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January 18, 2011

City of Waterville Planning Board
c/o Ms. Ann Beverage
City of Waterville
One Common Street
Waterville Maine 04901

**RE: Site Plan Review Application
Pine Tree Waste Container Storage Area
Webb Road Landfill, Waterville, Maine – Tax Map 14, Lot 10**

Dear Members of the Planning Board:

On behalf of Pine Tree Waste, Inc. (PTW), Summit Environmental Consultants, Inc. and Walsh Engineering Associates (Summit/WEA) are pleased to submit the attached Site Plan Review Application to expand the existing empty container staging area at the closed City of Waterville Landfill off of Webb Road. The applicant is seeking to expand the existing gravel pad and re-grade the gravel entrance road at the site. PTW has recently entered into a lease agreement with the City to include a portion of the site for the proposed empty container staging operations.

Project Background

The City of Waterville landfill on Webb Road began operations in 1955, and was closed under the Maine Department of Environmental Protection (MDEP) "Alternative Closure Procedure" on August 3, 1994. The facility received several MEDEP Solid Waste licenses relating to landfill cover material and the permitting of a temporary transfer station. The landfill was closed in five phases from November 1994 (Phase I) through October 1998 (Phase V). There is no current MEDEP Solid Waste Permit for the site.

PTW currently stores approximately 30 empty containers (15 large storage containers and 15 smaller dumpsters) in a 'Staging Area' located outside of the Phase I through Phase V closure areas. The Staging Area located on the northern portion of the landfill is accessed via Transfer Station Road off of Webb Road. Containers have also been stored on the driveway. PTW is proposing to construct a gravel pad Container Storage Area to increase the amount of storage area for empty containers. PTW intends to store approximately 100 empty refuse containers in the proposed Container Storage Area. The plan also includes shimming the existing gravel drive to provide for better drainage.

PTW operates a solid waste transfer station at 3 Lafleur Road in Waterville. Transfer station empty container storage is currently at several off-site locations, including the Webb Road site. The proposed expanded Container Storage Area at the closed landfill enables PTW to consolidate offsite storage operations. The proposed location of the Container Storage Area is shown on the Container Storage Area plan (Sheet No. L2.0) prepared by Summit/WEA included as Exhibit A.

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Existing Conditions and Existing Permits

The landfill is accessed from Webb Road along the northern property border by a single paved access road. The access road transitions to gravel construction and extends to the current Staging Area location in the northwestern portion of the closed landfill.

The Phase I through Phase V closed landfill is stabilized with grass. The existing Staging Area consists of an undeveloped grass area (outside of the closed landfill limit of waste) and the driveway off of Webb Road.

The base information for the plan was taken from a site plan provided by the City of Waterville and prepared by OEST Associates (OEST), dated April 1999. Generally, the topographic high of the property is at the center of the closed landfill. The site slopes moderately in all four directions from the top of the closed landfill. The Staging Area slopes gently from the northwest to the southeast. Adjacent to the northern portion of the Staging Area is an east-west running drainage channel and scrub shrub wetland. The drainage channel crosses under the access drive via a culvert. The scrub shrub wetland provides a natural vegetated screen of the container area, i.e., containers stored to the south of the culvert crossing should be sufficiently screened from view from Webb Road.

Wetland location information shown adjacent to the proposed storage area (north) was located by Frick Associates of Gorham, Maine in May 2010. The remaining wetlands shown on the plan were derived from the OEST plan and not verified by Frick Associates. The wetlands identified are forested and scrub/shrub wetlands. Frick Associates confirmed that the stream indicated on the OEST plan begins approximately 50 feet southeasterly of the existing culvert.

The vegetation on the site consists of stable grassed areas on the closed landfill to the west, south and east of the Staging Area. To the north of the Staging Area is wetland with scrub/ shrub plants generally dominant.

The surrounding area is zoned as "Rural Residential" according to the "Official Zoning Map of the City of Waterville", revised October 21, 2008. The City parcel is noted on Map 14, Lot 10 as the "Waterville Solid Waste Disposal Landfill."

