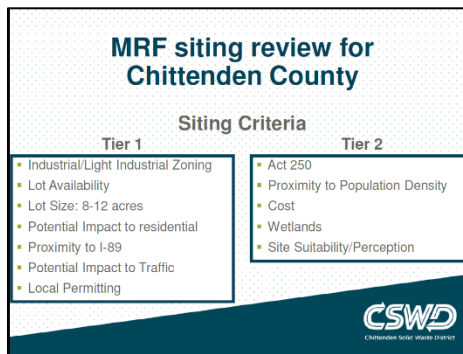


MEMORANDUM

TO: Board of Commissioners
FROM: Josh Tyler, Director of Operations
DATE: December 12, 2019
RE: CSWD Materials Recovery Facility, Preliminary Civil Site Review

June 26, 2019 staff brought to the Board of Commissioners a presentation on the Siting Criteria for a future Materials Recovery Facility (MRF). Staff had identified two properties in Chittenden County suitable for a new MRF using the siting criteria:

- Redmond Road, Williston, VT, CSWD Owned – approximately 20 acres
- Bowdoin Street, South Burlington, VT, Privately Owned – approximately 15 acres

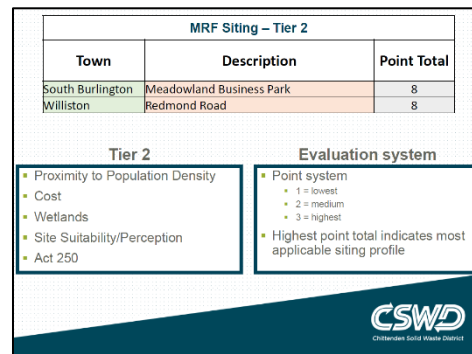


MRF siting review for Chittenden County

Siting Criteria

Tier 1	Tier 2
<ul style="list-style-type: none"> • Industrial/Light Industrial Zoning • Lot Availability • Lot Size: 8-12 acres • Potential Impact to residential • Proximity to I-89 • Potential Impact to Traffic • Local Permitting 	<ul style="list-style-type: none"> • Act 250 • Proximity to Population Density • Cost • Wetlands • Site Suitability/Perception

CSWD
Chittenden Solid Waste District



MRF Siting – Tier 2

Town	Description	Point Total
South Burlington	Meadowland Business Park	8
Williston	Redmond Road	8

Tier 2

- Proximity to Population Density
- Cost
- Wetlands
- Site Suitability/Perception
- Act 250

Evaluation system

- Point system
 - 1 = lowest
 - 2 = medium
 - 3 = highest
- Highest point total indicates most applicable siting profile

CSWD
Chittenden Solid Waste District

On August 30, 2019 staff released RFP No. 20190830 for a civil site assessment regarding the two properties. District staff budgeted \$30,000 in FY 2020 Capital Projects for this procurement; O’Leary & Burke Civil Associates (OLB) bid \$19,800.00 and was selected to perform the work which includes the following Tasks:

- **Task #1: Natural Resources Assessment and Review**
- **Task #2: Site Development Feasibility**
- **Task #3: Traffic**
- **Task #4: Cost Estimating**
- **Task #5: Summary Memorandum**
- (task details identified in Attachment A)

OLB has performed an initial field topographic survey to define the existing boundary features and the existing topography and a wetland delineation. OLB is currently performing Task #2, Site development feasibility (Attachment B) and finalizing Task #3, a traffic analysis. Preliminary data indicates that both properties are adequate for siting the CSWD MRF. However, it is the professional opinion of Staff that the Redmond Road property is a more suitable site.

Bowdoin Street property

The Bowdoin Street property is located off Route 116/Hinesburg Road near the Dynapower facility. There are several factors that make the site appealing:

- Zoning is light industrial,
- Property abuts an active quarry,
- Access from Rte. 89/189 is favorable, and
- The site has proximity to a population center.

The factors that make the site unfavorable are:

- Proximity to large residential developments (both existing and proposed),
- Early indications of dense soil conditions,
- Location of Potash Brook to the immediate west of the proposed site,
- Necessary setback of 150' from the interstate reduces the buildable area,
- The building would be visible from the interstate which would require additional architectural costs to accommodate the state's requirements for buildings visible along "scenic corridors or byways", and
- The cost of the property is approximately \$850,000.

For these reasons, I am recommending that we not pursue additional analysis at this time on the Bowdoin Street property and direct the time, energy, and financial resources for this part of the project to a deeper analysis of the Redmond Road property.

