

Town of Canton



Public Works Facility Expansion and Relocation

May 25, 2016

Current Conditions

*Facility
Condition*



*Undersized
Facility*



*↑
Outside Vehicle
Storage*

Current Conditions

Equipment Storage

- Improper facilities for vehicles:
 - No wash facility
 - Outside storage results in lengthy warm up times and difficulty starting on cold mornings
 - Undersized repair bay results in trucks having to be repaired at private maintenance facilities

- A 2013 study found that outside storage of vehicles over 50 years will cost an additional \$13,000,000 to the Town of Canton.



Current Conditions

Undersized Facility

- A 2008 “space needs assessment” by Weston and Sampson found that the Town of Canton should have a Public Works Facility of 25,000 square feet.
- Undersized facility creates:
 - Cramped work space
 - Unsafe Conditions
 - Limited Administrative Space



Current Conditions

Existing Condition of Structure



- Foundation is cracking and was recently cited as a concern in an OSHA inspection.
- Roof is failing and will be replaced this year.

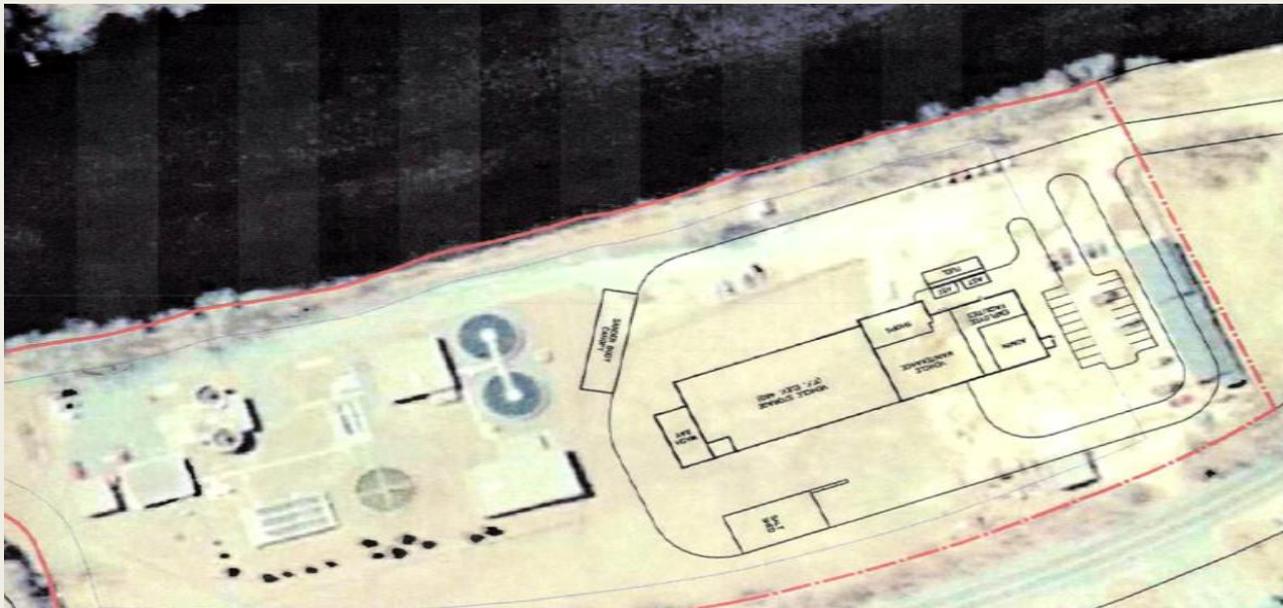
- Obsolete Emergency Lighting
- Insufficient Emergency Power
- Salt Shed was “reconditioned” with cabling because of instability.



2007 - 2014

50 Old River Road

- In 2007 an Engineering Firm was hired to complete a master plan for improving the Public Works Facility at 50 Old River Road.
- Due to new floodplain restrictions and the recommended size of the facilities, it was determined that a new site would be required.



2007-2014

5 Cherry Brook Road

- In 2010, a referendum to approve the purchase of 5 Cherry Brook Road failed among concerns about price of the lot and lack of final plans for the facility.
- In 2012, the Board of Selectmen rejected moving forward with 5 Cherry Brook Road because contracted price for the lot was higher than appraisals.