Listed below is a summary of the local, state and federal permitting activities at the site:

City of Waterville

No record of original landfill approval was found in a search of City of Waterville records.

MEDEP Solid Waste

The landfill began operation in 1955. The facility received MEDEP Solid Waste license #S-05520-WC-F-A (dated February 8, 1996, with license revisions on October 11, 1995 and September 3, 1996) relating to the type of cover material to be used during the latter stages of the landfill closure process.

MEDEP Solid Waste license # S-5520-10-A-M (dated June 8, 1989 with revision dated September 12, 1990) was also received relating to the approval of a temporary transfer station at the landfill.

The MEDEP approved the landfill closure in a letter dated August 3, 1994, which explained that landfills closed under the “Alternative Closure Procedure” are not required to have a MEDEP license specifically for the landfill closure. The site does not hold a current Solid Waste Permit.

A solid waste permit from MEDEP is not required for this project; however, the proposed expanded Container Storage Area is within the 100-feet of the closed solid waste boundary. Therefore Summit obtained written approval from MEDEP for the proposed site improvements as required by Solid Waste Regulations, Chapter 401, Section 5.B(5)(a). A copy of the variance letter issued by MEDEP is included as Exhibit B.

MEDEP Stormwater Permit

The site improvements do not exceed the 1-acre threshold as defined by MEDEP Chapter 500 Stormwater Management Rules. A stormwater management permit is not required for the proposed project.

MEDEP Natural Resource Protection Act (NRPA)

The proposed site improvements are designed to impact less than 4,300 square feet (SF) of freshwater wetlands. Therefore a MEDEP NRPA permit is not required.

Army Corps of Engineers (ACOE)

A search of MEDEP files did not find reference to existing State or Federal ACOE wetland permits for the landfill.

Proposed Development

A Layout, Grading, Drainage and Erosion Control Plan (Exhibit A) has been developed by Summit/WEA showing the proposed improvements including a container storage area, gravel access road overlay, drainage swales, level lip spreader and vegetated buffer. The proposed storage area encompasses approximately 42,900 square feet (SF). Associated work includes re-grading approximately 15,900 SF of existing gravel access road and disturbance of approximately 21,200 SF for the drainage features and constructed vegetative buffer.

Container Storage Area

The proposed Container Storage Area is located in the northwesterly portion of the closed landfill site and overlays the current container staging area. The storage area would be constructed as a gravel pad and is located to avoid wetland impacts to the extent practical. Stormwater from the pad is directed via drainage swales to a level spreader and constructed vegetated buffer before discharging into the downstream receiving waters.

Access Drive

The access drive will be upgraded to handle the truck traffic and will be maintained to provide access to the landfill. Approximately 1-foot of gravel overlay will be placed on the existing 24-foot wide gravel driveway. The gravel amendment extends from the edge of pavement 425 feet south of Webb Road through the container storage area, for an approximate overlay length of 675 linear feet.

Standards of Review

In Accordance with the City Ordinance, Section 1.3 Standards of Review, we offer the following information as it pertains to the proposed site development:

A. Water and Air Pollution

1. Floodplain Elevation:

No flood zones are identified on the site according to the Flood Insurance Rate Maps (FIRM) as issued by Federal Emergency Management Agency (FEMA).

2. Soils

The majority of onsite soils are glacial till. Soil types are identified on the Webb Road Soil Survey Map included as Exhibit C. These soils are adequate for the proposed project and will require normal engineering practices for development.

3. Slope of Land and Effect on Effluents

Subsurface wastewater disposal systems are not included in this project.

4. Capacity/Availability of Streams to Handle Effluent

Subsurface wastewater disposal systems are not included in this project.

The proposed site design features do not significantly alter the surface water runoff patterns. A level spreader directs flows to a vegetative buffer to provide stormwater quality treatment.

5. Applicable Local and State Water Resource Regulations

The site improvements do not exceed the 1-acre threshold as defined by MEDEP Chapter 500 Stormwater Management Rules. A stormwater management permit is not required for the proposed project.

B. Water Availability – Potable and Fire Control:

The proposed site improvements will not change or increase potable water demand or fire control water demand.

