

324-B-1
2000 Forest Ave.
Master Plan
Waste Mgmt. of Maine

on Spreadsheet

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Alex Jaegerman
- Planner

Waste Management of Maine, Inc.

October 13, 1993

Applicant _____

Date _____

2000 Forest Ave Portland, ME 04103

2000 Forest Ave

Mailing Address _____

Address of Proposed Site

Solid Waste

324-B-001

Proposed Use of Site _____

Site Identifier(s) from Assessors Maps

14 acres /

B-2

Acreage of Site / Ground Floor Coverage _____

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

 (Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE

Waste Management Disposal Services of Maine-Crossroads
P.O. Box 629
Route 2
Norridgewock, Maine 04957
207/634-2714



A Waste Management Company

March 2, 1998

Ms. Barbara Schwendtner
Maine Department of Environmental Protection
Bureau of Remediation and Waste Management
17 State House Station
Augusta, ME 04333-0017


RE: Waste Management of Maine
Construction and Demolition Material Consolidation Area
Solid Waste Transfer Station Application

Dear Barbara:

Attached is our application for a construction and demolition material consolidation area at the Waste Management of Maine facility on Forest Avenue in Portland, Maine. This application includes information discussed at the pre-application meeting held at the WMME office on November 6, 1997. Public Notice was sent by certified mail to all abutters. The City of Portland was notified as an abutter. Public Notice appeared in the Portland newspaper on February 28, 1998. A copy of that notice is attached, as is the application fee of \$952.00.

Please contact me with any questions you may have regarding this application.

Sincerely
WASTE MANAGEMENT OF MAINE, INC.


Paul F. Burns, P.E.
Environmental Engineer II

PFB/pfb

Attachment

cc: City of Portland
Jeff Taylor - WMME

file: C&D Consolidation Area

LEGAL ADVERTISEMENT
PUBLIC NOTICE OF INTENT TO FILE

Please take notice that Waste Management of Maine, Inc. 2000 Forest Avenue, Portland, Maine 04101, 207-797-2406, is intending to file an application with the Maine Department of Environmental Protection (DEP) on or about February 27, 1998 pursuant to the provisions of 38 M.R.S.A., Section 1301 et seq. and 06-096 CMR Chapter 400 et seq.

The application is for a containerized construction and demolition material consolidation area at the Waste Management of Maine, Inc. facility at 2000 Forest Avenue in Portland, Maine which is owned and operated by Waste Management of Maine, Inc.

According to Department regulations, interested parties must be publicly notified, written comments invited, and if justified, an opportunity for public hearing given. A request for a public hearing, or that the Board of Environmental Protection assume jurisdiction of the application, must be received by the Department, in writing, no later than 20 days after the application is accepted by the Department as complete for processing.

The application and supporting documentation are available for review at the Bureau of Remediation and Waste Management (BRWM), at the DEP regional office in Portland, Maine during normal working hours. A copy of the application and supporting documentation may also be seen at Portland City Hall in Portland Maine.

Send all correspondence to: Maine Department of Environmental Protection, Bureau of Remediation and Waste Management, 17 State House Station, Augusta, Maine 04333-0017 (207-287-2651 or 1-800-452-1942.)

653723

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Solid Waste Program
17 State House Station
Augusta, Maine 04333-0017
Telephone: (207) 287-2651

FOR DEP USE
ATS ID _____
DEP #S- _____
Date Received _____
Fees Paid _____ Ck # _____

APPLICATION FOR A SOLID WASTE TRANSFER STATION OR STORAGE FACILITY

This form shall be used to request approval, pursuant to 38 MRSA, Section 1301 et seq., and Maine's Solid Waste Management Regulations, for the establishment of a new solid waste transfer station or storage facility which (a) would serve a population of 5,000 or more people and/or (b) requires a variance from the regulations.

FEE FOR A TRANSFER STATION OR STORAGE FACILITY: \$925.00

PLEASE TYPE OR PRINT

Name of Applicant: Waste Management of Maine, Inc.

Address: 2000 Forest Avenue, Portland, Maine 04101 Tel. No: 207-797-2406

Contact or Agent: Paul F. Burns, P.E.

