

Presentation to Board of Selectmen
June 18, 2018

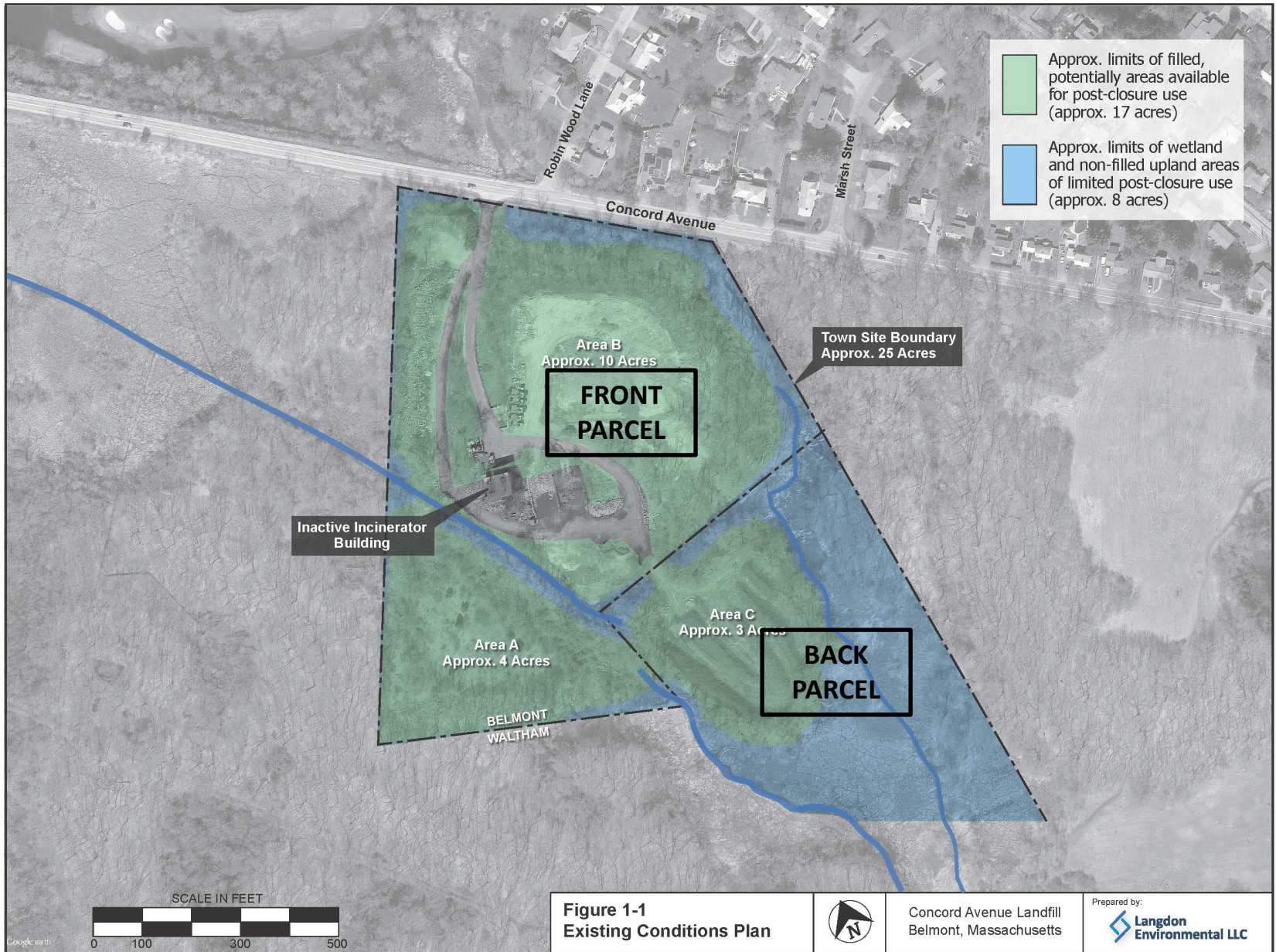
Potential Post-Closure Uses of Concord Avenue Landfill Site