C. Burden to Kennebec Water District:

The proposed site improvements will not change or increase potable water demand or fire control water demand.

D. Soil Erosion and Stormwater Impacts:

Erosion Control: See attached Exhibit D for the Erosion and Sediment Control Report for the Webb Road Container Storage Area at the closed City of Waterville Landfill, dated

January 13, 2011. This report outlines the products, installation and maintenance of erosion control measures. Soil erosion control will be consistent the Best Management Practices (BMP's) as stipulated by the MEDEP.

Stormwater Impacts: Adverse impacts to stormwater quality are not anticipated as a result of the proposed site improvements.

E. Traffic Analysis and Assessment

There are adequate sight distances are present at the facility entrance. Traffic will be limited to those containers required to be removed or returned on a daily basis, generally occurring either first thing in the morning or at the end of the work day, and estimated to be 2 to 4 trucks per day, or 10 to 20 trucks per week. Therefore daily traffic from site activities will not significantly contribute to Webb Road congestion or cause unsafe conditions at the Webb Road/Route 23 and Webb Road Route 104 intersections.

F. Solid and Sewage Waste Disposal

The proposed empty container staging activities at the site are not anticipated to generate solid and sewage wastes. Therefore disposal is not included in the proposed site improvements.

G. Municipal Burden for Waste Disposal

There will be no municipal burden for waste disposal from the proposed site activities.

H. Effects on Scenic and Natural Areas

The leased Container Storage Area site was selected by PTW and the City. The activities are located within the interior of the closed landfill approximately 725 feet from the facility entrance at Webb Road. The proposed pad is well-buffered with shrub scrub and site topography. This site and the abutting properties are not identified as scenic and natural areas. Existing vegetated buffers will be maintained along the northerly boundary of the Container Storage Area to lessen visual impacts.

I. Conformance with City of Waterville Regulations, Ordinances and Plans

It is our opinion that the proposed site improvements meet and/or exceed City of Waterville regulations or ordinances.

J. Financial and Technical Capacity

Pine Tree Waste had retained Summit Environmental (Summit) and Walsh Engineering (WEA) to complete the design, permitting and construction administration of the project. With over 20 years of experience in permitting, design and construction in Maine. Summit and WEA have the technical knowledge to complete the project.

A letter from Bank of America indicating that the applicant has sufficient financial capacity to complete the project is included as Exhibit E.

K. Impacts on Ponds, Lakes or Rivers within 250-feet.

There is no Shoreland Zone district within 250-feet of the site according to the City of Waterville's Shoreland Zone Map.

L. Impacts of Quantity and Quality of Groundwater

The quality and quantity of groundwater on this site will not be impacted by the proposed development. The applicant is not proposing wells or subsurface waste disposal systems.

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M. City of Waterville's Floodplain Development Ordinance
This standard of review is not applicable.

N. Wetland Impacts

The proposed improvements will impact approximately 1,000 square feet of freshwater wetlands north of the Container Storage Area identified by Albert Frick Associates. A MEDEP NRPA permit is not required for the project since the 4,300 square foot threshold will not be exceeded.

Enclosed you will find a copy of the City of Waterville Site Plan Application, a copy of the proposed Site Plan, an electronic copy of the application submittal, and the application fee. I trust you will find the information sufficient for review. We look forward to working successfully with you through the site plan process.

Respectfully,



William R. Walsh, III, P.E.
Walsh Engineering Associates, Inc.



Michael J. Walsh, P.E.
Summit Environmental Consultants, Inc.

- Enc. Application for Site Plan Review
Site Plan Set (1 set)
L1.0 – Existing Conditions Plan (1" = 30')
L2.0 – Layout, Grading, Drainage and Erosion Control Plan (1" = 30')
L3.0 – Site Details
Exhibit A: Sheet L2.0, Layout, Grading, Drainage and Erosion Control Plan (11" x 17")
Exhibit B: Maine DEP Variance Letter
Exhibit C: Webb Road Soils Survey Map
Exhibit D: Erosion and Sediment Control Report
Exhibit E: Financial Capacity Letter
- cc. David LaFountain, Waterville Fire Department
Toni King, Pine Tree Waste