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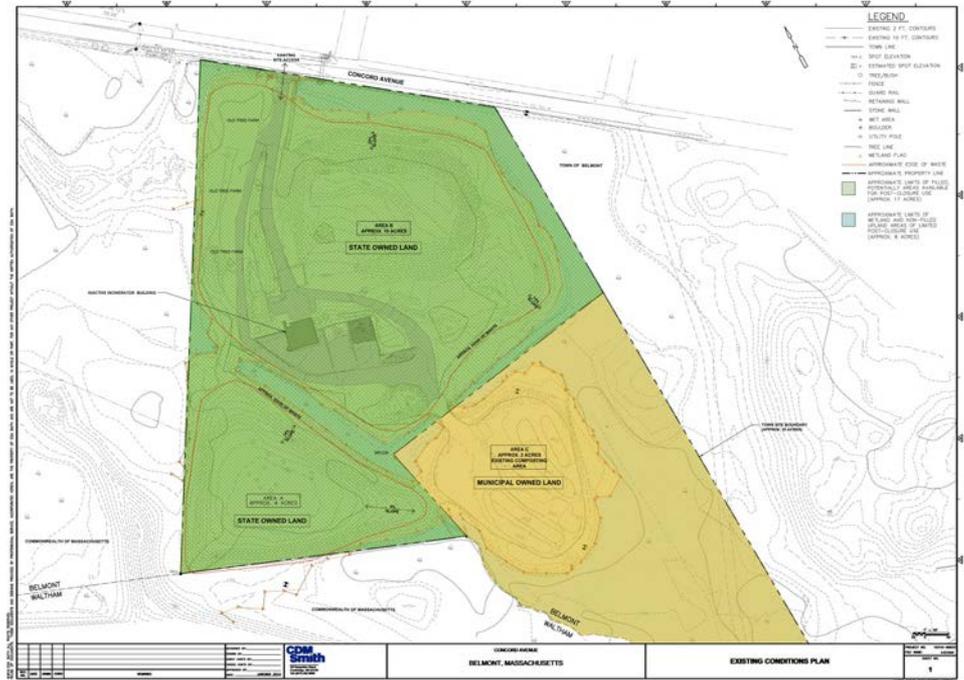
<http://www.belmontmedia.org/watch/precinct-meeting-11-3-14-0>

Potential Post-Closure Uses of Concord Avenue Landfill Site

November 3, 2013

Introduction

- Town proceeding with purchase of front parcel from State
 - Process outlined in legislation
 - Ongoing survey and appraisal
 - Future use limited to town purposes
- Continue discussions for future use of entire capped landfill site
 - Town-owned parcel not limited to municipal uses



Overview of Process to Select Use of Concord Avenue Landfill Site

Explore options for site uses

- *Technically feasible*
- *Regulatory requirements and limitations*
- *Town needs and preferences*
- *Cost*

Present potential site uses and continue process of selection of preferred alternative

Select future use of site.



