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August 31, 2018

Jamie Teague, Business Administrator **Dresden School District** 41 Lebanon Street #2 Hanover, New Hampshire 03755

CONCEPTUAL ALTERNATIVES EVALUATION FOR DRESDEN RECREATION RE: FIELDS AND MARION CROSS SCHOOL, NORWICH, VERMONT (Project Nos. 10021 and 11647)

Dear Jamie:

In the context of our ongoing assistance for the Dresden School District (District), we offer this conceptual alternatives evaluation to build on our long-term efforts for the Dresden Recreation Fields (Fields) on Route 5 South in Norwich and monitoring of the Marion Cross School (MCS) on-site wastewater disposal system (System).

Recent Fields Assistance

Our recent assistance with respect to the fields relates to water quality observations and reporting in support of existing permits.

Fields History

As part of our long-term assistance, members of our staff provided the District with a February 12, 2001 report, which was submitted to Ken Greenbaum, Superintendent, concerning options for water and sewer service for placement of a Middle School or a High School on the Fields property on Route 5 (Figure 2 from this report is attached as Attachment 1). This report presented general water and wastewater options for the District's land on Route 5. The District subsequently requested assistance with recreation complex planning, as shown on the Attachment 2 master plan entitled "Norwich Athletic Fields," dated March 11, 2003 under project number 10021. Following public votes and District planning, we prepared refined plans and assisted with Act 250 and local permitting for the Fields (generally shown on Attachment 3, a plan entitled, "Overall Site Plan," dated October 2005, project number 10021). Whereas initial Fields planning included restroom, shower, changing, and team facilities, Act 250 permitting excluded this amenity and the District did not pursue water and sewer alternatives further at the time.

Recent MCS Assistance

In concert with Tony Daigle and District staff, we assisted with documenting and testing the emergence of effluent on the MCS Green. Testing confirmed that effluent emanated from the System beneath the Green. Our observations and findings were summarized in our February 2, 2018 letter report to Tony. Additionally, given the condition of the System, we assisted with soliciting an updated Vermont Department of Environmental Conservation & Natural Resources Board Project Review Sheet (PRS) to accommodate a Pre-K program for the current school year. Terry Shearer, Vermont Agency of Natural Resources (VANR) District 3 Regional Engineer, signed the PRS on June 20, 2018 including conditional notes related to the need to repair the MCS System. Additionally, we have discussed the pursuit of repair options with members of the District staff and members of the Town of Norwich (Town) staff.

MCS System History

In general terms, K.A. LeClair Associates, Inc. prepared new System plans in 1988 for MCS in support of significant building and site renovations implemented at that time. The plans were approved on July 26, 1988 by VANR District 3 for a system capacity of approximately 10,000 gallons per day (gpd) with effluent treatment in 5,000-gallon leachfields to be managed in a dual alternating context using four beds (please see Attachments 4A and 4B). The system was subsequently approved later in 1988 for an Indirect Discharge Permit (IDP), which is required for flows greater than 6,499 gpd, under Permit No. ID-9-0021. To reduce monitoring efforts and other regulatory considerations, we understand that the District revised the permit, as summarized in the referenced PRS, on March 23, 2008 under permit number WW-3-0026-R to accommodate 5,460 gpd for 364 students and staff. In other words, the District received approval for nearly a 50% reduction in flow and eliminated the need for an IDP.

We understand that MCS began addressing concerns about the System beneath the Green as early as 1998 and attempted various maintenance endeavors then and over ensuing years to address what appeared to be the emergence of effluent at the ground surface during winter months. We understand that the District has provided general updates to VANR representatives while seeking to manage each recurrence of effluent emergence; the VANR would now like to see the System repaired as soon as practicable. Our experience with many systems throughout the region suggests that the unique circumstances associated with the MCS Green contributed to System problems and that these problems are likely to persist over time even if the system is replaced. Our general thoughts in this regard:

- 1. Our experience with K.A. LeClair Associates, Inc. over many years is that the firm provided diligent work on behalf of its clients (the last principal of the firm retired and the firm is no longer in business).
- 2. The original design was for 10,000 gpd.
- 3. Although we expect Systems to last more than 10 years, it appears that System problems developed within 10 years of construction. Our concerns about this timeframe are compounded when the actual use of approximately half of the permitted capacity is considered. In other words, although the System was permitted for 10,000 gpd, it was actually receiving approximately 5,000 gpd and began to exhibit problems within 10 years, even with the reduced use.
- 4. While we cannot definitively say what caused the emergence of System problems so quickly, it seems reasonable to conclude that the System was properly designed and installed, but realized problems from:
 - a. The green is used as a playground and for public gatherings. While pedestrian use of the green may not impose weight-related impacts on the System, constant use in winter months results in the elimination of snow, or compaction of snow to

an ice layer, which reduces protection of the System during periods of frost susceptibility.

