

Transfer Station Re-Use

Community Meeting

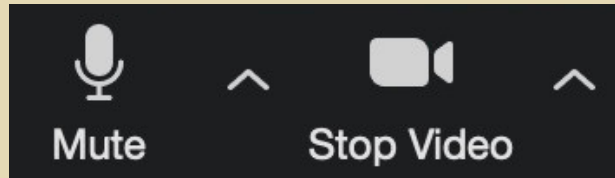
May 29, 2024



How to Participate via Zoom

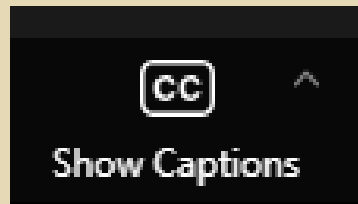
Audio/Visual Settings

- Participant microphones and cameras are OFF during meeting
- Microphones will be turned on by host ONLY if requesting to speak during Q&A/comment portion



Microphone and video control buttons in Zoom

- Closed Captioning available by clicking on CC button (auto-transcription by Zoom)



Closed Caption button in Zoom

Question and Answer (Q&A) Session - Live and Typed

Host will alternate between in-person questions and virtual attendee questions (raised hands and typed in chat)

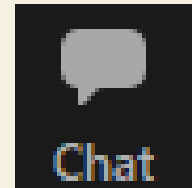
Live Questions:



Raise Hand button in Zoom

- Online: Click Raise Hand button
- Phone: Dial *9 to raise your hand

Typed Questions:



Chat button in Zoom

- Click Chat icon to type questions
- Team will read questions aloud and answer live

Team will answer as many questions as possible during meeting and will provide answers to additional questions following the meeting (Town to distribute)

Agenda

- **Transfer Station History**
- **Project Overview**
- **Community Survey**
- **Property Assessment & Market Analysis**
- **Next Steps**
- **Interactive Polling**

Transfer Station History-*circa 1940s*

Contrast between Town owned and privately controlled river banks is emphasized by scene (below) in vicinity of Dedham Bath House

Stier phot

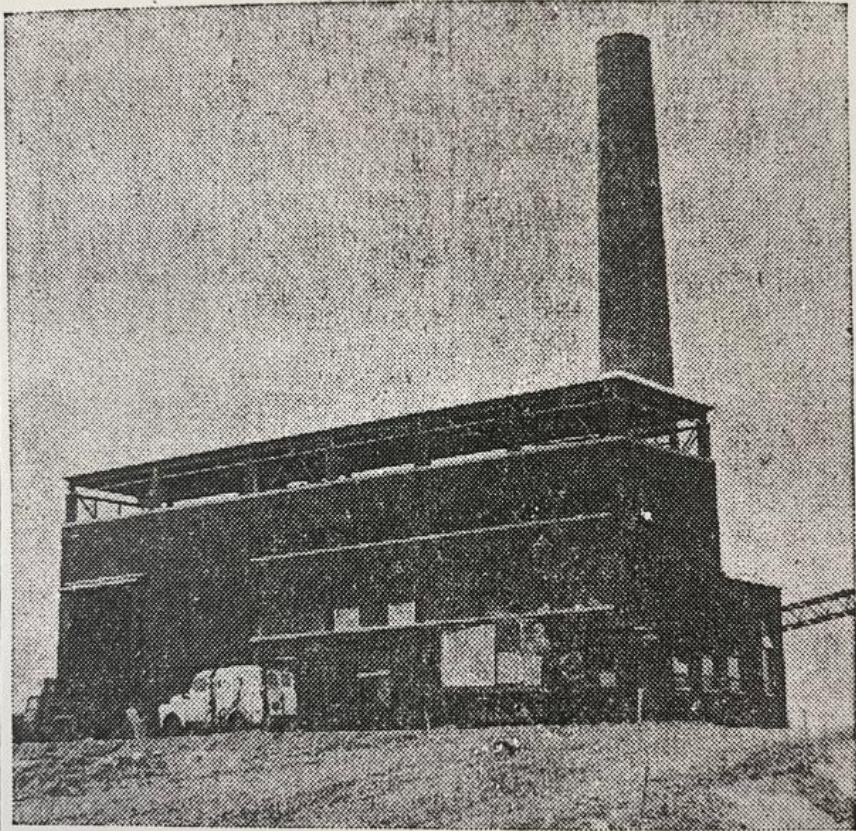


Transfer Station History-*circa 1950s*

- **Committee in 1952 stated:** *“...if an incinerator is not built within the next year the Town will be faced with a serious if not insoluable problem for refuse disposal in the future.”*
- **Committee in 1957 stated:** *“...the time is not too far distant when the Town of Dedham with one or two surrounding communities should investigate the acquisition of an incinerator to take care of the Disposal Problem.”*
- **Committee recommended in 1958:** *“...an incinerator which will be able to take care of all our needs.”*
- **1958 Committee recommends bath house site as location for incinerator and appropriation of \$486,000 for construction.**

Transfer Station History - circa 1960s

DEDHAM, MASSACHUSETTS, THURSDAY, JANUARY 19, 1961



INCINERATOR — Dedham's new incinerator, located on the site of the former bathhouse on Mother Brook, is rapidly nearing completion. The project was authorized at the 1960 Town Meeting and work begun soon after.

