

*** EDC DISCUSSION DRAFT ***

PROS		
Site DPW on Rt 20 & River's Edge on River Rd		
DPW		River's Edge
Easier access to Rt 20	Efficiency	Larger site for residential if salt shed moved (however must be noticeably lower density due to surroundings)
No access road behind landfill	\$250,000?	
Landfill access road between Rt 20 and transfer station needs to be improved anyway; no cost savings on this portion	\$ -	Quieter site Density hidden from Rt 20 (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 Rt 20 site, at cost of \$400-500K for full loop or perhaps \$300-400K for Rt 20 site only, from River Road	\$ 400,000		Traffic impacts on bucolic River Road would be significant and detrimental Site has poor visibility; rental developers highly value visibility
With riverfront wetlands delineation for municipalities, buildable site will be even smaller, and level areas less usable. Will it even fit?		?	Quality of life v v v v v Therefore rental unlikely to be financially feasible. Site value = \$0 Net tax revenues = \$0? <i>[See chart for resi options - discuss]</i>
Resdesign of DPW for Rt 20	\$ 150,000		\$ 4,000,000 \$500,000/yr
Facility will have to be sited into the hill/topography, at major earthmoving expense	? \$ 500,000		Condominiums would be unlikely based on buyer apprehension of past environmental issues. Site value = \$0 Net tax revenues = \$0?
Must move or rebuild salt shed	? \$ 500,000		Same Same
Rt 20 demo, cleanup and earthwork to be completed by the Town, at (40%?) higher expense than private developer	\$ 320,000		^ ^ ^ ^ ^ ^ <i>There is no deed restriction against residential, but it is common knowledge that a residential subdivision was not allowed due to methane contamination and the town was forced to buy the site. Methane readings much higher than Rt 20 site.</i>
Sudbury may hold up demo until 2017, still forcing a buyout for DPW to get moving?	\$ -		^ ^
DPW facility & lot would be Wayland's front door	Priceless - not in a good way		Quality of life and site limitation if not moved
TOTAL COST	\$ 1,870,000		\$ 4,000,000 + \$500,000 per year in perpetuity
COMBINED COST/LOSS:			\$ 5,870,000 + \$500,000 per year in perpetuity