- b. The green has been used on and off for many years for the Norwich Fair and other public events that induce vehicle loads on the System.
- c. Considering the preceding and other likely System impacts (e.g., the removal of a maple tree and its large root system, the installation of water lines after System construction, use of the green for a skating rink, etc.), it is no surprise that the original System began to exhibit problems well before expected. These considerations also suggest that any replacement System will likely realize similar problems sooner than expected.
- d. The problems evidenced suggest a likely System replacement schedule of 10 years for capital planning and budgeting.
- 5. Since the green is a treasure, gathering place, and focal point for the Town, we have been asked to look at conceptual planning and budgeting alternatives to replace the existing MCS System.
- 6. We understand that the District has implemented a water meter reading plan, which may be used for future permitting.

MCS Replacement Options

The District would like to understand general options to replace the existing MCS System. In this context, we present the following pursuant to a meeting with District staff on June 5 of this year.

Option 1 – Replacement on the Green (see Attachment 5)

Technology and regulatory provisions have changed since the time of the original System permit in 1988. While it may be possible to replace the existing System to include structural protection from vehicles on the green (we would need to evaluate soil conditions, seasonal high water table, and System replacement depths to ascertain the viability of chambers/structural protection), pedestrian use of the green in the winter will likely continue to make any new System susceptible to frost, particularly in winter break periods when effluent is not injected into dual alternating leachfields.

While there are many unknowns about the existing System (from current regulatory constraints to soil and tank conditions, including mechanical appurtenances), replacement of the System will lock MCS into current use levels of 5,460 gpd for 364 students and staff. Assuming in-kind replacement is possible on the Green, MCS and the District should consider future needs before planning, design, and permitting for a new System, including the potential for seeking an IDP, based on water meter data.

For the purpose of order of magnitude budgeting, we would recommend use of \$50/gallon to replace the existing system, or approximately \$275,000. Although this macro budget considers only System replacement, it is helpful to understand the scale of repair needs, particularly if the 10 year cycle of repair continues.

Option 2 – Replacement on the Town/Peisch Property (Attachment 6)

As a result of interaction with District and Town staff, we conducted auger probes on the Peisch property after the growing season began in May to evaluate soil conditions. While it appears possible to use the Peisch property to treat MCS wastewater needs, further field analyses will be required to establish actual System requirements and viability. As we have discussed, the Peisch property is owned by the Town and has a conservation easement with the Upper Valley Land Trust, which we provided for your use, along with St. Barnabas site information (Attachment 7), on February 16, 2018. Additionally, we have met and followed up with Rebecca Chalmers, VANR District Wetlands Ecologist, to evaluate wetlands on MCS and Peisch properties, which we understand are Class II and will require a 50-foot buffer for permitting considerations.

Although there are many unknowns relative to the use of the Peisch parcel for MCS wastewater needs, like the existing Green site, we would recommend use of \$50/gallon for the purpose of order of magnitude budgeting with an additional \$100,000 for a new pump station and forcemain to the site, or approximately \$375,000. Like the Green site, this macro budget only considers current MCS uses, but this site may accommodate higher flows for more students and staff. Unlike the Green site, the system should not need repair or replacement at the same frequency.

Option 3 – Municipal Connection

The attached graphic (Attachment 8) builds on information presented in our 2001 analysis for the District, which included work by members of our staff a number of years ago to assist the Town of Hartford and various private clients with implementing Olcott Park. In short, Olcott Park is served by municipal water and sewer supplied by the Town of Hartford. The sewer system includes a gravity line to a pump station, and then a forcemain south along Route 5. We understand through recent interaction with the Hartford Town Manager that the Hartford sewer system has the capacity to accommodate potential District needs. Strategic considerations for a municipal connection include:

- 1. Placing the District in a position to manage costs for implementation and reimbursement over time. In this context, it makes sense for the District to develop an agreement with the Town of Hartford if this alternative is chosen.
 - a. The District may be eligible for loans and grants for a municipal connection (e.g., USDA RD, VEDA, SRF, and CDBG).
 - b. The District could manage loans and grants for other eligible participants in the context of reimbursement. In other words, if the District invests in a potential long-term solution for MCS wastewater needs, the District should manage reimbursement as others along the corridor tie-in (e.g., The Family Place, the Fogg's complex, King Arthur Flour, The Car Store, and others).
 - c. Receipt of public funds are likely to be predicated on the environmental benefits of connecting existing businesses along the Route 5 corridor.
- 2. The distance from Olcott Drive to MCS is approximately 7,000 linear feet (LF). A MCS connection to Hartford would likely need to be along the Route 5 corridor to optimize the potential for public loans and grants so that others can connect.

