*** EDC DISCUSSION DRAFT ***

PROS Site DPW on Rt 20 & River's Edge on River Rd						
Site DF (TOTAL ZU & NI	ici o zuge on mver nu				
DPW		River's Edge				
Easier access to Rt 20	Efficiency	Larger site for residential if salt shed moved (however must be noticeably lower density				
No access road behind landfill	\$250,000?	due to surroundings)				
andfill access road between	\$ -	Quieter site				
Rt 20 and transfer station needs to be improved anyway;		Density hidden from Rt 20				
no cost savings on this portion		(although massive change for River Road)				
		(
TOTAL BENEFIT	\$250,000?					

CONS Site DPW on Rt 20 & River's Edge on River Rd						
DPW			River's Edge			
Water would need to be brought to			Traffic impacts on bucolic River Road	Quality		
Rt 20 site, at cost of \$400-500K for			would be significant and detrimental	of life		
full loop or perhaps \$300-400K for			would be significant and detrimental	Of file		
Rt 20 site only, from River Road	\$	400,000	Site has poor visibility; rental	V		
Rt 20 Site Offiy, Hoffi River Road	Ş	400,000	developers highly value visibility	V		
With riverfront wetlands			developers highly value visibility	V		
			Donsity even at 11 12 units/acre would	V		
delineation for municipalities, buildable site will be even smaller,			Density even at 11-12 units/acre would fall below 150-160 unit desirable size	V		
and level areas less usable.			Tall below 150-160 utilt desirable size	-		
Will it even fit?		2	Therefore wented confidence has	V		
will it even fit?		?	Therefore rental unlikely to be	.		
5 1 : (55)4/(5:20		450.000	financially feasible. Site value = \$0	\$ 4,000,000		
Resdesign of DPW for Rt 20	\$	150,000	Net tax revenues = \$0?	\$500,000/yr		
			[See chart for resi options - discuss]			
Facility will have to be sited into						
the hill/topography, at major			Condominiums would be unlikely			
earthmoving expense ?	\$	500,000	based on buyer apprehension of past			
			environmental issues. Site value = \$0	Same		
Must move or rebuild salt shed ?	\$	500,000	Net tax revenues = \$0?	Same		
Rt 20 demo, cleanup and earthwork			There is no deed restriction against	٨		
to be completed by the Town, at			residential, but it is common	٨		
(40%?) higher expense than			knowledge that a residential	٨		
private developer	\$	320,000	subdivision was not allowed due to	٨		
private services	,	,	methane contamination and the town	٨		
Sudbury may hold up demo until			was forced to buy the site. Methane	٨		
2017, still forcing a buyout			readings much higher than Rt 20 site.	٨		
for DPW to get moving?	\$	_	readings machingher than he 20 site.			
To b w to get moving:	Y		Must remove salt shed or	Quality of		
DPW facility & lot would be	Price	eless - not	continue disuptive access/location	life and		
Wayland's front door		good way	continue disuptive access/location	site limitation		
avaylana 3 mont door	III a	Book way		if not moved		
				ii not moved		
				\$ 4,000,000		
TOTAL COST	\$ 1	,870,000	+ \$500,000 per ye	ar in perpetuity		
COMBINED COST/LOSS:				\$ 5,870,000		