

INFORMATION REGARDING WARRANT ARTICLE TO PURCHASE THE RECYCLING BARN

On Monday, April 12, 2021 before 4:00pm Town Clerk Pam Ross received the following citizen's petition:

To see if the Town will vote to acquire property owned by David Berry located at 243 Post Road, Bowdoinham, Maine (described more particularly in a deed recorded at the Sagadahoc County Registry of Deeds at Book 445, Page 227) for the purchase price of \$175,000 and to authorize and direct that the Selectmen shall take all actions necessary to close on the purchase of said property prior to September 1, 2021, for the purposes of refurbishing and utilizing the Recycling Barn?

The Select Board has ordered that the Citizens Petition to Purchase the Recycling Barn be placed on **the Town Meeting Warrant for June 9, 2021**.

The Select Board will hold a Public Hearing on the Warrant Article to Purchase the Recycling Barn on May 11, 2021 at 5:30 online via Zoom. The link to join the meeting is:

<https://us02web.zoom.us/j/87137907935?pwd=OENhTXF2a2oyYWZhSEZDZlFU MTRvZz09>

Meeting ID: 871 3790 7935

Passcode: 838773

To join by phone, you may call (646)-876-9923. When prompted, the meeting ID is: 871 3790 7935 and the password is 838773.

The meeting information is also available on the Town's Website; go to www.bowdoinham.com/calendar and click on the meeting event on the calendar.

The Warrant Article authorizes the Select Board to purchase the Recycling Barn, but it does not appropriate the necessary funds to make the purchase. In order for the Town to purchase the property, the Town would need to raise and appropriate \$175,000 for the proposed purchase price, plus an estimated \$3,000 for closing costs (attorney fees, title work and insurance, and settlement fees).

Additionally, money would need to be raised for the repair and upgrades that are needed for the Town to operate in the Recycling Barn. The total scope of required work and costs for this work are not known at this time. The Town has received a \$26,500 proposal for the development of a preliminary design and construction cost estimate for the rehabilitation for the Recycling Barn. In addition, as part of this proposal the existing structure will be inspected to determine the expected future maintenance work and building repairs that would be required.

Based on the engineering reports the Town has received to-date and the 2020 Fire Marshall Office's Report, we know the following work will need to be addressed as part of the overall scope of work:

- The roof system needs to be able to handle the expected snow loads adequately. The barn roof failure in 2011 demonstrated the unbalanced loading condition, the unbalanced snow load needs to be applied to both the north and south sides of the roof. The rafters on the south side have been strengthened, but all the rafters should be upgraded to be made adequate for the unbalanced condition. The rafter beams are undersized, on both sides of the building.
- The elevated floors where the building will be used for a loading area above the calculated floor live load needs to be strengthened to meet or exceed the expected maximum load. Existing floor loads vary between 12 and 30psf. For the Town's use, a light storage area should have a floor load of 125psf.
- The south wall of the building is sheathed with plastic sheeting stapled to the studs. The State Fire Marshall has requested that the wall be sided. Some of the studs have been replaced and some bracing has been added. The building needs to be fully evaluated to determine what is needed for framing and sheathing.

In addition, it has come to the Town's attention that we can only operate at the Recycling Barn as a recycling facility, as the Town is not licensed to operate as a transfer facility. As a recycling facility the Town can receive pre-separated, uncontaminated, used paper, cardboard, glass, plastic and metal, dry cell mercuric oxide and/or rechargeable batteries, architectural paints, universal waste and deposit bottles/cans in accordance with the provisions of the State's rules. A swap shop would need to be limited to ensure the reuse of items by residents, as these items are classified as municipal solid waste (furniture, household items, clothes, etc.). As a recycling facility, the Town could also offer two bulky/hazardous waste days per year in which the following items could be accepted: wood waste, brush, construction or demolition debris, tires, white goods, furniture, mattresses, chairs, couches and household hazardous waste.

The Town would need to obtain a transfer facility license to accept wood waste, brush, construction or demolition debris, tires, white goods, furniture, mattresses, chairs, couches and household hazardous waste more than twice per year. Additionally, a transfer facility license would be needed to accept electronics, municipal solid waste and waste oil.

In order to obtain a transfer facility license the following setbacks would need to be maintained:

- The waste handling area must not lie closer than 500 feet to the nearest residence.
- 100 feet from an abutting property boundary for a transfer station or storage site that does not handle municipal solid waste.
- 250 feet from an abutting property boundary for a transfer station or storage site that does handle municipal solid waste.