- a. King Arthur Flour (KAF) contemplated a municipal connection to Hartford with its most recent addition to the Camelot master plan. Our historical master planning assistance on behalf of the Sands (previous owners) suggests that KAF could greatly benefit from a municipal connection. Assuming KAF may have interest in a connection, a connection from KAF to the Hartford wastewater system is approximately 3,200 LF, leaving approximately 3,800 feet to connect MCS.
- b. Our recent experience with a similar project using SRF and USDA RD funds suggests that directional drilling, at an approximate unit cost of approximately \$210/LF, would be appropriate for a Route 5 municipal connection (this approach eliminates the need for road trench excavation and pavement impacts).
- c. Pump station and pipe sizing considerations will vary depending on only a District connection or whether others connect, which would require individual pumping and mechanical needs.
- d. Order of magnitude budget considerations include:
 - \$798,000 from MCS to KAF.
 - \$672,000 from KAF to the Hartford sewer system.
 - \$250,000 in consideration of pumping and mechanical needs.
- 3. Our 2001 analysis on behalf of the District contemplated interconnecting with the Town of Hartford water and sewer systems across land that is now the baseball field. Our subsequent work to develop a recreational complex contemplated on-site water and wastewater for locker room and restroom facilities. Our knowledge of site conditions, including ledge, on the Fields property does not lead us to suggest a municipal connection for locker room and restroom facility unless service comes from Route 5, possibly through the COOP parcel.
- 4. We did not reevaluate a Hanover connection because of the need to "hang" utilities on Ledyard Bridge and to upgrade the pump station on the Hanover side of the Bridge (members of our staff assisted the Town of Hanover, the Town of Norwich, and the NHDOT with replacing Ledyard Bridge and related corridor improvements).

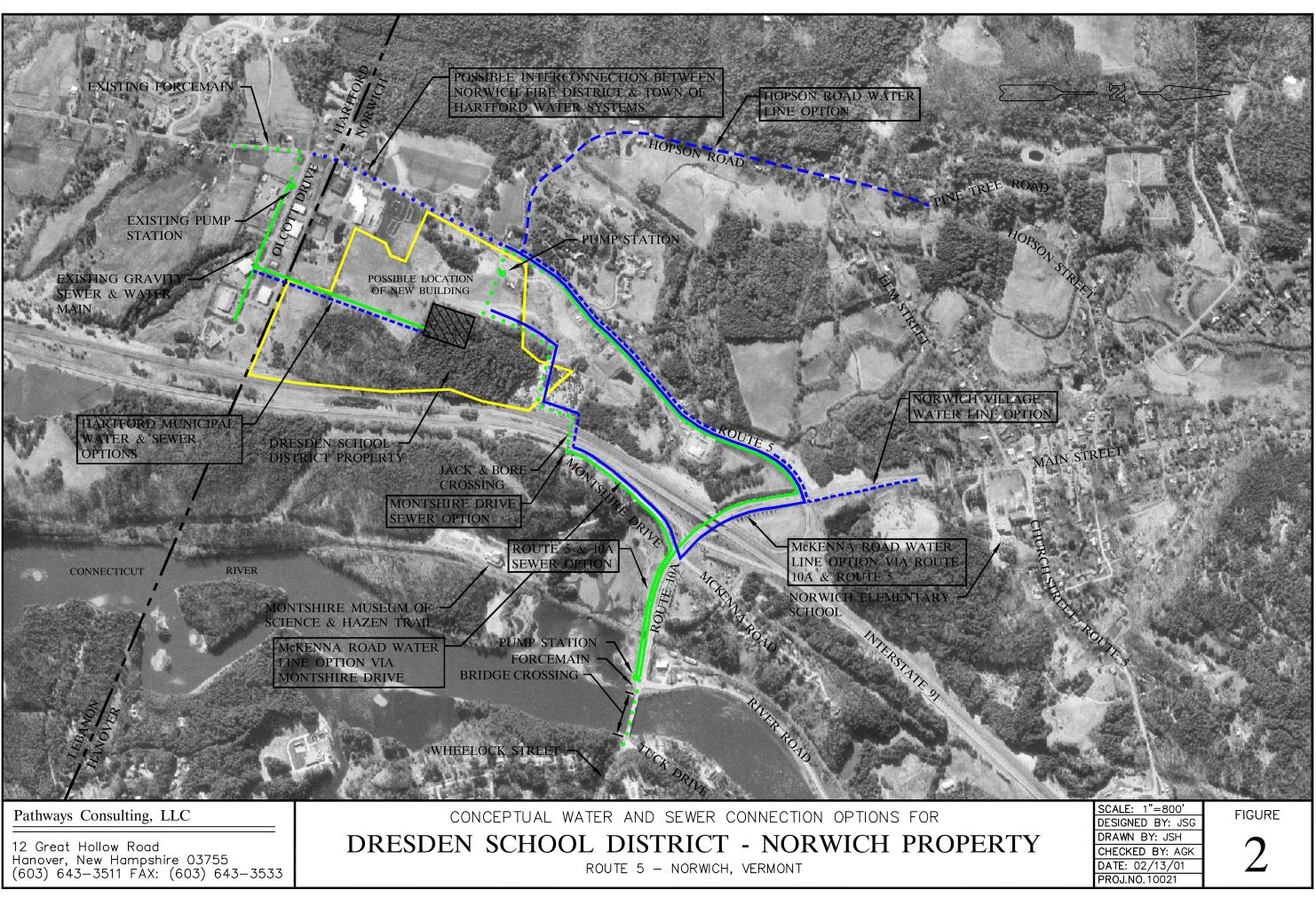
In closing, our conceptual efforts have only considered so-called "hard" costs for a physical system. Each option will require further "soft" costs in terms of exploring site conditions, regulator interaction, design, permitting, and implementation. Please let me know if you have any questions about our approach.