(Nocca Photo)

Transfer Station History-*circa 1960s*



Transfer Station History-1970s to present

- **1975: Incinerator use ceased in favor of transfer station**
- **2012: Town Meeting funds evaluation/design for new transfer station**
- **2016: Appraisal Report of property by CBRE**
- **2016: Evaluation of smokestack indicating continued degradation**
- **2019: Transfer station closes**
- **2020: Town Meeting approves \$1.3 million to demolish smokestack**
- **2023: Select Board FY24 Goal to create plan/establish working group**
- **2024: Anticipated demolition of smokestack**

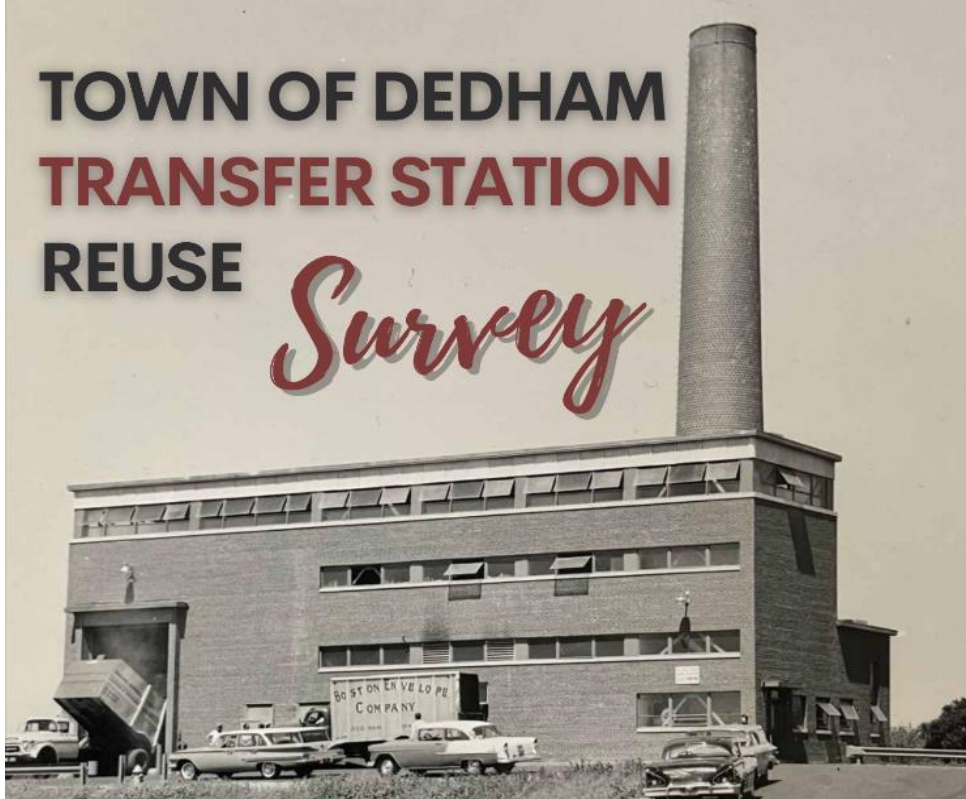
Re-Use Scope of Work

- **\$30k Technical Assistance Grant Awarded by MassDevelopment in October 2023**
- **Property Assessment & Market Feasibility**
 - BSC Group Inc. & Cambridge Econometrics
- **Scope of Work**
 - Property Assessment & Market Analysis
 - Community Engagement
 - Online Survey*
 - Community Meeting*
- **Final Report & Presentation to Select Board**



Community Survey Results

- Active from February 15 to March 15, 2024
- Received 617 responses
- 43% of respondents were 55 years or older
- Many respondents (92%) reported being familiar with property




TOWN OF DEDHAM
TRANSFER STATION
REUSE *Survey*

The Town is launching a survey (open until March 15th) to collect input from Dedham residents and stakeholders on future reuse possibilities of the Town-owned property located at 5 Incinerator Road, site of the former Transfer Station. Scan the QR code below to take the survey!

Questions?
Contact Jayson Schultz, Economic Development Planner
Email: jschultz@dedham-ma.gov
Phone: 781-751-9175
Project Page: www.dedham-ma.gov/transferstation

