

Bowdoinham Recycling Operations
Analysis of Temporary Locations
October 19, 2020

Town staff have evaluated the following properties for the Town's temporary recycling operations:

- Recycle Barn property, 243 Post Rd
- Recreation Fields, 50 Ridge Rd
- Maily Waterfront Park, 1 Main St
- Waterfront (former Public Works property), 8 River Rd
- Public Works Facility, 121 Pond Rd
- Fire Station, 57 Post Rd

Our analysis of the properties included evaluating the following issues: facilities for staff, service capacity, impact on existing services, access, emergency vehicle access, lighting, snow removal, permitting requirements, timeline, relocation needs and estimated costs.

In addition to evaluating these properties, the Town has approached the Towns of Topsham, Richmond and Bowdoin. At this time, only Richmond expressed a willingness to work with us. Adam Garland, Richmond's Town Manager will be discussing the issue with the Richmond Select Board on Monday, October 19th. If approved by their Board, then we can develop an agreement and estimated costs with Richmond.

In regards to the temporary timeframe, how long we will need to operate at a temporary location (or suspend operations) will depend on the time needed for either of the following options:

- Return to Barn – The repairs outlined in Calderwood Engineering's Recommendation Letter, dated September 11, 2020 must be completed for the Town of safely operate on the 1st floor of the Barn. Additional repairs and/or upgrades may be needed for the Town to operate on the 2nd and 3rd floors.
- Construct New Facility – Pine Tree Engineering is looking at the feasibility of locating our recycling operations next to Public Works on Pond Road. This work should be completed by the end of October. We should be able to design and permit a "Phase 1" facility (gravel pad for recycling dumpsters/roll-offs) by July 1, 2021. If funding is approved by the Town at June 2021 Town Meeting, then the facility could be constructed in Summer/Fall 2021. Depending on what the Town desires for a long-term facility, the design and permitting for a "Phase 2" could take until July 1, 2022 and would need funding approval by the Town in June 2022.

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Recycle Barn Property (243 Post Rd)



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Recycle Barn Property (243 Post Rd)

Facilities for Staff	The existing facilities cannot be used by staff until necessary repairs are made. Therefore, a heated space with a bathroom would need to be brought in. It could take up to 30 days to acquire an office trailer due to their availability.
Service Capacity	We would be able to take single stream recyclables and metal.
Impact on Existing Services	There would be no impact to existing services.
Access	There would be no change to the access, a permit would not be needed from MaineDOT.
Emergency Vehicle Access	There would be adequate space for emergency vehicle access.
Snow Removal	Snow removal would need to be adjusted.
Lighting	There is an outside light over the entrance door to the barn. We would need to modify our hours to daylight hours for the winter.
Permitting Requirements	<ul style="list-style-type: none"> • A Subsurface Wastewater Disposal System application would be needed for the holding tank and possible pump station. • The dumpsters should be screened as required by the Land Use Ordinance.
Timeline	30 days
Relocation Needs	<ul style="list-style-type: none"> • Temporary Fencing. • Office Trailer with a bathroom and holding tank. We would either need to install a pump station to connect the holding tank to the existing septic system (if allowed) or have the tank pumped.
Estimated Costs	<p>Please refer to last page for additional office and fencing cost details.</p> <ul style="list-style-type: none"> • Trailer with Bathroom - \$365/month: for 6-months - \$2190; for 10-months - \$3,650 <ul style="list-style-type: none"> ○ \$3,750 fees, hook-up costs (not including pump station) • Temporary Fencing - \$20/month for rental or \$240 to purchase
Other Considerations	<ul style="list-style-type: none"> • Locating here would involve a temporary suspension of services. • There would be no location change for residents. • A lease change needs to be negotiated with the property owner. • Any property investments (holding tank, pump station) would be made to a rented property. • Could outside operations effect construction project?

