediment source and/or minor increase in treatment
    - 2 points – Moderate sediment source with some increase in treatment
    - 3 points – Moderate sediment source with significant increase in treatment
    - 4 points – Major sediment source with significant increase in treatment
  - **Drainage Area (1 point)** – Approximate drainage area to site is greater than 2 acres
  - **Impervious Drainage (3 points)**– Approximate area of impervious surfaces draining to the site.
    - 0 points – Area of impervious surfaces is less than 0.25 acres
    - 1 point – Area of impervious surfaces is 0.25-0.5 acres
    - 2 points – Area of impervious surfaces is 0.5-1.0 acres
    - 3 points – Area of impervious surfaces is >1.0 acres
  - **Connectivity to Surface Waters (3 points)**
    - 0 points – All stormwater infiltrates on site
    - 1 point – Stormwater receives some treatment before reaching receiving waters
    - 2 points – Stormwater drains into drainage infrastructure that directly outlets to receiving waters (assumes no erosion or additional pollutant loading to discharge point)

        - 3 points – Stormwater drains directly into receiving waters (typically stormwater draining directly into a large wetland is assigned 2 points)
- **Landowner Support (2 points)**
    - 0 points – Project is located on private property, no contact with landowner
    - 1 point – Project is on Town or State property with no contact
    - 2 points – Project has been discussed and is supported by landowner
- **Operation and Maintenance Requirements (2 points)**
    - 0 points – Project will require significant increased maintenance effort
    - 1 point – Project will require some increased maintenance effort
    - 2 points – Project will require no additional maintenance effort
- **Cost and Constructability (6 points) –** This score is based on the overall project cost (low score for high cost) and accounts for additional design, permitting requirements, and implementation considerations, such as site constraints and utilities, prior to project implementation.
- **Additional Benefits (5 points total) –** Description of other project benefits, total score is roughly a count of the number of additional benefits. Additional benefits considered in the prioritization are as follows:
    - **(1) Chronic Problem Area** – The site requires frequent maintenance and/or is an ongoing problem affecting water quality
    - **(2) Seasonal Flooding** – The site is affected by or contributes to seasonal flooding
    - **(3) Educational** – The site provides an opportunity to educate the public about stormwater treatment practices
    - **(4) High Visibility** – The site is highly visible and will benefit from aesthetically designed treatment practices
    - **(5) Infrastructure Conflicts** – The stormwater problem area is increasing erosion or inundation vulnerability of adjacent infrastructure (i.e. roads, buildings, etc.)
    - **(6) Drains to Connected Stormwater Infrastructure** – The site drains into a larger stormwater conveyance system that is less likely to receive downstream treatment
    - **(7) Reduces Thermal Pollution** – Project implementation will reduce the risk of thermal loading from runoff to receiving surface waters
    - **(8) Improves BMP Performance** – Project implementation will improve the performance of existing stormwater treatment practices that receive runoff from the site
    - **(9) Peak Flow Reduction** – Project implementation will significantly reduce stormwater peak flows leaving the site
    - **(10) Enhances Lakeshore Natural Communities** – Project implementation will promote a native vegetated lakeshore buffer and/or provide wildlife habitat along the lakeshore

4.5 Conceptual Designs

FEA hosted a meeting with the Town in April 2024 to discuss project prioritization and selection of 5 projects for conceptual design development. Five (5) projects were selected at this meeting for concept designs. FEA developed five 30% conceptual designs along with preliminary cost estimates. Concept designs include:

- A site plan with contours, existing stormwater infrastructure, and proposed design elements
- Where relevant, hydrologic and hydraulic modeling data of the contributing drainage area and proposed BMP sizing and design specifications
- Typical details for proposed practices
- A preliminary cost opinion

The projects selected for conceptual design were:

1. **Project LON-07 – VT Route 100, Outfall behind bank parking lot (30%)**

   Problems Identified: A small gully is forming from a perched outfall pipe.

   Proposed Best Management Practice: Bioretention Swale

   Estimated Cost Efficiency: $10,000-$15,000/kg P/year

2. **Project LON-10 – VT Route 100, Transfer Station (30%)**

   Problems Identified: Rill erosion is forming across the driveway area into an eroding ditch. The ditch outlets into a soil dumping area where water is pooling.

   Proposed Best Management Practices: Ditch stabilization, grassed pre-treatment swale and settling basin.

   Estimated Cost Efficiency: $30,000-$40,000/kg P/year

3. **Project LON-15 – Old Town Garage Road, Town Garage Parking Area (30%)**

   Problems Identified: The large building and gravel parking lot drain into swales that send water to the river.

   Proposed Best Management Practices: Wet pond with pre-treatment sediment forebay

   Estimated Cost Efficiency: $35,000-$50,000/kg P/year

4. **Project LON-16 – Pingree Park Road, Behind Ballfield (30%)**

   Problems Identified: Two swales reach a steep slope and form large parallel gullies.

   Proposed Best Management Practices: Infiltration Basin with grass pre-treatment swale

   Estimated Cost Efficiency: $10,000-$15,000/kg P/year

5. **Project LON-18 – VT Route 11 (30%)**

   Problems Identified: A large gravel parking lot drains directly into the West River.

   Proposed Best Management Practices: Infiltration Basin with grass pre-treatment swales

   Estimated Cost Efficiency: $30,000-$40,000/kg P/year

5.0 Next Steps

This Stormwater Master Plan represents an extensive effort to identify, describe, and evaluate stormwater issues affecting water quality and localized flooding in the Town of Londonderry. For each project recommendation, we provided a preliminary cost estimate and nutrient/sediment treatment estimates to town representatives to assist with planning and prioritizing project implementation. The problem area descriptions for town roads (e.g., roadside ditches) will aid the Town Highway Department in proactively stabilizing and maintaining these features to avoid future stormwater problems, and to come into compliance with the VTANR Municipal Roads General Permit.

We recommend that the Town work with VTDEC and other partners to secure funding for the high priority projects described in Appendices B and C. Landowner outreach should be completed for all projects that are not on Town land or right-of-way. The BMP installation/retrofit and gully stabilization opportunities identified in the Unified Prioritization Matrix represent a potential phosphorus load reduction of approximately 65 lb/year. Based on our review and preliminary designs and our experience with previous SWMP efforts, we feel that the projects listed in Appendix C should be considered for further development and implementation.

6.0 References

Bear Creek Environmental and Windham Regional Commission, October 2014. Winhall River Watershed Corridor Plan.

Clean Water Initiative Program, Watershed Management Division, Vermont Department of Environmental Conservation, June 2017. Town of Londonderry and Magic Mountain Ski Area Stormwater Infrastructure Mapping Project

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Stone Environmental, January 2020. Detecting and Eliminating Illicit Discharges in the West-Williams-Saxtons-Lower Connecticut River Basin: Final Report

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Watershed Consulting Associates, LLC. 2018. Stormwater Master Plan for the Town of Berlin, Vermont. Prepared for the Central Vermont Regional Planning Commission. Final Report, January 17, 2018.

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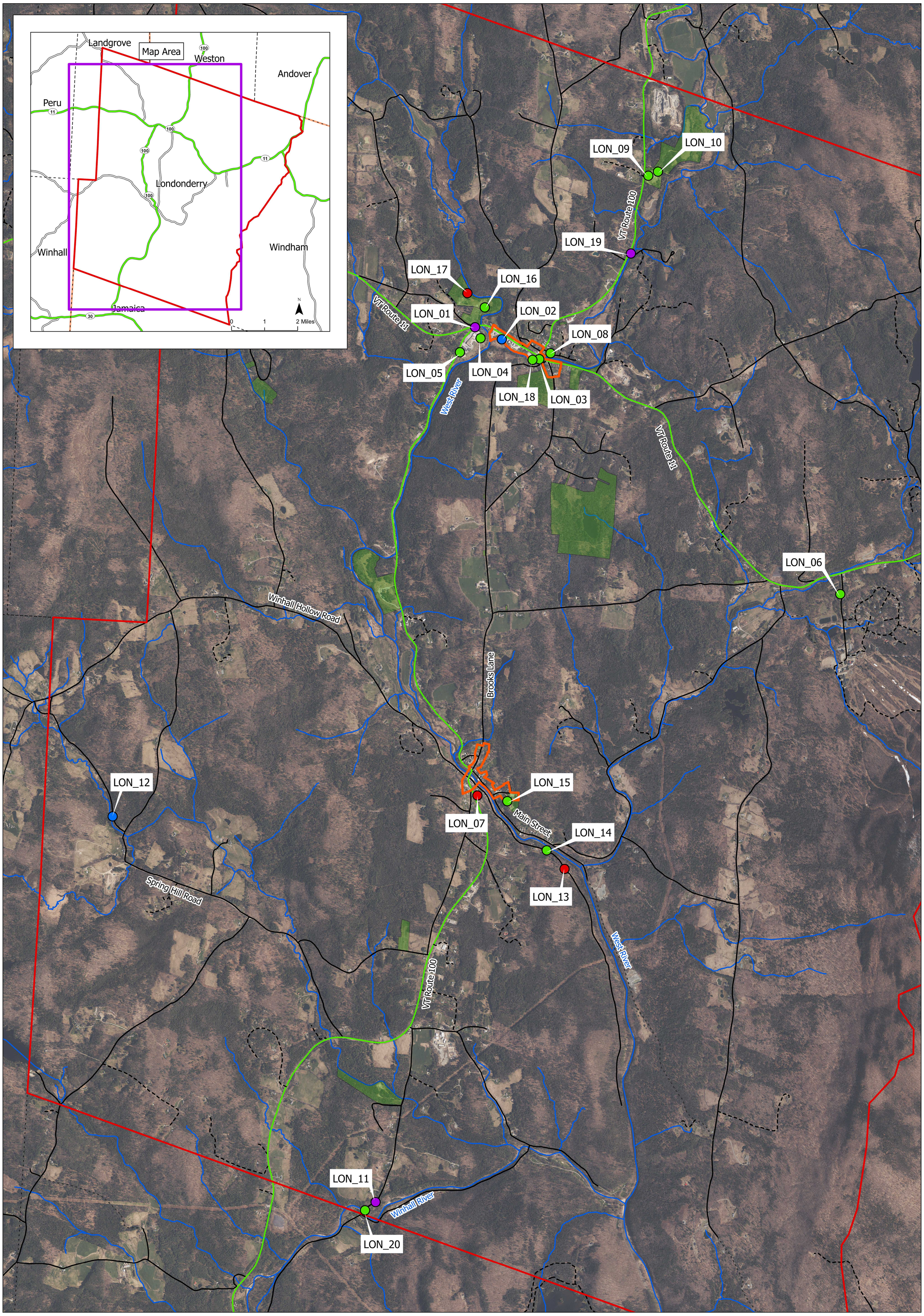
Watershed Management Division, Vermont Agency of Natural Resources, October 2014. West River Watershed: Updated Water Quality/Aquatic Habitat Assessment Report

Windham Regional Commission, December 2014. Single Jurisdiction Hazard Mitigation Plan: Town of Londonderry, Vermont

APPENDIX A

Project Location Map
(24**”x3**6**”)**



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Town of Londonderry

Stormwater Master Plan Study Area
Project Location Map

Notes:
-Project locations and recommendations are based on field assessments conducted on 6/22/23

JWC
DRAWN

JHB
CHECKED

March 13, 2024
DATE

Proposed Project Type
- Stormwater BMP New/Retrofit
- Road Erosion Mitigation
- Gully Stabilization
- Stream Restoration

Roads
- Town Road
- State Highway
- Private Road
- Legal Trail

- Surface Waters
- Londonderry
- Village Center
- Town Boundaries
- Municipal Parcels

N
0 1,250 2,500 US Feet
1 inch = 1,250 feet

APPENDIX B

Project Prioritization Summary Tables
Unified and Non-Unified
(11”x17” & 8.5"x11"**)**

Stormwater Master Plan - Town of Londonderry
Unified Prioritization Project Table
March 28, 2025

