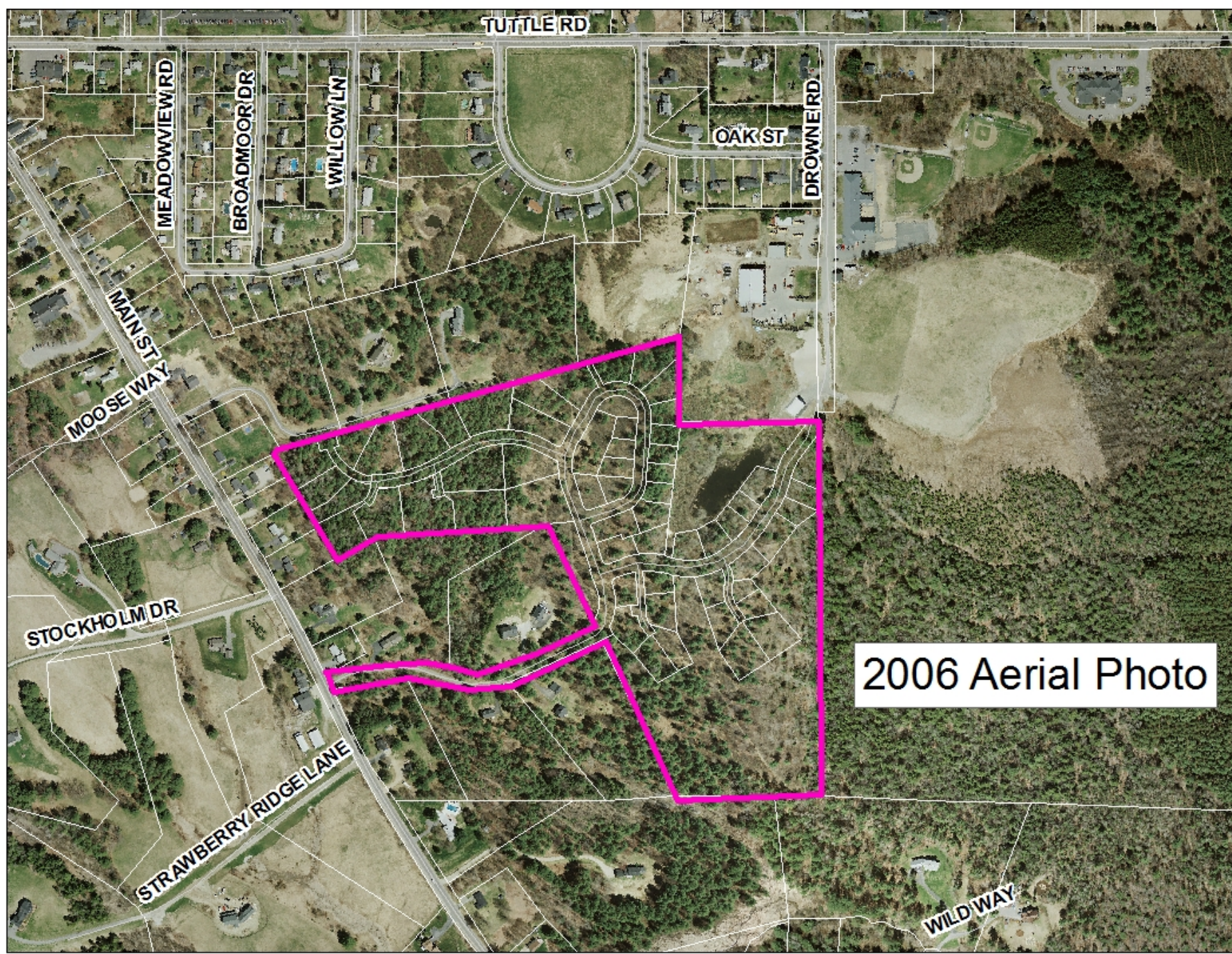


Town Garage Relocation Meeting Skillin Road - Riding Club Site

September 24, 2018

William R. Shane, P.E.
Town Manager



In 2010, the Town Council directed staff to go to RFP for a proposal to develop the Property behind the Town Garage.