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Recreation Fields (50 Ridge Rd)



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Recreation Fields (50 Ridge Rd)

Facilities for Staff	A heated space with a bathroom would need to be brought in. It could take up to 30 days to acquire an office trailer due to their availability.
Service Capacity	We would be able to take single stream recyclables and metal.
Impact on Existing Services	<ul style="list-style-type: none"> • The ice rink is located at the recreation fields during the winter. • Baseball/Softball season begins in April and runs through June for rec league and July/mid-August for all-stars.
Access	There would be no change to the access. The amount of traffic to/from the recreation fields is greater than the traffic generated by the recycling operation.
Emergency Vehicle Access	There would still be adequate space for emergency vehicle access.
Snow Removal	Snow removal would need to be adjusted.
Lighting	There is an outside lighting at the existing garage, but it would not be sufficient for folks using the dumpsters. We would need to modify our hours to daylight hours for the winter.
Permitting Requirements	<ul style="list-style-type: none"> • A Subsurface Wastewater Disposal System application would be needed for the holding tank. • A Tier I Site Plan Review permit would be needed from the Town, (CEO- 15-30 days / PB 2-4 months).
Timeline	30 to 60 days
Relocation Needs	<ul style="list-style-type: none"> • Temporary Fencing. • Office Trailer with a bathroom and holding tank. • Minimal grading work.
Estimated Costs	<p>Please refer to last page for additional office and fencing cost details.</p> <ul style="list-style-type: none"> • Trailer with Bathroom - \$365/month: for 6-months - \$2190; for 10-months - \$3,650 <ul style="list-style-type: none"> ○ \$3,750 fees & hook-up costs; water is to be determined. • Temporary Fencing – \$200/month for rental or \$1,500 to purchase.
Other Considerations	<ul style="list-style-type: none"> • Locating here would involve a temporary suspension of services. • During baseball/softball the recreation fields are very busy, it is common for the parking lot to be full Monday through Saturday for practices and games. • Any property investments (holding tank) would be made to a property owned by the Town.

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Maily Waterfront Park (1 Main St)



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Maily Waterfront Park (1 Main St)

Facilities for Staff	Staff would have use of the public restrooms.
Service Capacity	We would be able to take single stream recyclables and metal.
Impact on Existing Services	Locating our recycling operations here would take the railroad side of the parking lot, including all the boat trailer parking.
Access	There would be no change to the access. The amount of traffic to/from Maily Park is greater than the traffic generated by the recycling operation.
Emergency Vehicle Access	There would still be adequate space for emergency vehicle access.
Snow Removal	Snow removal would need to be adjusted.
Lighting	There is an outside lighting on a pole by the gazebo and at the restrooms, but it would not be sufficient for folks using the dumpsters. We could modify our hours to daylight hours for the winter or use temporary lighting (tbd), as we have adequate outside power in the Park.
Permitting Requirements	<ul style="list-style-type: none"> • A Shoreland Zoning Permit would be need from the Planning Board, (2-4 months). • A Tier I Site Plan Review permit would be needed from the Town, (CEO- 15-30 days / PB 2-4 months).
Timeline	2 to 5 months
Relocation Needs	<ul style="list-style-type: none"> • Temporary Fencing. • Office Trailer. • Minimal grading work.
Estimated Costs	<p>Please refer to last page for additional office and fencing cost details.</p> <ul style="list-style-type: none"> • Trailer - \$350/month: for 6-months - \$2,100; for 10-months - \$3,500 <ul style="list-style-type: none"> ○ \$1,200 fees & hook-up costs. • Temporary Fencing – \$200/month for rental or \$1,500 to purchase. • Lighting – TBD
Other Considerations	<ul style="list-style-type: none"> • Locating here would involve a temporary suspension of services. • Effect on Park usage and summer events)Farmers’ Market, Concert Series, Open Farm Day).

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Waterfront- former Public Works property (8 River Rd)



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Waterfront- former Public Works property (8 River Rd)