Project ID	Project Type	Location	Description	Preliminary Recommendations	Total Acreage	Impervious Acreage	% Impervious	P Load (lb/yr)	WQv (cf)	BMP Type	BMP Volume (cf)	BMP P Reduction (lb/yr)	Erosion P Reduction (lb/yr)	Total P Reduction (lb/yr)	Gully Mitigation	Landowner	Project/ Permitting Complexity	Infrastructure Conflicts	Total Cost	Project Efficiency $/lb	Ease of O&M	Co-Benefits Sum	Total Score	Possible	Final Score %
LON_16	GSI	Pingree Park Road - Behind Ballfield	Two swales reach a steep slope and form large parallel gullies.	Stabilize both of the gullies with stone. Redirect the swales into a basin in the unused lawn space. The white pine tree next to the culvert inlet may need to be removed. A feature here could treat most of the park's area.	8.30	0.95	11%	6.07	4,605	Infiltration Basin	4,610	5.68	37.00	42.68	2	3	0	1	$ 79,800	$ 1,870	2	2	37	50	74%
LON_14	GSI	West River Street	An agricultural area with farm animals drains into the road ditch and into the river.	Divert the ditch and farm runoff into a small wet pond in the green space on the farm.	3.12	0.62	20%	2.79	2,589	Wet Pond/Created Wetland	1,380	1.06	5.55	6.61	2	0	2	1	$ 20,000	$ 3,028	1	2	31	50	62%
LON_07	Gully	VT Route 100 - Outfall behind bank parking lot	A small gully is forming from a perched outfall pipe.	Stabilize the outfall with stone. There is space for a small BMP as well if permission is granted. The drainage area to this outfall is large.	4.66	1.36	29%	5.02	5,291	Infiltration Basin	1,100	2.57	0.74	3.31	1	0	2	1	$ 20,800	$ 6,276	2	2	29	50	58%
LON_15	GSI	Old Town Garage Road - Town Garage Parking Area	The large building and gravel parking lot drain to swales that send water to the river.	Capture water from both the swales at the culvert outlet. Install a large forebay for all the gravel and a wet pond or gravel wetland for treatment. This feature would take up some area that is currently gravel.	7.98	1.22	15%	6.42	5,423	Wet Pond/Created Wetland	5,680	2.88	1.85	4.73	2	3	0	1	$ 102,900	$ 21,746	1	2	29	50	58%
LON_10	GSI	VT Route 100 - Transfer station	Rill erosion is forming across the driveway area into an eroding ditch. The ditch outlets into a soil dumping area where water is pooling.	Stabilize the eroding ditch and direct it into an infiltration feature in the low area out of the way of town usage.	1.80	0.43	24%	1.76	1,730	Infiltration Basin	1,730	1.67	0.56	2.23	1	3	2	1	$ 38,200	$ 17,153	2	1	26	50	52%
LON_03	GSI	VT Route 11 - Park along the West River	An outfall from the underground stormwater infrastructure flows down the steep bank just downstream of the dam. The slope is eroding from the outfall and from overland flow.	The outfall culvert is deep underground which may limit possible treatment features. An underground sand filter or infiltration chamber in the green space could accept water from the culvert. Stabilize the bank with stone.	0.81	0.50	62%	1.39	1,777	Infiltration Chambers	1,800	1.30	2.00	3.30	2	3	0	0	$ 59,200	$ 17,961	0	2	25	50	50%
LON_08	GSI	Pond Street - Private lawn with catch basin	Gravel and paved roads drain into town stormwater infrastructure through a catch basin in a privately-owned lawn area. The outfall emits water directly into the West River.	Raise the catch basin inlet and pool stormwater in the surrounding lawn. The topography of the lawn forms a basin. The pipes are not deep.	15.70	3.07	20%	13.97	12,874	Infiltration Basin	7,300	11.53	0.00	11.53	0	0	0	1	$ 118,300	$ 10,262	2	1	25	50	50%
LON_09	GSI	VT Route 100 - Transfer station	A large gravel parking area drains untreated down a grassy hill. The hill is an old landfill.	Install a swale along the side of the parking area. Direct stormwater runoff to the low point and treat it in the grassy area with level spreader. Infiltration is not an option on the landfill.	0.85	0.85	100%	2.09	2,931	Dry Swale (infiltrating)	2,940	2.05	0.19	2.23	0	3	2	1	$ 40,200	$ 18,019	2	2	25	50	50%
LON_06	GSI	Magic Mountain Access Road - Next to Entrance to Parking Lot C	There is an eroding gravel turn-around and entry to the parking lot. Downhill, parking lot C is grass and has low water quality impact	Install a small infiltration basin to treat runoff from the paved road and gravel turn-around before it enters the existing swale.	4.84	0.82	17%	4.05	3,570	Infiltration Basin	2,680	3.50	0.00	3.50	0	0	2	1	$ 25,700	$ 7,347	2	1	24	50	48%
LON_18	GSI	VT Route 11	A large gravel parking lot drains directly into the West River.	Install a surface infiltration basin in the southern corner of the parking lot. Install grass pretreatment swales on both sides of the parking lot to capture more runoff. Ensure a stable overflow into the river.	2.04	0.94	46%	2.86	3,444	Infiltration Basin	3,260	2.66	0.00	2.66	0	0	0	1	$ 52,800	$ 19,835	2	3	20	50	40%
LON_20	GSI	Goodaleville Road	A long stretch of steep road is too narrow for a conventional ditch. Sediment is eroding down the hill through an undersized settling pond and into the river.	Expand the small feature at the bottom of the hill to fill the flat space. Install a narrow ditch leading into the new feature.	2.39	0.02	1%	1.25	503	Wet Pond/Created Wetland	300	0.42	0.93	1.34	1	0	0	1	$ 7,500	$ 5,585	1	1	20	50	40%
LON_05	GSI	VT Route 100 - Green space next to road, some is mowed, some is meadow	Impervious area from gravel, road, and buildings drains through this area to the river.	There is an existing small wet pond. The size of the existing feature could be increased to add storage capacity.	10.88	5.56	51%	16.37	20,126	Wet Pond/Created Wetland	20,130	7.92	0.19	8.11	0	0	0	0	$ 355,500	$ 43,862	1	2	15	50	30%
LON_04	GSI	VT Route 100 - Green area behind shopping center	A large portion of the parking lot and some of the building drain to this area. The drainage area includes paved and gravel impervious.	Install a sand filter or surface infiltration in the green area. There is a fair amount of space with utilities unlikely. The area is currently used for overflow parking.	0.57	0.51	90%	1.28	1,765	Infiltration Basin	1,800	1.23	0.00	1.23	0	0	0	0	$ 32,200	$ 26,136	2	1	13	50	26%

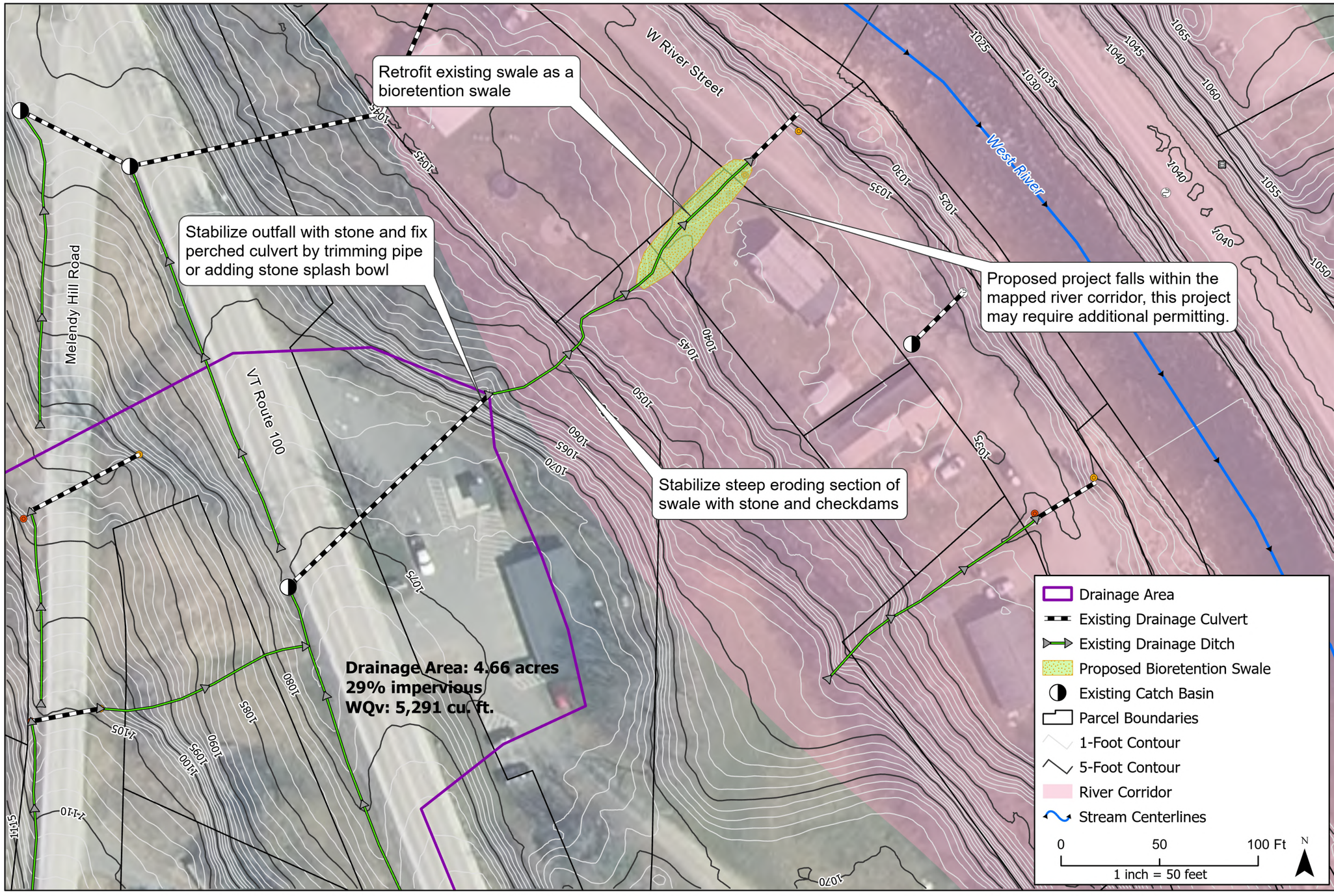
Stormwater Master Plan - Town of Londonderry
Non-Unified Prioritization Project Table
March 28, 2025

Additional Benefits Codes	CPA	SF	E	IC	SW	BMP	HV	TH	PF	L
	Chronic Problem Area	Seasonal Flooding	Educational	Infrastructure Conflicts	Drains to Connected Stormwater Infrastructure	Improves Existing BMP Performance	High Visibility	Reduces Thermal Pollution	Peak Flow Reduction	Enhance Lakeshore Natural Communities

					Water Quality Benefits										
Project ID	**Project Type**	**Location**	**Description**	**Preliminary Recommendations**	**Nutrient Reduction**	**Sediment Reduction**	**Drainage Area**	**Impervious Drainage**	**Connectivity to Surface Waters**	**Landowner Support**	**O&M Requirements**	**Cost and Constructability**	**Additional Benefits**	**Additional Benefits Score**	**Total Score**
					4	**4**	**1**	**3**	**3**	**2**	**2**	**6**		**5**	**30**
LON_17	Gully	Pingree Park Road - Hiking trail behind park	A large gully has formed down to the river from the trail crossing.	Stabilize the gully with stone.	4	4	1	2	3	1	2	1	E, IC	2	**20**
LON_19	Road Erosion	Cobble Ridge Road - Bridge over West River	The corner of the bridge is falling apart from erosion. The ditch on east side of the bridge is eroding into the river.	Install a sediment trap on the east side at the bottom of the ditch. Stabilize the gully on the west side with stone and concrete as needed.	3	3	1	2	3	1	1	3	IC	1	**18**
LON_11	Road Erosion	Goodaleville Road	A steep section of the hill with a narrow eroding road has very erodible soil. An under drain was installed in the uphill slope to relieve issues. MRGP said to ignore this stretch because it's hopeless.	Install one or more French mattresses to slow water that is conveyed to the downhill side of the road. Stabilize the gully with stone.	3	3	1	2	2	1	1	3	CPA	1	**17**
LON_01	Road Erosion	Intersection of VT Route 100 and Route 11 - SE side of triangle	A small gully is forming from runoff from the large paved area uphill.	Stabilize the gully with stone or install a small bioretention feature in the green space.	2	2	0	0	2	1	2	6	HV	1	**16**
LON_12	Stream	Spring Hill Road	The outside bend of the stream is undermining the road.	Possible solutions include a rock vein, coir logs, or stone armoring.	1	1	1	0	3	1	2	5	IC	1	**15**
LON_13	Gully	West River Street	A large gully is forming off the road at the cross culvert. The headwall failed and erosion is coming up onto the road surface.	Stabilize the slope and gully with stone. Install a new culvert and new headwall.	3	3	1	0	2	1	1	2	CPA, IC	2	**15**
LON_02	Stream	VT Route 11 - River bank next to Liquor Store parking lot	The river bank is eroding along the outside bend. A large paved area drains over the bank. The existing erosion is minor but has potential to grow.	Stabilize the bank with plantings. Divert parking lot runoff with a swale so it does not flow down over the bank.	1	1	0	1	3	0	1	5		0	**12**

APPENDIX C

30% Conceptual Designs
(11”x17”)



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Notes:
- Conceptual design based on FEA field visit in 2024

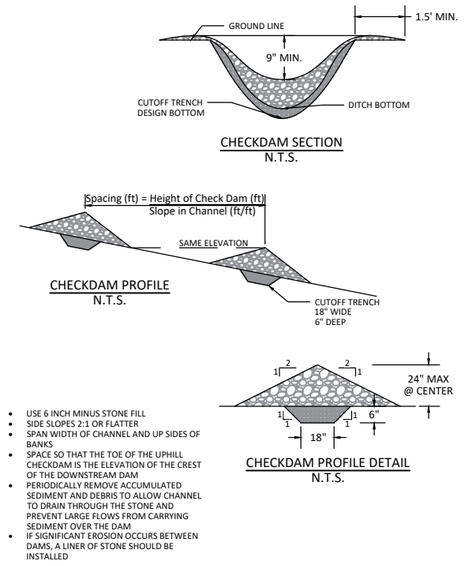
Project LON-07 Conceptual Design
Stormwater Master Plan
VT Route 100
Londonderry, VT

FCP	JHB
MAP BY	CHECKED

1 inch = 50 feet
SCALE

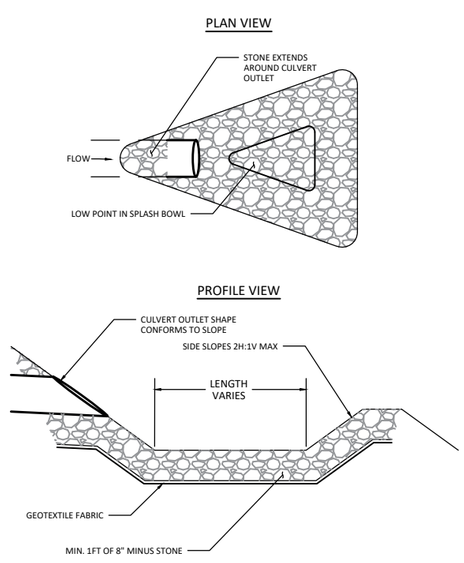
April 4, 2025
DATE

SHEET 1
SHEET NO.