Address: P.O. Box 629, Norridgewock, Maine 04957 Tel. No: 207-634-2714 ext 123

LOCATION OF ACTIVITY

Name of Project: Construction and Demolition Material Consolidation Area

Street Address: 2000 Forest Avenue

Municipality or Township: Portland, Maine County: Cumberland

By signing this application, the applicant certifies that he or she has: (1) published the public notice form once in a newspaper circulated in the area where the project is located, (2) sent a copy of the public notice form to the owners of property abutting the land upon which the project is located, (3) sent a copy of the public notice form to the chief municipal officer and chair of the municipal planning board of the municipality in which the project is located, (4) filed a complete copy of this application in the municipal office of the municipality in which the project is located, (5) reviewed the instructions contained in this application form, and (6) reviewed the appropriate state laws that relate to the proposed project.

I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

DATE: 3-2-98

NAME: Jeffrey Taylor
(Applicant)

TITLE: Jeff Taylor, General Manager
(If other than applicant, attach letter of agent authorization.)

INSTRUCTIONS

1. You should not hesitate to contact the DEP's staff if questions arise at any point during the application or review process.
2. Pre-Application meeting. Applicants proposing to establish a new transfer station or storage facility are encouraged to meet with DEP staff to discuss the proposed project. The meetings can help avoid unnecessary expense and processing delays.
3. Fill out the application completely. INCOMPLETE APPLICATIONS WILL BE RETURNED, CAUSING UNNECESSARY DELAYS IN THE REVIEW PROCESS.
4. Publish the PUBLIC NOTICE OF INTENT TO FILE FORM once in a newspaper circulated in the area where the project is located. (A form for this is attached to this application.) The notice should appear in the newspaper within 30 days prior to filing the application with the DEP.
5. Send by certified mail, a copy of the PUBLIC NOTICE OF INTENT TO FILE FORM to all the owners of property abutting the project. Their names and addresses can be obtained from town tax maps or local public officials. Abutters must receive notice within 30 days prior to filing the application with the DEP. If your project abuts a road or other public or private right of way, the person on the opposite side of the right of way must be notified.
6. Send by certified mail, a copy of the PUBLIC NOTICE OF INTENT TO FILE FORM to the chief municipal officer and chairperson of the planning board in the municipality where the project is to be located. Send one complete copy of the application and any amendments which are subsequently submitted to the Municipal Office of the town within which the project is located. If the project is located in an unorganized area, send the PUBLIC NOTICE and application to the appropriate Office of the County Commissioners and the Maine Land Use Regulation Commission, 22 State House Station, Augusta, Maine 04333-0022. The notice must be filed in the municipal office within 30 days prior to filing with the DEP. The application must be filed in the municipal office at the time of filing with the DEP.
7. Consult with DEP staff to determine how many copies of the completed application form and supporting reports must be submitted to the Department. In general, three copies of site plans, drawings, soil maps, or other data on sheets larger than 8½" x 14" copies must be submitted unless the staff determines that fewer copies are needed. ALL PLANS SHOULD BE FOLDED TO SIZE 8½" x 11" unless otherwise indicated by the DEP's staff. Any part of the application which has been prepared by a P.E., C.G. or C.S.S. must be stamped and signed by that person. If the applicant is a corporation, a certificate of good-standing from the Secretary of State must be included.

8. For transfer stations proposed for islands, prospective applicants should refer to the setback requirements of 38 MRSA, Section 1310-N(2-D)(A). For transfer stations proposed for the mainland, if any of the following setback requirements are not met, a variance must be sought as part of this application. Consult with the DEP staff to determine that a variance is possible to specific criteria. Chapter 400, Section 11 of the Maine Solid Waste Management Regulations describes the information that must be included in this application if a variance is requested. For variances affecting site location, facility design, and construction, the applicant must present clear and convincing evidence that the facility's location, design, or construction is distinctive in some way that allows for compliance with the intent of the regulations.
- a) The processing facility is not to be located within 100 feet of the solid waste boundary of an active or closed solid waste disposal facility.
 - b) The proposed handling site boundary does not lie closer than 500 feet to the nearest residence at the time of application.
 - c) There is to be a minimum 250 foot buffer strip between the handling site and all public roads and other property boundaries except that pursuant to 38 MRSA, Section 1310-N(2-D)(B); transfer stations on the mainland, the buffer strip may be a minimum of 100 feet wide provided that:
 - b. the municipality obtains the written permission of all property owners within 250 feet of the proposed handling site, OR
 - c. the Department finds the abutting property to be a conforming use and the handling site is not within 250 feet of any permanent structure on that abutting property.
 - d) The transfer station is not to be located on a 100-year floodplain.
 - e) The proposed facility shall not be located in, on, or over a protected natural resource, or on land adjacent to any protected natural resource so that material or soil may be washed into it.
 - f) The proposed facility shall not overlie an unstable area.
9. Send the application along with all attachments and a check for the fee made payable to "Treasurer, State of Maine" to: Maine Department of Environmental Protection, Bureau of Remediation and Waste Management, 17 State House Station, Augusta, Maine 04333-0017.
10. Keep a copy of the completed application for your files. This copy will be helpful in speeding up communications with the DEP staff if any questions arise during the review of the project.
11. Upon the approval by the Department of Environmental Protection, a permit will be issued and sent to the applicant. The applicant should read the permit carefully in order to become familiar with any conditions. Failure to comply with conditions of approval may lead to enforcement action or the revocation of a permit.

