

Draft Meeting Minutes for Londonderry Village Wastewater Project

March 18, 2025

Attendees:

Online Attendees: Chrissy Haskins (DuFresne Group), Matt Bachler (Windham Regional Commission)

Village Wastewater Committee Members: Gary Hedman (Online), Larry Gubb, Corey Mack

Guests: Pamela Spaulding (Londonderry Planning Commission), Martha Dale (Londonderry Select Board)

The meeting was held at Neighborhood Connections, recorded to the cloud, and transcribed via AI Companion.

The video can be viewed at:

https://us06web.zoom.us/rec/share/A_LA2TLcFX3Dk8y9b2aNXnB-cPqC99MLaQXN3dhq-ML4_C_86t33G7lzlbC1uJ0X.V25OWmJhxn6EMwP8

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Meeting was called to Order at 6:04 PM

Quick Recap

The Village Wastewater Committee discussed project updates, property connections, and fees, with a focus on the South Village project and the draft ordinance review process. They also addressed follow-up items from the Londonderry Select Board meeting, including the presentation of the draft ordinance and fee schedule, and considered revising future meeting times/dates. The committee also explored the potential benefits of the wastewater project for future development, including the possibility of a "Phase 3" expansion.

Next steps

- Chrissy to meet with Ashwac next Monday to review variances for the South Village project.
- Chrissy to meet with Patty and Nancy on Thursday to discuss housing in the South Village and wastewater.
- Chrissy to create a map showing areas where materials should not be stored on the Prouty property.
- Matt to send the draft ordinance and easement template to the town attorney for review.
- Chrissy to provide a mark up plan of the Prouty Land.
- Committee to discuss potential changes to meeting frequency and timing at the next meeting on April 4th.

Summary

Project Updates and Fee Clarifications

The committee discussed project updates and clarifies questions about property connections and fees. Chrissy reports that they are scheduled to meet with Ashwac next Monday to review variance requests for the South Village project, which includes Phase 2 properties. Matt explains that the \$250,000 property value used for fee calculations is a reference point, with actual fees adjusted proportionally based on individual property assessments. The committee also touches on the draft ordinance review process and upcoming Select Board meetings.

Easements and Disposal Field Development

Chrissy discussed the ongoing process of obtaining easements for properties connecting to the disposal field. She mentioned that a surveyor would be out again to pick up wells for properties that aren't connecting. The VWC asked about potential limitations on subsequent development of the Prouty parcel, to which Chrissy clarified that the disposal field would have setbacks from buildings, roads, and parking lots. Chrissy also agreed to communicate with the select board and road crew about material placement in the disposal field area. Matt inquired about the timeline for variance requests for the North Village properties, to which Chrissy estimated it would be within a month.

Village Wastewater Committee Meeting Summary

The Village Wastewater Committee discusses follow-up items from the Londonderry Select Board meeting, including the presentation of the draft ordinance, preliminary budget, and fee schedule. The VWC addressed a complaint alleging a violation of the Vermont Open Meeting Law, determining that no violation occurred as no meeting took place on the date in question. The VWC also considered a suggestion to post meeting recordings on YouTube for easier access, though they note that current Zoom recordings are already available with links and passcodes provided in meeting minutes.

Scheduling Future Meetings and Preferences

The VWC discussed scheduling future meetings, considering the balance between daytime and evening meetings. They agree agenda. The VWC considered moving to evening meetings, possibly on Tuesdays every three weeks, to accommodate various with some favoring Friday mornings and others preferring evenings. The committee recognizes that they have reached a mile

Wastewater Expansion and Future Development

Chrissy addressed Martha's question about the additional benefits of the wastewater project for future development. She explains that there is space for another field at the Prouty land, potentially allowing for a "Phase 3" expansion of about 6,000 gallons capacity in the future. Chrissy also advised that the Town should keep an eye on suitable properties for septic systems for future consideration. Chrissy offered to create a marked-up plan of the Prouty land showing the floodplain, wetlands, proposed locations for effluent disposal fields, etc.

Larry made a motion to adjourn the meeting, seconded by Corey, and the meeting adjourned at 7:02 PM. The next VWC meeting is scheduled for April 4th, 2025 at 9:00 AM.

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