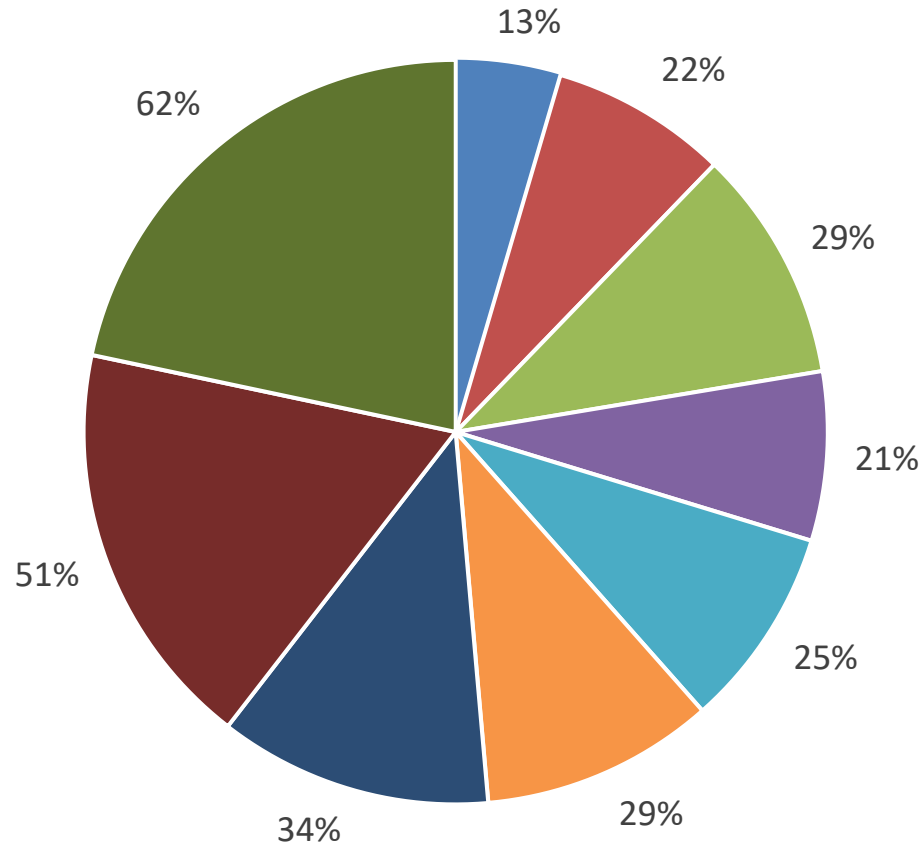
TOWN OF DEDHAM
MASSACHUSETTS

SCAN ME



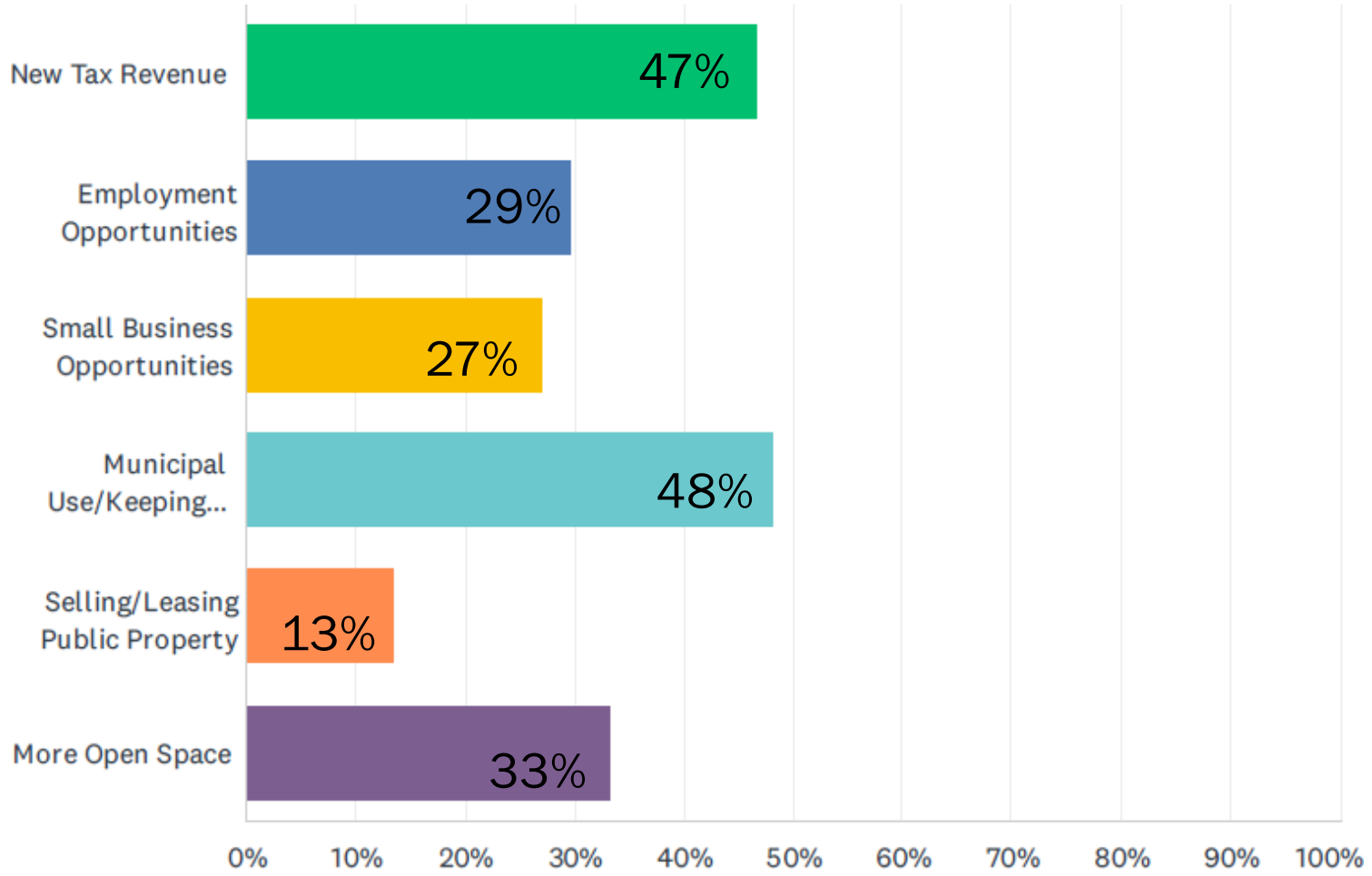
Community Survey Results-Preferred Future Use

(Percentage of 617 respondents that *avored* or *strongly favored* each use):