THIS FORM IS FOR USE IN NOTIFYING ABUTTING PROPERTY OWNERS, THE MUNICIPALITY,
AND PUBLISHING THE NOTICE IN THE NEWSPAPER.

PUBLIC NOTICE OF INTENT TO FILE

Please take notice that Waste Management of Maine, Inc.

2000 Forest Avenue, Portland, Maine 04101

207-797-2406

(name, address and telephone number of applicant)

is intending to file an application with the Maine Department of Environmental Protection (DEP) on or about February 27, 1998 pursuant to the provisions of 38 M.R.S.A., Section 1301 et seq. and 06-096 CMR Chapter 400 et seq.

The application is for a containerized construction and demolition material consolidation area.

(summary of project)

at the Waste Management of Maine, Inc. facility at 2000 Forest Avenue in Portland, Maine
(project location)

which is owned and operated by Waste Management of Maine, Inc.
(site operator if different)

According to Department regulations, interested parties must be publicly notified, written comments invited, and if justified, an opportunity for public hearing given. A request for a public hearing, or that the Board of Environmental Protection assume jurisdiction of the application, must be received by the Department, in writing, no later than 20 days after the application is accepted by the Department as complete for processing.

The application and supporting documentation are available for review at the Bureau of Remediation and Waste Management (BRWM) at the DEP regional office in Portland, Maine during normal working hours. A copy of the application and supporting documentation may also be seen at Portland City Hall in Portland
Maine. (town)

Send all correspondence to: Maine Department of Environmental Protection, Bureau of Remediation and Waste Management, 17 State House Station, Augusta, Maine 04333-0017 (207-287-2651 or 1-800-452-1942).

REQUIRED INFORMATION

1. Description. Provide a brief description of the nature and purpose of the project.

Waste Management of Maine, Inc. (WMME) is proposing to operate a containerized construction and demolition material (C&D materials) consolidation area at its existing facility at 2000 Forest Avenue in Portland, Maine. WMME currently transports roll-off containers of C&D materials, ranging in size from 30-50 cubic yard, from customer's locations to various DEP approved C&D disposal sites. WMME is proposing to consolidate these smaller roll-off containers into larger, 100 cy trailers prior to transport to the disposal facility in order to reduce the number of trips to the disposal facility.

2. Schedule.

- a. Proposed date of start of construction: No new construction is required for this project.
b. Proposed date of start of operation: April 1, 1998
c. Anticipated lifetime of facility use: 20+ years

3. Site information.

- a. Attach copies of deeds, leases, contracts or agreements which establish the applicant's title, right or interest for the proposed site. SEE ATTACHMENT 1
b. Attach a copy of the municipal tax map with the proposed site and names of abutting property owners clearly marked. SEE ATTACHMENT 2
c. State the number of acres included in the facility site:

Total Acreage 18.95 Acres owned 18.95
Acres Leased NA Acres optioned NA
Other (explain) NA

4. Existing use. Describe the existing use of the site. The site is currently used by WMME as a base for its waste hauling operation in the Portland area. The operation includes offices, a maintenance facility, fueling station, and container storage.

