



Vermont Department of Environmental Conservation

Agency of Natural Resources

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

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

9/8/2025

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

Notice of Intent to Issue a Finding of No Significant Impact

Dear Aileen Tulloch:

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

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

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

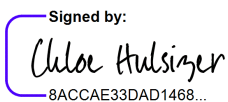
Otherwise, this project may have been eligible for Categorical Exclusion from detailed environmental review; additionally, the direct and indirect environmental effects of the project are still not significant enough to necessitate an Environmental Impact Statement (EIS).

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

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

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

Sincerely,

Signed by:

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9/17/2025

Chloe Hulsizer
Environmental Analyst IV
Water Investment Division

Enclosures

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

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

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

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

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

COPY LIST

Heather Collins, Wastewater Program, VT-DEC

Jeffrey Svec, Regional Engineer, VT-DEC, Drinking Water and Groundwater Protection Division

Scott Dillon and Elizabeth Peebles, Division for Historic Preservation, ACCD

Christina Haskins, PE, Dufresne Group



Vermont Department of Environmental Conservation

Agency of Natural Resources

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

802-522-3562

Notice of Intent to Issue a Finding of No Significant Impact

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

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

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

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

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

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

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

Village of South Londonderry

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

Notice of Intent to Issue a Finding of No Significant Impact

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

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

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

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

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

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

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

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

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

Signed by:


C13D237CC28247C...

Emily Bird, Director
Water Investment Division

9/29/2025

Date

Department of Environmental Conservation
Vermont Agency of Natural Resources



Vermont Department of Environmental Conservation

Agency of Natural Resources

TO: Emily Bird, Director, Water Investment Division

FROM: Chloe Hulsizer
Environmental Analyst IV, Water Investment Division

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

DATE: ^{Initial}
 9/29/2025

^{Initial}
 9/17/2025

A. Project Identification

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

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

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

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

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

B. Summary of Environmental Review

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

The Department has reviewed the following planning documents:

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

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

1. Project Description

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

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

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

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

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

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

2. Justification for Finding of No Significant Impact

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

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

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

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

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

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

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

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

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

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

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