



To: Londonderry Selectboard
From: Matt Bachler, WRC Senior Planner
Date: November 24, 2025
RE: North Village Wastewater System Property Connection Discussion

Background

The Town is reviewing applications from property owners in the village of North Londonderry to connect to the new wastewater system that will be constructed in 2026. Based on current interest, there is not adequate capacity in the system to connect every property that has applied. The North Village system will have capacity to treat 6,480 gallons of wastewater per day. Dufresne Group is preparing final engineering plans and State permit applications and the Town will need to decide which properties to connect to stay on schedule for bidding the project next winter. The Village Wastewater Committee has held several meetings over the last two months to consider different options for connecting properties in the North Village and the Committee made a final recommendation at their meeting on November 21st for the Selectboard to consider.

Discussion

The WVC recommends that the Selectboard first prioritize connecting the 8 properties located on North Main Street within the service area. These properties include a mix of commercial, residential, and civic uses and all are either located within the floodway or floodplain, or are using holding tanks. There is adequate funding and capacity to connect all 8 properties. It should be noted that two properties, 2242 and 2296 North Main Street, are currently vacant but are being considered for redevelopment as a restaurant and visitor center. The developer for the project has stated that connecting to the wastewater system is critical. The attached spreadsheet lists these 8 properties and their existing or proposed uses, and they are shown on the attached map as "Core".

The WVC also recommends that the Selectboard reserve 10% of the system's permitted capacity (648 gallons) to support future economic development opportunities in the North Village service area. The Wastewater Ordinance adopted by the Selectboard in May 2025 allows the Town to set aside capacity for a specific public purpose. This decision could be modified by the Selectboard in the future if needed.

The WVC next considered how to prioritize connecting the remaining properties, looking at five areas where additional connections could be made. These areas are also shown on the attached maps. Based on funding and capacity constraints, the Town will not be able to connect all of the remaining properties. As a next step, Dufresne Group will complete final cost estimates and an analysis of

estimated flows for these areas based on the order of prioritization decided on by the Selectboard, which will allow the Town to finalize the list of properties that can be connected.

- Area 1: Middletown Priority Properties**
 The property at 2484 Middletown Road is located in a flood plain, but is located away from other priority properties on North Main Street. The property located at 2452 Middletown Road is on a small parcel (0.25 acres), but there would be additional expense for running the main line to this property up Middletown Road. When the Selectboard prioritized property connections in the South Village, it considered location in a flood hazard area and small lots that would not allow for a replacement system.
- Area 2: Edge Hill Road**
 The main line will run across the West River and down Edge Hill Road to the treatment site at the Peelle property. There are fine single-family residential properties on Edge Hill Road that have applied to connect to the system and are located along the main line.
- Area 3: Middletown Road Extension**
 There is one larger property further south on Middletown Road (2414 & 2430 Middletown Road) that could be connected if the main line were extended past 2452 Middletown Road. The property has multiple existing buildings and the current owners have discussed adding four apartment units on the property.
- Area 4: Edge Hill Road - Additional Properties**
 The Town received applications from two additional single-family residential properties on Edge Hill Road along the main line. These property owners expressed an interest in connecting later on in the process and Dufresne Group has not completed surveys for the properties yet.
- Area 5: Extensions Off North Main Street**
 Three additional applications were received from properties located off of North Main Street: 49 Hells Peak Road, 148 High Street, and 31 Pond Street. All three are residential properties.

VWC Recommendation

Based on their discussion, the VWC recommends the following prioritization of these five areas, after first connecting the core eight properties on North Main Street discussed above:

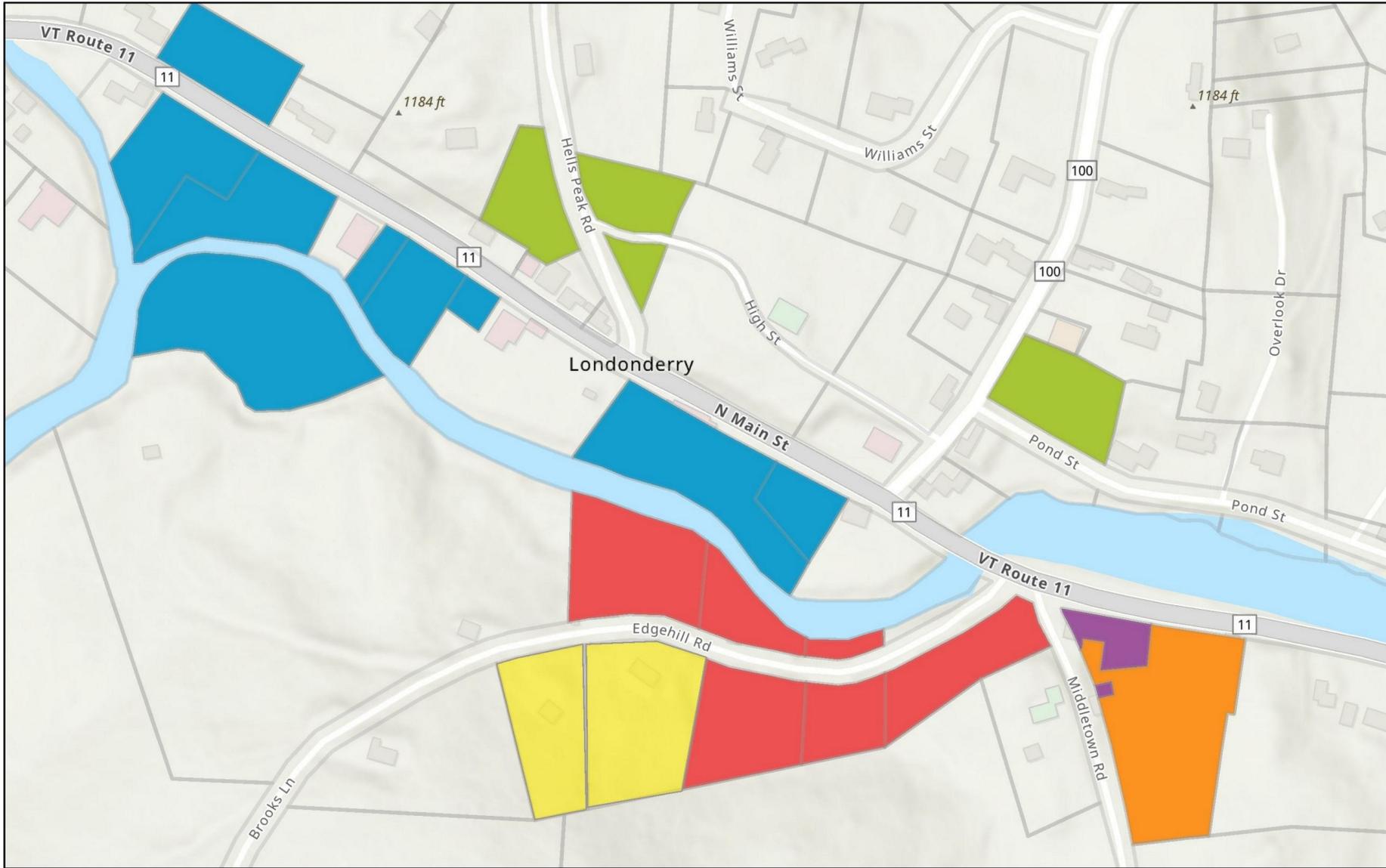
Priority Ranking	Area
Priority #1	Area #1 – Middletown Priority Properties: 2484 & 2452 Middletown Road
Priority #2	Area #2 – Edge Hill Road: 79, 95, 110, 160 Edge Hill Road & 2493 Middletown Road
Priority #3	Area #3 – Middletown Extension: 2414 & 2430 Middletown Road
Priority #4	Area #4 – Edge Hill Road – Additional Properties: 147 & 183 Edge Hill Road
Priority #5	Area #5 – Extensions Off North Main Street: 49 Hells Peak Road, 148 High Street, 31 Pond Street

North Village Wastewater System Connection Applications

North Main Street Priority Properties			
Name	911 Address	Street	Property Use
Laurie Krooss	2021	North Main St	Commercial - Store
Center Merrill	2022	North Main St	Commercial - Store
Center Merrill	2046	North Main St	Commercial - Store
Laurie Krooss	2051	North Main St	Commercial - Church
Lori Jelley	2072	North Main St	Residential MFH (2 apts-3b)
Judy Platt	2116	North Main St	Mixed - Market, Apartments
Judy Platt	2136	North Main St	Mixed - Restaurant, Apartments
Judy Platt	2152	North Main St	Residential
Ed Brown	2242	North Main St	Commercial - Restaurant (<i>Proposed</i>)
Ed Brown	2296	North Main St	Visitor's Center (<i>Proposed</i>)
Town Reserved Capacity			10% (648 Gallons)

Additional North Village Properties				
Name	911 Address	Street	Property Use	Area #
Steve Paulson	2484	Middletown Rd	Residential SFH (3b)	1
Joel Lockwood	2452	Middletown Rd	Residential SFH (3b)	
Ian & Emily Shore (Pannkuk)	79	Edge Hill Rd	Residential SFH	2
Thomas & Katheryn Blozy	95	Edge Hill Rd	Residential SFH	
Kathy Mosenthal	110	Edge Hill Rd	Residential SFH	
Mark & Kimberly Cleverdon	160	Edge Hill Rd	Residential SFH	
Larry & Cynthia Gubb	2493	Middletown Rd	Residential SFH	
Joshua & Nicole Wenguard	2414	Middletown Rd	Residential MFH (2 apts proposed)	3
Joshua & Nicole Wenguard	2430	Middletown Rd	Residential MFH (2 apts proposed)	
Clark Douglas Paige	147	Edge Hill Rd	Residential SFH	4
Marcia Anderson	183	Edge Hill Rd	Residential SFH	
Taylor Prouty	49	Hells Peak Rd	Residential SFH	5
Laurie Krooss	148	High Street	Residential SFH	
Sandra Clark	31	Pond St	Residential	

North Village Wastewater System Property Connections Map



-  **Core North Main Street**
-  **Area #1: Middletown Road Priority Properties**
-  **Area #2: Edge Hill Road**
-  **Area #3: Middletown Road Extension**
-  **Area #4: Edge Hill Road – Additional Properties**
-  **Area #5: Extensions Off North Main Street**