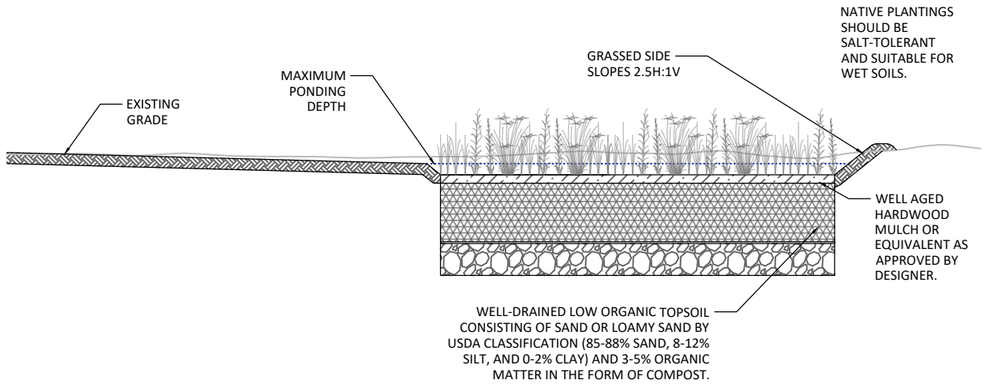


- USE 6 INCH MINUS STONE FILL
- SIDE SLOPES 2:1 OR FLATTER
- SPAN WIDTH OF CHANNEL AND UP SIDES OF BANKS
- SPACE SO THAT THE TOE OF THE UPHILL CHECKDAM IS THE ELEVATION OF THE CREST OF THE DOWNSTREAM DAM
- PERIODICALLY REMOVE ACCUMULATED SEDIMENT AND DEBRIS TO ALLOW CHANNEL TO DRAIN THROUGH THE STONE AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM
- IF SIGNIFICANT EROSION OCCURS BETWEEN DAMS, A LINER OF STONE SHOULD BE INSTALLED

STONE CHECKDAM N.T.S



CULVERT OUTLET SPLASH BOWL N.T.S



- VERIFY DEPTH TO SEASONAL HIGH WATER TABLE IS GREATER THAN 3FT FROM BOTTOM OF PRACTICE. IF LESS, INSTALL UNDERDRAIN IN BIORETENTION FEATURE.
- DETERMINE INFILTRATION RATE OF UNDERLYING SOILS. IF LESS THAN 0.2 IN/HR, INSTALL UNDERDRAIN IN BIORETENTION FEATURE.

BIORETENTION N.T.S

Preliminary Cost Opinion

Project LON-07

Item	Quantity	Unit	Unit Price	Cost
Mobilization/Demobilization	1	LS	$ 1,500	$ 1,500
Common Excavation	10	CY	$ 25	$ 250
Hauling	10	CY	$ 20	$ 200
Well-Drained Low Organic Topsoil (Sandy Loam)	5	CY	$ 80	$ 400
Stone Outlet	1	LS	$ 3,000	$ 3,000
Plantings	1	LS	$ 500	$ 500
Misc. Erosion Control and Site Restoration	1	LS	$ 1,500	$ 1,500
Laborer	24	HR	$ 50	$ 1,200
Final Design & Permitting	1	LS	$ 6,000	$ 6,000
Construction Oversight	1	LS	$ 3,000	$ 3,000
			Subtotal	$ 17,550
			Contingency (20%)	$ 3,510
			Total	**$ 21,060**

INSTALLATION NOTES

- THE VERMONT STORMWATER MANAGEMENT MANUAL IS A GOOD EDUCATIONAL RESOURCE TO ACCOMPANY THIS PROJECT. ALTERNATIVES TO THE DETAILS PRESCRIBED IN THIS PLAN ARE AVAILABLE IN THAT MANUAL.
- MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING INSTALLATION.
- PLANTING DENSITIES ARE RECOMMENDED TO BE ONE PERENNIAL EVERY 2.5 FEET ON CENTER OR ONE SHRUB EVERY 5 FEET ON CENTER.

OPERATION OF MAINTENANCE NOTES

- MAINTENANCE OF THE BIORETENTION FEATURE INCLUDES OCCASIONAL WEEDING TO MAINTAIN THE SELECTED PLANTS.
- DURING THE FIRST YEAR OF OPERATION, WATERING, WEEDING, AND REPLACEMENT OF DEAD PLANTS IS IMPORTANT FOR PROPER ESTABLISHMENT.
- THE ACCUMULATION OF SEDIMENT WITHIN THE BIORETENTION SWALE SHOULD BE MONITORED. REMOVE SEDIMENT AFTER APPROXIMATELY 3 INCHES OF SEDIMENT HAS ACCUMULATED OR RAKE AWAY WHEN IT DOES NOT DRAIN WITHIN 1 DAY.
- ANNUALLY INSPECT TO MAKE SURE NO INVASIVE SPECIES ARE PRESENT.
- INSPECT FOR EROSION PATHS AT CULVERT OUTLET, AS NEEDED REDISTRIBUTE STONE TO REMOVE CONCENTRATED FLOW PATHS.

DESIGN NOTES FOR FINAL DESIGN

- TEST INFILTRATION RATE, SHOULD BE AT LEAST 0.2 INCHES PER HOUR.

*NOTES ADAPTED FROM SLR CONCEPT DESIGNS

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Notes:

Project LON-07 Conceptual Design

Stormwater Master Plan

VT Route 100
Londonderry, VT

NOT FOR CONSTRUCTION

DRAWN	CHECKED
FCP	JHB

SCALE: N.T.S.

DATE: 2025-04-04

SHEET NO.: SHEET 2

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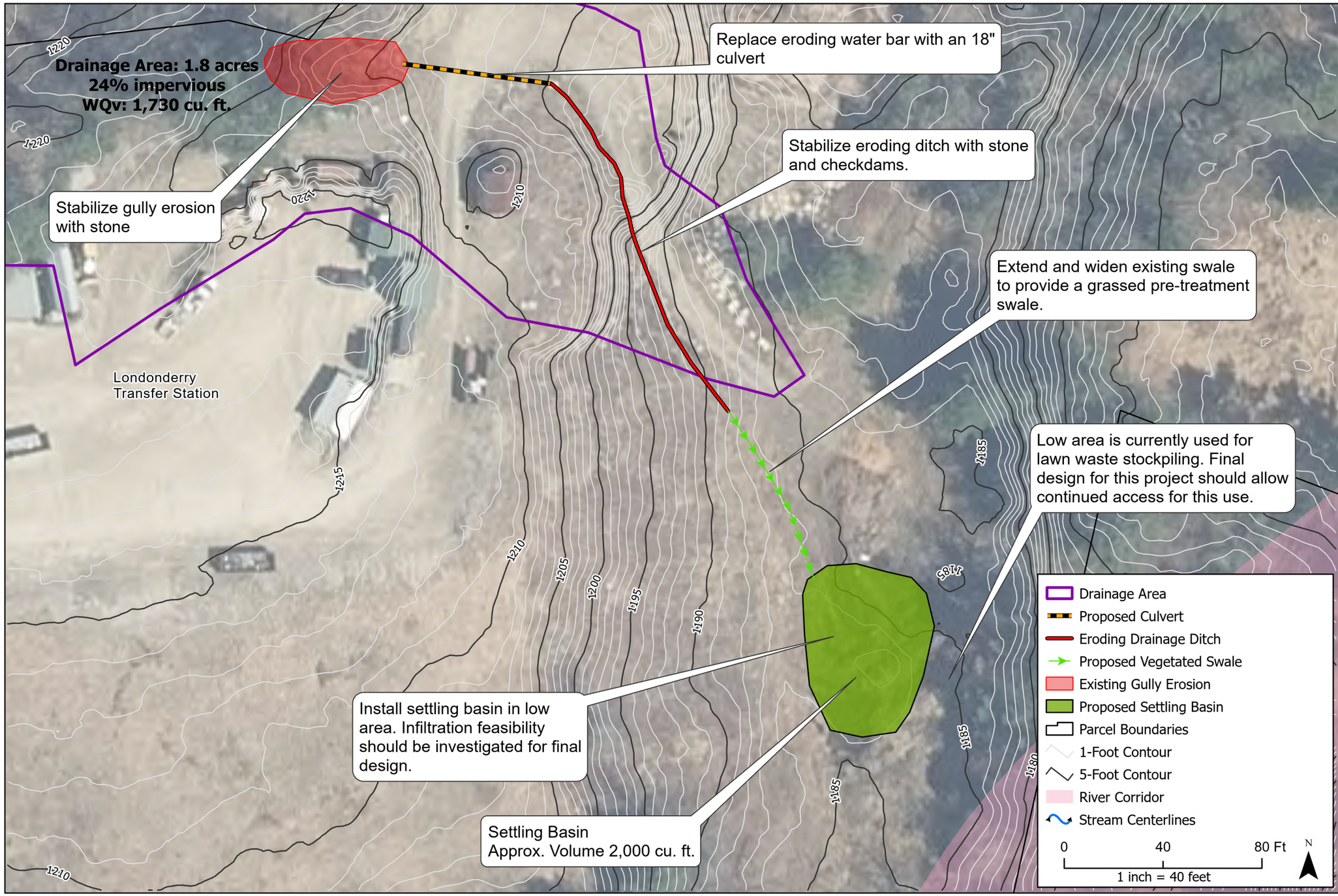

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Notes:
- Conceptual design based on FEA field visit in 2024

Project LON-10 Conceptual Design
Stormwater Master Plan

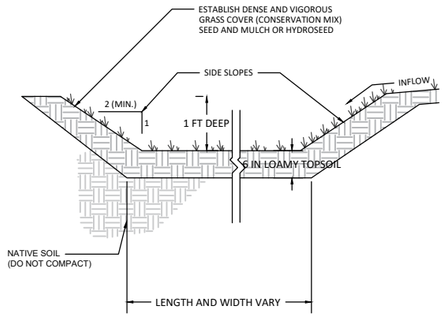
Londonderry Transfer Station
Londonderry, VT

MAP BY	CHECKED
FCP	JHB

SCALE: 1 inch = 40 feet

DATE: April 30, 2025

SHEET NO.: SHEET 1

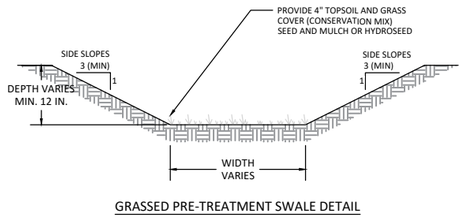


VERIFY DEPTH TO WATER TABLE: 3-FT MIXED RUNOFF

VERIFY INFILTRATION RATE OF UNDERLYING SOIL >0.2 INCHES/HOUR

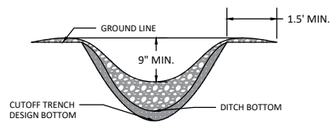
PRETREATMENT REQUIRED FOR NON-ROOFTOP RUNOFF

GRASSED SETTLING BASIN N.T.S

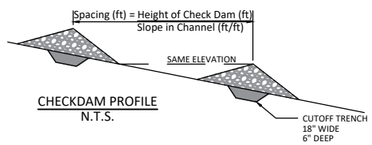


GRASSED PRE-TREATMENT SWALE DETAIL

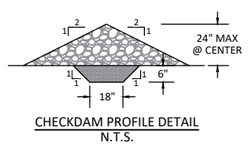
VEGETATED SWALE N.T.S



CHECKDAM SECTION
N.T.S.



CHECKDAM PROFILE
N.T.S.



CHECKDAM PROFILE DETAIL
N.T.S.