Area B at Landfill Site



Front Landfill, Brookline –
Recreational Field

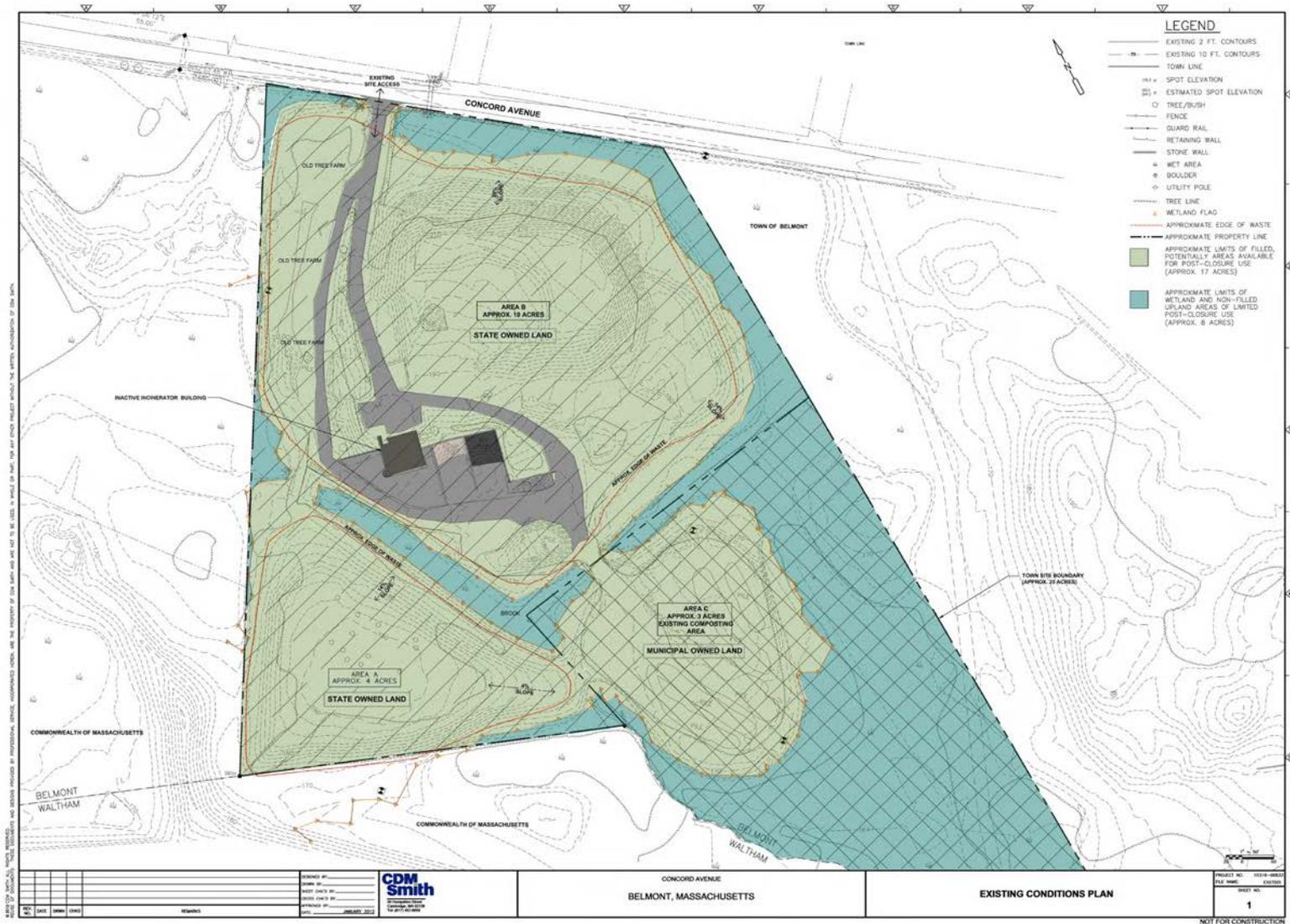
Landfill Site Overview



Inactive Incinerator/Transfer Station building to be demolished

- Comprised of two parcels
 - Total Site is 25.5 acres
 - Approximately 17 acres historically landfilled – upland
 - Remaining 8.5 acres wetland resource areas
- Demolition of inactive incinerator/transfer station building