SENIOR HOUSING CONCEPT



PHASE 3 AREA

PROPOSED SIDEWALK EXTENSION TO TOWN MUNICIPAL OFFICES

PARKING EXPANSION

PROPOSED LIMIT OF VILLAGE GREEN MASTER DEVELOPMENT AREA

VILLAGE CONCEPT



EXISTING 10 FT. WIDE PUBLIC PEDESTRIAN ACCESS EASEMENT

60' WIDE LANDSCAPE BUFFER

50' WIDE NATURAL BUFFER
50' WIDE LANDSCAPE BUFFER

PUBLIC BASKETBALL COURT

PUBLIC BATHROOM & SIGN KIOSK
PUBLIC PLAYGROUND
PUBLIC SKATING AREA

50' BUFFER

AMANDA'S WAY

TOWN SQUARE

OPEN SPACE

MIXED USE BUILDING
- OFFICE / RETAIL
- RESIDENTIAL RENTAL

PHASE 2 AREA

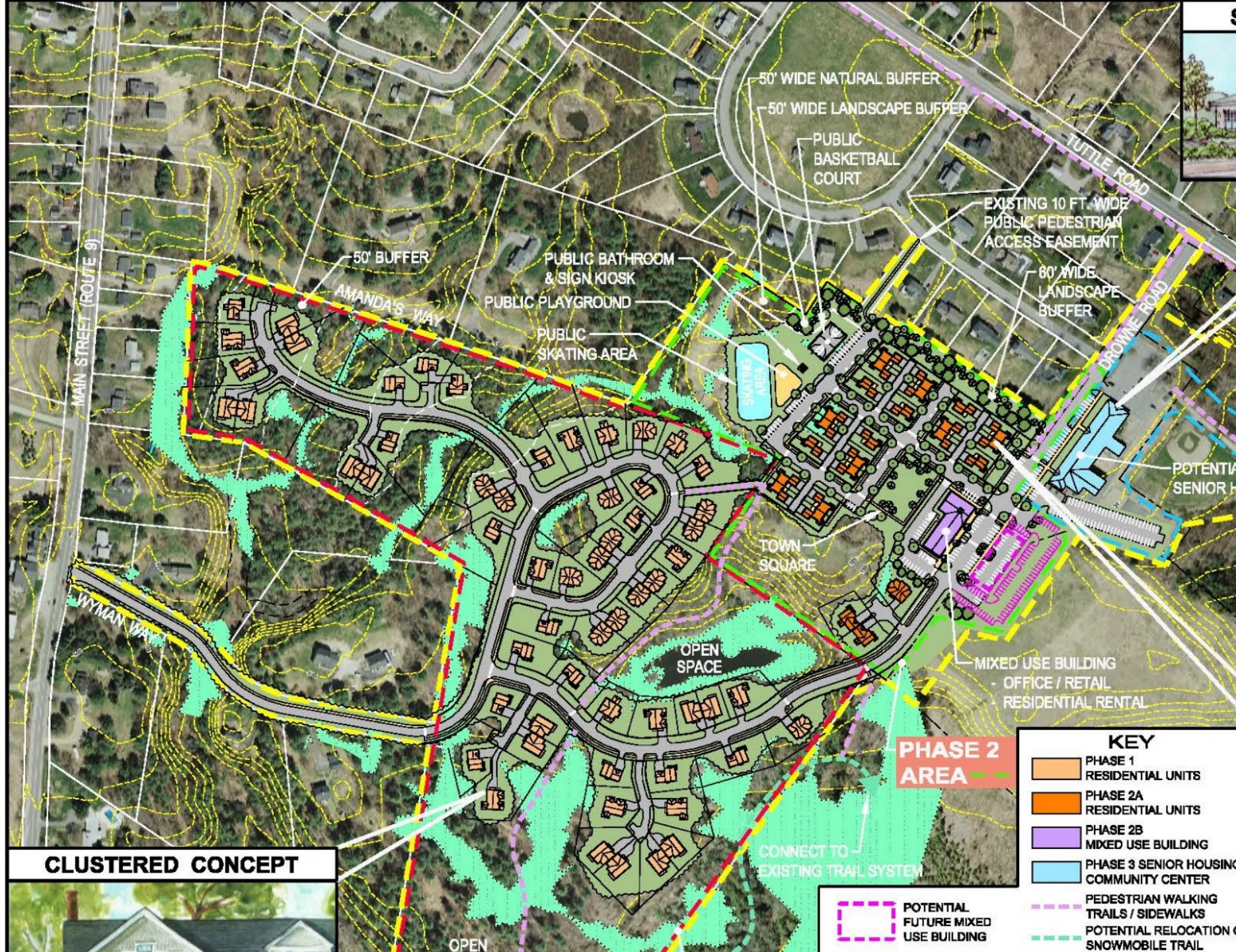
CONNECT TO EXISTING TRAIL SYSTEM

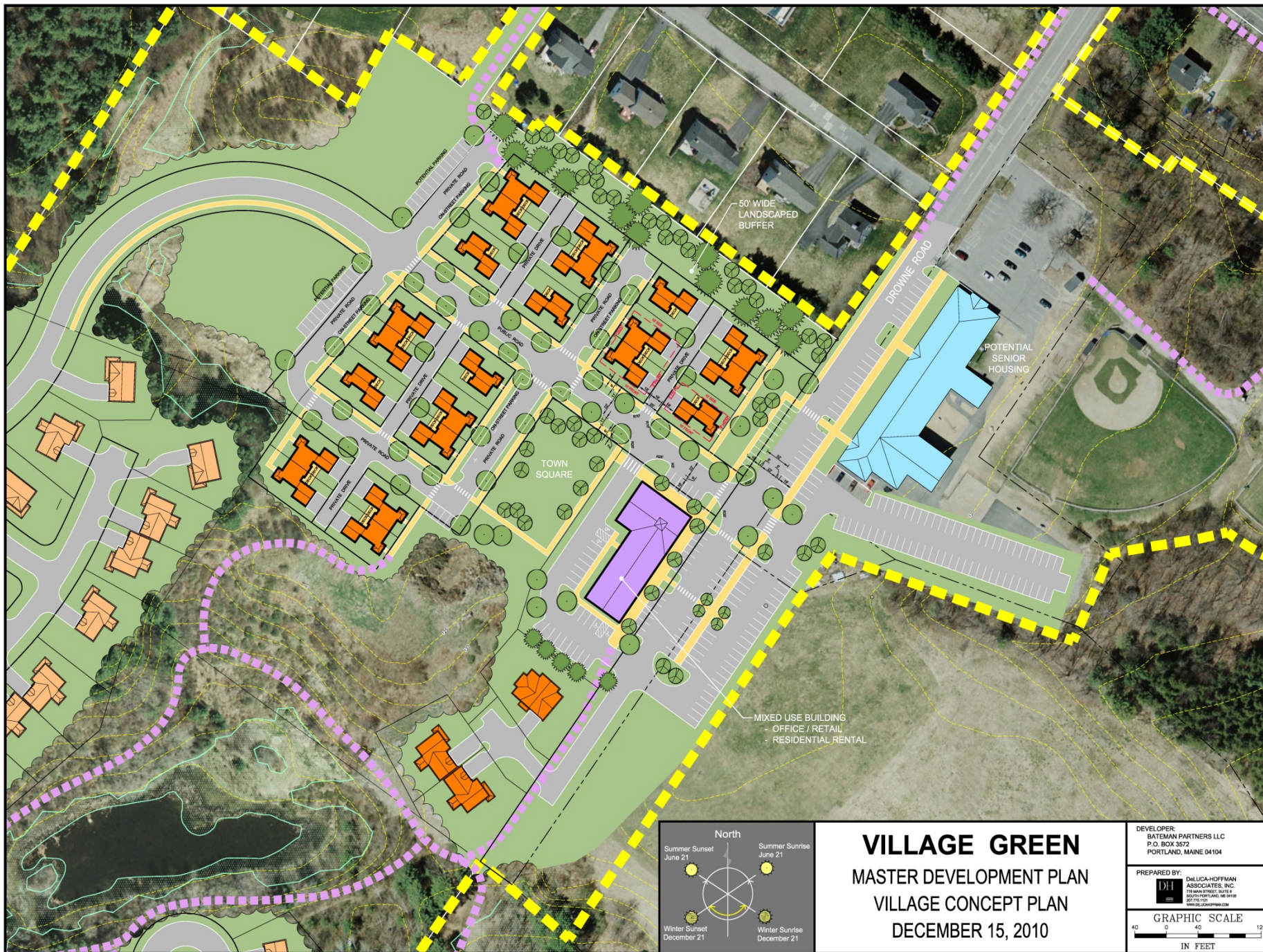
OPEN

KEY

- PHASE 1 RESIDENTIAL UNITS
- PHASE 2A RESIDENTIAL UNITS
- PHASE 2B MIXED USE BUILDING
- PHASE 3 SENIOR HOUSING / COMMUNITY CENTER
- PEDESTRIAN WALKING TRAILS / SIDEWALKS
- POTENTIAL RELOCATION OF SNOWMOBILE TRAIL
- POTENTIAL FUTURE MIXED USE BUILDING

CLUSTERED CONCEPT





Bateman Partners of Portland, presented a multi-phased Master Plan to the Town Council and the Planning Board for the Development of the properties that included everything from Town Hall through Wyman Way including the Town Garage