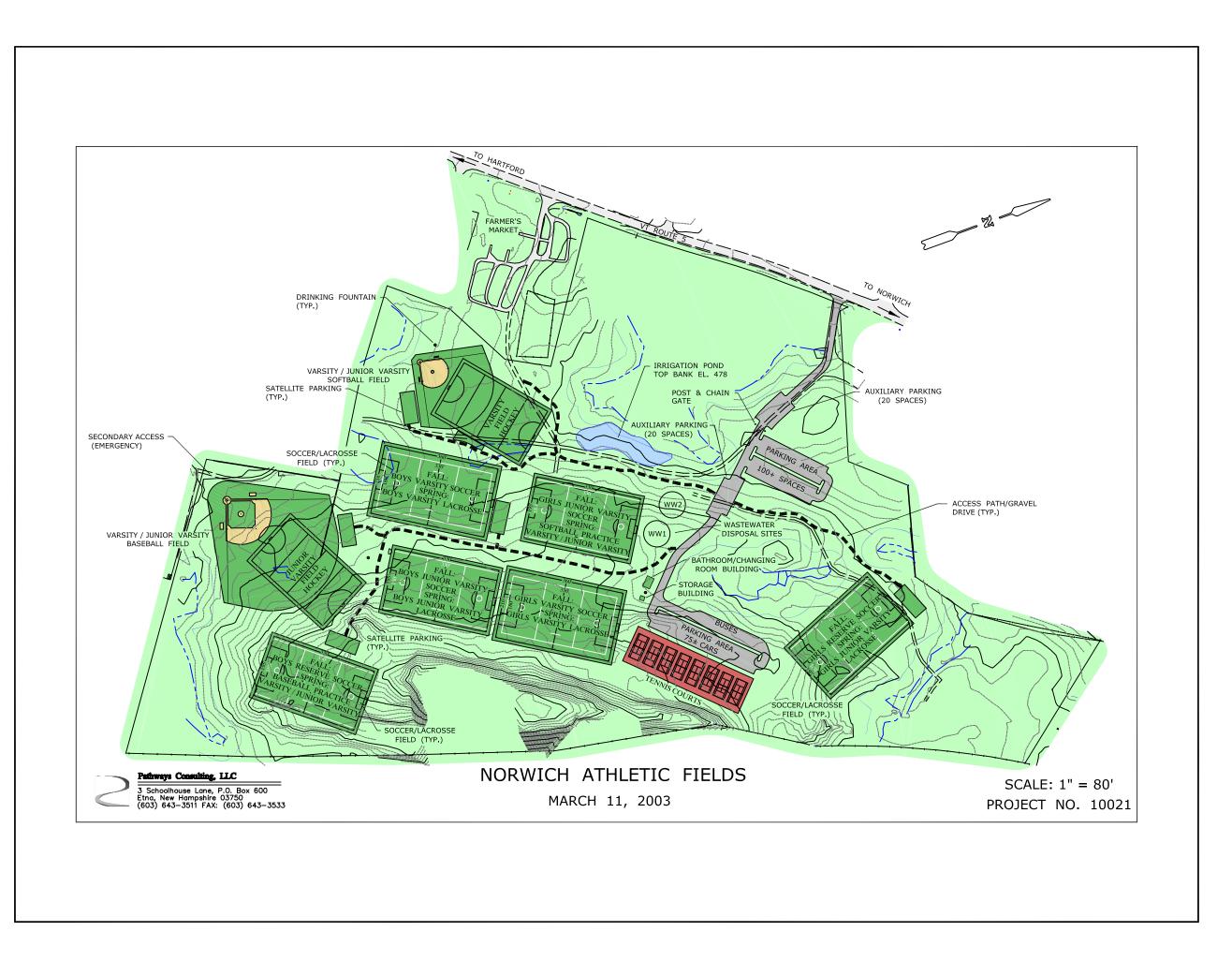
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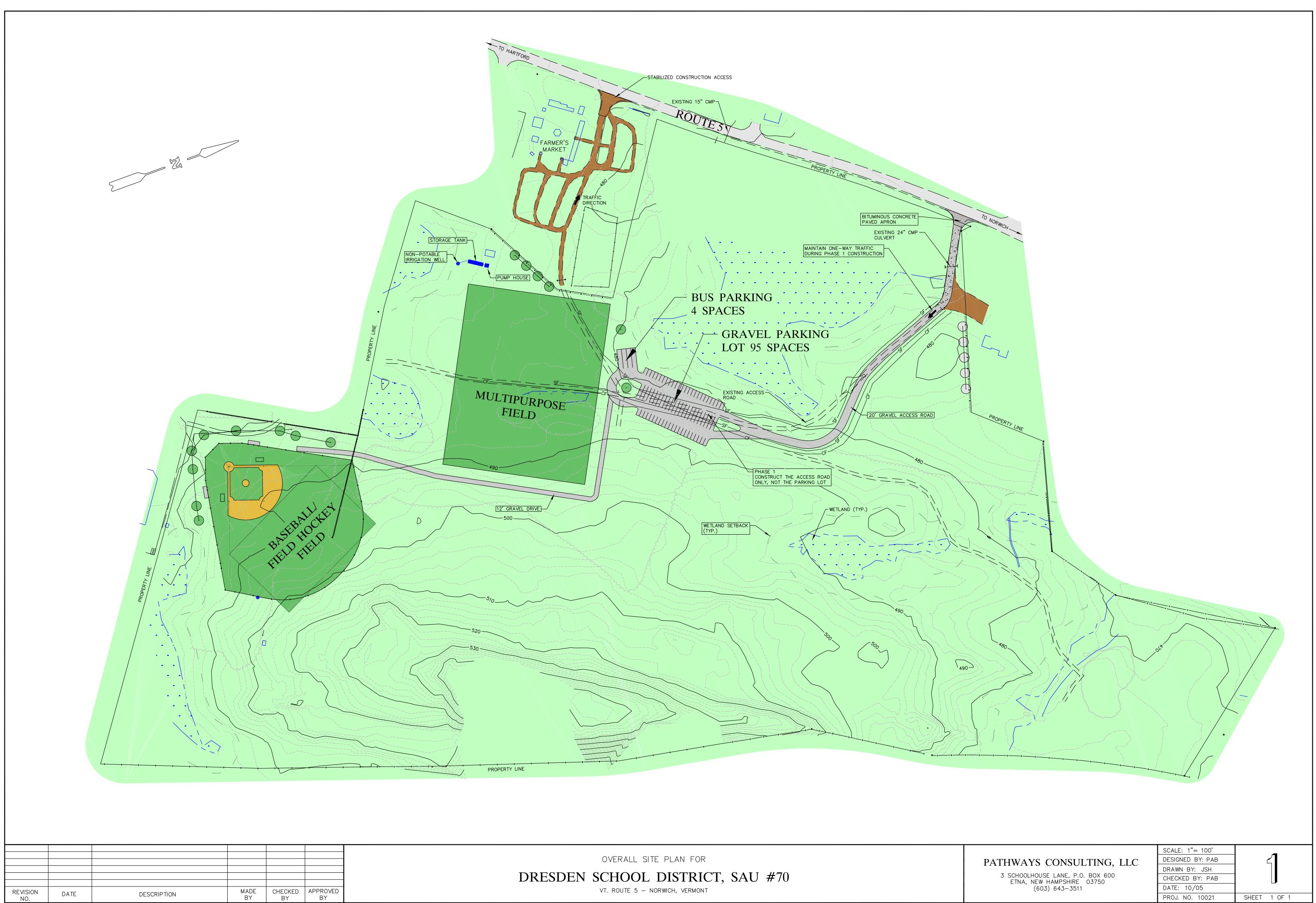
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Jeffrey S. Goodrich, P.E. President