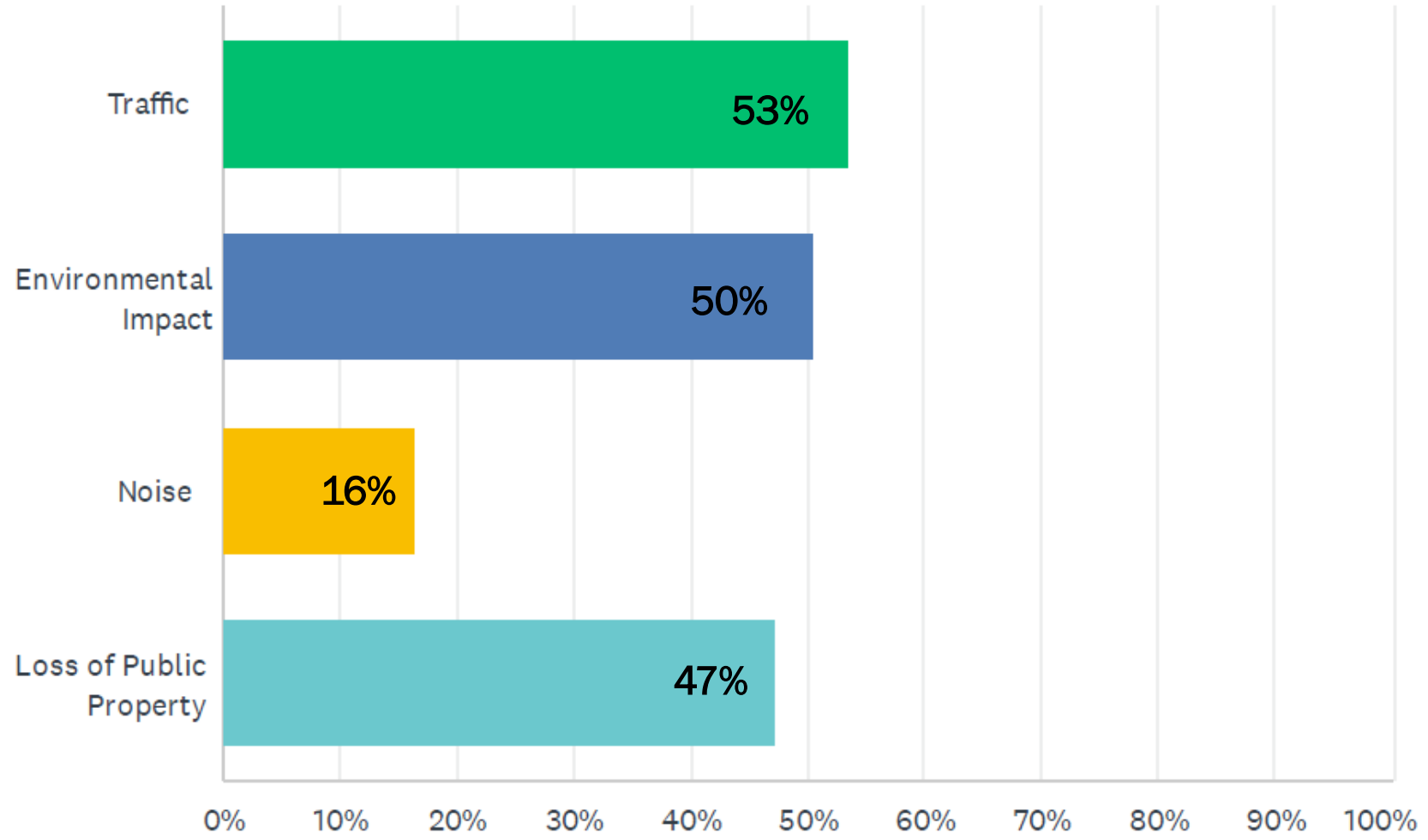


- Municipal Storage (*existing use*): 13%
- Office: 21%
- Light Manufacturing: 22%
- Medical: 25%
- Housing: 29%
- Retail: 29%
- Restaurant: 34%
- Open Space: 51%
- Transfer Station: 62%

Community Survey Results-Preferred Outcomes



Community Survey Results-Reuse Concerns



Project Overview

- **MassDevelopment contracted with BSC Group and Cambridge Econometrics to complete a property assessment and feasibility study.**
- **The site is a 1.61-acre parcel of land owned by the Town which was historically used as an incinerator and more recently a transfer station.**
- **The existing building is vacant and the site is used by the DPW for storage and a staging area for local construction projects**
- **The Town has been considering the reuse of the site since at least 2012.**



Market Analysis

Key Takeaways

- Dedham's economic indicators, such as its unemployment rate, median household income, and jobs/population ratio, outperform the state averages
- The multi-family residential market in Dedham has a relatively low vacancy rate (4.4%) and has trended below the Boston vacancy rate since 2020.
- Stakeholder consultations and market analysis suggest three main redevelopment options:
 - multi-family residential,
 - mixed-use with residential and ground floor retail/restaurant, and
 - destination retail/restaurant.
- Each option has its pros and cons, with considerations such as market demand, location, and infrastructure.