5.* Abutters. List the names and addresses of all the owners of property abutting the proposed facility site:

Table with 2 columns: NAME, ADDRESS. Row 1: SEE ATTACHMENT 2

(provide additional names and addresses on a separate sheet, if necessary)

6. **Site design characteristics.** Submit an engineering design that includes at a minimum:
- a. **Plan Views of the Site.** A detailed plan at a scale of 1 inch = 100 feet or larger engineering scale. this plan should clearly indicate the waste handling boundary, the facility boundary, and the property boundary; all existing and proposed buildings, structures, roads, parking lots, wells, etcetera; and all surface water bodies and the 100- year floodplain where applicable. All these items shall be noted to a distance of at least 500 feet outside the handling site boundary. The distance and direction to the nearest residence(s) should also be noted. **SEE APPENDIX B OF ATTACHMENT 3**
 - b. **Plan Views of the New Structures and Utilities.** Construction drawings at a scale of 1 inch = 10 feet or a larger engineering scale. These should clearly indicate any building(s) (including foundation), compacting unit, transfer trailer, water lines, sewer lines, etc. Also include specifications for all compacting equipment and the transfer trailer. Any other type of solid waste management functions to be incorporated at the facility should also be clearly indicated. **N.A., NO NEW CONSTRUCTION**
 - c. **Profile Views of the Site.** Detailed profile views of the facility site must be provided for access roads, water drainage (swales, ditches, etc.), fences, gates, existing and final grades (above sea level), facility superstructure, utilities, transfer trailer, and any other structures. **N.A., NO NEW CONSTRUCTION**
7. **Operations manual.** Submit an operations manual, suitable for use by facility personnel in its submitted form, which includes at a minimum all information that would enable supervisory and operating personnel and persons evaluating the operation of the facility to determine what sequence of operation, plans, diagrams, policies, procedures, and legal requirements are to be followed for orderly and successful operation on a daily and yearly basis. The operations manual must address all the applicable requirements specified in DEP Regulations Chapter 402, Section 4. Variances from operational requirements may be requested pursuant to Chapter 400, Section 11 of the Solid Waste Management Regulations. **SEE ATTACHMENT 3**
8. **Financial statement.** This statement must demonstrate the financial capacity of the applicant to develop the project in a manner consistent with the State environmental standards and laws. Include the estimated total cost of the project, and itemize major categories including costs of activities to be devoted to minimizing or preventing adverse effects on the surrounding environment during construction and/or operation of the facility. Private concerns should attach a statement that details how the project will be financed. Municipal or quasi-municipal projects should indicate where the money to undertake the project will be obtained, (e.g. general funds, revenue sharing, etc.), and should give evidence that the municipality has authorized the expenditure of funds for this project. **SEE ATTACHMENT 4**
9. **Management.** If the proposed project will be managed by other than the applicant, state the persons or businesses that will be responsible for management and operation of the facility.
- _____ The proposed operation will be managed by current facility management.
10. **Technical ability.** Submit information about the applicant's or operator's prior experience and/or appropriate training related to the nature of the proposed facility. **SEE ATTACHMENT 5**
11. **Other authorizations.** Identify all environmental or land use licenses, permits, or authorizations which are or may be required by any governmental agency. Indicate those now held with an asterisk(*); indicate when the remaining licenses and permits will be obtained.

Building permit: _____	NA	Waste discharge license: _____	NA
Plumbing permit: _____	NA	Highway entrance license: _____	NA
Air emissions license: _____	NA	Other (describe): _____	NA

12. **Adverse environmental effect.** Indicate whether the proposed project will adversely effect the following factors in the project vicinity. Explain any planned mitigating measures, include and reference any supporting documentation. Provide a detailed report to address each of the following items. State the reasons why any item may not be applicable.

- a) Air quality: No air emissions are anticipated from this operation.

- b) Identify any sources of odors from the proposed project, the area affected by the odor(s) and how odors will be controlled, reduced, or eliminated. NA. No odors are anticipated from the C&D materials.

- c) Surface water quality: NA. All C&D materials are to be containerized which will have no adverse effect on surface water quality.

- d) Natural drainage ways: NA. No change is proposed to current drainage patterns.

- e) Runoff/infiltration relationships: NA. No changes are proposed which would affect the runoff/infiltration relationship.

- f) Erosion and sedimentation control: None necessary, as no new construction proposed.

- g) Ground water quality: NA. All waste will be containerized and no leachate generation is anticipated. No change to groundwater is expected.

- h) Noise levels: No increase in noise above current operation is anticipated.

- i) Scenic character: Not applicable as the current operation and the proposed project are not visible from adjacent roadways.

- j) Wildlife and fisheries: There will be no effect to wildlife and fisheries as a result of this project.