Is there any written agreement to Move?

Do we have to Move?

No.

Presently the current property is valued over \$20 million, generating over \$380,000 of property tax revenue annually. The current garage location is estimated to generate nearly \$240,000 annually on the Town Garage site.

So Why Move? Why not stay and fix the Garage?

To Stay

- 45 Year Old Facility
- Upgrades needed to:
- HVAC
- Lighting & Electrical
- Fuel Tanks & Canopy
- Sand & Salt Storage
- Locker Room & Offices
- 2 Acres of Compost & Brush Area on top of a landfill (temporarily)

\$ 3M investment to stay at current location



Town maintains \$ 9 Million in equipment
The MSAD has 24 buses and a small garage onsite.



Brush Storage
&
Compost Site

Site
Expansion
Not an
Option



Present Site Location makes little sense to stay

To Stay

- 45 Year Old Facility
- Equipment Wash Bay
- Upgrades needed to:
- HVAC
- Lighting & Electrical
- Fuel Tanks & Canopy
- Sand & Salt Storage
- Locker Room & Offices
- 2 Acres of Compost & Brush Area on top of a landfill (temporarily)

\$ 3M to Stay in Place

Town Garage Relocation

- 32 units - \$408,000 Avg price
- Completed Skating, Bathrooms , Recreation Area
- Final Close out of landfill
- Temporary Salt Building replaced
- Removal of Fuel tanks and 50 yr. old buildings
- Est. Tax Revenue over 20 years

Taxes Collected over 20 years
\$5,888,000

Sites looked at since 2014

12 Sites + Riding Club Site

- Pike- Blue Rock- now Chase Pit- Blackstrap Road
- Former Nelma Site- Tuttle Road near Town Forest
- Former Harwood /Railroad Site- Near Town Forest – Tuttle Road
- Former Anderson Equipment Site – Middle Road
- Storey Brothers- Middle Road
- Riding Club – not on list until approached by Club
- Town Pit – Goose Pond Road
- Twin Brook – Greely Road near RR tracks
- Tuttle Road Site near Drowne Road entrance
- Harris Road
- Greely Road near Hillside
- Longwoods Road Near Cross
- Doughty Road

Rejected Due to:

- Environmental – Wetland Survey
- Inventory of Existing Utilities
- MDEP & Planning Board potential issues

Yellow Highlighted Sites

Looked at more closely

Preliminary Costs

Phase 1- \$3.2 M Late – Spring 2020

Sand, Salt and Compost Pad, Brush Area, Utilities,
General Site Development , Permitting

