

On Jan 12, 2026, at 9:36 AM, Mairead O'Reilly <maireadoreilly37@gmail.com> wrote:

Hi Mairead,

I met with Josh and Steve today. Below in red are responses to your questions.

Generally, RHC members are interested in better understanding of the following (bulleted list). **We discussed the possibility of getting some "data" from the Superintendent, but I wanted to start with you to avoid bothering the Super until/unless absolutely necessary, as I know he's got a lot to manage each day. I imagine the WSC has some documents addressing these inquiries that may be readily sharable.**

- What is the current "reserve" capacity of the water and sewer systems? How much downtown/village center expansion could be accommodated without any water/sewer line expansion?
 - Wastewater Capacity
 - All figures in gallons per day (gpd)
 - WWTF design capacity: 222,000 gpd
 - Allowed to use 80%: 177,600 gpd
 - Average daily flow: 73,000 gpd
 - Committed Allocation: 3,500 gpd
 - Available gallons per day: 101,100 gpd
 - Need 210 gpd for each housing unit (would be lower for smaller apartments)
 - Total housing units that could be added: 481
 - If Gateway project were to be completed, there is an assumed allocation of 45,000 gpd
 - That would leave 56,100 enough for 267 housing units
 - Water capacity will require more calculations and exploration by the Water Resources Superintendent Steve Cote and engineers. However, Cote feels that it will be the WWTF that will reach maximum capacity prior to the water service reaching capacity. This will be explored more in a study of the water system.

- What is the status of the water/sewer upgrade project? We're hoping to understand the scope of the project; the steps that'll have to be undertaken before it's approved; anticipated/desired timeline; anticipated cost; anticipated funding (is there any state or federal assistance or is this ratepayer funded)... I imagine the commission has put together various documents laying this out.
 - The scope of the study is to examine the entire wastewater treatment facility, the wastewater collection system (sewer pipes and manholes), and the pump station. The study determines what machinery needs to be replaced and what machinery and systems need to be improved; in order to keep the system operating at its permitted capacity of 222,000 gallons per day.
 - The project is moving to final design.
 - This could be ready for a bond vote by November 2026 or March 2027.
 - The estimated cost is roughly \$20M.
 - We have secured \$1.35M in federal funding (congressionally directed spending) for the septage receiving and processing portion of the project.
 - We are working on several financing options, primarily a bond or a bond through the Clean Water State Revolving Fund (CWSRF) with the project engineers. We are also exploring some other grant style funding.
- The prospective new pump: the WSC shared that the new pump would have capacity to serve 600+ homes south of the river. Virginia had several follow-up questions on the pump, including
 - I want to begin by offering a few clarifications.
 - I want to share some details about the conversation with the engineers who are designing the wastewater pumpstation regarding the maximum build out in the water and sewer district on the south side of the Winooski.
 - The original question was: “Given the new zoning density rules what is the maximum number of units that are allowed in this area?” The answer was 766, as calculated by the Richmond Zoning Department. The area was defined as the current water and sewer district south of the bridge (see map). There are currently 80 units in this area, so there is a maximum of 686 additional units that could be built.

- We discussed what was realistic to expect to be built over the next 20 years. Director of Planning and Zoning Keith Osborne proposed that the realistic number was somewhere between 41 - 123 new units,
- In the engineering report for the pump station (see Section 3.5 on pages 20 – 22 that discusses future growth). On page 22, just above the chart, you see that the report anticipates 97 new units in the next 20 years.

1. Where exactly would this territory begin and end?

- This territory already exists within the water and sewer district. No expansion of the district is currently proposed.

2. Would all new homes be required to hook up to the line?

- A new line is not proposed. But any new homes within the current water and sewer district are required to hook into the system.

3. Cost difference between a new pump that serves just existing properties and one that would greatly expand homes served?

- We have not explored this. We have only explored a pump that would serve the additional 97 new units that are estimated to be added over the next 20 years.

4. Would any lines be put in with the new pump?

- If the pump remains in the current location, no
- If the pump station is moved then some new lines would be required to reach the new location of the pump station. These lines would not expand the district.

5. What are the alternatives to the new pump, if any?

- The only alternative is the location of the pump. The pump itself is a necessity.

Also, I would love to have a quick conversation about the following:

1. Scheduling a time for the RHC to join WSC meeting(s) in the future;

Send Josh Arneson a request for RHC to be added to the WSC meeting agenda. Maybe we can address questions every 2-3 months(?). It would be helpful to send Josh a couple questions/issues at a time for discussion as the WSC meetings are 60 minutes long so it would be challenging to allocate more than 20 minutes to RHC and allow time for WSC to complete discussion reference W&S Facility operations.

2. Whether the WSC has imminent plans to discuss any "new ideas" for achieving water/sewer expansion with the CCRPC, and if so, whether an RHC member might join;

No. Any discussion around expansion has been per request from land owners since our governing articles require expansion to be paid by the new users.

As a new member who lacks the context and perspective other RHC members have--I'd love to revisit the Commission's perspective about (a) the Gateway project and (b) the possibility of amending the ordinance regarding funding the expansion of the W/S line(s).

a. This is better address at a WSC meeting but I can give you a call to provide some basic background information.

b. Not sure there is an interest to amend the ordinance language on funding but to do so would require a series of public discussions with the Commission and the Select Board. The RHC should submit to Josh a request to change specifying what it is looking at for funding sources while keeping in mind that maintenance, operations and renovation projects (e.g. 20 years study) are using all of the legal resources the WSC has available.

Please let me know if you have any time to discuss or if you have any follow up questions about this email. My cell is 413-854-7810. I have a fairly flexible schedule this week Monday-Thursday if you do want to find time for a call/in person conversation.

I'll can call you Thursday afternoon if that works for you. Please let me know.

Morgan