2007-2014

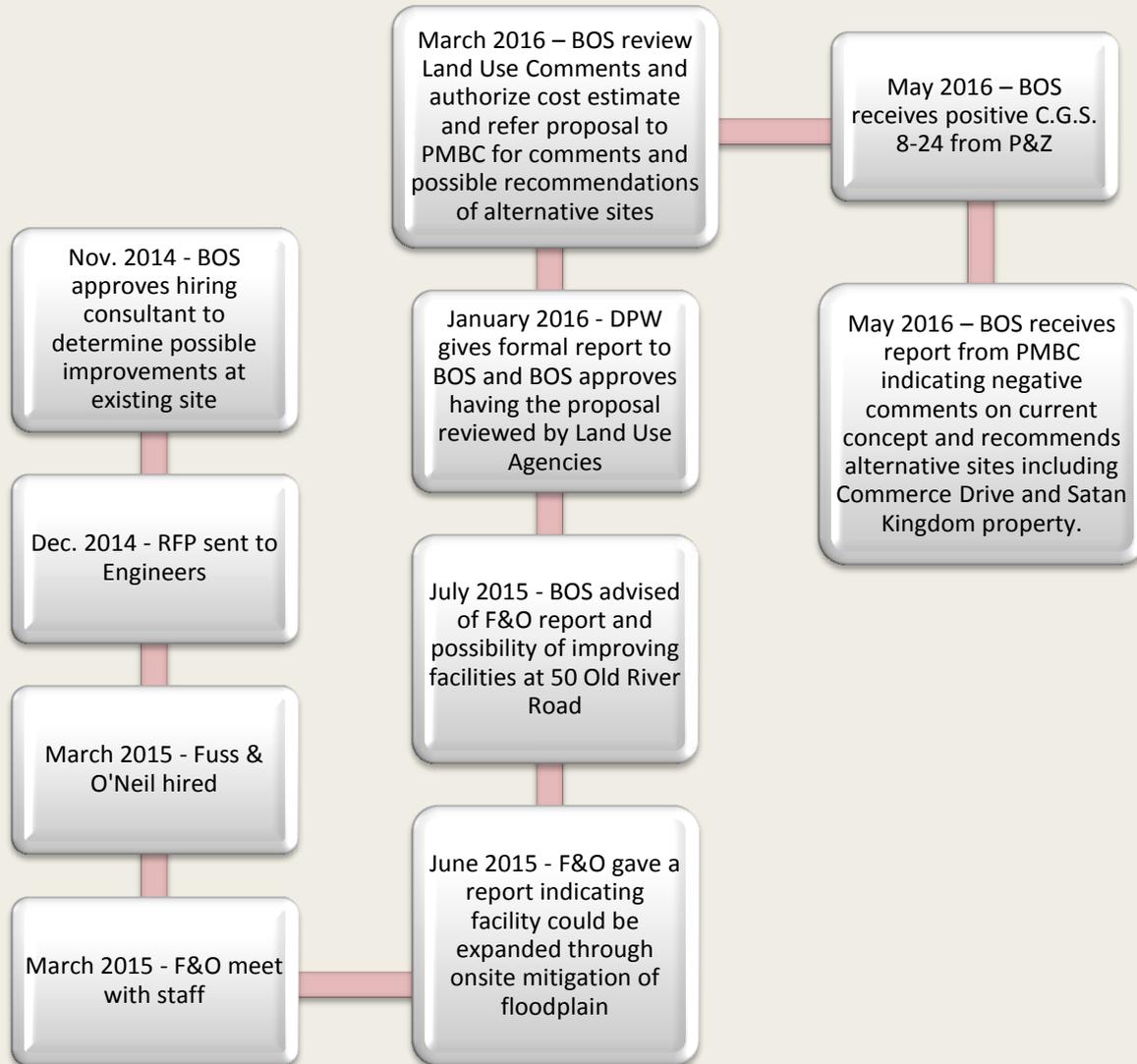
325 Commerce Drive

- In 2013, a 19,967 square foot facility for 5.4 million was defeated at referendum.
- In 2014, a 18,890 square foot facility for 4.78 million was defeated at referendum.