13. **Sufficient and healthful water supplies.** Identify the source of water to be used on site. Include any documentation necessary to verify sufficiency and healthfulness.

There will be no change in water usage from that of current operations other than small amounts of water used as necessary to control dust. Water is supplied to the WMME facility by the Portland Water District.

14. **Disposal of wastewater, washdown water and leachate.** Identify what toilet facilities will be provided and how contaminated liquids will be managed.

Wastewater, washdown water and leachate will not be generated from the proposed operation as no additional employees or equipment are proposed. Employees currently utilize toilet facilities within the WMME facility. As the proposed project is a containerized operation, no washdown water or leachate will be generated.

15. **Traffic Movement.** Little additional traffic is anticipated as a result of this proposal. Existing entrances and roadways are adequate for all traffic associated with current operation.

a. Present condition of the public access routes to the proposed facility:

i. Road name or route number: Route 302 and Riverside Street (access from either)

ii. Type and condition: Both roadways are paved and in good condition.

iii. Width of travel surface (excluding shoulders): 48' for Route 302; 40' for Riverside.

iv. Width of road shoulder: unknown.

v. Number of lanes: Both roadways are four lane.

vi. Vehicular weight limits: 100,000 lb on both roadways.

vii. Responsibility for maintenance: The State maintains Route 302; The City of Portland maintains Riverside Street.

viii. Unusual conditions that affect traffic flow: N.A. for both roadways.

b. Numbers of cars, pick-up trucks, and large commercial trucks anticipated to be traveling to and from the site each day:

existing cars 15-25 pick-up trucks 15-25 commercial trucks 40-50

The proposed facility will add approximately 5-10 commercial trucks.

c. Characteristics of interior roads and parking system for the facility site. Describe standards to be used and include a typical cross-section of roads proposed.

N.A. No new interior roads are proposed.

- d. For each road, describe the type of surface, number of travel lanes, width of travel surface, width of road shoulders, width of right-of-way, length of road, and the construction schedule. For parking lots, note lot size and number of spaces.

N.A. See 15.c above.

- e. Who is responsible for maintaining interior roads and parking lots? Waste Management is responsible for maintaining interior roads and parking areas.

16. **Topographic Map.** The most recent full size U.S.G.S. topographic map (7.5 minute series if available) within 500 feet of the facility site boundary. **SEE ATTACHMENT 6**
17. **Floodplain Map.** The most recent U.S.G.S., Army Corps of Engineers or Federal Insurance Administration 100-year frequency floodplain map of the area. **SEE ATTACHMENT 7**
18. **Maine Highway Map.** Maine Highway Map with the haul route from the transfer station to the disposal facility clearly marked. Appendix D of Attachment 3 lists disposal or recycling facilities to be utilized. Other than travel to the local site, Riverside, haul vehicles will use either the Forest Avenue or Riverside entrance, travel to Exit 8 of the Maine Turnpike and proceed North or South on the turnpike to the destination facility.
19. **Contracts for Solid Waste Disposal.** A signed contract with an approved solid waste disposal facility shall be submitted with the application. **SEE APPENDIX D OF ATTACHMENT 3**
20. **Disclosure statement.** This should include information on the criminal or civil record of the owner, operator, or anyone having a legal interest in the applicant or the facility, as described in Chapter 400, Section 4(H) of the Maine Solid Waste Management Regulations. **SEE ATTACHMENT 8**
21. **If a variance or variances are being requested as part of this application, specify the nature of the variance and the justification for why it should be granted.**

Waste Management of Maine, Inc. is requesting a variance from the setback requirement in 06-096 CMR 402.3 (B)(2)(a) relative to 5 residential structures on the East side of Riverside Street, and one residential structure on the West side of Riverside Street. These structures and/or associated distances from the proposed project are shown on the Site Plan (Appendix B of Attachment 3). The distances range from 349' to 492' which are less than the 500' requirement. The consolidation of C&D materials at the proposed facility will have no impact on these residences due to the distance, screening (trees, etc.) and existing commercial/industrial nature of the area.