- USE 6 INCH MINUS STONE FILL
- SIDE SLOPES 2:1 OR FLATTER
- SPAN WIDTH OF CHANNEL AND UP SIDES OF BANKS
- SPACE SO THAT THE TOE OF THE UPHILL CHECKDAM IS THE ELEVATION OF THE CREST OF THE DOWNSTREAM DAM
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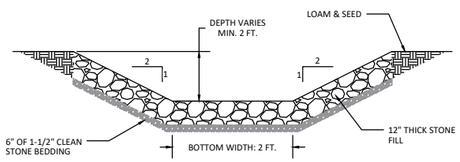
STONE CHECKDAM N.T.S



- SLOPES 5% TO 10% USE 6-8 INCH MINUS STONE FILL
- SLOPES MORE THAN 10% USE 12 INCH MINUS STONE FILL

STONE LINED DITCH GULLY STABILIZATION N.T.S

Preliminary Cost Opinion

Project LON-10

Item	Quantity	Unit	Unit Price	Cost
Mobilization/Demobilization	1	LS	$ 2,500	$ 2,500
Common Excavation	100	CY	$ 25	$ 2,500
Hauling	75	CY	$ 20	$ 1,500
Install 18" HDPE	60	LF	$ 90	$ 5,400
Install Pretreatment Swale	2	LS	$ 1,500	$ 3,000
Stone Outlet	1	LS	$ 1,000	$ 1,000
Plantings	1	LS	$ 500	$ 500
Type I Stone Fill	20	CY	$ 75	$ 1,500
Misc. Erosion Control and Site Restoration	1	LS	$ 1,500	$ 1,500
Laborer	40	HR	$ 50	$ 2,000
Final Design & Permitting	1	LS	$ 10,000	$ 10,000
Construction Oversight	1	LS	$ 4,000	$ 4,000
			Subtotal	$ 35,400
			Contingency (20%)	$ 7,080
			Total	**$ 42,480**

INSTALLATION NOTES

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- MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING INSTALLATION.
- PLANTING DENSITIES ARE RECOMMENDED TO BE ONE PERENNIAL EVERY 2.5 FEET ON CENTER OR ONE SHRUB EVERY 5 FEET ON CENTER.

OPERATION OF MAINTENANCE NOTES

- MAINTENANCE OF THE SETTLING BASIN IS VERY SIMILAR TO PLANTED LANDSCAPED BEDS. REPLACEMENT OF SOME MULCH MAY BE REQUIRED IN THE SPRING. OCCASIONAL WEEDING WILL BE REQUIRED TO MAINTAIN THE SELECTED PLANTS AESTHETIC.
- DURING THE FIRST YEAR OF OPERATION, WATERING, WEEDING, AND REPLACEMENT OF DEAD PLANTS IS IMPORTANT FOR PROPER ESTABLISHMENT.
- THE ACCUMULATION OF SEDIMENT WITHIN THE SETTLING BASIN SHOULD BE MONITORED. REMOVE SEDIMENT AFTER APPROXIMATELY 3 INCHES OF SEDIMENT HAS ACCUMULATED OR RAKE AWAY WHEN IT DOES NOT DRAIN WITHIN 1 DAY.
- ANNUALLY INSPECT TO MAKE SURE NO INVASIVE SPECIES ARE PRESENT.
- INSPECT FOR EROSION PATHS OR CONCENTRATED FLOW OVER THE STONE CHECKDAMS, AS NEEDED REDISTRIBUTE STONE TO REMOVE CONCENTRATED FLOW PATHS.

DESIGN NOTES FOR FINAL DESIGN

- VERIFY THAT NATIVE SOILS HAVE AN INFILTRATION RATE OF AT LEAST 0.2 IN/HR.
- INVESTIGATE SOILS TO DETERMINE AMENDMENTS NEEDED TO PROVIDE 24 INCHES OF USDA SAND TO LOAMY SAND AS NOTED IN THE VERMONT STORMWATER TREATMENT STANDARDS.
- COORDINATE WITH THE TRANSFER STATION TO VERIFY THAT A STORMWATER PRACTICE IN CLOSE PROXIMITY TO THE LANDFILL WILL NOT HAVE ANY NEGATIVE IMPACTS.

*NOTES ADAPTED FROM SLR CONCEPT DESIGNS

Fitzgerald Environmental Associates, LLC
164 Main Street, Suite 2
Colchester, VT 05446
Telephone: 802.876.7778
www.fitzgeraldenvironmental.com

Notes:

Project LON-10 Conceptual Design
Stormwater Master Plan
Londonderry Transfer Station
Londonderry, VT
NOT FOR CONSTRUCTION

DRAWN	CHECKED
FCP	JHB

SCALE: N.T.S.

DATE: 2025-02-26

SHEET NO.: SHEET 2

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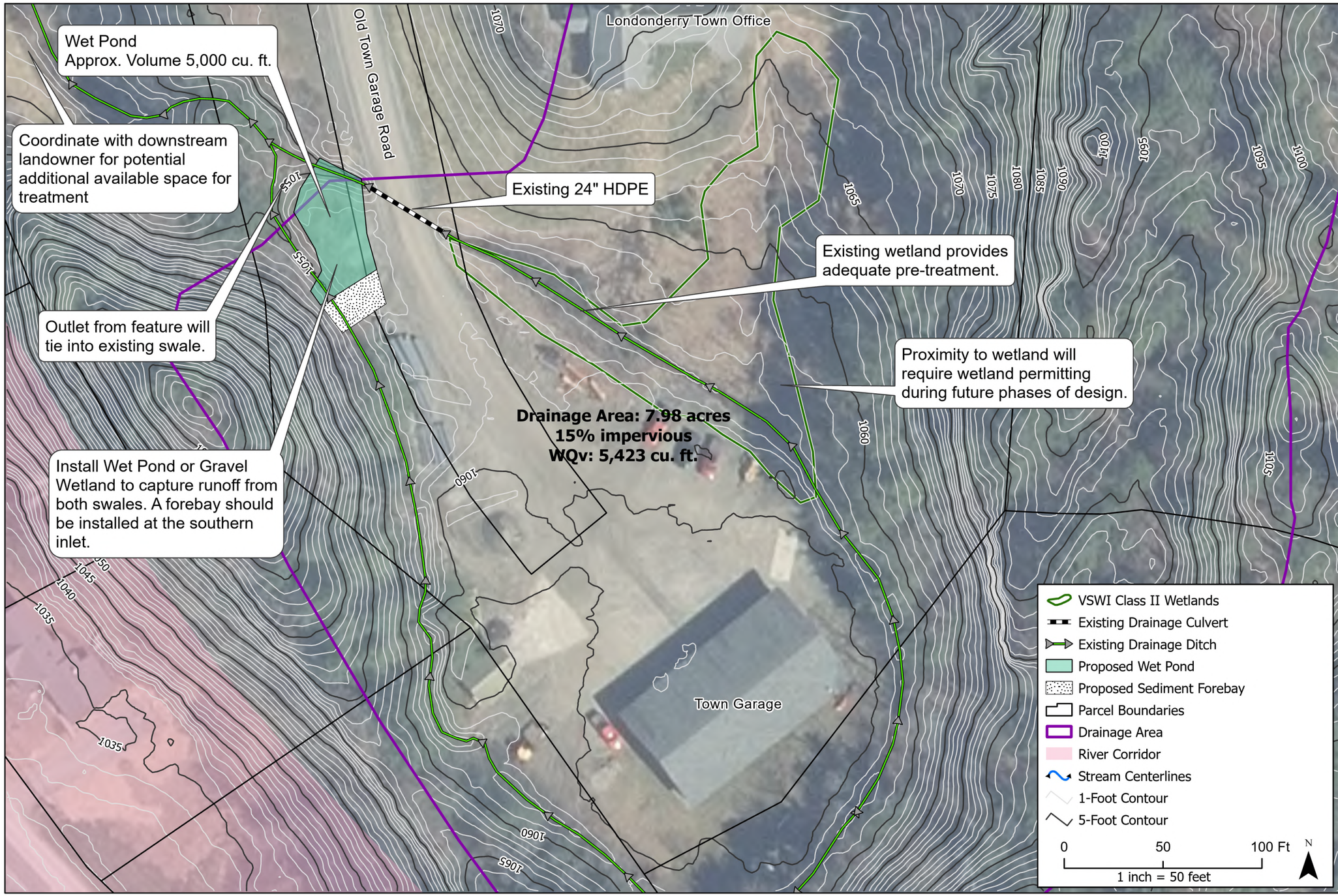

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Colchester, VT 05446
Telephone: 802.876.7778
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Notes:
- Conceptual design based on FEA field visit in 2024

Project LON-15 Conceptual Design
Stormwater Master Plan

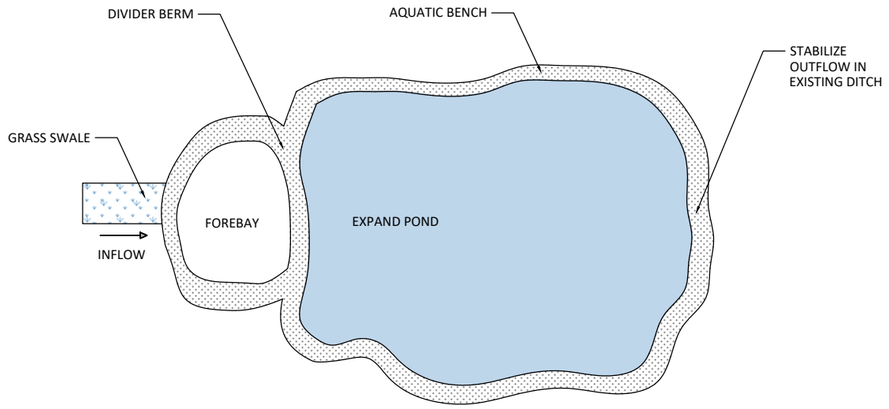
Old Town Garage Road
Londonderry, VT

FCP	JHB
MAP BY	CHECKED

1 inch = 50 feet
SCALE

April 29, 2025
DATE

SHEET 1
SHEET NO.



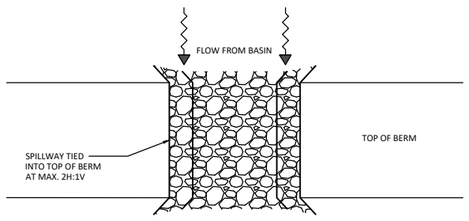
WET POND PLAN VIEW N.T.S

Preliminary Cost Opinion

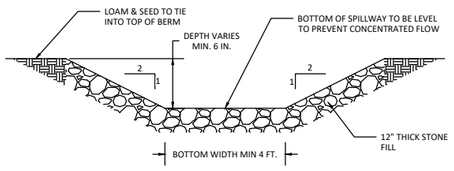
Project LON-15

Item	Quantity	Unit	Unit Price	Cost
Mobilization/Demobilization	1	LS	$ 3,000	$ 3,000
Common Excavation	250	CY	$ 25	$ 6,250
Hauling	200	CY	$ 20	$ 4,000
Install Pretreatment Forebay	1	LS	$ 1,500	$ 1,500
Type I Stone Fill	10	CY	$ 75	$ 750
Stone Outlet	1	LS	$ 1,000	$ 1,000
Outlet Pipe	1	LS	$ 2,000	$ 2,000
Plantings	1	LS	$ 1,500	$ 1,500
Misc. Erosion Control and Site Restoration	1	LS	$ 3,000	$ 3,000
Laborer	80	HR	$ 50	$ 4,000
Final Design & Permitting	1	LS	$ 10,000	$ 10,000
Construction Oversight	1	LS	$ 5,000	$ 5,000
			Subtotal	$ 42,000
			Contingency (20%)	$ 8,400
			Total	**$ 50,400**

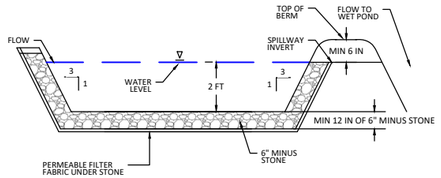
PLAN VIEW



SECTION VIEW



BASIN OUTLET SPILLWAY N.T.S



Notes

1. MAXIMUM SIDE SLOPES 3H:1V
2. SPILLWAY OUTLET SHALL BE STABILIZED WITH 6 INCH MINUS STONE.
3. SPILLWAY WIDTH SHALL BE MINIMUM 2 FEET.

SEDIMENT FOREBAY N.T.S

INSTALLATION NOTES

- THE VERMONT STORMWATER MANAGEMENT MANUAL IS A GOOD EDUCATIONAL RESOURCE TO ACCOMPANY THIS PROJECT. ALTERNATIVES TO THE DETAILS PRESCRIBED IN THIS PLAN ARE AVAILABLE IN THAT MANUAL.
- MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING INSTALLATION.
- WOODY VEGETATION THAT IS MORE THAN 2 INCHES IN DIAMETER SHALL NOT BE PLANTED OR ALLOWED TO GROW ON THE DAM OR WITHIN 15 FEET OF THE DAM OR THE TOE OF THE EMBANKMENT

OPERATION OF MAINTENANCE NOTES

- TERRESTRIAL AND AQUATIC PLANTS SHALL BE PLANTED IN ACCORDANCE WITH A PLANTING PLAN PROVIDED BY THE DESIGN ENGINEER.
- DURING THE FIRST YEAR OF OPERATION, WEEDING, AND REPLACEMENT OF DEAD PLANTS IS IMPORTANT FOR PROPER ESTABLISHMENT.
- THE ACCUMULATION OF SEDIMENT WITHIN THE FOREBAY SHOULD BE MONITORED. REMOVE SEDIMENT AFTER APPROXIMATELY 6 INCHES OF SEDIMENT HAS ACCUMULATED OR RAKE AWAY WHEN IT DOES NOT DRAIN WITHIN 1 DAY.
- ANNUALLY INSPECT TO MAKE SURE NO INVASIVE SPECIES ARE PRESENT.
- INSPECT FOR EROSION PATHS OR CONCENTRATED FLOW, AS NEEDED REDISTRIBUTE MATERIAL TO REMOVE CONCENTRATED FLOW PATHS.

