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## 15. SOLID WASTE

### 15.1 Commercial Solid Waste

All solid waste materials generated from the proposed building will be transported and disposed of in accordance with applicable laws and regulations. In addition to the solid waste collected within the building, exterior trash and recycling receptacles are proposed and will be maintained by the applicant. MMC will contract with a private hauler for all solid waste removal.

### 15.2 Construction & Land Clearing Debris

As with any construction project, the proposed construction will generate construction, and demolition debris. The existing site is primarily impervious surface, and land-clearing debris will be minimal. The contractor(s) for the construction work will be fully responsible for handling all waste generated by the project and for managing and disposing of it in accordance with Maine Solid Waste Management Regulations - 06-096 CMR 400-409. The contractor(s) will be bound by contract to dispose of all materials in full accordance with applicable Maine regulations and approval of the City of Portland. All efforts will be made during construction to minimize waste and to recycle. Construction debris will be transported to a waste management facility licensed to accept the waste materials.

### 15.3 Special & Hazardous Waste

The potential for contaminated soil on the site is being investigated and will be addressed as described below. The proposed development will not produce any other special or hazardous waste.

#### 15.3.1 Soil Management

In 2008, a Phase 1 Environmental Site Assessment was completed by Credere Associates, LLC for 222 St. John Street. The assessment identified the possibility that environmental conditions had been impacted through the historical use of portions of the property as a rail yard. The nature of this past use as well as the industrialized character of the site and surrounding properties indicates the potential for historical releases of oil and/or hazardous materials at and in the vicinity of the site. Further, urban fill is prevalent throughout Portland's peninsula and it is therefore likely that shallow subsurface soil at the Site will be consistent with urban fill. "Urban Fill" means soil mixed with other materials that has been placed over an area for the purpose of modifying the elevation of the land surface to facilitate development. This type of material generally requires proper management and/or disposal when generated as excess during redevelopment work. However, no known or expected conditions where state or federal regulations would require active remediation are present at the site

Additional investigation, including soil and groundwater sampling, is being undertaken at the site. This data will be utilized to develop a soil management plan that will address both the reuse and disposal of any contaminated soils identified on the site. Disposal of any contaminated soils will be at appropriate licensed facilities, in accordance with all applicable regulations.

### 15.4 Findings

Adequate provisions for solid waste disposal have been made. General solid waste, construction, and demolition debris will be managed in full accordance with all applicable laws and will not cause a deleterious effect on the environment.