ATTACHMENT 1

10545 / 154

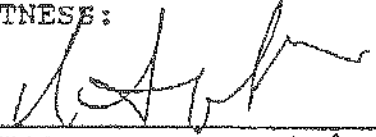
Lot I II

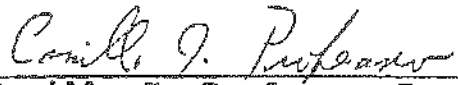
SHORT FORM DEED OF SALE BY PERSONAL REPRESENTATIVES


Camillo J. Profenno, of Portland, Maine, duly appointed and acting Personal Representative of the Estate of Donato Profenno, whose will was duly probated in the Cumberland County Probate Court, Docket No. 89-419, and Glenys E. Profenno, of Portland, Maine, duly appointed and acting Personal Representative of the Estate of Samuel J. Profenno, whose will was duly probated in the Cumberland County Probate Court, Docket No. 89-699, and not having given notice to each person succeeding to an interest in the real property described below at least ten days prior to the sale such notice not being required under the terms of the deceased wills, and by the power conferred by the Probate Court and every other power, FOR CONSIDERATION PAID, grants to Waste Management of Maine, Inc., a Maine corporation, with a mailing address of 2000 Forest Avenue, Portland, Maine, 04103, certain real property, together with any improvements thereon, located in Portland, Cumberland County, Maine, more particularly described on Exhibit A attached hereto and incorporated herein.

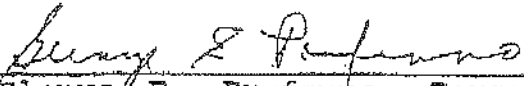
WITNESS our hands and seals this 4th day of February, 1993.

WITNESS:


Name: NATHAN H. SMITH


Camillo J. Profenno
Camillo J. Profenno, Personal Representative of the Estate of Donato Profenno

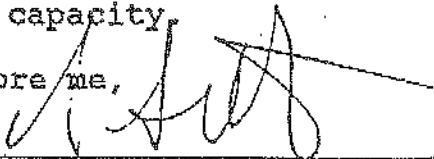

Name: NATHAN H. SMITH


Glenys E. Profenno
Glenys E. Profenno, Personal Representative of the Estate of Samuel J. Profenno

State of Maine
County of Cumberland, ss.

February 4th, 1993

PERSONALLY APPEARED the above-named Camillo J. Profenno, Personal Representative of the Estate of Donato Profenno, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

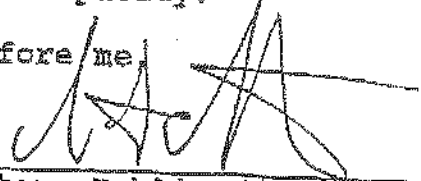
Before me,

Notary Public / ATTORNEY AT LAW
Print Name:
NATHAN H. SMITH

State of Maine
County of Cumberland, ss.

February 4th, 1993

PERSONALLY APPEARED the above-named Glenys E. Profenno, Personal Representative of the Estate of Samuel J. Profenno as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,



Notary Public / ATTORNEY AT LAW
Print Name:

Nathan H. Smith

EXHIBIT A

A certain lot or parcel of land situated on the northwesterly side of Riverside Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

I
Beginning at a point on the northwesterly side of said Riverside Street, which point is situated southwesterly four hundred (400) feet from the southwesterly side line of Forest Avenue as measured on the northwesterly side line of said Riverside Street; thence northwesterly by land of Arthur A. Serunian, Jr., a distance of four hundred (400) feet, more or less, to a point on the southeasterly boundary line of land now or formerly of Dominic D. Profenno, which point is situated four hundred (400) feet southwesterly from the southwesterly side of said Forest Avenue as measured along the said southeasterly side line of said Profenno land extended northeasterly to Forest Avenue; thence southwesterly by said Profenno land a distance of five hundred seventy-two (572) feet, more or less, to land now or formerly of A. Raymond Ware, et al; thence southeasterly by said Ware land and by land now or formerly of William Gough, et al, a distance of five hundred sixty-five (565) feet, more or less, to Riverside Street; thence northeasterly by Riverside Street a distance of six hundred seventy-five (675) feet, more or less, to the point of beginning.

III
Also a certain lot or parcel of land situated in said Portland and westerly of Forest Avenue, bounded and described as follows: Beginning on the westerly side of Forest Avenue at the northwesterly corner of land now or formerly of Leonard W. Cooper; thence southwesterly by said Cooper land three hundred (300) feet, more or less, to the northwesterly corner of said Cooper land; thence southeasterly again by said Cooper land a distance of one hundred (100) feet, more or less, to land now or formerly of Arthur A. Serunian, Jr.; thence southwesterly by said land of Serunian and by the above described land having been formerly conveyed by

IV
Arthur A. Serunian, Jr. to the said Dominic D. Profenno and conveyed by said Profenno to the Grantee herein, a distance of six hundred seventy-five (675) feet, more or less, to land now or formerly of A. Raymond Ware, et al; thence northwesterly by said Ware land a distance of five hundred twenty-five (525) feet, more or less, to the Presumpscot River; thence northwesterly by the Presumpscot River to Forest Avenue; thence southeasterly by Forest Avenue a distance of six hundred seventy-five (675) feet to the point of beginning; containing fourteen (14) acres, more or less.

