

Windham Economic Development Corporation

Promoting Sound Economic Investment in Windham

To: Don Gerrish, Interim Town Manager
From: Tom Bartell, Executive Director, WEDC
Amanda Lessard, Director, Planning Department
Mark Arienti, Town Engineer
Date: July 2, 2019

Re: North Windham Wastewater Project Update

Below please find a summary of the work completed and recommendations for further actions regarding the siting of a wastewater system for the Downtown area since the removal of the Lippman site from consideration.

March 15, 2019 Letter from DEP disqualifying Lippman site for disposal options

April 29, 2019 Meeting with DEP, Wright Pierce, Town Staff to evaluate possible disposal sites

- DEP recommended the Town explore the use of drip dispersal of treated effluent as preferred method of subsurface disposal to allow for increased treatment of phosphorous
- DEP recommended the Town consider only disposal locations sited west of Route 302 due to high flushing rates in the Sebago Lake Basin and Presumpscot River
- Preliminary site visits and hand-driven soil probes took place at four locations in North Windham - two met preliminary requirements for soils and drainage

May – June 2019

- Discussions with owners of two possible disposal sites resulting in one agreement for further evaluation
- Negotiation of Purchase and Sale agreement for approximately 14 acres of land in North Windham including access to all previous engineering and site evaluation results
- Discussions with Wright Pierce regarding State permitting requirements and plan for the preferred site

Staff recommendations:

- Execute the Purchase and Sale agreement for the 14 acre site
- Secure and review previous engineering and site evaluations in consultation with Wright Pierce, DEP and PWD, to refine evaluation plan for permitting of site for wastewater disposal
- Execute contract with Wright Pierce to provide site evaluation and permit application services
- Evaluate opportunity, if any, to develop surplus portion of the 14 acre site for economic development and to offset purchase price through parcel sale(s)
- Evaluate project financing options if appropriate
- Report to Town Council results and recommendations

Costs

Purchase and Sale option - \$5,000.00 (Purchase price \$575,000)
Site evaluation - \$45,000 (estimate from Wright Pierce)

Timeframe

Execute Purchase and Sale option – before July 26, 2019
Review existing engineering, develop new site evaluation plan – July 2019
Site evaluation – August, September 2019
Analysis and Reporting – October, November 2019