Site Overview

- Comprised of two separate parcels – total area 25± acres
- Landfill historically used for disposal of ash from inactive on-site incinerator
- Front parcel required ownership transfer from Commonwealth
 - Future use restricted to “...recreation, public works or other municipal uses”

Parcel	Landfill Areas	Approximate Areas (Acres)			Frontage on Concord Avenue
		Total Acreage	Wetlands	Upland Areas	
Front	A and B	15.6	1.6	14.0	Yes
Back	C	9.4	6.4	3.0	No
TOTALS		25	8.0	17.0	



Regulatory Corrective Action Requirements (Solid Waste Management Regulations, 310 CMR 19.000)

Area A

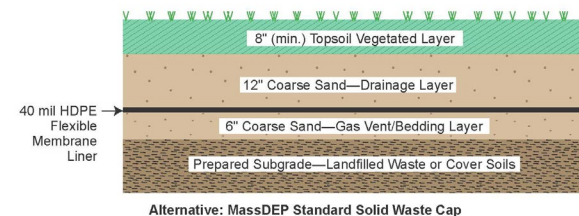
- Existing clay soil cap over entire ash filled area
- Requires augmented cap over entire Area.

Area B

- Requires final cap layer above ash landfill
- Current topography will require regrading

Area C

- Not historically used as a landfill
- Assumed no cap is required



Typical MassDEP Cap Required
Over Entire Area B

Over past decade, the Town has considered numerous post-closure use alternatives

Post-Closure Use	Current Status
Public Works Storage and Processing	Current Public Works operations to be incorporated into all alternatives.
Passive Use/Open Space	Can include paths and limited public access. Potentially viable. No revenue source.
Recreational Fields	Multiple alternatives including single rectangular field or softball/Little League baseball field(s). Adequate space for parking.
Solar Photovoltaic (PV)	Potentially viable. Prior assessment estimated 1 MW rated capacity, total 1.1M kw-hr electricity generated annually. Assessment requires updating and evaluation of cost-effectiveness for BML.
Park and Ride Lot	Potentially viable. Low revenue.
Ice Rink (Private & Municipal)	Issues with settlement of landfilled waste under ice sheet.
Private Commercial Development	Limitations from property transfer legislation on Areas A and B. Zoning issues (access/frontage) on Area C need to be evaluated.
Relocated Police Station	Significant additional expense for foundations. No longer being considered.
Relocated Public Works Facility	Inadequate space available.
Anaerobic Digestion Facility	Accept recyclable organic waste for tip fee and generate electricity. Potential significant revenues and/or offsets to Town costs.

Most active uses focused on Area B. Final use can be a combination of alternative uses.

Current Public Works Uses to Remain after Closure

Site Current Use	Description	Assumed Future Use	Number of Bins Required
Leaf and Yard Waste Composting	Currently occupies most of Area C	Composting on-site will cease. Leaf and yard waste to be consolidated on-site and hauled to regional compost site	2 to 3
General construction material storage	Storage of pipes, etc. required for construction performed by Town crews	Provide bins for storage of different types of pipes, drainage structures, etc.	2
Storage of Excess Construction Soils	Excess construction soils stored from DPW construction operations	Provide bins to consolidate adequate quantity of soils for either off-site disposal or re-use in Town projects.	1 to 2
Emergency Snow Disposal Area	Conducted at Site when required for safety on public roadways	Need to provide open space with appropriate drainage controls for emergency snow disposal.	N/A
Temporary tree and brush storage area	Currently stored on western side of Area B	Require bin(s) for storage of tree and brush materials prior to chipping. Separate storage in bin for wood chips	1
Asphalt and concrete temporary storage and recycling area. Storage of finished product.	Currently stored in bin areas south of incinerator building.	Provide bin areas for unprocessed asphalt and concrete (from sidewalks) and bin areas for processed materials to be reused by Town.	3
Temporary street sweeping storage with out-of-town disposal	Conducted on Area B	Require covered bin with appropriate drainage for liquids to store street sweepings prior to hauling off-site for disposal.	1

Questions and Comments