Conceptual Site Plan and Landfilled Areas



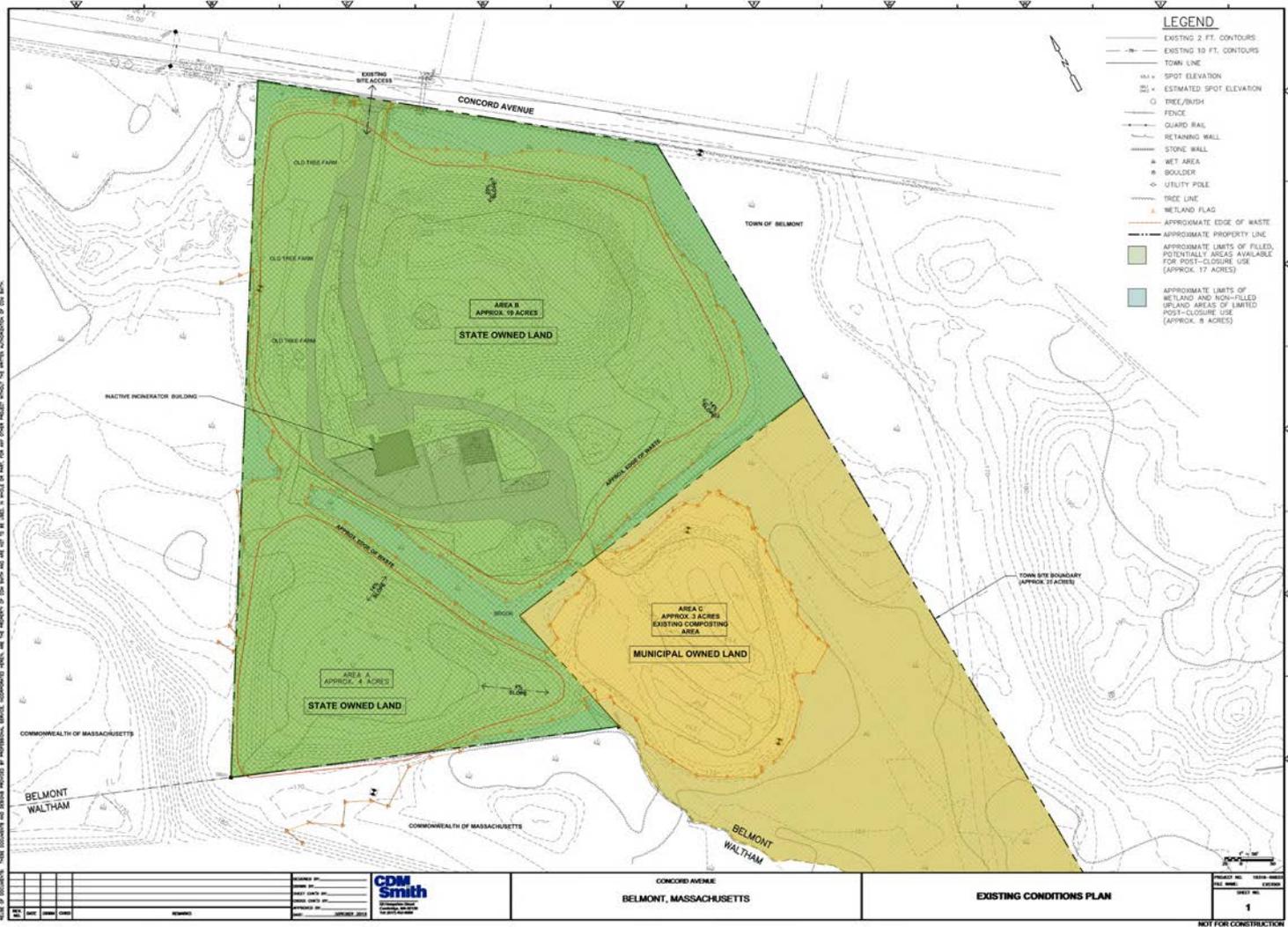
Project Requirements, continued



Existing Town Public Works
Materials Storage On-Site

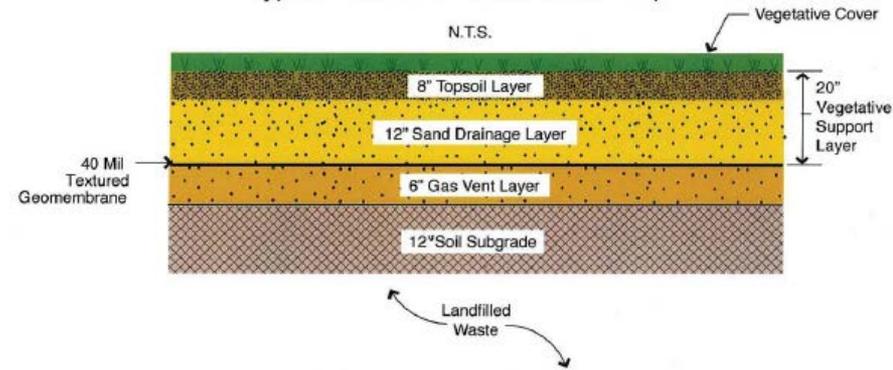
- Property conveyance legislation of front parcel
 - Future limitation to Town uses
- Allowed for continuing current Town public works site uses

Current Property Ownership



Project Regulatory Requirements

- MassDEP Solid Waste Management Regulations
 - Required to cap landfilled areas
 - Post-closure uses have to be approved by MassDEP – implement concurrent with capping
- Wetlands Protection Act
 - Conservation Commission approval
 - Future use limited to open space and buffers



Wetland between landfill areas

Relevant Considerations for Post-Closure Use of Landfill Site

- Protective of human health, safety and the environment
- Able to integrate with final cap and allow its continued function and maintenance
- Public acceptance
- Accommodate settlement and subsidence of underlying landfilled ash
- Side slopes decrease usable plateau area
- Municipal use only on parcel that is currently State-owned