DESIGN NOTES FOR FINAL DESIGN

- INVESTIGATE SOILS TO DETERMINE AMENDMENTS NEEDED TO MINIMAL INFILTRATION TO SUPPORT A PERMANENT POOL.

*NOTES ADAPTED FROM SLR CONCEPT DESIGNS

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www.fitzgeraldenvironmental.com

Notes:

Project LON-15 Conceptual Design

Stormwater Master Plan

Old Town Garage Road
Londonderry, VT

NOT FOR CONSTRUCTION

FCP DRAWN	JHB CHECKED
N.T.S. SCALE	
2025-02-26 DATE	
SHEET 2 SHEET NO.	

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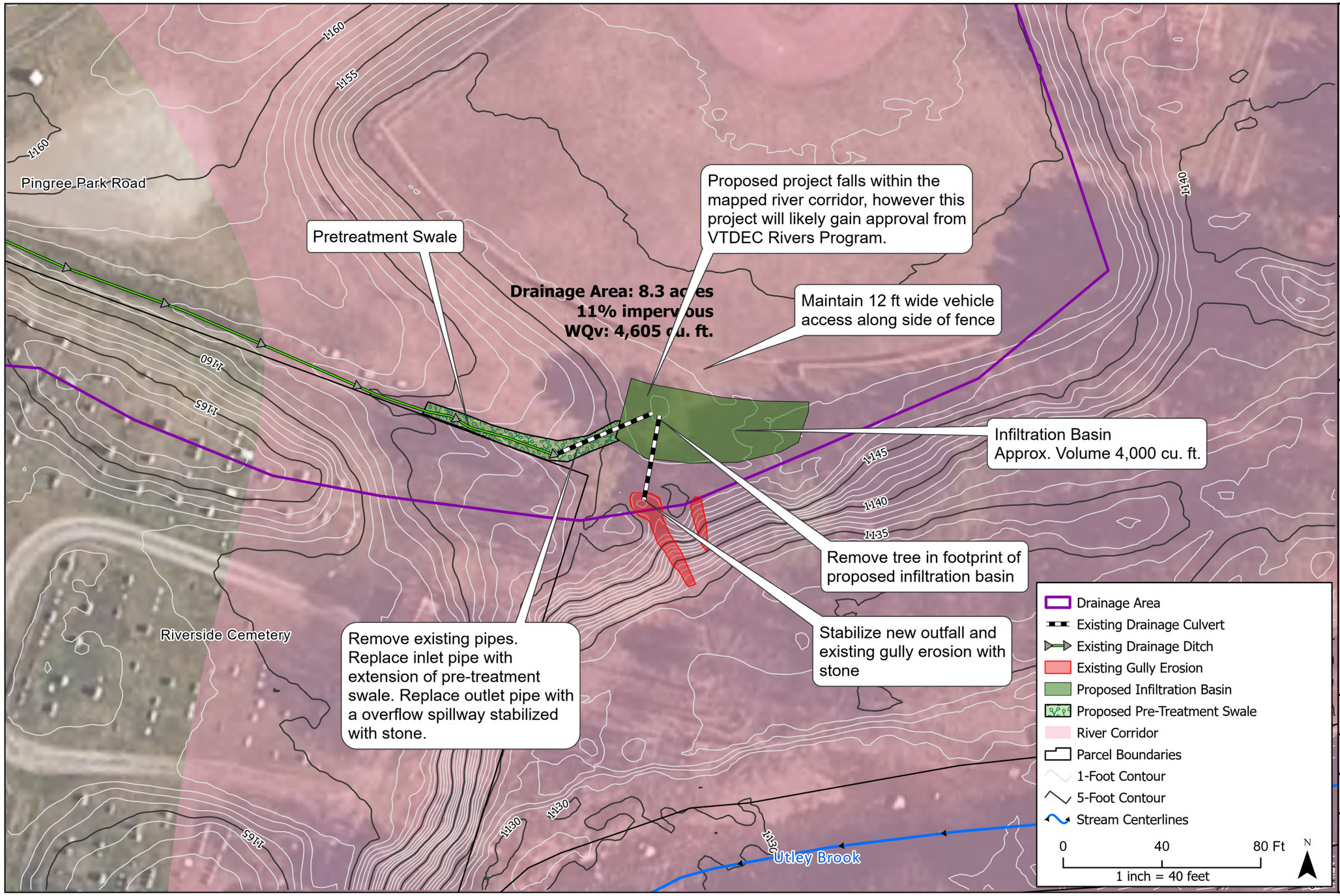

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Notes:
- Conceptual design based on FEA field visit in 2024

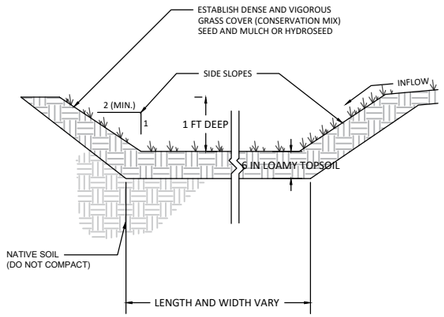
Project LON-16 Conceptual Design
Stormwater Master Plan
Pingree Park
Londonderry, VT

MAP BY	CHECKED
FCP	JHB

SCALE: 1 inch = 40 feet

DATE: February 26, 2025

SHEET NO.: SHEET 1

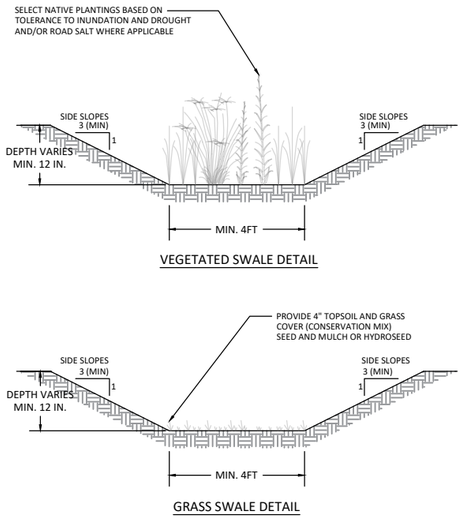


VERIFY DEPTH TO WATER TABLE: 3-FT MIXED RUNOFF

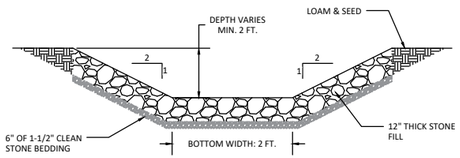
VERIFY INFILTRATION RATE OF UNDERLYING SOIL >0.2 INCHES/HOUR

PRETREATMENT REQUIRED FOR NON-ROOFTOP RUNOFF

INFILTRATION BASIN N.T.S



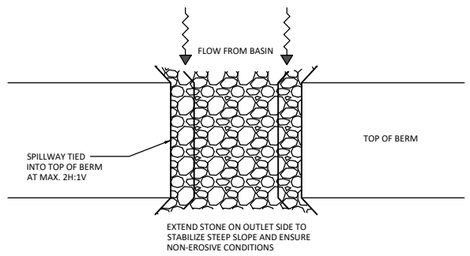
VEGETATED SWALE N.T.S



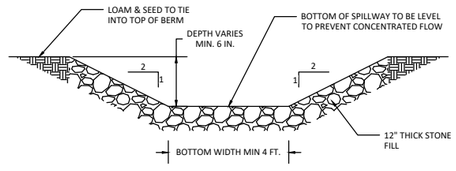
- SLOPES 5% TO 10% USE 6-8 INCH MINUS STONE FILL
- SLOPES MORE THAN 10% USE 12 INCH MINUS STONE FILL

STONE LINED DITCH GULLY STABILIZATION N.T.S

PLAN VIEW



SECTION VIEW



BASIN OUTLET SPILLWAY N.T.S

Preliminary Cost Opinion

Project LON-16

Item	Quantity	Unit	Unit Price	Cost
Mobilization/Demobilization	1	LS	$ 2,500	$ 2,500
Common Excavation	30	CY	$ 25	$ 750
Hauling	30	CY	$ 20	$ 600
Topsoil	5	CY	$ 50	$ 250
Install Pretreatment Swale	1	LS	$ 1,500	$ 1,500
Type I Stone Fill	30	CY	$ 75	$ 2,250
Stone Outlet	1	LS	$ 1,000	$ 1,000
Plantings	1	LS	$ 500	$ 500
Misc. Erosion Control and Site Restoration	1	LS	$ 2,000	$ 2,000
Laborer	40	HR	$ 50	$ 2,000
Final Design & Permitting	1	LS	$ 10,000	$ 10,000
Construction Oversight	1	LS	$ 4,000	$ 4,000
			Subtotal	$ 27,350
			Contingency (20%)	$ 5,470
			Total	**$ 32,820**

INSTALLATION NOTES

- THE VERMONT STORMWATER MANAGEMENT MANUAL IS A GOOD EDUCATIONAL RESOURCE TO ACCOMPANY THIS PROJECT. ALTERNATIVES TO THE DETAILS PRESCRIBED IN THIS PLAN ARE AVAILABLE IN THAT MANUAL.
- MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING INSTALLATION.
- PLANTING DENSITIES ARE RECOMMENDED TO BE ONE PERENNIAL EVERY 2.5 FEET ON CENTER OR ONE SHRUB EVERY 5 FEET ON CENTER.

OPERATION OF MAINTENANCE NOTES

- MAINTENANCE OF THE INFILTRATION BASIN IS VERY SIMILAR TO PLANTED LANDSCAPED BEDS. REPLACEMENT OF SOME MULCH MAY BE REQUIRED IN THE SPRING. OCCASIONAL WEEDING WILL BE REQUIRED TO MAINTAIN THE SELECTED PLANTS AESTHETIC.
- DURING THE FIRST YEAR OF OPERATION, WATERING, WEEDING, AND REPLACEMENT OF DEAD PLANTS IS IMPORTANT FOR PROPER ESTABLISHMENT.
- THE ACCUMULATION OF SEDIMENT WITHIN THE INFILTRATION BASIN SHOULD BE MONITORED. REMOVE SEDIMENT AFTER APPROXIMATELY 3 INCHES OF SEDIMENT HAS ACCUMULATED OR RAKE AWAY WHEN IT DOES NOT DRAIN WITHIN 1 DAY.
- ANNUALLY INSPECT TO MAKE SURE NO INVASIVE SPECIES ARE PRESENT.
- INSPECT FOR EROSION PATHS OR CONCENTRATED FLOW, AS NEEDED REDISTRIBUTE MATERIAL TO REMOVE CONCENTRATED FLOW PATHS.

DESIGN NOTES FOR FINAL DESIGN

- TEST INFILTRATION RATE, SHOULD BE AT LEAST 0.2 INCHES PER HOUR.
- INVESTIGATE SOILS TO DETERMINE AMENDMENTS NEEDED TO PROVIDE 24 INCHES OF USDA SAND TO LOAMY SAND AS NOTED IN THE VERMONT STORMWATER TREATMENT STANDARDS.

*NOTES ADAPTED FROM SLR CONCEPT DESIGNS

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Notes:

Project LON-16 Conceptual Design
Stormwater Master Plan
Pingree Park
Londonderry, VT
NOT FOR CONSTRUCTION

DRAWN	CHECKED
FCP	JHB

SCALE: N.T.S.