Excepting and reserving therefrom those premises, rights of way and easements conveyed to John J. McDevitt and Donald F. Donovan by deed dated March 16, 1979, and recorded in the Cumberland County Registry of Deeds in Book 4393, Page 18.

Being the same premises conveyed to Donato C. Profenno and Samuel J. Profenno by deed of Contracting & Realty Corp. dated December 22, 1986, and recorded in the Cumberland County Registry of Deeds in Book 7553, Page 296.

ATTACHMENT 2

WASTE MANAGEMENT OF MAINE Forest Avenue, Portland

Abutters List

Merlen R. Gough 660 Riverside Street Portland, ME 04103	10558 / 205 Map 323A Lot 6
Terrance W. Shoemaker, Sr. Charlotte R. Shoemaker 736 Riverside Street Portland, ME 04103	6622 / 323 Map 324B Lot 2
Pamela J. Dixon 168 Brook Road Falmouth, ME 04105	4833 / 288-290 Map 324B Lot 3
Blue Rock Industries 58 Main Street Westbrook, ME 04092	4550 / 83 Map 323A Lot 3
"Riverside Park" City of Portland 389 Congress Street Portland, ME 04103	Portland Map 325C Lot 8
Robert W. & Victoria A. Worcester 737 Riverside Street Portland, ME 04103	Portland Map 324A Lot 10
Robert E. Richard & Bernard M. Gamache Trustees 16 Lowell Street Manchester, NH 03101	Portland Map 324A Lot 2
Arnold D. Danforth 1 Beech Street Newmarket, NH 03857	Portland Map 324A Lot 5
Clarence A. Fenton 705 Riverside Street Portland, ME 04103	Portland Map 324A Lot 4

ATTACHMENT 3

**CONSTRUCTION AND DEMOLITION MATERIAL CONSOLIDATION AREA
OPERATIONS MANUAL**

**Waste Management of Maine, Inc.
2000 Forest Avenue
Portland, Maine 04101**

**CONSTRUCTION AND DEMOLITION MATERIAL CONSOLIDATION AREA
OPERATIONS MANUAL**

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CONSTRUCTION AND DEMOLITION MATERIAL CONSOLIDATION AREA OPERATIONS MANUAL

1.0 INTRODUCTION

The purpose of this manual is to provide guidance for personnel operating the Construction and Demolition Material Consolidation Area (C&D Area) in regards to maintaining safe and sanitary conditions as well as complying with the Maine Department of Environmental Protection (MDEP) license.

This facility will consolidate C&D and oversized bulky waste from Maine towns and businesses. An approximate 50' x 100' gravel area is utilized to consolidate smaller C&D loads into larger trailers for transport to disposal facilities.

The WMME Operations Supervisor oversees the operation of the C&D Area and conveys pertinent incidents to the Facility General Manager. Facility operators shall read this manual and become familiar with all operating procedures. This manual will reflect current operating procedures and will be reviewed and updated at least annually.

If any employee has questions concerning the contents of this Operations Manual they should contact their supervisor. A copy will be located in the WMME Main Office.

2.0 OPERATING HOURS

The C&D Area will manage C&D materials 5 days per week. The operating hours are Monday through Friday 7:30 a.m. to 4:00 p.m. The C&D Area operator shall be available during all operating hours.

3.0 COMMUNICATIONS

A two-way radio is used for communication between the C&D Area and the Main Office. The Main Office is equipped with phones which can be utilized to contact the police, fire department, emergency medical services, Maine DEP, and/or the City should an emergency occur. Refer to Appendix D of this Operations Manual for a directory of emergency phone numbers.

4.0 DESCRIPTION OF WASTES ACCEPTED

Only construction and demolition materials are to be accepted at this facility. Municipal solid waste, special waste or hazardous waste is not to be accepted for consolidation. All employees working at the C&D area will be trained to identify special and hazardous waste per the Waste Management special waste program.