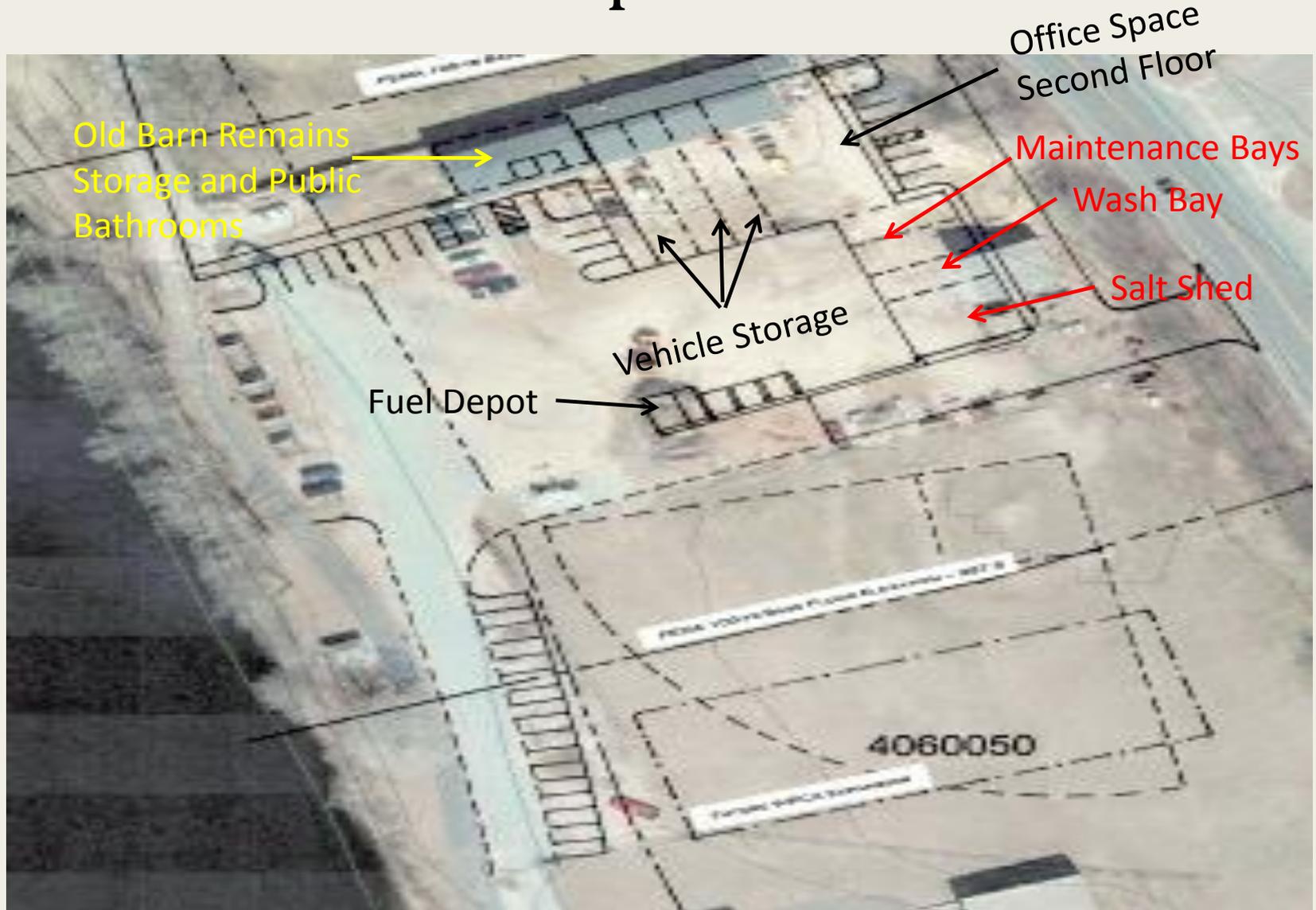


2014-2016

“It was unanimous that the next steps would be to make significant improvements the best they can to the existing garage” BOS Minutes Nov. 2014



Conceptual Plan



Compensatory Storage

Weston and Sampson 2012

“Compensatory Storage may be possible if the Town is able to locate a parcel with the same hydraulic reach and with a volume that was not previously used for flood storage. Although feasible if such a property exists, this would result in a substantial increase in construction costs and as of now, no viable compensatory storage has been identified.”