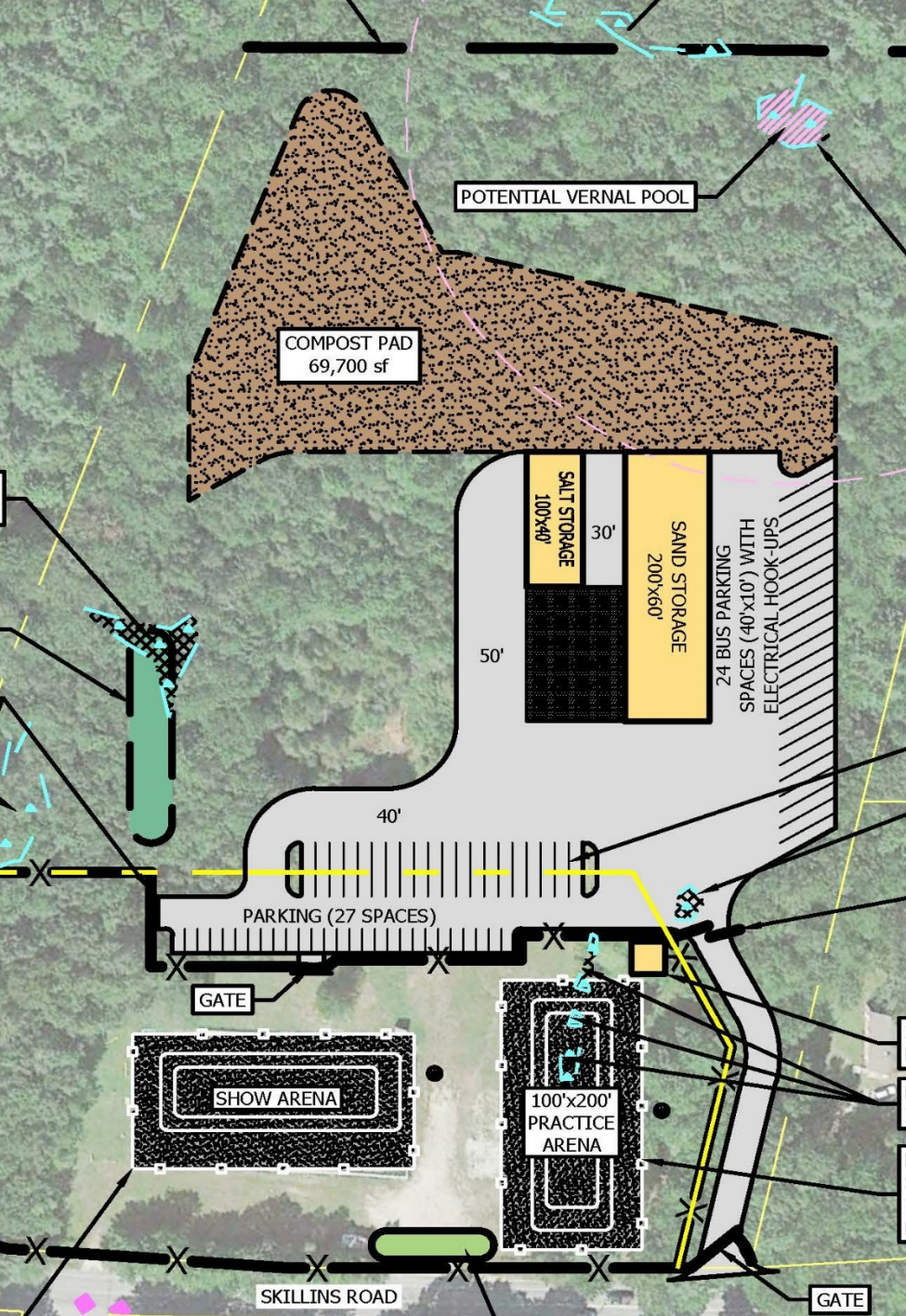
Phase 2 - \$5.4 M Spring 2024

Garage, Cold Storage Buildings,
Bus charging area

Final Disposition of Existing Site

RFP 2023, Demolition and landfill closeout 2024
Environmental mitigation- fuel tanks