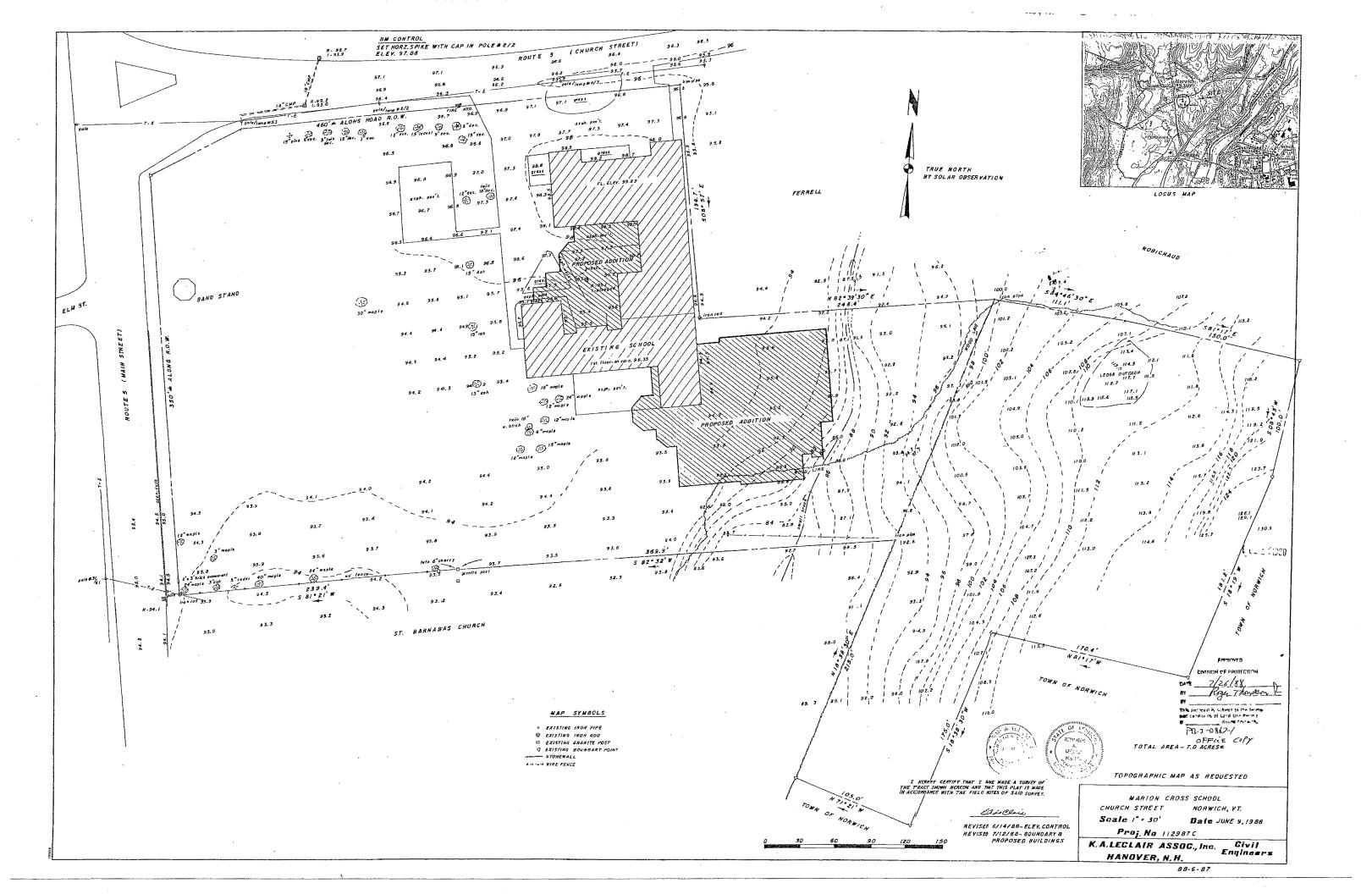
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