17 Eastbrook – adjacent mixed-use building

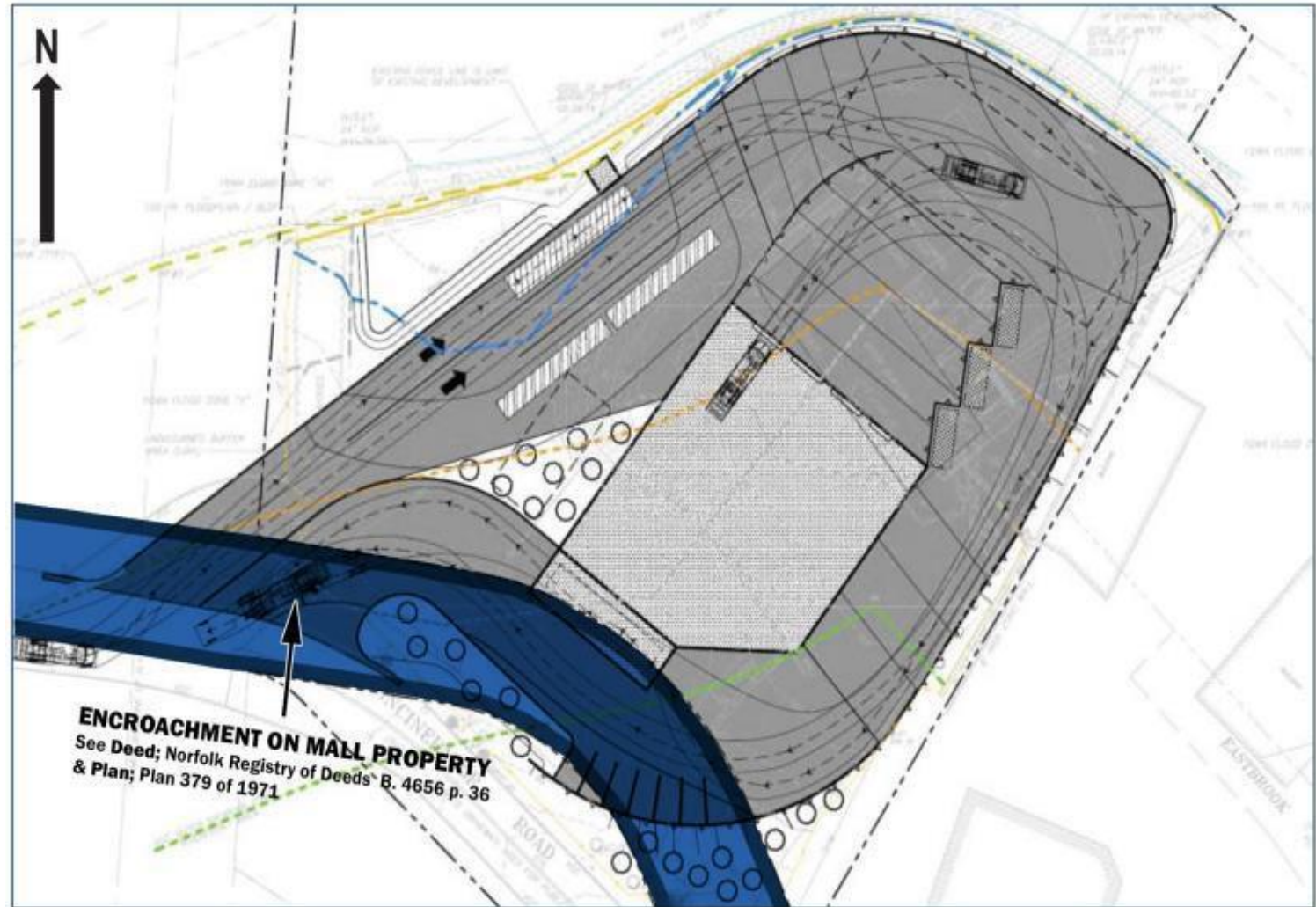
Site Constraints

1. Right of Way and site access unknowns
2. Wetland Protection Act regulations
3. Zoning regulations
4. Environmental/Building unknowns
5. Site topography
6. Location



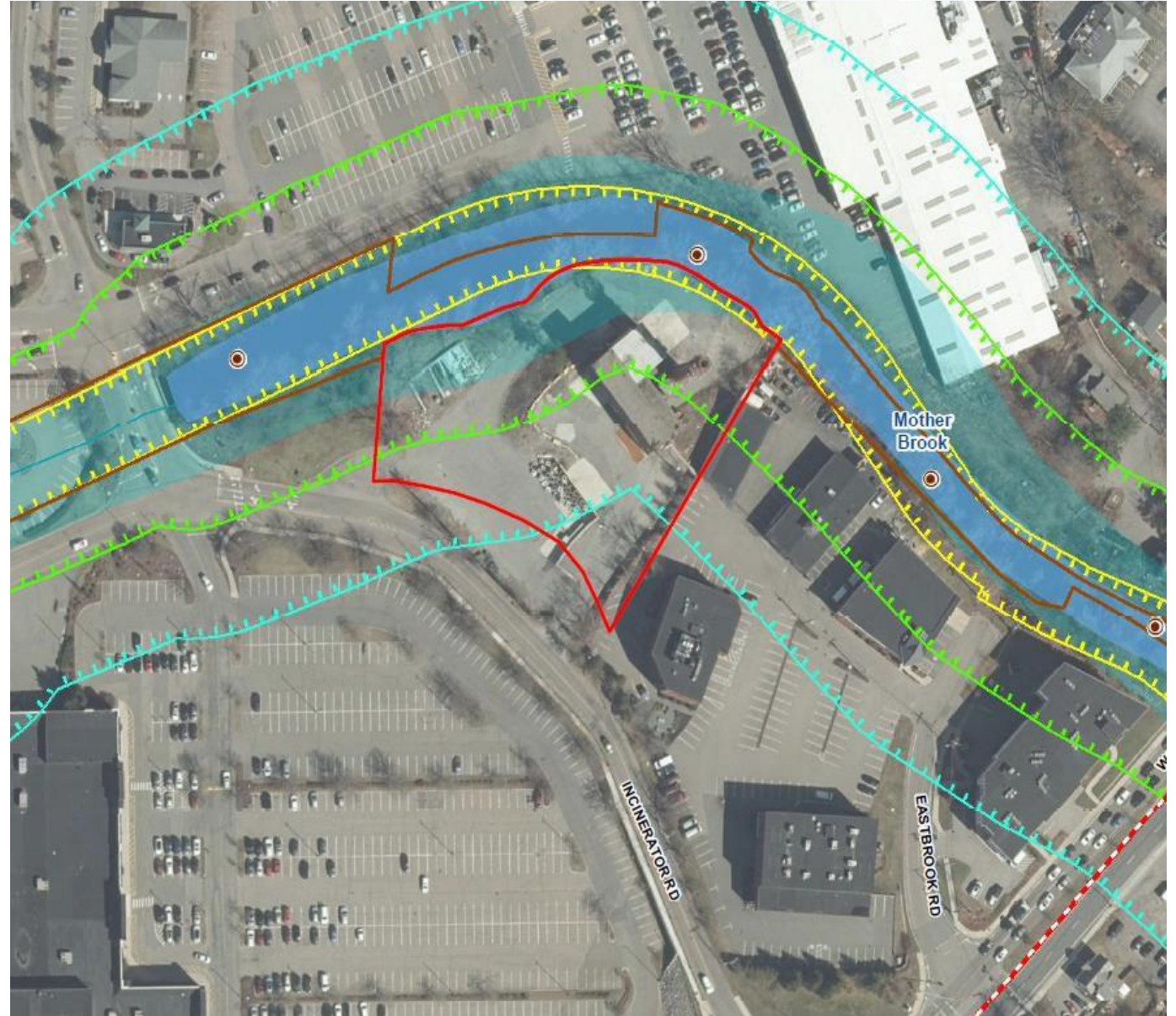
Site Constraints – *Right of Way and Site Access*

