

**Draft minutes Transfer Station Improvement Committee  
December 18, 2023  
Cook Memorial Library**

**Call to order:** 6:05

**Present:** Willie Farnum, Steve Shaeffer, Richard Doucette, Kelly Goodson, Maud Anderson, Ellen Farnum, Sue Stowbridge (remote)

**Approve Minutes from 11-13-23:**

Motion: Richard D.      Second: Kelly G. **Vote:** unanimous

**Regionalizing Recycling Center:**

Selectboard sent out letters last month to see if there is an interest in regionalizing recycling. Richard reported that the Selectboard has only had one response from towns receiving letters. Moultonborough is not interested. (They may have not understood that this is an option for individual people to use our facility for recycling.)

Follow up phone calls are needed to discuss how this could be advantageous to participating members.

**Alternative Site for Transfer Station:**

Willie, Steve, and Richard have viewed a property (North Country Recycling) that could potentially serve as a site for Tamworth's Transfer station if purchased by the town.

**Background:** Much of the current cost for building on the small, existing transfer station site is because the ground needs extensive excavation and the exorbitant cost of building construction. Money would be saved if an appropriate site was found that did not require excavation and could be purchased at an affordable price. The current site is also limited by its size. If the site is expanded with the present plans, there is no possibility of expanding/adding buildings in the future.

North Country Recycling is selling 83 acres, currently taxed at about \$10,000 a year. (563 Plains Road, Tamworth.)  
Only about 1/3 of this land would be suitable for development.

**Currently on the site:**

- Large, two-story office building (5620SF with three Bay attached garage with 14 ft. overhead doors) heated by recycled oil waste burner,
- Steel constructed 3 sided Outbuilding 125x 40,
- Two bathrooms, septic.
- Scale, baler, forklifts, and other equipment available for purchase.

### **Discussion--Pro:**

1. Site is close to town residents, yet in a spot designed for a recycling-type business and the associated noise.
2. Large and functioning heated office spaces and bathrooms. There is the potential for other town offices to use space, or to perhaps rent office space.
3. Existing building would easily accommodate equipment needed for baling recycled material and storage space.
4. Potential to lease some of the cleared, flat land to a solar farm company. Property is next to needed transmission lines.  
(10-acre solar farm has the potential to generate \$35,000 to \$45,000 in income a year to the town.)
5. Some equipment (baler, forklifts, etc.) could be purchased as part of the negotiated price.
6. Temporary transfer station would not need to be found while construction work is being done. (Current transfer station could remain open until the new site is ready). This is an expense saved, (estimated \$60,000 to \$100,000.)
7. The existing transfer station and land could potentially be sold to recoup cost.

### **Discussion---Cons**

1. Price: The current asking price is currently too high. Negotiation would need to occur to find an affordable price.
2. Town would need to move or prepare site for a MSW compactor and construct a roof over the compactor (possibly roof over C & D).
3. No closure plan for the site. (Richard has consulted with Laurel Pushee, from the Department of Environmental Solid Waste in NH about regulations and closure plans)
4. The site has material that must be cleaned up. Example: Telephone poles with creosote, construction debris, tires.

5. A Phase Two environmental survey is needed to determine quality of site. Approximate cost to investigate the site: \$60,000 to \$65,000.

**Finances:**

- \$109,000 left in the Sanborn, Head & Associates account for design development.
- \$493,000 from USDA Grant. (USDA has been contacted to see if funds can be used for land purchase. Response has been encouraging, but a final answer is not yet available.)
- There is the possibility of a loan from USDA for additional funding.
- Discussion of plan design options that would reduce cost,
- The present transfer station location could be sold. (A commercial real-estate agent should be asked for an estimated value.)

**Motion to recommend that the Tamworth Selectboard enter negotiations with the owner of the North Country Recycling Center:**

Commercial property #4926050

563 Plains Road, Tamworth

#17

Moved: Kelly      Second: Ian      **vote:** unanimous

**Update on Bathroom at Current Transfer Station:**

TSIC members have been exploring options for temporary bathrooms to be used while a new office building is being constructed at the transfer station.

- Willie has looked at plans to build a temporary bathroom. He estimates that this would cost \$35,000 and is therefore not to the town's advantage. (The \$35,000 does not include the cost of building the septic and water lines and electrical hook up.)
- Steve has found several options for a portable bathroom that might work. One of these is fully insulated.

**Willie and Steve** will continue to explore options.

**Scheduling Future Meetings:**

TSIC will next meet on **January 8<sup>th</sup>**. Extra meetings may be required as we approach budgeting and warrant deadlines for 2024, and Town Meeting.

**To Do:****Willie:**

Follow up with USDA,  
Explore bathroom options,

**Richard:**

Recommendation to Selectboard pursue negotiations,  
Follow-up phone calls about regionalization efforts??  
Contact realtor about possible resale value of existing transfer station?

**Steve:**

Recommendation to selectboard to pursue negotiations,  
Continue to explore bathroom options  
Contact realtor about possible resale value of existing transfer station?

**Ellen:**

Reschedule next TSIC meeting,

**Meeting adjourned:**

7:40 pm

E. Farnum minutes