Post-Closure Uses Evaluated

Potential Post-Closure Use	Technically Feasible?	Reason to Remove or Continue Evaluate
Passive/Open Space	Yes	Baseline alternative
DPW Material Storage and Related Operations	Yes	Required Use to be incorporated for all future site uses.
Athletic Fields for Town Use	Yes	Adequate space for field(s) and parking
Solar Photovoltaic (PV)	Yes	Potential for revenue generation
Ice Rink	No	Settling of landfilled ash problematic for ice rink
Relocate Police Station	Yes	Adequate space to accommodate police station
Relocate Town Public Works Garage	No	Inadequate space for all public works functions even with extensive walls
School	No	Difficult MassDEP approval and public acceptance issues

Post-Closure Uses Selected for Further Consideration

Potential Post-Closure Use	Description of Conceptual Plan
Passive/Open Space	Baseline alternative – landfill capped with no active use except DPW
Required DPW Material Storage and Operations	Included to greatest extent possible in all site uses evaluated
Athletic Fields for Town Use	Evaluated different field configurations and types with associated parking
Solar Photovoltaic (PV)	Preliminary layout of solar panels
Relocate Police Station	Relocated police station with required parking

Town Public Works Required Uses



Public works material storage bin at closed Brookline Landfill

- Leaf and yard waste drop-off and storage (including logs and brush)
- Bin storage
 - General construction materials
 - Excess soils from projects
 - Appliances for recycling
 - Asphalt and concrete
 - Street sweepings
 - Catch basin cleanings
- Snow storage
- Contractor staging area(s)

Recreation – Large Rectangular Field



Recreation – Two Independent Ballfields



Recreation – Multi-Purpose Athletic Fields



Recreational Fields Considerations

Advantages

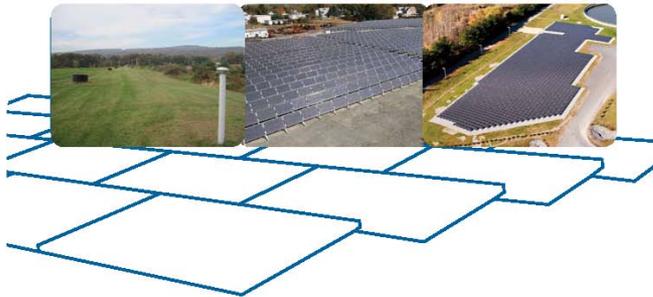
- Landfills are compatible with the development of recreational fields
- Provides needed field space for Town
- Compatible with abutting land uses

Disadvantages

- Incremental additional cost for field construction over cap compared to non-landfill site
- Requires design to separate field from Town public works operations
- Field(s) not centrally located in Town

Summary of Solar PV Use

The Guide to Developing Solar Photovoltaics at Massachusetts Landfills



Commonwealth of Massachusetts
Deval L. Patrick, Governor
Timothy P. Murray, Lieutenant Governor
Richard K. Sullivan Jr., Secretary



- Lease of land for 20+ years
- Preliminary estimate – 1MW rated output
- Estimated revenue from lease– approximately \$20,000 per year

Solar PV Installation Considerations

Advantages

- Capped landfills are compatible with the development of solar PV systems
- Compatible with abutting land uses
- Additional environmental benefits – GHG reduction

Disadvantages

- Ties property up for lease of at least 20-years
- Minimal revenue to Town
- Power generated more expensive than other green options
- More expensive installation and maintenance on landfill than other sites

Re-Located Police Station Use



Relocated Police Station Considerations

Advantages

- Site has more than adequate room for police station, parking, etc..
- Opens up potential other use of current police station site
- Because of available space, can be made compatible with Town public works uses

Disadvantages

- Building foundations over landfilled ash will add cost
- Police station not centrally located in Town

Additional Traffic Associated with Evaluated Site Uses

Potential Post-Closure Use	Daily Range of Traffic to Use
DPW Material Storage Operations	No change over current traffic levels
Recreational Fields	Increased traffic when fields in use, particularly on weekend days in fall and spring.
Solar PV System	Minimal additional trips for maintenance, site inspections, etc.
Relocated Police Station	Increased traffic trips to site for officers, staff and public

Next Steps

- Continue process of soliciting public comment on potential site uses and preferred options
 - Provide draft final report on alternatives to public
 - Select preferred site use
- Finalize acquisition by Town of front parcel from State
 - Town funding updated survey and appraisal
- Develop schedule for completion of MassDEP requirements and concurrent development of proposed long-term site use
- Prepare MassDEP required closure and post-closure use permit applications

Questions and Comments