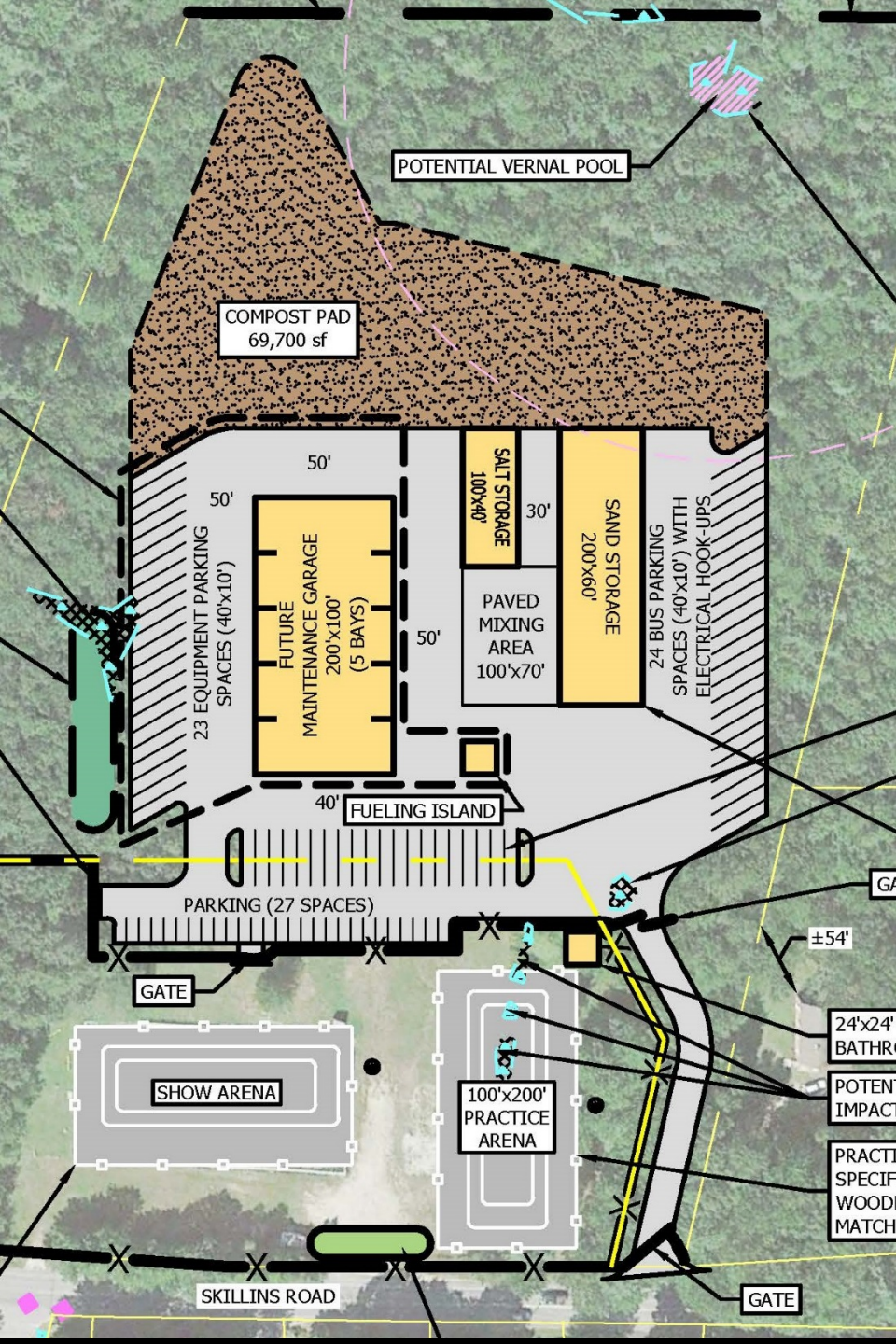
Fire Truck Bond - \$1.3M Removed from this vote



Phase 1

Potential Vernal Pool - - Need to wait until Spring to determine status

- Compost & Brush Pad
- Sand & Salt Storage
- Bus Parking to wait until Phase II
- Stormwater Detention
- Riding Club Amenities



Full Build out of Site

Potential Vernal Pool - - Need to wait until Spring to determine status

Next Steps

Can this site be permitted at Riding Club Site?

- Yes- construction costs are more expensive as monitoring wells and additional containment will be needed as the site is on the West Cumberland Aquifer
- Municipal Uses are allowed in All Zones
- Technically site can be designed not to physically impair surrounding properties

Is this the right site to locate the Town Garage ?

- That's a political decision made by your elected official not Town staff
- Is it the best location for the Town?
- What other options are available and can costs be reduced with sharing?
- What's the MSAD's cost?

Next Steps

Is this the right site to locate the Town Garage ?

- This is where we need to start
- Neighborhood Input
- No Action is scheduled for tonight – other than taking input
- October 22nd could be additional testimony or action if the Town Council is ready to act on the proposal either positively or negatively.

Thank you for your attention.