Fuss & O’Neil 2015

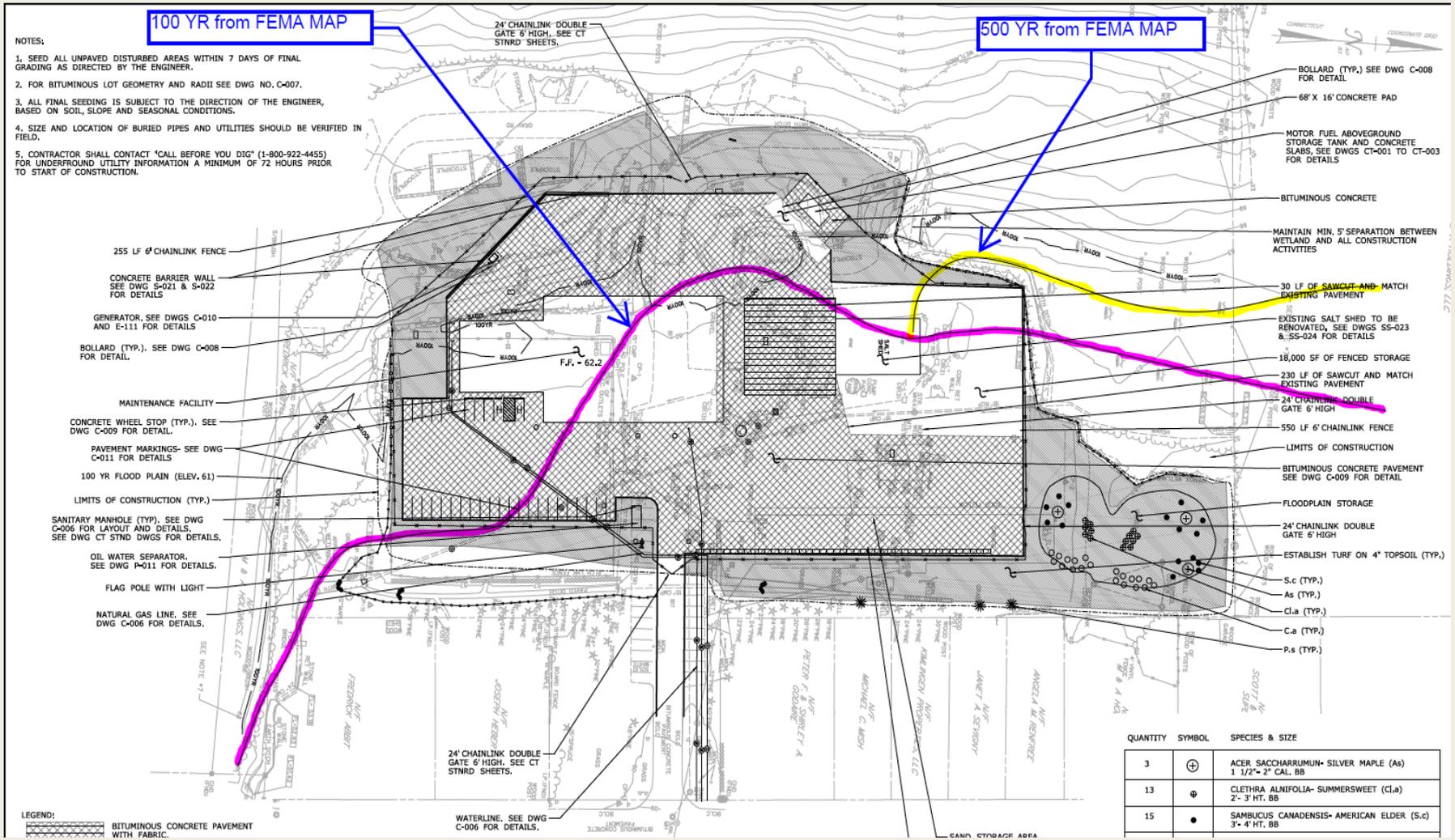
Reduction of storage in the floodplain (Section 6.2.H.6.A-E): By building a raised addition onto the building, soil would be placed up to the floor elevation. This soil would occupy space that is currently available for flood storage. Flood storage cannot be reduced unless:

- Compensated for by deepening or widening the floodplain

125 Taftville Road, Norwich



New Garage Utilizing Flood Mitigation

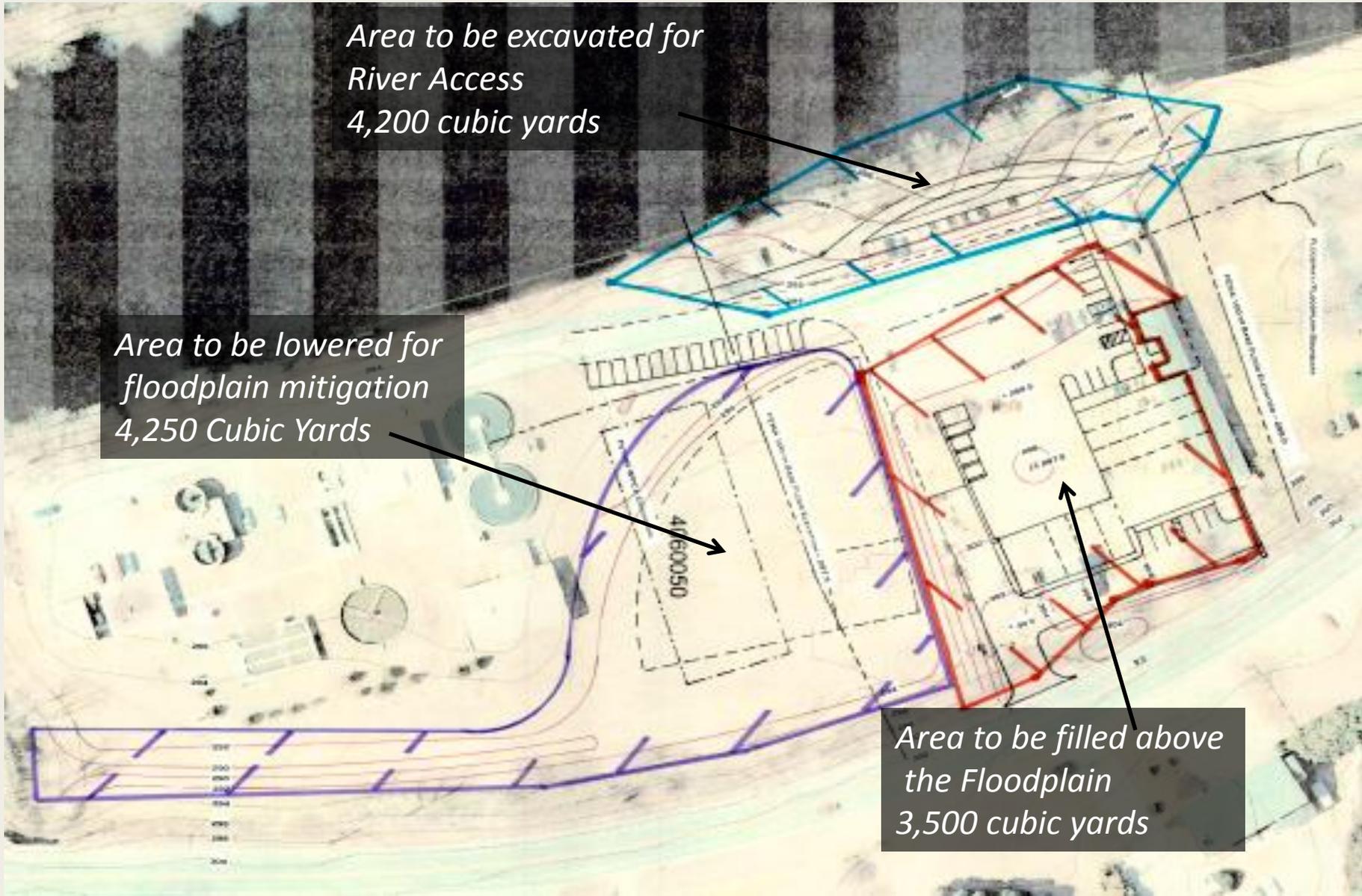