DATE: 2025-02-26

SHEET NO.: SHEET 2

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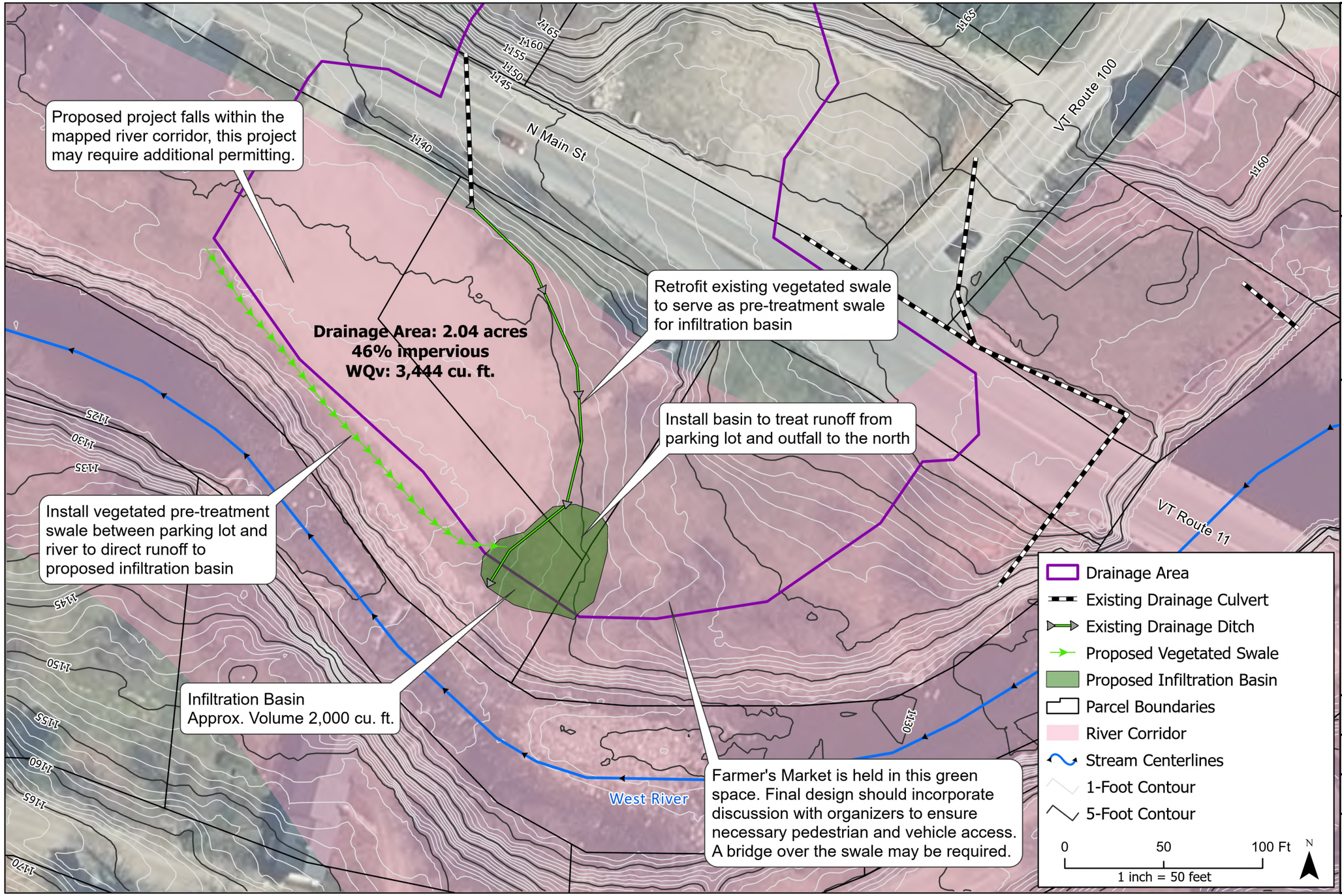

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Colchester, VT 05446
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Notes:
- Conceptual design based on FEA field visit in 2024

Project LON-18 Conceptual Design
Stormwater Master Plan

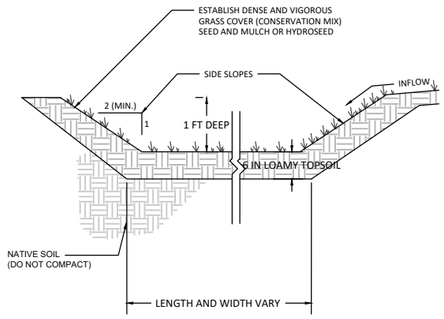
North Main Street
Londonderry, VT

MAP BY	CHECKED
FCP	JHB

SCALE: 1 inch = 50 feet

DATE: April 29, 2025

SHEET NO.: SHEET 1

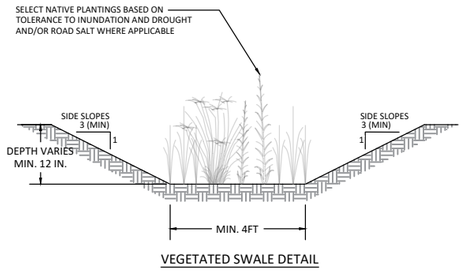


VERIFY DEPTH TO WATER TABLE: 3-FT MIXED RUNOFF

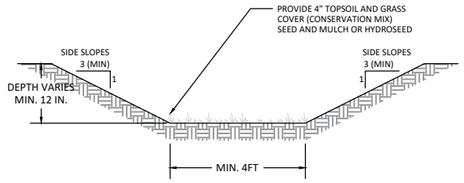
VERIFY INFILTRATION RATE OF UNDERLYING SOIL >0.2 INCHES/HOUR

PRETREATMENT REQUIRED FOR NON-ROOFTOP RUNOFF

INFILTRATION BASIN N.T.S



VEGETATED SWALE DETAIL



GRASS SWALE DETAIL

VEGETATED SWALE N.T.S

EXISTING INFILTRATION BASIN DESIGNED BY FEA

Preliminary Cost Opinion

Project LON-18

Item	Quantity	Unit	Unit Price	Cost
Mobilization/Demobilization	1	LS	$ 1,500	$ 1,500
Common Excavation	100	CY	$ 25	$ 2,500
Hauling	80	CY	$ 20	$ 1,600
Install Pretreatment Swales	2	LS	$ 1,500	$ 3,000
Stone Outlet	1	LS	$ 1,000	$ 1,000
Plantings	1	LS	$ 500	$ 500
Misc. Erosion Control and Site Restoration	1	LS	$ 1,500	$ 1,500
Laborer	40	HR	$ 50	$ 2,000
Final Design & Permitting	1	LS	$ 10,000	$ 10,000
Construction Oversight	1	LS	$ 5,000	$ 5,000
			Subtotal	$ 28,600
			Contingency (20%)	$ 5,720
			Total	**$ 34,320**

INSTALLATION NOTES

- THE VERMONT STORMWATER MANAGEMENT MANUAL IS A GOOD EDUCATIONAL RESOURCE TO ACCOMPANY THIS PROJECT. ALTERNATIVES TO THE DETAILS PRESCRIBED IN THIS PLAN ARE AVAILABLE IN THAT MANUAL.
- MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING INSTALLATION.
- PLANTING DENSITIES ARE RECOMMENDED TO BE ONE PERENNIAL EVERY 2.5 FEET ON CENTER OR ONE SHRUB EVERY 5 FEET ON CENTER.

OPERATION OF MAINTENANCE NOTES

- MAINTENANCE OF THE INFILTRATION BASIN IS VERY SIMILAR TO PLANTED LANDSCAPED BEDS. REPLACEMENT OF SOME MULCH MAY BE REQUIRED IN THE SPRING. OCCASIONAL WEEDING WILL BE REQUIRED TO MAINTAIN THE SELECTED PLANTS AESTHETIC.
- DURING THE FIRST YEAR OF OPERATION, WATERING, WEEDING, AND REPLACEMENT OF DEAD PLANTS IS IMPORTANT FOR PROPER ESTABLISHMENT.
- THE ACCUMULATION OF SEDIMENT WITHIN THE INFILTRATION BASIN SHOULD BE MONITORED. REMOVE SEDIMENT AFTER APPROXIMATELY 3 INCHES OF SEDIMENT HAS ACCUMULATED OR RAKE AWAY WHEN IT DOES NOT DRAIN WITHIN 1 DAY.
- ANNUALLY INSPECT TO MAKE SURE NO INVASIVE SPECIES ARE PRESENT.
- INSPECT FOR EROSION PATHS OR CONCENTRATED FLOW, AS NEEDED REDISTRIBUTE MATERIAL TO REMOVE CONCENTRATED FLOW PATHS.

DESIGN NOTES FOR FINAL DESIGN

- TEST INFILTRATION RATE, SHOULD BE AT LEAST 0.2 INCHES PER HOUR.
- INVESTIGATE SOILS TO DETERMINE AMENDMENTS NEEDED TO PROVIDE 24 INCHES OF USDA SAND TO LOAMY SAND AS NOTED IN THE VERMONT STORMWATER TREATMENT STANDARDS.

*NOTES ADAPTED FROM SLR CONCEPT DESIGNS

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Telephone: 802.876.7778
www.fitzgeraldenvironmental.com

Notes:

Project LON-18 Conceptual Design
Stormwater Master Plan
North Main Street
Londonderry, VT
NOT FOR CONSTRUCTION

DRAWN	CHECKED
FCP	JHB

SCALE: N.T.S.

DATE: 2025-02-26

SHEET NO.: SHEET 2

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Town of Londonderry, Vermont
Office of the Selectboard

Application No. 2025-01
Date Received 5/6/2025 $95.00 #1110

Town Highway Access Permit Application Form

Parcel ID No. 01 90 14.001

This form must be submitted for all new and modified access areas onto a Town highway. For accesses on a State road, including VT Routes 11 and 100, property owners must apply directly to the Vermont Agency of Transportation.

** *Please Type or Print Clearly* **

Applicant(s)

Name: CAPUCINE T. BARR
Address: 318 OLD SAWMILL RD.
Town/State/Zip: LONDONDERRY, VT 05148
Phone: 802-747-8395 Email: CTBARR.BARR@GMAIL

Property Owner(s):

[✓] Check here if same as applicant

Name: CAPUCINE & SABRINA BARR
Address: 318 OLD SAWMILL RD
Town/State/Zip: LONDONDERRY, VT 05148
Phone: 802-747-8395 Email: CTBARR.BARR@GMAIL

Property Information

Property Location/Address: 318 OLD SAWMILL RD.
Date Purchased by Owner: 2023 Deed Recorded in Book _____ Page _____
Property Size (acres): 4.6 Road Frontage (feet): 411 Town Highway # LOWELL LAKE RD.
Existing Use of Property: LOCAL MAILBOXES / NONE
Proposed Use of Property: FARM STAND

Proposed Town Highway Access

The undersigned hereby requests an access permit to construct the following:

[✓] New Access to Highway [ ] Modification to existing Access to Highway

To be located on the EAST side of the Town Highway indicated above, _____ feet distant from the intersection of this road with _____

Is there already a road access to this property? [ ] Yes [✓] No

Describe proposed new or changed access in detail: CREATE A TEMPORARY ACCESS/RD. TO UPPER BACK TREE LINE FOR THE FARMSTAND DELIVERY TRUCK TO PLACE SHED.

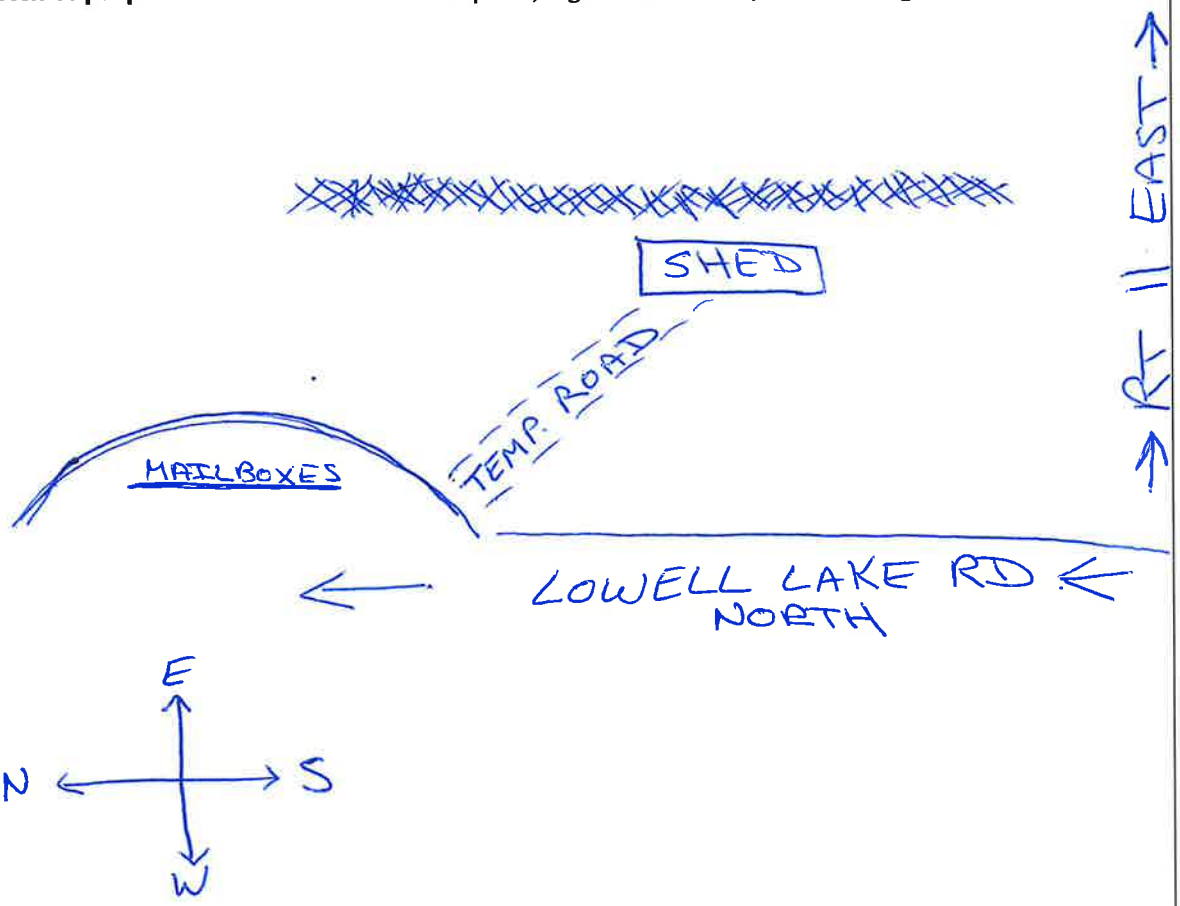
Town of Londonderry, Vermont
Office of the Selectboard

Application No. _____
Date Received _____

Town Highway Access Permit Application Form

Parcel ID No. _____

Sketch of proposed access location – Complete, legible & to scale, and showing north arrow



NOTE: Location must be staked out or flagged by applicant at the time of application.