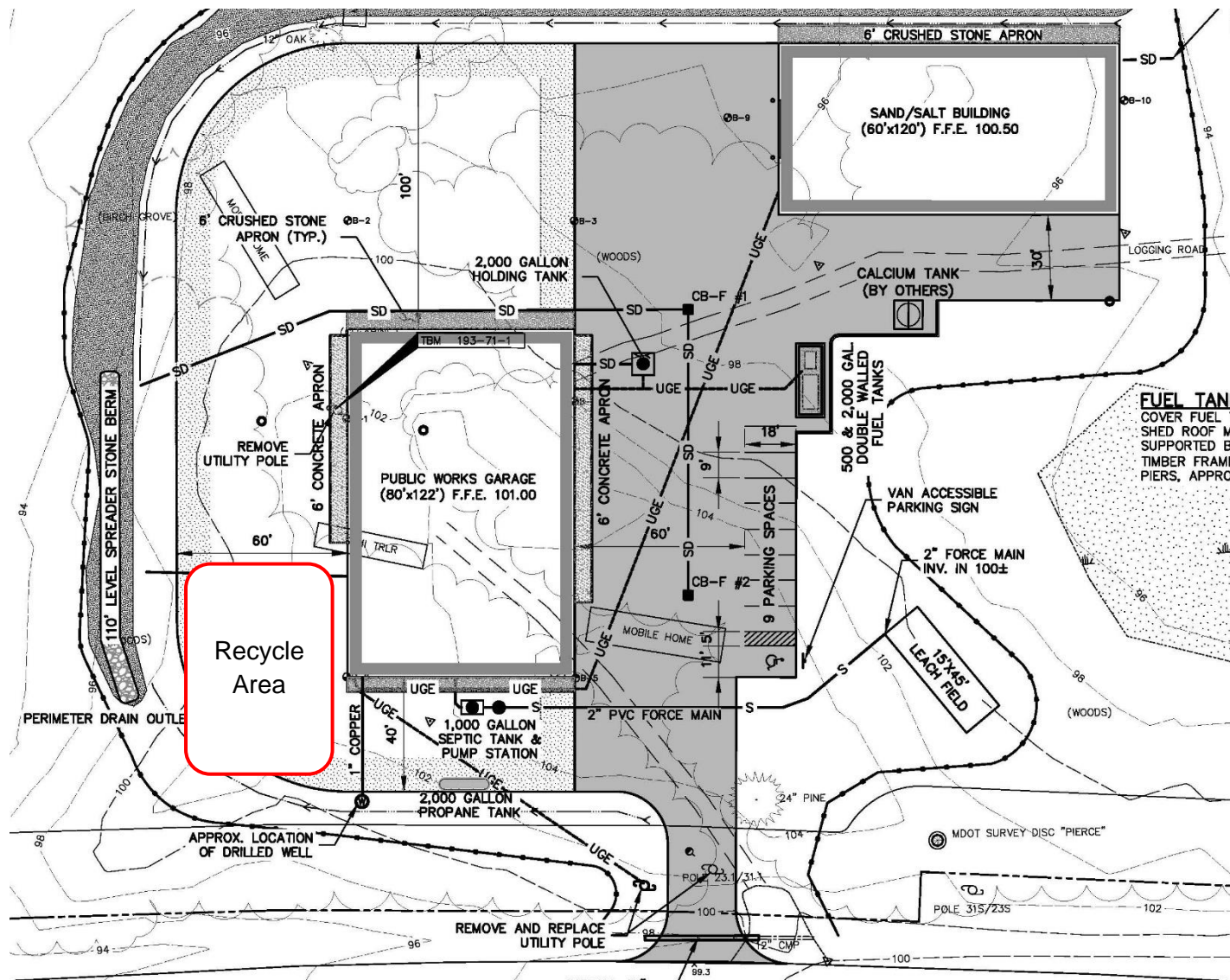
**Bowdoinham Recycling Operations
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Waterfront- former Public Works property (8 River Rd)

Facilities for Staff	There are no facilities on site. Staff is willing to use the public restrooms at Maily Waterfront Park. A heated space would need to be brought in. It could take up to 30 days to acquire an office trailer due to their availability.
Service Capacity	We would be able to take single stream recyclables and metal.
Impact on Existing Services	There would be no impact to existing services.
Access	The traffic generated by the recycling operation would be greater than that of public works, therefore an entrance permit would be needed from MaineDOT.
Emergency Vehicle Access	There would be no impact on emergency vehicle access.
Snow Removal	Snow removal would need to be adjusted.
Lighting	There is no outside lighting (or power). We would need to modify our hours to daylight hours for the winter.
Permitting Requirements	<ul style="list-style-type: none"> • A Shoreland Zoning Permit would be needed from the Planning Board, (2-4 months). • A Tier I Site Plan Review permit would be needed from the Town, (CEO- 15-30 days / PB 2-4 months). • Building permit for Office Trailer (shoreland zoning does not allow for temporary structures).
Timeline	3 to 5 months
Relocation Needs	<ul style="list-style-type: none"> • Temporary Fencing. • Office Trailer. • Grading work.
Estimated Costs	<p>Please refer to last page for additional office and fencing cost details.</p> <ul style="list-style-type: none"> • Trailer - \$350/month: for 6-months - \$2,100; for 10-months - \$3,500 <ul style="list-style-type: none"> ○ \$1,200 fees & hook-up costs. • Temporary Fencing – \$200/month for rental or \$1,500 to purchase. • Material for grading – \$500
Other Considerations	<ul style="list-style-type: none"> • Locating here would involve a temporary suspension of services. • There is no power on-site, the officer trailer will need to be powered by a generator. • Voters approved the Master Site Plan for the redevelopment of the property on June 12, 2019.