Conceptual Plan Fills and Cuts

*Area to be excavated for
River Access
4,200 cubic yards*

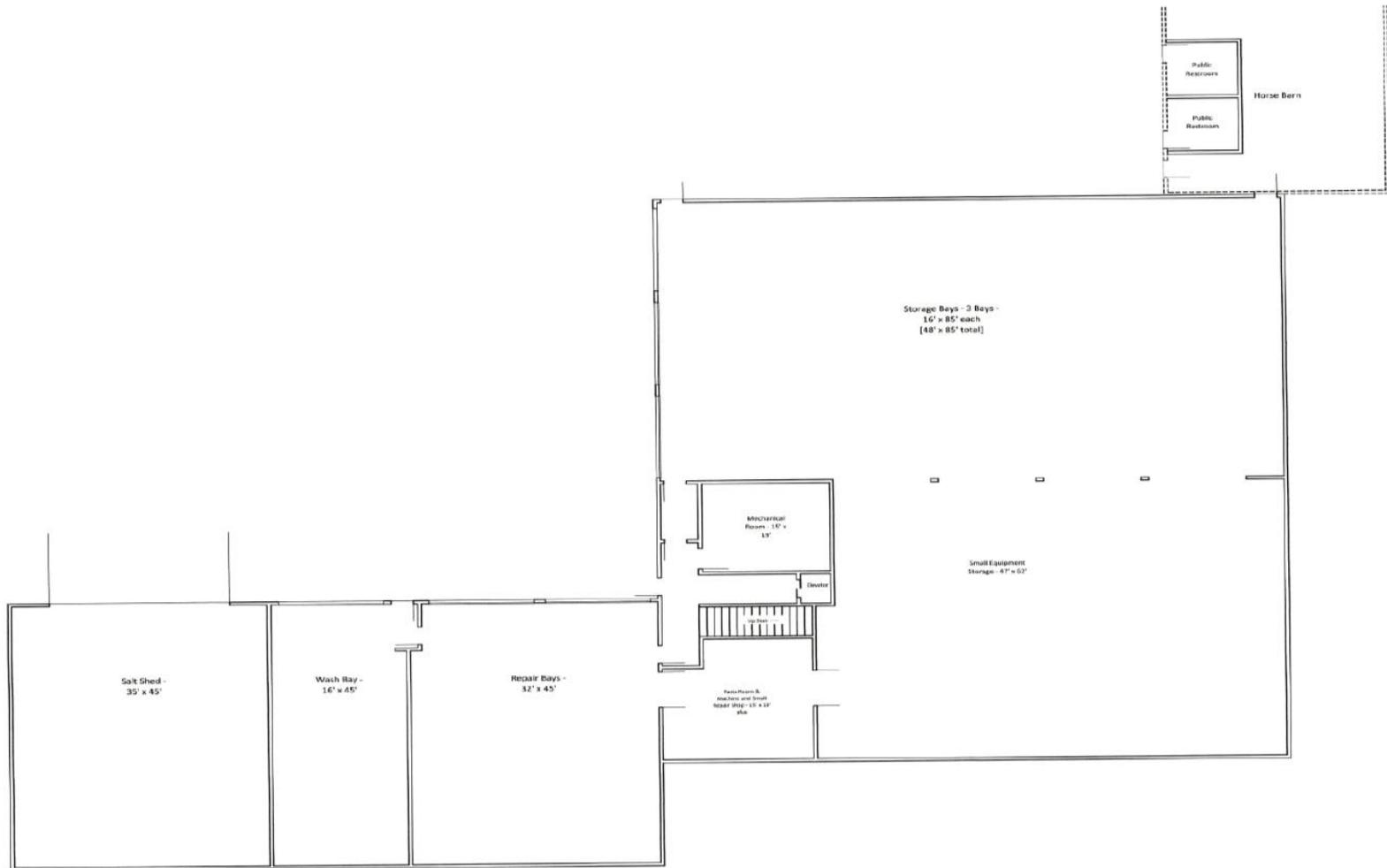
*Area to be lowered for
floodplain mitigation
4,250 Cubic Yards*