- The site does not appear to have frontage on a public way
- *From Washington Street* - Easement states “for any and all municipal purposes, except its use as a public way, but specifically reserving the Town’s right to pass and repass”
- Property line & ROW layout are not aligned with the physical location of Incinerator Road
- *From Route 1* - “No evidence the Town has the right to use Mall Road to access the Transfer Station”



Site Constraints – *Wetland Protection Act & Mass DEP Regs*

- ANRAD completed in 2015 which shows boundaries of resource areas
- Approximately half of property is considered Bordering Land Subject to Flooding (BLSF)
- Majority of property is within 200' Riverfront regulated area
- Managing stormwater for any use will a critical design component



Site Constraints – Zoning

- Existing Zoning Bylaw does not allow “multifamily residential use” in the Highway Business (it does allow for “mixed use residential”).
- 40-foot frontsetback from actual right of way may impact building location.
- No frontage on a publicway.
- 45-foot height limit & topography.
- Floor Area Ratio (FAR).

Town of Dedham

Table 1 - Town of Dedham, Massachusetts Principal Use Regulations

[Amended 11-15-2021 ATM by Art. 13; 11-14-2022 ATM by Art. 6; 11-14-2022 ATM by Art. 7; 5-15-2023 ATM by Art. 12]

See Footnote explanations at the end of this Table.												
Principal Use	Districts											
	SRA SRB	GR	PR	PC ¹⁷	RDO	AP	LMA	LMB	HB	LB ¹⁶	GB	CB
A. RESIDENTIAL USES												
1. Single family detached house.	YES	YES	YES	NO	SP	NO	NO	NO	NO	YES	YES	NO
2. Alteration and use of existing single-family house as a dwelling for not more than two families. (See § 280-7.2A)	SP	YES	YES	NO	NO	NO	NO	NO	NO	SP	YES	SP
3. Two-family or semi-detached house consisting of two single family dwelling units separated by a party wall	NO	YES	YES	NO	NO	NO	NO	NO	NO	SP	YES	SP
4. Mixed Use Developments	NO	NO	NO	SP	SP ²⁰	NO	NO	NO	SP	SP	SP	SP
5. Assisted Living Residence (See § 280-7.5)	SP	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
6. Multi-Family Residential (See § 280-7.3)	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
7. Dwelling Unit, Transient Occupant	SP	SP	NO	NO	NO	NO	NO	NO	NO	SP	SP	NO
8. Lodging House	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
9. Age Restricted Housing Development (See § 280-7.8)	NO	NO	NO	SP	SP	NO	NO	NO	NO	NO	NO	NO

Site Constraints – *Environmental/Building Unknowns*

- The former use of the site as an incinerator and transfer station has created questions about soil conditions. A 21E (soil conditions assessment) may be beneficial prior to any sale of the property.
- Demolition of the smokestack and building is anticipated for late 2024.



Site Constraints – *Location*

Regarding commercial/retail uses:

- The site has limited visibility from Washington Street or Providence Highway
- The location close to the Dedham Mall will impact potential commercial tenants

Regarding Transfer Station use:

- The location is close to Mother Brook
- The location is close to residential/office/recreational uses which are incompatible



Summary of Potential Uses

The potential options are based on:

- Market analysis
- Stakeholder interviews
- Site constraints
- Community survey
- Town officials

Important considerations:

- Site can either be retained by the Town or sold (or leased in some cases) – this is known as disposition.
- Disposition requires approval by the Select Board.
- Additional due diligence will be required, including an appraisal.
- The site requires significant investment (either by the Town, or a developer).

Summary of Potential Uses

Use	Opportunities	Challenges
Multifamily	<ul style="list-style-type: none"> • Strong market • Suitable for grants to improve pedestrian infrastructure • *could provide revenue into DIF district 	<ul style="list-style-type: none"> • Would require a zoning amendment • Site constraints may chill interest if unresolved
Mixed Use	<ul style="list-style-type: none"> • Success of abutting property • Suitable for grants to improve pedestrian infrastructure • Use is supported in Master Plan • Access could be gained from adjacent property 	<ul style="list-style-type: none"> • May be difficult to find ground floor use • Site constraints may chill interest if unresolved
Destination retail/restaurant	<ul style="list-style-type: none"> • Could provide new offering for Dedham • Brewpub or specialty food • Specialty retailer • Proximity to Mother Brook and other retail 	<ul style="list-style-type: none"> • Limited visibility • May not be highest yielding use • May not be financially feasible
Municipal storage	<ul style="list-style-type: none"> • Would fulfill a need for storage 	<ul style="list-style-type: none"> • No new tax revenue • May not be competitive for site preparation grants
Open space	<ul style="list-style-type: none"> • Could serve need for green space within mall area • Could be good fit for MVP • Could allow for wireless communication use/lease 	<ul style="list-style-type: none"> • No new tax revenue • Would require several years of grants for site preparation • Would require significant financial investment by Town
Transfer Station	<ul style="list-style-type: none"> • Would fulfill a need • MEPA Certificate issued in 2017 	<ul style="list-style-type: none"> • Would require significant financial investment by Town • Requires significant permitting with MassDEP, Conservation Commission, Board of Health & Planning Board • Concerns about location; compatibility with other retail and residential uses • Prior site planning efforts may be impacted by expanded ROW.