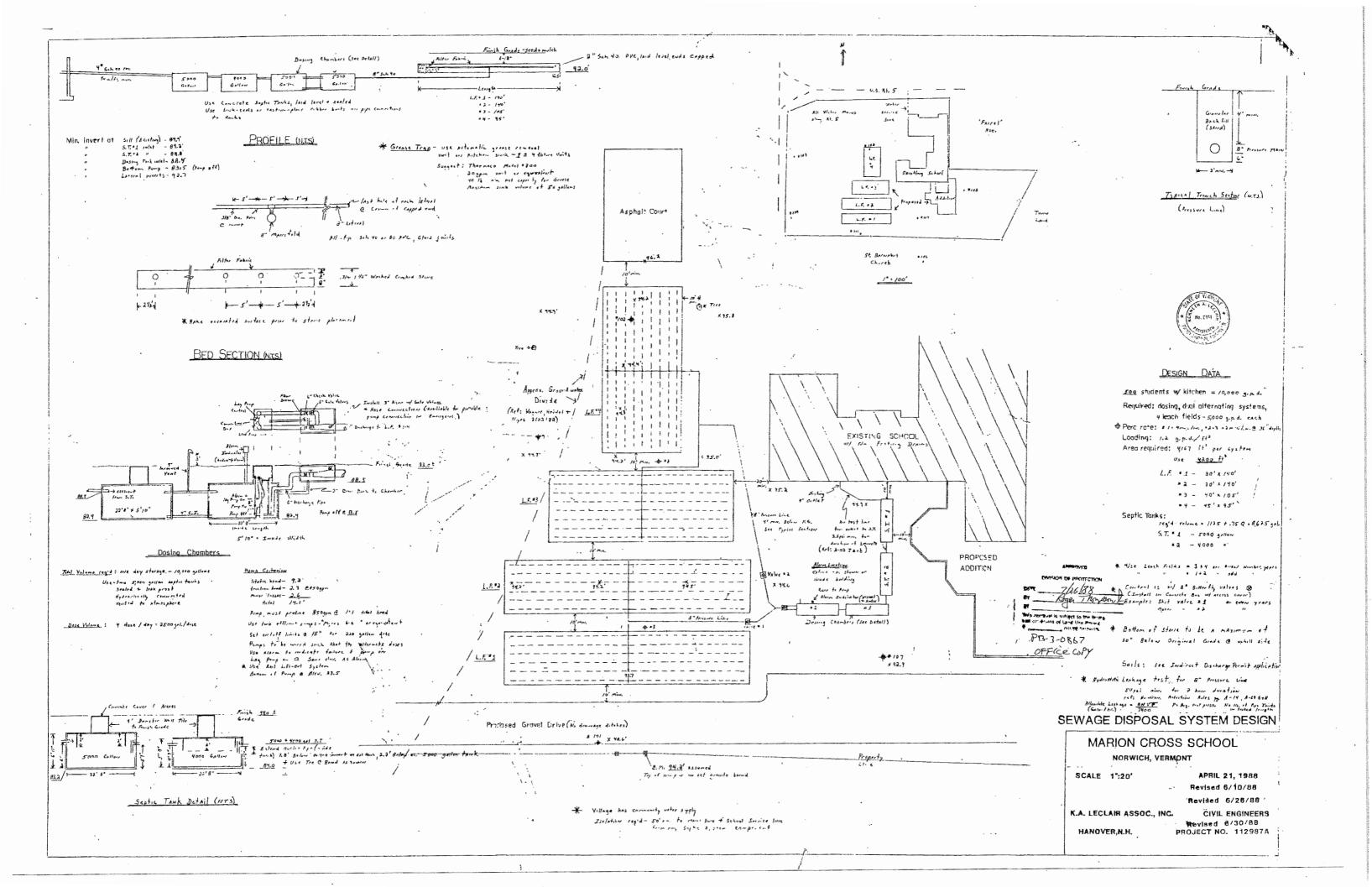