In the event unauthorized special waste identified at the C&D area, it will be managed by WMME and the generator in accordance with DEP regulations and Waste Management policy.

In the event hazardous waste is identified at the C&D area, a properly licensed hazardous waste company (such as Clean Harbors) will be utilized for removal and disposal.

5.0 SITE OPERATION

The Site Plan of the C&D Area is included in Appendix B.

5.1 Standard Operating Procedure

- **Instruction**

The driver of the waste hauling vehicle will unload the C&D container from his truck directed by the facility operator. Once a sufficient number of containers are in the area, the facility operator will consolidate the smaller load with other smaller loads into a larger trailer for transport to the disposal facility. **No C&D materials will be dumped on the ground.**

- **Recyclable Material**

Depending upon the market conditions it may be feasible to separate material from the waste stream for recycling. Workers perform this task either manually or mechanically. These recyclable materials are placed within roll-off containers nearby. Once containers are full, they will be hauled to the appropriate recycling facility.

- **Non-Recyclable Material**

A pulp loader, front end loader or similar equipment is utilized to consolidate smaller C&D loads into transfer trailers while compacting as needed to achieve maximum hauling capacity. The material is transported to a disposal facility. Refer to Appendix C for a listing of disposal facilities to be utilized.

5.2 Equipment

The equipment utilized at the C&D Area is a front end loader, pulp loader or other similar equipment. Backup equipment can be rented within close proximity of the facility should one be needed. Daily routine mechanical inspections and scheduled preventative maintenance are performed on all equipment to ensure proper operation of the facility.

5.3 Leachate

No leachate is expected from this operation as all C&D waste is to remain containerized and will be shipped off-site within a short time frame (typically less than two weeks).

6.0 GENERAL SITE MAINTENANCE

The WMME Operations Supervisor will check the C&D area at least daily to ensure operations are in accordance with this manual.

6.1 Control of Litter

All containers of C&D materials will be tarped if they are to be stored on-site for more than five days. WMME shall provide daily litter control as well as maintain cleanliness of the gravel surface.

6.2 Dust and Odor Control

WMME shall undertake suitable measures to control dust and odors as necessary. Water is available at the facility which can be used to moisten dry or dusty loads to control nuisance dust conditions.

6.3 Fire Protection

The City of Portland Fire Department will be available for emergency needs. WMME vehicles are equipped with detachable fire extinguishers for minor fires.

6.4 Erosion Control

As the area is a level, gravel pad with vegetated areas adjacent and down-gradient, as well as a stormwater management structure down-gradient, no additional permanent erosion controls are necessary.

6.5 Vector Control

As this is a C&D material area, vectors should not be a problem. However, if a problem does develop, a program will be initiated to control vectors.

6.6 Restrooms

Workers utilize the toilet facility located within the WMME offices/maintenance facilities.

7.0 SAFETY

WMME has an Operations Supervisor responsible for safety. Monthly safety meetings are held for all operating personnel. The agenda for the safety meetings satisfies Federal, State, and WMI training requirements.

All personnel working at the C&D Area are required to wear hard hats, steel toed boots, and proper protective clothing. Hard hats can be obtained from the Main Office.

In the event of an accident, Facility Management shall be contacted immediately and be provided a description of the accident and the extent of injuries (if any). The necessary emergency personnel will then be contacted as necessary.

APPENDIX A

**DEP License
(to be attached upon issuance)**

APPENDIX B

Site Plan

APPENDIX C

CONSTRUCTION AND DEMOLITION MATERIAL CONSOLIDATION AREA

Disposal Facility Listing

<u>FACILITY</u>	<u>WASTE TYPE</u>
Crossroads Landfill Norridgewock, ME	C&D
TLR-III Landfill Rochester, NH	C&D
Riverside Portland, ME	C&D
Industrial Metal Arundel, ME	Metal
Mid Maine Metals Auburn, ME	Metal
Commercial Paving Scarborough, ME	Brick & Block
FTI Lewiston, ME	Wood

APPENDIX D

Emergency Phone Numbers

	<u>Phone</u>	<u>Beeper</u>
Charlie Bean	767-1301 824-3165	870-8569
Geoff Hart	892-4386	870-9236
Jim Brown	892-1448	758-7025
Jeff Taylor	885-0429	
Fire	911	
Police	911	
Ambulance	911	