- Polling activity

Easiest option is to use your smart phone to take a picture of the QR code.

Please complete question and hit “submit”.

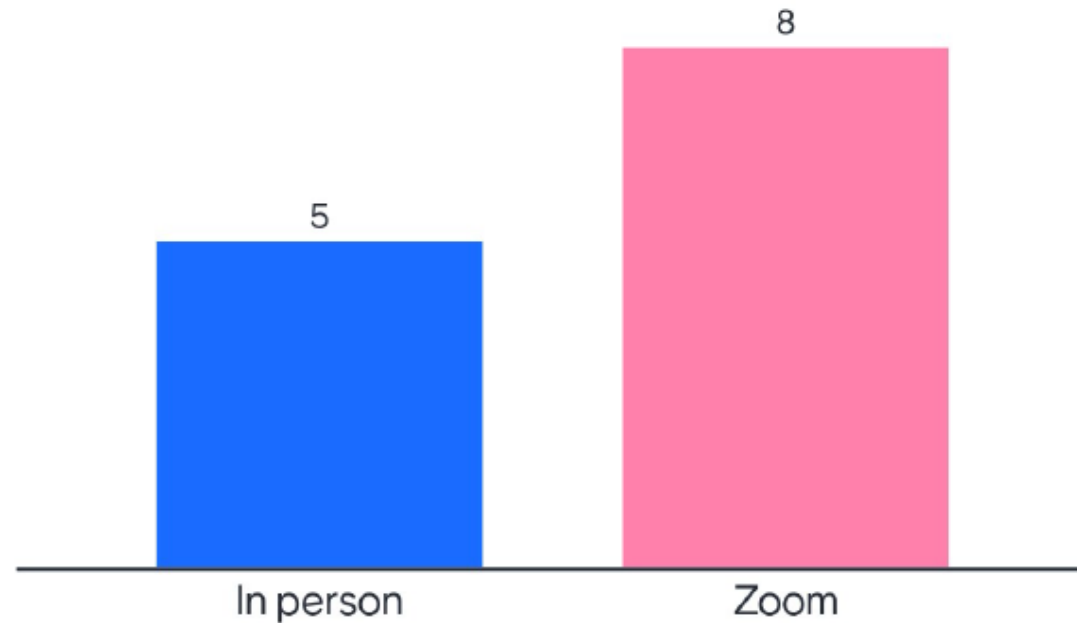
Wait until prompted to complete next question.

No phone, use the link in the chat.

Community Live Polling (Question 1 of 6)

Mentimeter

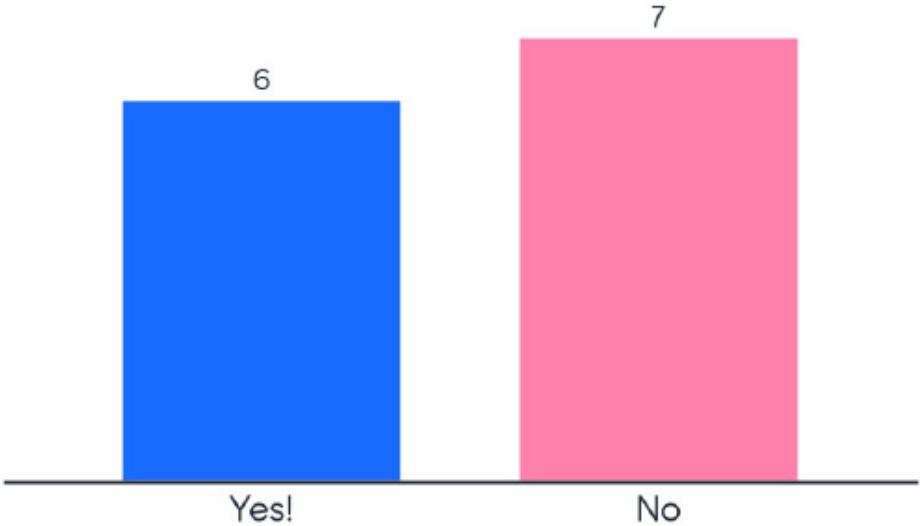
How are you participating today?



Community Live Polling (Question 2 of 6)



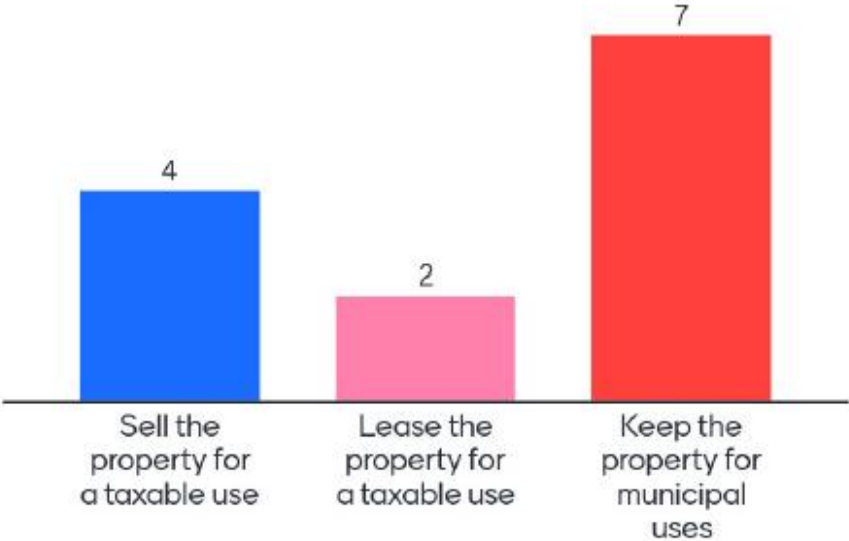
Did you take the Transfer Station Reuse survey back in February & March?



