Draft Meeting Minutes for Londonderry Village Wastewater Project

October 23, 2026

Attendees:

Attendees: Chrissy Haskins (Dufresne Group), Nancy Jensen (Housing/Land Acquisition), Patty Eisenhaur (Housing Commission), Aileen Tulloch (Town Administrator), Matt Bachler (Windham Regional Commission)

Village Wastewater Committee Members: Gary Hedman, Larry Gubb, Martha Dale, Corey Mack

The meeting was held at the Londonderry Town Offices. The meeting was recorded and can be accessed at: https://us02web.zoom.us/rec/share/_TT3lFqOgI05LglrpKAeAeiw97cYqW0uMaou8BDfBw79CSK6S7gcDS7qkNIodsa1.1CwU9loXjaUVNZLf

Meeting was called to Order at 9:04 AM

Additions to the Agenda: Discussion of connection application for 195 Main Street, Old Mill Building Demolition announcement

Quick recap

The meeting focused primarily on project status updates.

Next steps

- *Committee to provide disposal area maintenance requirements (i.e. mowing, snow removal) and forward to Select Board (carry over from prior meeting).*

Summary

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

Public Comments

Patti and Nancy both inquired as to whether the additional capacity afforded with Phase II of the South Village project would allow for infill / additional units, and whether or not an overlay district map could be provided. As the system is limited to the areas that will be located along the main lines running along Route 100 and Middletown Road (up to the old Town Office), an overlay district is not necessary. Eligibility for connection cost coverage under the project is also limited to those properties/connections that are located within ¼ mile of the Village Center. Based on rough estimates, Phase II currently retains approximately 3,000 gallons per day of capacity (e.g. capacity that has not been allotted via connection application). Nancy also inquired as to what parcels had been investigated for effluent disposal for the North Village, from a Land Acquisition Taskforce perspective. Parcels previously investigated for the North Village are all Town owned properties. There was also general discussion on accessory dwelling units, and the anticipated future redevelopment of the South Village Post Office. Chrissy provided wastewater flow information for

various scenarios under Vermont wastewater design flows. No other Public Comments were received by the Committee.

Project Updates

South Village-

The Selectboard agreed to add funding to Phase II of the project, allocated from the North Village funding. Chrissy reported that Hunter is making steady progress, with the 3" main line installation complete to 331 Main Street, and nearing completion. The 2" main line that will extend onto Old School Street and Middletown Road will be next in the construction sequencing. Mound sand continues to be imported to the Prouty Parcel, and the manifolds and drip system were installed last week. The effluent disposal mound will likely be complete and top dressed the week of October 26th. Pre-treatment equipment and precast structures will be delivered by the end of November. Hunter is currently at ~$785,000 spent thus far, with the October payout expected to bring that past ~$1,500,000. Moving forward, construction will potentially be limited/determined by weather conditions. Roadways will be temporarily asphalted before the winter. Individual service connections are expected to be installed in Spring 2027. Temporary (1-2 days) road closures will be necessary for the Old School Street and Middletown Road main line installations and those will be communicated to the Community in advance. Aileen recently received a system connection application from the owners of 195 Main Street. Based on the location of the property and proximity to the service lines, the Committee moved to accept the connection application for 195 Main Street.

North Village-

The North Village design and permitting is currently on hold pending further notice. The wetlands permit application is complete / ready for submittal. Remaining permits include Environmental Review, VTrans, and Wastewater permits. Rutken Appraisal Co.'s property valuation has been submitted to the property owner/attorney, but no response has been received.

Funding Updates

Aileen has submitted the North Village project as a discrete project to the Southeastern Vermont Economic Development Strategies (SeVEDS), which is intended to increase the likelihood that the project will be viewed as an eligible recipient for funding. Aileen has also been exploring the South Village project for eligibility under the Vermont Pollution Control Grant program. The project may be eligible for up to ~$2,200,000 in funding. There is no deadline for submittal. If realized, this source of funding would potentially mean that no loans would be necessary for the South Village project.

Project Communication / Public Outreach
Corey will be updating the Village Wastewater Committee facebook page with a construction progress update (posted 10/23/2026).

Additions/Deletions to Agenda
Discussion of connection application for 195 Main Street, Old Mill Building Demolition announcement.

Motions

The meeting minutes from the September 4, 2026 meeting were approved, Martha made the motion and Larry seconded, with all voting to approve.

Gary moved that the Committee accept the connection application received from the owners of 195 Main Street. Larry seconded, with all voting to approve.

Next Committee Meeting –

The next Village Wastewater Committee meeting will be held on Friday, November 20th at 9:00 AM at the Town Offices, or online at https://us02web.zoom.us/j/85979580043

The meeting adjourned at 10:35 AM.

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