Task #1: Natural Resources Assessment and Review:

- Review publicly available natural resources mapping for each site
- Review Act 250 permits for subject and/or abutting parcels to obtain additional information regarding natural resources in the vicinity of the alternate sites
- Perform field reconnaissance to map the approximate locations of state and federally regulated wetland and water features within each of the two alternate sites. Field reconnaissance shall occur during the growing season (May- October)
- Conduct a field topographic survey using sub-meter capable GPS equipment to define the existing boundary features and the existing topography
- Compile and depict available natural resources information on two individual Natural Resources Maps, one for each alternate site
 - To include existing soil delineation
- Identify any existing documented hazardous waste sites on the subject parcels using DEC database
- Identify any prime agricultural land and associated restrictions

Task #2: Site Development Feasibility:

- Work to develop a conceptual facility layout for each location to include truck/ traffic circulation, conceptual building footprint (65,000 to 80,000 square foot building), parking, delivery access, equipment, and storage areas
 - Facility footprint shall include any preliminary cut/fill needs
 - Landscaping estimates
 - Paving, curb and sidewalk estimates
 - Parking for approximately 40 employees
 - Inbound/outbound truck scale location
- Assess water supply, sanitary sewer, gas utility and electrical utility extensions that may be needed to support the potential facility
- Provide schematic stormwater management system configuration

Task #3: Traffic:

- Identify and evaluate site access and circulation conditions
- Traffic assessment shall include contact with the Chittenden County Regional Planning Commission
- Identify potential traffic congestion or traffic safety issues on adjacent streets
- Estimate local and State (Act 145) traffic impact fees (if applicable)

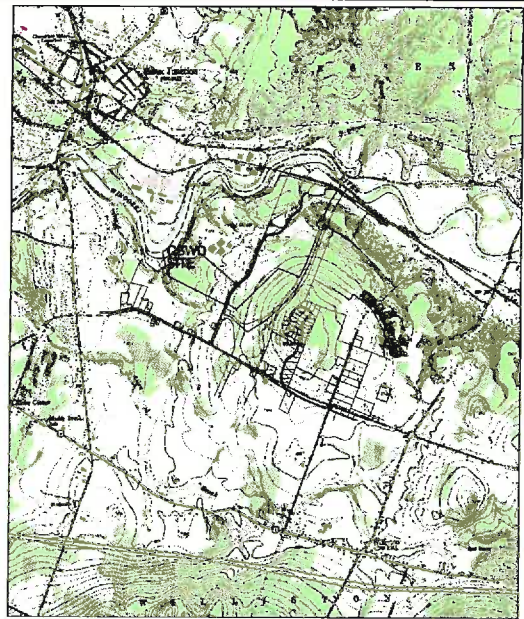
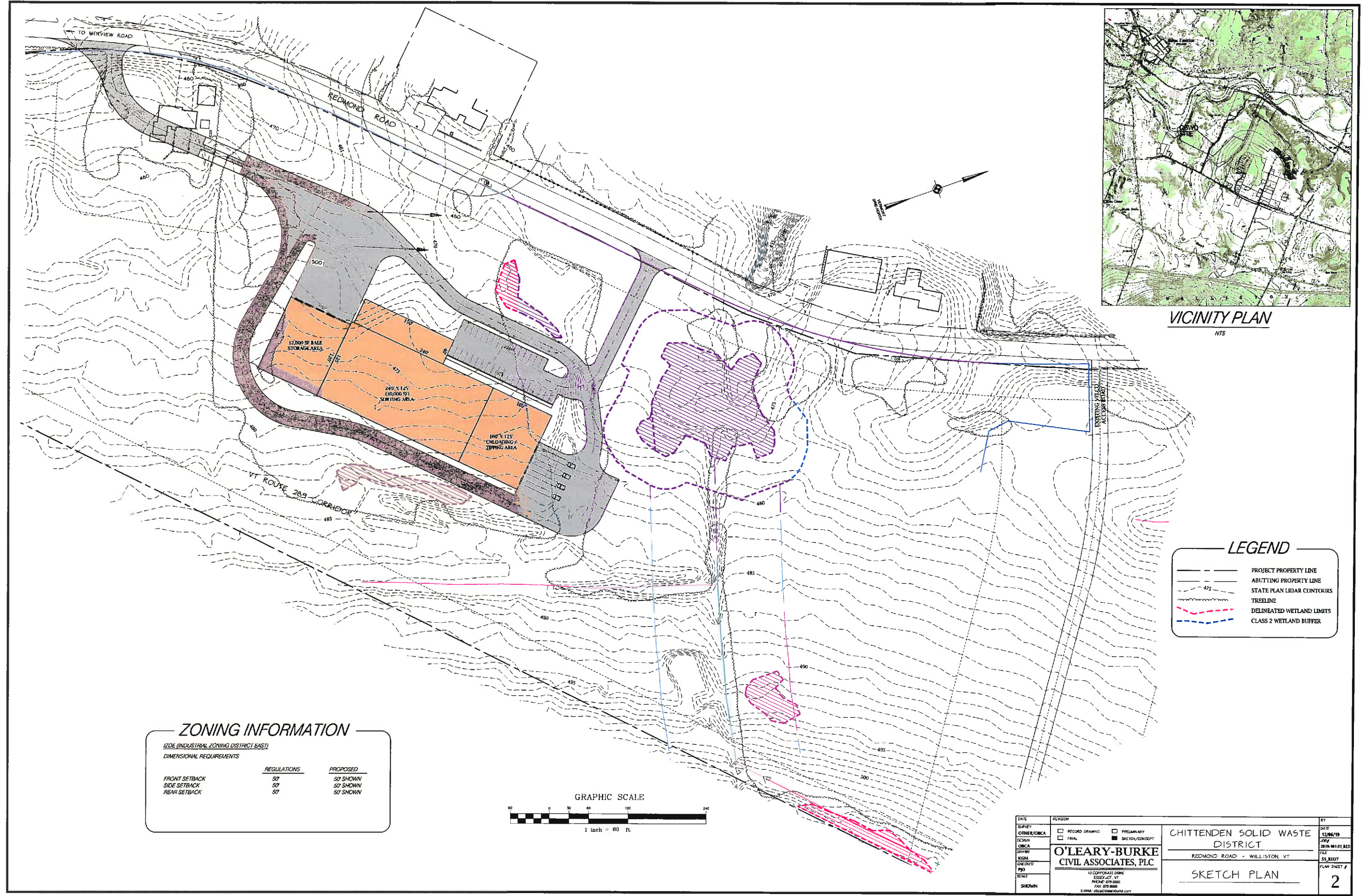
Task #4: Cost Estimating:

- Work to develop a conceptual construction cost estimate for each alternative site and general construction timeline

Task #5: Summary Memorandum:

- Summarize results of the assessment
- Summarize local, State, and Act 250 permitting implications for each alternate site in tabular format





VICINITY PLAN
NTS

LEGEND

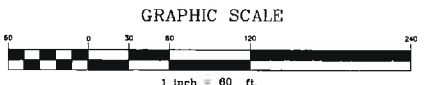
- PROJECT PROPERTY LINE
- ABUTTING PROPERTY LINE
- STATE PLAN LIDAR CONTOURS
- TREELINE
- DELINEATED WETLAND LIMITS
- CLASS 2 WETLAND BUFFER

ZONING INFORMATION

IZDE (INDUSTRIAL ZONING DISTRICT EAST)

DIMENSIONAL REQUIREMENTS

	REGULATIONS	PROPOSED
FRONT SETBACK	50'	50' SHOWN
SIDE SETBACK	50'	50' SHOWN
REAR SETBACK	50'	50' SHOWN



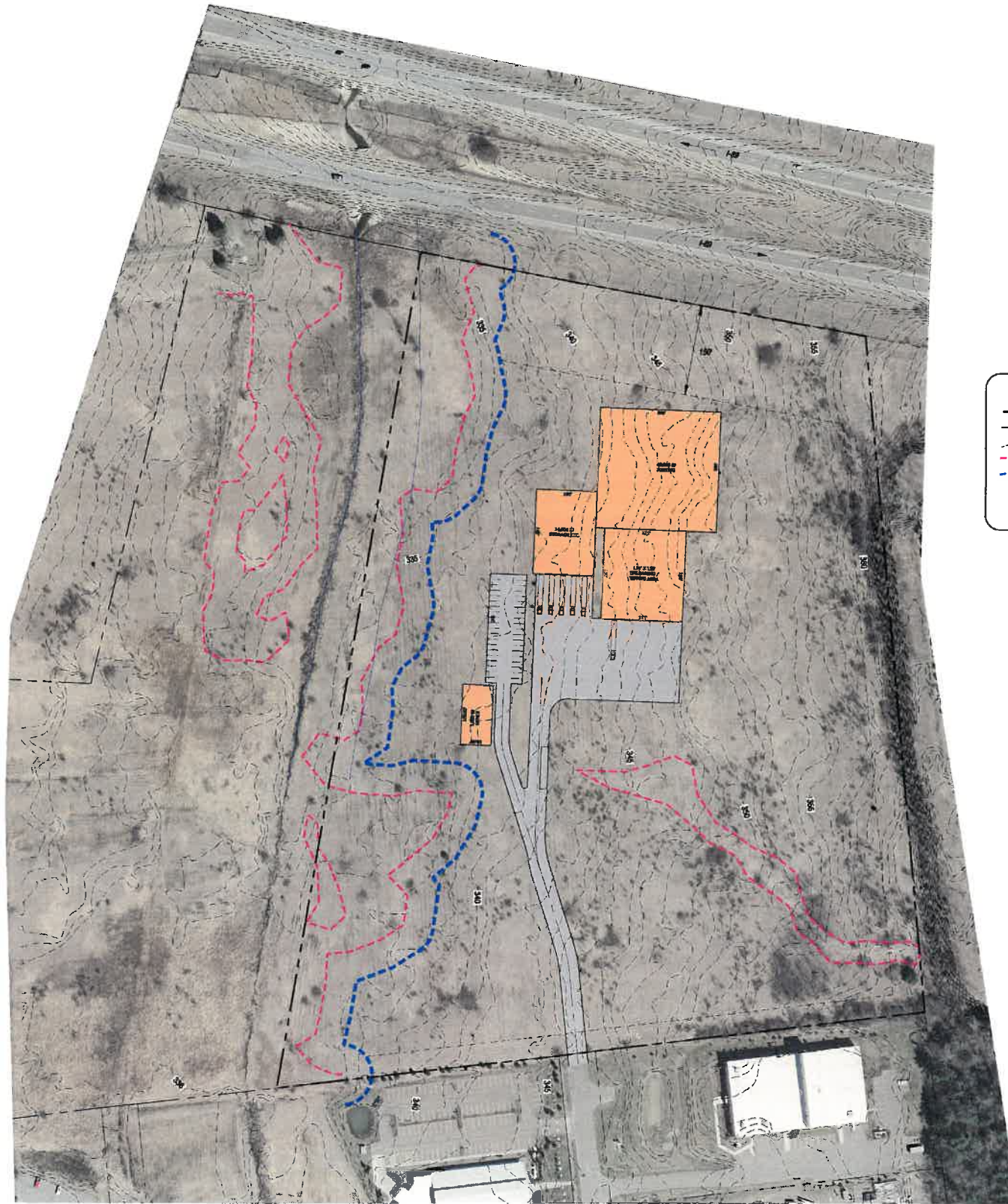
DATE	REVISION	BY
SURVEY	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	12/06/19
OTHER/ONCA	<input type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	JOB#
DESIGN		2019-04-01 RED
ONCA		FILE
DRAWN		51_BSD7
KGDM		PLAN SHEET #
ORDERED		2
PIED		
SCALE		
SHOWN		

O'LEARY-BURKE CIVIL ASSOCIATES, PLC

12 CORPORATE DRIVE
SUITE 101
WILLISTON, VT 05495
PHONE: 878-2885
FAX: 878-8888
E-MAIL: OCB@OLEARYBURKE.COM

CHITTENDEN SOLID WASTE DISTRICT
