

Gates Pond Road Stormwater Scoping Study

Community Kick-Off Meeting Notes

Date: April 30, 2026

13 members of the public, in person and online

Public feedback and contributions

Attendees considered themselves very familiar with the stormwater issues at the intersection of Gates Pond Road and VT-100. Most participants had experienced or witnessed stormwater issues in the project area personally.

The photograph included in the presentation of the ponding/icing issue near the catch basin at the intersection of Gates Pond Rd and Rt 100 was described as “2 out of 10” on a scale of how bad the ponding in that location can get (10 being the worst). The impression in the community is that the drain is too small for the water volume, and that it commonly gets covered by snow and ice.

Community members noted that water comes down the hill from the north east, and drains behind houses through a series of French drains, emerging behind the phone building. This also causes sinkholes in the driveway of the red barn.

One member of the public noted that there is shallow bedrock through the whole area, which may contribute to the stormwater challenges.

The owner of 64 Gates Pond Rd whose parking area was observed to have deep erosion rills in it during the initial site visit noted that the parking area was repaved the preceding fall (2025), and that those rills are very recent. This building regularly experiences water in the basement, even with a floor drain. The property owner noted that most of this water comes from the road.

Community members noted that water comes down the road and wears down sidewalks, gradually bringing them down to the level of the road. Granite curbs did not appear to be present. There is also a catch basin embedded in the sidewalk that commonly fills up with road sediment and springs over. Community members noted that while the catch basins are cleaned out every year, the pipes are not.

Near 64 Gates Pond Road, there is what appears to be a collapsed catch basin or pipe. However, this catch basin may be too high to currently collect water, but could perhaps be lowered. This pipe goes underneath the building and spills directly into the river.

Some residents noted that their homes or basements flood frequently, with some saying as often as multiple times a year.

Residents wondered if there are underground aqueducts, aquifers, or similar water structures.

Residents mentioned there is water that bubbles up from a pipe in the sidewalk.

Participants noted that while all these issues are pressing and need to be addressed, the intersection is likely the highest priority, due to the safety concerns the flooding and associated icing there may pose.

The group then walked outside to see some issues in person.

At 45 Gates Pond Road we were given a tour of the flooding issues by the property owners.

At this location, there is a large culvert, directing water from the hill, underneath a barn, and behind the phone building. This culvert will freeze over in the winter, causing the water to back up. This home's basement appears to be slightly uphill from the culvert, but still floods.

The land forms behind the homes from 1 Gates Pond Rd up to 75 Gates Pond Rd create a swale type of condition which collects all of the water from higher elevations and eventually bring it down to the back yard of 45 Gates Pond Rd and then to the back of the phone building.

In front of 1 Gates Pond Rd a concrete access panel was opened, and a pipe was observed with standing water, this is where water bubbles up. Owner also commented that he has water in his basement. Significant amounts of sediment from the road were observed piling up on the sidewalks in all areas lower on the hill of Gates Pond Rd.