Fees

Applications are not considered to be complete until all applicable fees have been received as follows:

Modification of existing access	$50.00
New access	$75.00

Payment must be made by check, payable to: *Town of Londonderry, Vermont*

Applicants may be required to pay reasonable and customary costs for assistance provided by experts (engineers, planning consultants, etc.) requested by the Selectboard as part of the review process.

Town of Londonderry, Vermont
Office of the Selectboard

Application No. _____
Date Received _____

Town Highway Access Permit Application Form

Parcel ID No. _____

Certification

By signing below both the owner and applicant hereby affirm that the information presented in this application, and all supporting forms, plans and documents are true, accurate and complete, and agree that, if any such information is found by the Town to be false or misleading, any permit or other approval granted on the basis of such information shall be deemed null and void.

The property owner and their successors agree to maintain any approved Town Highway access compliant with issuance and adhere to the directions, restrictions, and conditions forming part of any permit issued in response to this application.

Permission is hereby granted by the property owner for Town representatives to inspect the property at mutually acceptable times to verify information provided in this application.

Applicant Signature: Lapriore T. Barr **Date:** 5.5.25

Property Owner Signature: Lapriore T. Barr **Date:** 5.5.25

[ ] Check here if owner is submitting a Letter of Authorization in lieu of signing above

For Road Foreman/Road Commissioner Use Only

Culvert Required: [ ] Yes [ ] No Culvert Diameter: _____ Culvert Length: _____

Culvert distance from center of Town road: _____ Amount of culvert cover: _____

Flush culvert headers required: [ ] Yes [ ] No
Ditch work for proper drainage [ ] Yes [ ] No
Ditching distance: N S E W side of drive: _____ N S E W side pf drive: _____

Access approach width: _____
Reverse pitch from road (½"/foot min.) [ ] Yes [ ] No Distance from travel lane: _____

Cut for line of sight [ ] Yes [ ] No
Cut distance from center of Town highway N S E W side: _____
Cut distance from center of Town highway N S E W side: _____
Cut distance parallel to Town Highway N S E W side: _____
Cut distance parallel to Town Highway N S E W side: _____

Directions, Restrictions, Conditions: _____

_____

_____

Town of Londonderry, Vermont
Office of the Selectboard

Application No. _____
Date Received _____

Town Highway Access Permit Application Form

Parcel ID No. _____

For Selectboard Office Use Only

ACTION TAKEN: [ ] Approved [ ] Approved with Conditions [ ] Denied

Comments: _____

_____

Signature: _____ Date: _____
Selectboard Chair

This permit, if issued, is done so in accordance with 19 V.S.A. Section 1111 and with the understanding that construction shall comply with all applicable Federal, State and local laws and regulations and with any directions, restrictions or conditions listed on this permit. Violations shall be corrected by the property owner in a timely manner or the Town shall have the right to revoke the application or permit for non-compliance, or make necessary changes the cost of which shall be borne by the property owner. Violations may also be subject to penalties and fines prescribed by applicable law. This permit shall be effective only for the land use herein indicated and any change in land use shall require a new permit.

For Final Inspection Use Only

Final Inspection Date: _____ Constructed as permitted?: [ ] Yes [ ] No

Acceptable minor modifications from that permitted: _____

_____

Final Approval Granted?: [ ] Yes [ ] No

Comments: _____

_____

Signature: _____ Date: _____
[ ] Road Foreman
[ ] Road Commissioner


1.2 AS
12
19
240.5
134A
394.14
269.11
Old Sawmill Rd
373.71
259
ROUTE
Lowell Lake Rd
019014.001
4.6 AS
411
18
509.01
VT Route 11
ROUTE
757.09

VERMONT
DEPARTMENT OF LIQUOR AND LOTTERY
DIVISION OF LIQUOR CONTROL

Application ID:	**DLL - Application - 60399**
Application for:	First Class Restaurant/Bar License
Category of Business:	First Class

Business/ Entity Information

Business/ Entity Name:
Upper Tamarack, Inc.

Business Address:
420 MAGIC MTN ACCESS RD,
LONDONDERRY, Vermont 05148

Phone:
802-824-5600

Email:
vince@upperpasslodge.com

Business ID:
0131973

Entity Type:
Business Corporation

Management Type if LLC:

People Information

- **Person:**
  Vince Presciti

Business Role:
Business Principal

Business Address:
420 Magic Mountain Access Road,
Londonderry, Vermont, 05148

Phone:

Email:
vince@upperpasslodge.com

US Citizen?

Political Position

Name: Vince Presciti

Office:

Jurisdiction:

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense

Location/ Premises Detail

Location Name:

Do you lease this Premises:

Upper Pass Lodge

Location Address:
420 Magic Mountain Access Road,
Londonderry, Vermont 05148

Local Jurisdiction/ Town Clerk:
Londonderry

Health License:
Food:4465
Lodging:1956

Vermont Tax Department:
10039325

Education Details

Student Name:
Vince Presciti

Mode of Training:
DLC Online Training

Training Completion Date:
Sat May 10 00:00:00 GMT 2025

Type of Training:
First Class (On Premise)

Foundational License (if applicable)

License Type:
First Class

Licensee Name:
Upper Pass Lodge

Licensee Address:
420 Magic Mountain Access Road ,
Londonderry, Vermont 05148

License Number:
LP-017518

License Status:
License Active - Renewal in Process

License Start Date:

License End Date:

Documents Attached

Name	Document Type	Assosicated With

Payment and Acknowledgement

Signed by:
Vince Presciti

Date of Submission:
2025-05-13 14:35:34

Local Application Fee:
115

State of Vermont / DLL Application Fee:
115.00

State of Vermont / DLL Payment Status:

Local Control Payment Status:
false

VERMONT
DEPARTMENT OF LIQUOR AND LOTTERY
DIVISION OF LIQUOR CONTROL

Application ID:	**DLL - Application - 60397**
Application for:	Third Class Restaurant/Bar License
Category of Business:	Third Class

Business/ Entity Information

Business/ Entity Name:
Upper Tamarack, Inc.

Business Address:
420 MAGIC MTN ACCESS RD,
LONDONDERRY, Vermont 05148

Phone:
802-824-5600

Email:
vince@upperpasslodge.com

Business ID:
0131973

Entity Type:
Business Corporation

Management Type if LLC:

People Information

- **Person:**
  Vince Presciti

Business Role:
Business Principal

Business Address:
420 Magic Mountain Access Road,
Londonderry, Vermont, 05148

Phone:

Email:
vince@upperpasslodge.com

US Citizen?

Political Position

Name: Vince Presciti

Office:

Jurisdiction:

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense

Location/ Premises Detail

Location Name:

Do you lease this Premises:

Upper Pass Lodge

Location Address:
420 Magic Mountain Access Road,
Londonderry, Vermont 05148

Local Jurisdiction/ Town Clerk:
Londonderry

Health License:
Food:4465
Lodging:1956

Vermont Tax Department:
10039325

Education Details

Student Name:
Vince Presciti

Mode of Training:
DLC Online Training

Training Completion Date:
Sat May 10 00:00:00 GMT 2025

Type of Training:
First Class (On Premise)

Foundational License (if applicable)

License Type:
Third Class

Licensee Name:
Upper Pass Lodge

Licensee Address:
420 Magic Mountain Access Road ,
Londonderry, Vermont 05148

License Number:
LP-017519

License Status:
License Active - Renewal in Process

License Start Date:

License End Date:

Documents Attached

Name	Document Type	Assosicated With

Payment and Acknowledgement

Signed by:
Vince Presciti

Date of Submission:
2025-05-13 14:32:46

Local Application Fee:
0

State of Vermont / DLL Application Fee:
1095.00

State of Vermont / DLL Payment Status:

Local Control Payment Status:
false

VERMONT
DEPARTMENT OF LIQUOR AND LOTTERY
DIVISION OF LIQUOR CONTROL

Application ID: **DLL - Application - 60241**
Application for: First Class Restaurant/Bar License
Category of Business: First Class

Business/ Entity Information

Business/ Entity Name:
Smith Foodservice Hospitality & Entertainment, LLC

Business Address:
,
,

Phone:

Email:
[redacted]

Business ID:
0010521

Entity Type:
Limited Liability Corporation

Management Type if LLC:

People Information

- **Person:**
  Jill Smith

Business Role:
Business Principal

Business Address:
,
, ,

Phone:

Email:
jillandcraig2@gmail.com

US Citizen?

Political Position

Name: Jill Smith

Office:

Jurisdiction:

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense

- **Person:**
  Craig Smith

Business Role:

Email:

Business Principal

jillandcraig1@myfairpoint.net

Business Address:

,
, ,

US Citizen?

Political Position

Phone:

Name: Craig Smith

Office:

Jurisdiction:

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense

Location/ Premises Detail

Location Name:
Revival Kitchen

Location Address:
3928 Vermont Route 11,
Londonderry, Vermont 05148

Local Jurisdiction/ Town Clerk:
Londonderry

Do you lease this Premises:

Health License:
Food:
Lodging:

Vermont Tax Department:

Education Details

Student Name:
Jill Smith

Mode of Training:
DLC Online Training

Training Completion Date:
Sat Sep 30 00:00:00 GMT 2023

Type of Training:
First Class (On Premise)

Foundational License (if applicable)

License Type:
First Class

Licensee Name:
Revival Kitchen

Licensee Address:
3928 Vermont Route 11 ,
Londonderry, Vermont 05148

License Number:
LP-022773

License Status:
License Active - Renewal in Process

License Start Date:

License End Date:

Documents Attached

Name	Document Type	Assosicated With

Payment and Acknowledgement

Signed by:
Craig C Smith

Date of Submission:
2025-05-08 18:52:55

Local Application Fee:
115

State of Vermont / DLL Application Fee:
115.00

State of Vermont / DLL Payment Status:

Local Control Payment Status:
false

VERMONT
DEPARTMENT OF LIQUOR AND LOTTERY
DIVISION OF LIQUOR CONTROL

Application ID: **DLL - Application - 60239**
Application for: Third Class Restaurant/Bar License
Category of Business: Third Class

Business/ Entity Information

Business/ Entity Name:
Smith Foodservice Hospitality & Entertainment, LLC

Business Address:
,
,

Phone:

Business ID:
0010521

Entity Type:
Limited Liability Corporation

Management Type if LLC:

People Information

- **Person:**
  Jill Smith

Business Role:
Business Principal

Business Address:
,
, ,

Phone:

Email:
jillandcraig2@gmail.com

US Citizen?

Political Position

Name: Jill Smith

Office:

Jurisdiction:

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense

- **Person:**
  Craig Smith

Business Role:

Email:

Business Principal

jillandcraig1@myfairpoint.net

Business Address:

,
, ,

US Citizen?

Political Position

Phone:

Name: Craig Smith

Office:

Jurisdiction:

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense

Location/ Premises Detail

Location Name:
Revival Kitchen

Location Address:
3928 Vermont Route 11,
Londonderry, Vermont 05148

Local Jurisdiction/ Town Clerk:
Londonderry

Do you lease this Premises:

Health License:
Food:
Lodging:

Vermont Tax Department:

Education Details

Student Name:
Jill Smith

Mode of Training:
DLC Online Training

Training Completion Date:
Sat Sep 30 00:00:00 GMT 2023

Type of Training:
First Class (On Premise)

Foundational License (if applicable)

License Type:
Third Class

Licensee Name:
Revival Kitchen

Licensee Address:
3928 Vermont Route 11 ,
Londonderry, Vermont 05148

License Number:
LP-022774

License Status:
License Active - Renewal in Process

License Start Date:

License End Date:

Documents Attached

Name	Document Type	Assosicated With

Payment and Acknowledgement

Signed by:
Craig C Smith

Date of Submission:
2025-05-08 18:47:20

Local Application Fee:
0

State of Vermont / DLL Application Fee:
1095.00

State of Vermont / DLL Payment Status:

Local Control Payment Status:
false

VERMONT
DEPARTMENT OF LIQUOR AND LOTTERY
DIVISION OF LIQUOR CONTROL

Application ID:	**DLL - Application - 60237**
Application for:	Outside Consumption Permit
Category of Business:	OCP

Business/ Entity Information

Business/ Entity Name:
Smith Foodservice Hospitality & Entertainment, LLC

Business Address:
,
,

Phone:

Email:
jillandcraig1@myfairpoint.net

Business ID:
0010521

Entity Type:
Limited Liability Corporation

Management Type if LLC:

Foundational License (if applicable)

License Type:
First Class

Licensee Name:
Revival Kitchen

Licensee Address:
3928 Vermont Route 11 ,
Londonderry, Vermont 05148

License Number:
LP-022775

License Status:
License Active - Renewal in Process

License Start Date:
2024-07-01

License End Date:
2025-06-30

Event Contact/s

Person:

Business Role:

Business Address:
,
, ,

Phone:

Email:

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense

Event Premises Details

Location Name:
Revival Kitchen

Location Address:
3928 Vermont Route 11,
Londonderry, Vermont 05148

Local Jurisdiction/ Town Clerk:
Londonderry

Start date and time of event

End date and time of event

Approximate Number of Persons Expected

Describe the type of event/ OCP Area:

Fenced in Area same as last year

Documents Attached

Name	Document Type	Assosicated With

Payment and Acknowledgement

Signed by:

Date and time of Submission:
2025-05-08 18:43:01

Local Application Fee:
0

State of Vermont / DLL Application Fee:
20.00

State of Vermont / DLL Payment Status:

Local Control Payment Status:
false

Londonderry Town Office Schedule

General notes:

- Lock cores: Agnes from Royal Lock and Security will be onsite mid week to swap out lock cores
- Elevator company has been contacted and we're waiting to hear on phone line installation and inspection dates
- Front door: Is shipping last week of May but not sure when we'll see it so have scheduled replacement Monday 6/9. There are some electronics on the door that I will coordinate with Countryside Lock and Alarm
- Site work: After sweeping the parking lot on Saturday, Hunter is going to disappear until exterior paint is complete and the lift is off site which we're expecting end of next week.
- Metal handrails for exterior ramps: Are being fabricated but then are being shipped out to be coated, so it will be a few weeks with the temporary rails
- Paving: I've asked when paving might happen and am working that out
- Storm windows will be installed later in the summer, likely end of July

Saturday 5/17

Hunter Sweep parking lot

Monday 5/19

Open Clerk's office, entry hallway, mail copy, first floor bathroom to the public.