REDMOND ROAD - WILLISTON, VT

SKETCH PLAN



LEGEND

--- (dashed black line)	PROJECT PROPERTY LINE
... (dotted black line)	ABUTTING PROPERTY LINE
— (solid black line)	STATE PLAN LIDAR CONTOURS
- - - (red dashed line)	DELINEATED WETLAND LIMITS
- - - (blue dashed line)	CLASS 2 WETLAND BUFFER



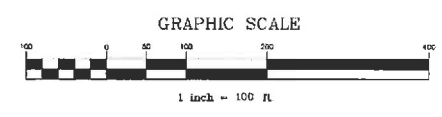
LOCATION PLAN
N.T.S.

ZONING INFORMATION

INDUSTRIAL AND OPEN SPACE

DIMENSIONAL REQUIREMENTS

	REGULATIONS	PROPOSED
MINIMUM LOT AREA	3 AC	28 AC
BUILDINGS ONLY COVERAGE	30 %	7 %
ALL IMPERVIOUS COVERAGE	50 %	15 %
FRONT SETBACK	50' / 1-80' - 150'	150' SHOWN
SIDE SETBACK	30'	30' SHOWN
REAR SETBACK	50'	50' SHOWN



THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

DATE 10/28/19	REVISION	BY
SUPPLY OTHER/DRAWN BY CHECKED BY TICKET SHOWN	<input type="checkbox"/> NEEDLE DRAWING <input type="checkbox"/> FINAL <input type="checkbox"/> PILLAR/POST <input type="checkbox"/> SIGN/CONCEPT	DATE 10/28/19 JOB# 2019-07-14-100 TIT ST-2022 PLAN SHEET # 1
O'LEARY-BURKE CIVIL ASSOCIATES, P.L.C. 13 CORPORATE DRIVE BRISTOL, VT 05602 PHONE 878-8880 FAX 878-8880 E-MAIL: o'b@oburke.com		CHITTENDEN SOLID WASTE DISTRICT DOWDWIN STREET SOUTH BURLINGTON, VT OVERALL PLAN