ATTACHMENT 4A



ATTACHMENT 4B



ST. BARNABAS CHURCH

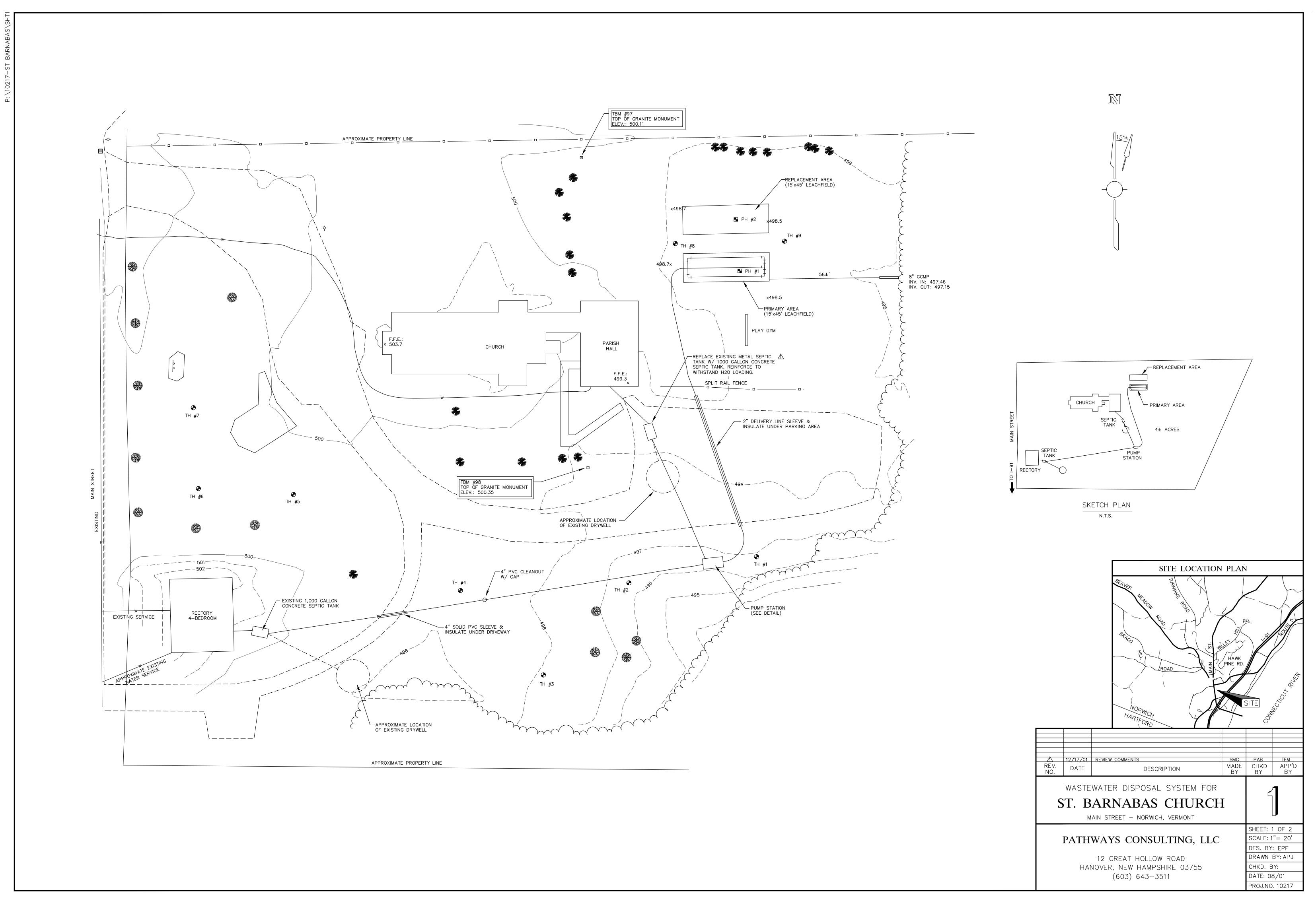
MARION CROSS SCHOOL

-APPROXIMATE LOCATION OF EXISTING WASTEWATER SYSTEM

MAIN STREET

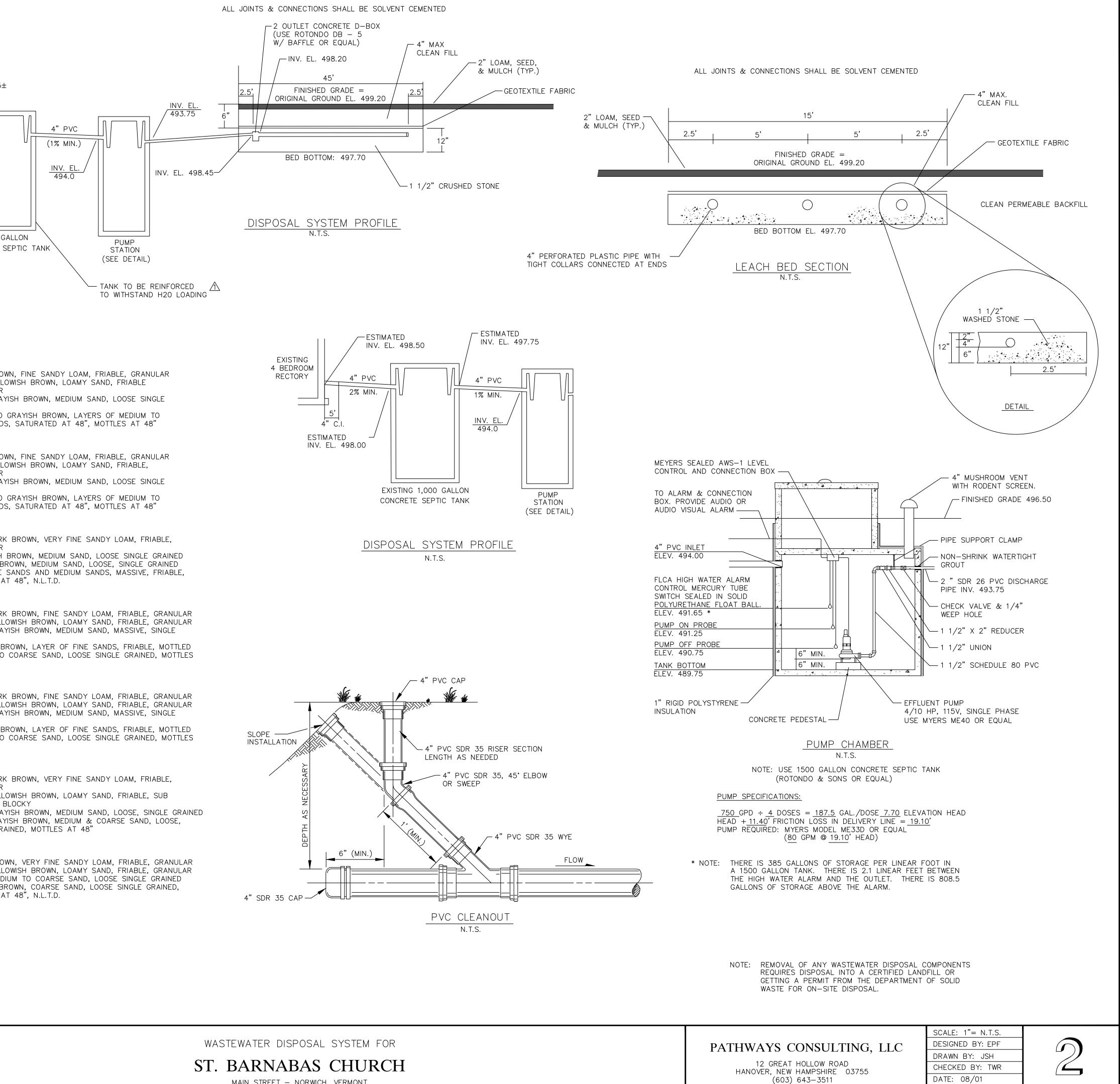






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MAIN STREET - NORWICH, VERMONT



EXISTING GRAVITY SEWER

DRESDEN RECREATION FIELDS

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