- Exterior paint
- Interior punch list
- HVAC, electric for HVAC

Tuesday 5/20

- Exterior Paint
- Interior punch list complete
- GPI Build east basement entrance vestibule
- HVAC, electric for HVAC

Wednesday 5/21

- HVAC finishes
- Exterior Paint
- GPI Build east basement entrance vestibule

Thursday 5/22

Town Offices closed for power swap

- Electric swap 8:30. Power should be complete by 1:30pm.
- HVAC finishes
- GPI finish east basement entrance vestibule
- Exterior paint

Friday 5/23

- HVAC inspection
- Paint east basement vestibule
- Hunter to build retaining wall and backfill by east basement entrance
- Hunter begin final grading

Monday 5/26

Holiday

Tuesday 5/27-Friday 6/6

- Finish loam and seed
- TBD Paving and Linestriping. 3 days

Monday 6/9 – Wednesday 6/11

- Install and paint new front door. Will try to get electronics hooked up at same time.

Chester Snowmobile Club

May 8, 2025

Georginne More
Londonderry Selectboard
100 Old School Street
S. Londonderry, VT 05155

Dear Selectboard,

Let us start by extending a big Thank You to you.

It's been many years since we were able to snowmobile on December 16th when the season officially opened. And this past season, that again was the case but once the snow arrived the riding was great. Unfortunately the riding season was over way too soon but we enjoyed it while it lasted.

We truly understand and appreciate how fortunate we are to have permission to have a portion of our trail through your property. Without your kind and generous partnership with the Chester Snowmobile Club we would not be able to enjoy the splendor that is Vermont in the winter.

Once again this year, in appreciation, we are hosting a landowner thank you BBQ on Saturday, May 31st under the gazebo at the Chester recreation park on Lover's Lane in Chester from 11:00 to 2:00. Bring your entire family to this BBQ as everyone is invited and the more the merrier.

We welcome the opportunity to thank you in person.

With gratitude,

Stan

Stan Choiniere
President

P.O. BOX 353 CHESTER VERMONT 05143

Outlook

Declaration of Inclusion

From Patti L <pmlancast@gmail.com>
Date Sun 5/18/2025 10:09 AM
To Al Wakefield <al@wakefield-global.com>; Patti L <pmlancast@gmail.com>

2 attachments (470 KB)
Inclusion Week (Proclamation 25-78).pdf; 5.13.25 press release - Declaration of Inclusion.docx;

Happy Springtime!

As one of the 163 Vermont municipalities that have adopted the Vermont Declaration of Inclusion, we wanted you to know that for the fifth year in a row, Governor Scott has once again issued a Proclamation designating the second week in May as Inclusion Week In Vermont. A copy of the Proclamation is attached for your reference and use.

Additionally, I enclose a copy of the Vermont Declaration of Inclusion Initiative's May 13, 2025 Press Release applauding the Governor's proclamation and its message that Vermont is welcoming to everyone, and announcing that your community members are now part of the 80% of Vermonters that live in a municipality that has adopted the Declaration of Inclusion.

Please reach out if you have any questions!

Thank you,

Al Wakefield
Vermont Declaration of Inclusion Initiative

https://governor.vermont.gov/sites/scott/files/documents/Inclusion%20Week%20%28Proclamation%2025-78%29.pdf

State of Vermont
Executive Department
A Proclamation

WHEREAS, on May 7, 2021, Proclamation 21-061, A Proclamation of Inclusion, officially established the second week of May as Inclusion Week in Vermont; and

WHEREAS, Vermont continues to lead by example in protecting civil rights, remaining steadfast in our commitment to eliminate hatred, discrimination, and bigotry across all institutions and systems to improve the lives of all who call Vermont home; and

WHEREAS, it is essential to foster a culture in which racial, ethnic, and other cultural disparities are openly recognized and meaningfully addressed; and

WHEREAS, Vermont has taken important steps in this direction, including the creation of the Racial Equity Advisory Panel and Racial Equity Task Force, as well as the appointment of the State's first Executive Director of Racial Equity; and

WHEREAS, the State remains committed to advancing racial and ethnic equity, and to cultivating a diverse, inclusive society where all young people can thrive; and

WHEREAS, Vermont embraces people of all backgrounds—welcoming individuals and families with a wide array of skills, traditions, and perspectives to live, work, and build their futures here; and

WHEREAS, we also call on all Vermonters—including those in positions of leadership—to actively reject prejudice and extend respect, dignity, and protection to every individual, regardless of race, color, religion, national origin, sex, gender identity or expression, age, or disability.

NOW, THEREFORE, I, Philip B. Scott, Governor, hereby proclaim May 11-18, 2025 as

INCLUSION WEEK
in Vermont.

Given under my hand and the Great Seal of the State of Vermont on this 10th day of May, A.D. 2025.

Philip B. Scott
Governor

Jaye Pershing Johnson
Secretary of Civil and Military Affairs

PRESS RELEASE

For Immediate Release: May 13, 2025

Contact: Al Wakefield, Vermont Declaration of Inclusion, al@wakefield-global.com

Vermont Celebrates Fifth Annual Inclusion Week with Governor's Proclamation

Rutland, VT — For the fifth consecutive year, Governor Phil Scott has issued an official proclamation recognizing the second week of May as Inclusion Week in Vermont. First proclaimed in 2021, Inclusion Week continues to affirm the state's commitment to welcoming individuals of all backgrounds, traditions, and abilities to live, work, and raise families in Vermont.

The Vermont Declaration of Inclusion Initiative applauds the governor's action and his ongoing commitment to inclusion, especially at a time of national uncertainty. "We think a Proclamation and the (Vermont) Declaration of Inclusion are exactly the message we should be sending right now," said Al Wakefield, a founder of the Vermont Declaration of Inclusion Initiative. "That is, Vermont is welcoming to everyone. And we want people and businesses that are considering moving here to be aware of it."

To date, 163 municipalities across Vermont — representing 80% of the state's population — have adopted the Declaration of Inclusion, a grassroots initiative that affirms local commitment to inclusion. The initiative encourages communities to be proactive in fostering inclusive practices in policy, governance, and public engagement.

Looking ahead, the focus will shift toward encouraging the remaining 84 towns to adopt the Declaration and to support all towns in transforming their commitments into action. The Declaration of Inclusion team will continue surveying municipalities to identify and share best practices for meaningful implementation.

The Declaration of Inclusion Initiative has been ably assisted by the Vermont Interfaith Action, Vermont Chamber of Commerce, Vermont League of Cities and Towns, and the Vermont Council on Rural Development. Additional information on the Vermont Declaration of Inclusion may be found at vtdeclarationofinclusion.org. This website is generously furnished by and maintained by the Vermont Chamber of Commerce.

###

HAZARDOUS WASTE COLLECTION DAY

Saturday June 7, 2025 *and*
Saturday October 4, 2025
9am – 1pm

Flood Brook Union School
Route 11, Londonderry, Vermont

Residents & Businesses of the following towns only:
♦Landgrove ♦ Londonderry ♦Peru♦ Weston♦Windham ♦
Free to Households, Businesses Must Pre-register and Pay for Disposal

All materials in the trunk or truck bed, stay in vehicle, leave pets at home

WHAT TO BRING

ANY SUBSTANCE WITH A LABEL THAT SAYS "CAUSTIC, TOXIC, CORROSIVE, POISON, COMBUSTIBLE, WARNING, DANGER OR CAUTION"

FROM THE GARAGE: Antifreeze, Brake Fluid, Transmission Fluid, Engine Degreaser, Carburetor Cleaner, Gas Treatments, Creosote, Radiator Flusher, Roofing Tar, Asphalt and A/C Refrigerants.
FROM THE WORKBENCH: Rust proofer, Paint Thinners, Degreaser, Lead & Oil based Paints, Sealants, Solvents, Varnish, Wood Preservatives, W/Polish, Wood Stripers and Stains, Deck Wash.
FROM THE GARDEN SHED: Pesticides, Insect Sprays, Pool Chemicals, Flea Powder, Fertilizers, Herbicides, Rodent Killers, Muriatic Acid, No-Pest Strips, Lighter Fluid.
FROM THE HOUSE: Drain Cleaner, Floor Cleaner, Furniture Polish, Arts & Craft Chemicals, Mercury Batteries, Photo Chemicals, Oven Cleaner, Chemistry Kits, Metal Polish, Moth Balls, Toilet Cleaner, Rug & Upholstery Cleaners.

****Both latex and oil-based paints will be accepted at the collection**

WHAT NOT TO BRING

Electronics check the web site for dates of electronics collection
Empty Aerosol cans can be recycled with scrap metal at the Transfer Station
Rechargeable and Primary Batteries (AA, AAA, C, D etc.) Bring to Londonderry Hardware, Londonderry Town Office, Londonderry Transfer Station Recycle Center
Automotive Batteries can be exchanged at or given to local garages and auto parts stores
Used Clean Motor Oil Can be brought to West River Auto or Hunter Excavating
Fluorescent Light Tubes/Bulbs can be taken to, R.K. Miles in Manchester
Ammunition & Explosives contact your local police department
Smoke & Carbon Monoxide Detectors
Propane Tanks can be exchanged or refilled at propane distributors or Londonderry Hardware
Medical sharps (needles) place in rigid, puncture-resistant container such as a detergent bottle with cap sealed with duct tape. Label container "**Do Not Recycle, Sharps**". Dispose of in trash.
Asbestos in any form. You will need to contact an asbestos abatement company.
Prescription Drugs can be brought to Walgreens, and Manchester, Ludlow or Winhall Police Departments

For information email recycle@londonderryvt.org
Call Esther Fishman 824-3306 or visit www.londonderryvt.org

Outlook

Fw: STR Ordinance in Londonderry

From Tom Cavanagh <T.CAVANAGH@londonderryvt.org>
Date Mon 5/19/2025 4:51 PM
To Aileen Tulloch <townadmin@londonderryvt.org>

Thomas Cavanagh
Chair, Londonderry Selectboard
802-824-3254

From: Home <mtglong@gmail.com>
Sent: Monday, May 19, 2025 4:04:41 PM
To: Tom Cavanagh <T.CAVANAGH@londonderryvt.org>
Subject: STR Ordinance in Londonderry

[You don't often get email from mtglong@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Chairman Cavanaugh,

I am a new home owner in South Londonderry (13 Winhall Station Rd). My wife and I are thrilled to be joining this community and look forward to many years to come. We are in the process of considerably upgrading the property - new interior and exterior paint, capital improvements, etc.

The reason I am writing is to raise concerns about the Short-Term Rental ordinance that was recently amended by the town. The ordinance was enacted after I had been under contract for more than a month and only a few days before the closing. I have concerns specifically about the "new owner 1-year waiting period." Part of our decision to buy into the town was the proximity to beautiful ski resorts and the vibrant local economy. We bought with the plan of being a responsible owner who occasionally rents the property out during the ski season. But if the one-year waiting period applies to our purchase, it will have a significant negative impact on us, nearly wiping out our entire first ski season. Ironically, we only fell in love with Londonderry when we had the chance to rent for a weekend this past March.

More broadly, I think the new limitations will have a negative impact on the local economy and real estate market. I am certain I would have priced our acquisition differently and would be less interested in spending money to improve the house had the ordinance been in place at an earlier time.

I ask that you and the Board please reconsider the amended ordinance and, at a minimum, delay it until the full impact can be studied and the more of the community can be heard. I cannot attend the Board meeting tonight in person so I was hoping this email could be entered into the record.

If you or anyone on the Board would like to discuss with me, I can be reached at this email and my cell

number below. Thank you.

Sincerely,
Mike Long

Mike Long
M: 201-919-5903