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Public Works Facility (121 Pond Rd)



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Public Works Facility (121 Pond Rd)

Facilities for Staff	Staff would have use of public works facility.
Service Capacity	We would be able to take single stream recyclables and metal. We are also working to with MaineDEP to take light bulbs, mercury, batteries, household hazardous waste and paints.
Impact on Existing Services	Co-locating with public works will impact our public works operations. Recycling would need to be closed when public works is plowing/sanding.
Access	The traffic generated by the recycling operation would be greater than that of public works, therefore an entrance permit would be needed from MaineDOT.
Emergency Vehicle Access	The open accessway around the building would be limited.
Snow Removal	Snow removal would need to be adjusted.
Lighting	There is an outside lighting along the front and rear of the building but there is no lighting on the side of the building. We could modify our hours to daylight hours for the winter or use temporary lighting (tbd).
Permitting Requirements	<ul style="list-style-type: none"> • A Tier I Site Plan Review permit would be needed from the Town, (CEO- 15-30 days / PB 2-4 months). • MaineDOT Entrance Permit – 3-5 weeks.
Timeline	3-6 weeks
Relocation Needs	Jersey Barriers
Estimated Costs	<ul style="list-style-type: none"> • Jersey Barriers - \$400 • Lighting – TBD
Other Considerations	<ul style="list-style-type: none"> • Locating here would involve a temporary suspension of services. • Recycling would need to be closed when public works is plowing/sanding. • Space is limited.

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Fire Station (57 Post Rd)



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Fire Station (57 Post Rd)

Facilities for Staff	Staff would have use of Fire Station.
Service Capacity	We would be able to take single stream recyclables and metal. We are also working to with MaineDEP to take light bulbs, mercury, batteries, household hazardous waste and paints.
Impact on Existing Services	The Fire Chief as no concerns with co-locating with our recycling operations.
Access	The traffic generated by the recycling operation would be less than that of the fire station (and community events), therefore an entrance permit would be needed from MaineDOT.
Emergency Vehicle Access	The Fire Chief as no concerns.
Snow Removal	Snow removal would need to be adjusted.
Lighting	Outside lighting is limited on the Fire Station. We could modify our hours to daylight hours for the winter or add lighting to the existing garage.
Permitting Requirements	<ul style="list-style-type: none"> • A Tier I Site Plan Review permit would be needed from the Town, (CEO- 15-30 days / PB 2-4 months). • MaineDOT Entrance Permit – 3-5 weeks.
Timeline	2-3 weeks
Relocation Needs	<ul style="list-style-type: none"> • Gravel Pad • Fencing & Landscaping • Lighting
Estimated Costs	<ul style="list-style-type: none"> • Gravel Pad - \$4,000 • Fencing & Landscaping - \$1,000 • Lighting - \$500
Other Considerations	<ul style="list-style-type: none"> • Public Works will need 2-3 weeks from the time this location is approved to complete construction (depending weather). • Recycling operations would freeze temporarily (15-30 minutes) in the case of an emergency call to allow for emergency personnel. • Investments into the property can be used by the fire department for overflow parking for emergency personnel and events, such as bean suppers, holiday events and other community events.

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Rental Information

There is very limited availability for these types of Office Rental units across the state.

8' X 20' container	electric heat and AC	\$350/month + \$365 fees
8' X 28' trailer	electric heat and AC	\$350/month + \$665 fees
8' X 32' trailer w/bathroom	No trailers with holding tanks were found.	\$365/month + \$1284 fees
Power Hook-up	Electrician & Materials	Estimated \$500
Heating Costs	Electrical Heat System	TBD

Bathroom Hook-up Information

Site Evaluator	Design & Permit	Estimated \$500
Holding Tank	Permit	\$150 + Variance Fee
	Tank	Estimated \$1,000
	Installation	Cost TBD
Pump Station	To pump tank to existing septic field.	Cost TBD
Pump Holding Tank		\$250 per pump
Water Hook-up		Cost TBD

Fencing

Approximately \$2 per foot per month to rent. After ten months it would be cheaper to purchase.
To purchase \$150 per 10-ft section of fence plus \$80 for 50-ft roll of privacy screening.