Community Live Polling (Question 3 of 6)



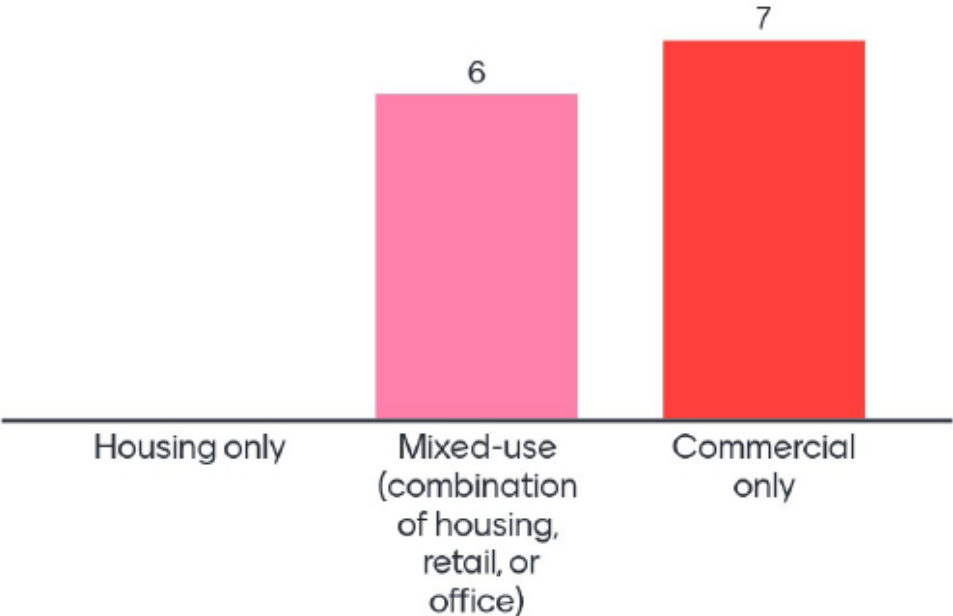
Based on what you heard today, with the likelihood the property will not be used for a future transfer station, should the Town:



Community Live Polling (Question 4 of 6)

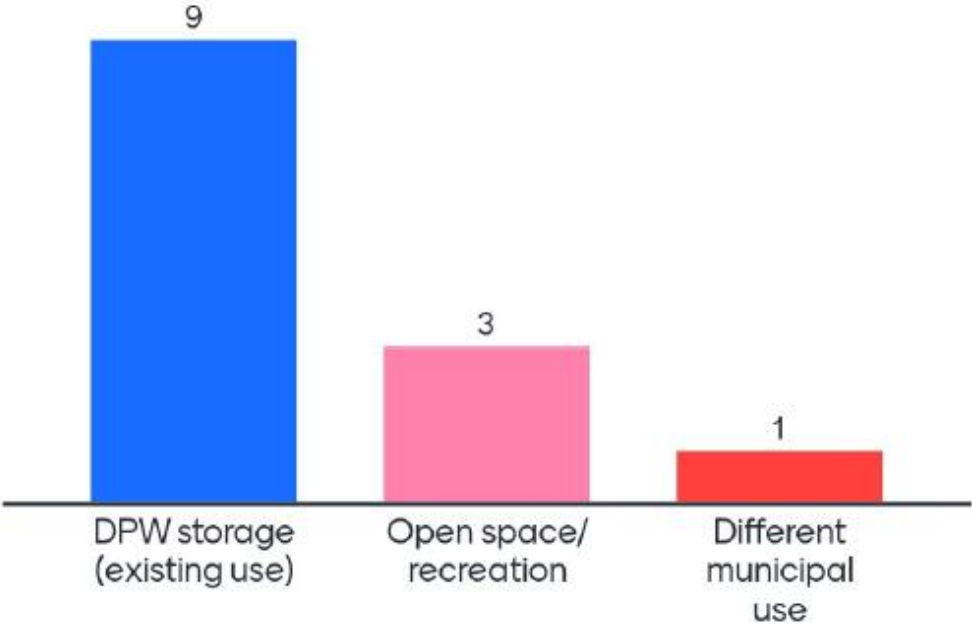


If the Town sells or leases the property, should the reuse be:



Community Live Polling (Question 5 of 6)

If the Town keeps the property for municipal purposes, would you prefer the site be:



Community Live Polling (Question 6 of 6)



Are there other municipal uses you'd prefer the site to be used for?

Currently here to engage and listen to the start of the conversation.

Recreational

municipal food forest like here
<https://www.boston.gov/departments/food-access/food-forests>.
its good for climate change and community building. I prefer mixed use zoning like the example.

DPW use

Any number of sites might be better suited to a transfer station. There are also a number of sites already in town management as open space that aren't accessible. What muni uses are we missing?

Don't know



Next Steps

- **Presentation to Select Board (Presentation on June 13, 2024)**
- **Complete the demolition of existing building & smokestack**
- **Recommendations:**
 - **Remedy access via Incinerator Road**
 - **21 E Phase 1 Environmental Assessment**
 - **Updated appraisal**
 - **Consider zoning changes to allow for future uses on site (eg. Multi-Family)**
 - **Continue community process on reuse options**