*Area to be filled above
the Floodplain
3,500 cubic yards*



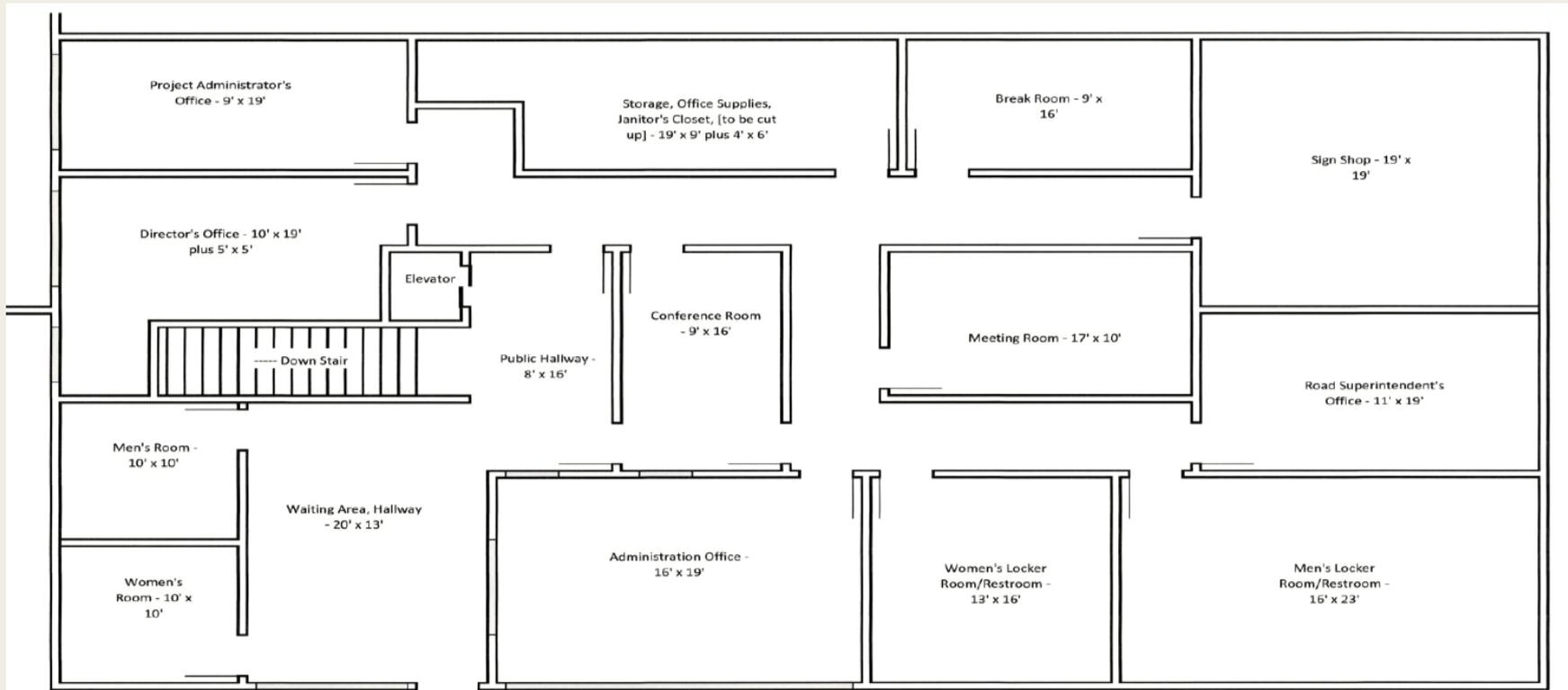
Conceptual Interior Design

Ground Floor

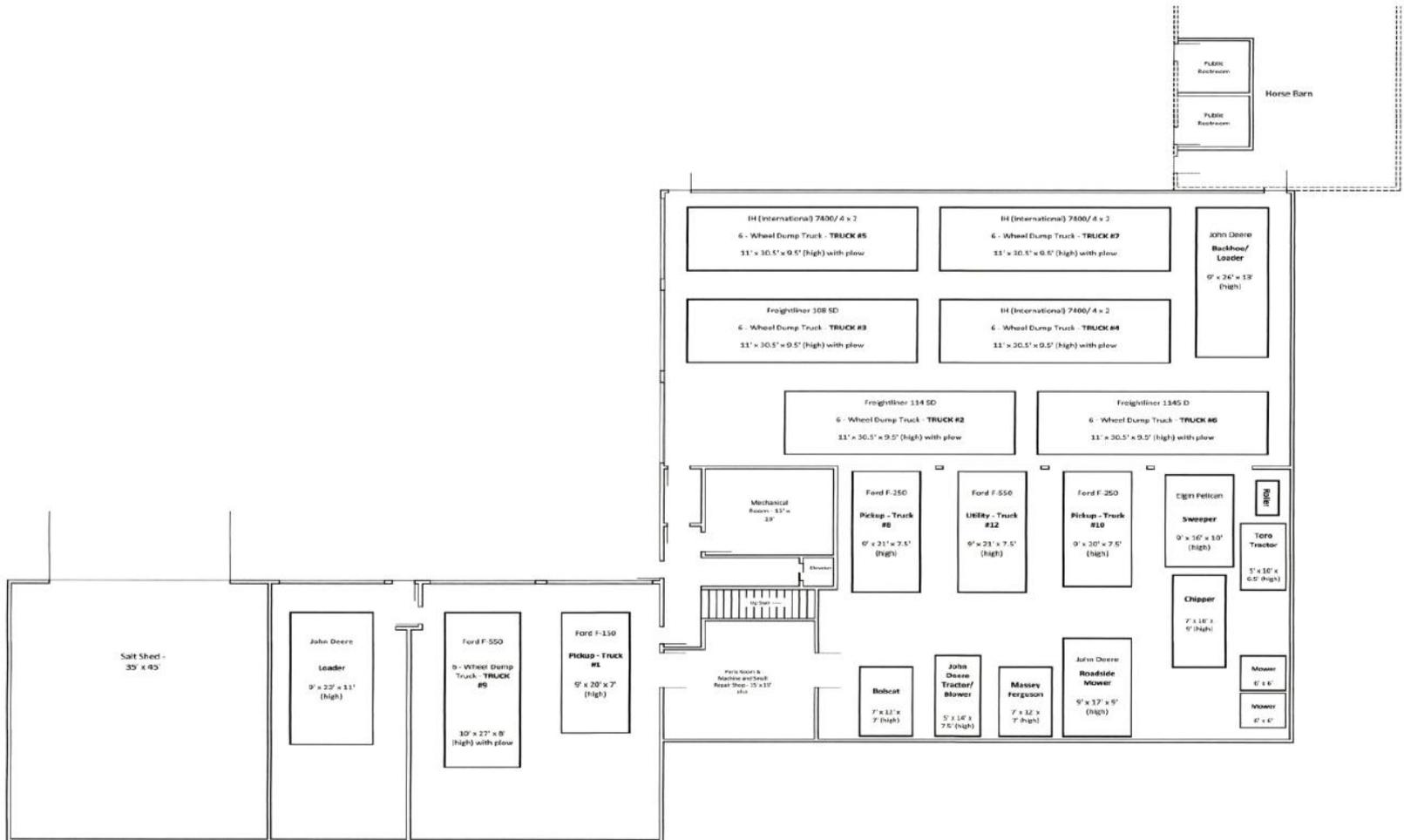


Conceptual Interior Design

Second Floor



Equipment Storage



Size and Cost Estimates

- Total Building square feet – 16,380
 - Main Building 14,805
 - Salt Shed 1,575

- Cost
 - Jacunski Humes – \$6,059,328 (includes 21% contingency)
 - Millennium - \$2,941,244.20 (does not include mitigation and non-building site work)

Benefits/Compromises

Benefits

- 2.5x larger than existing facility
- Triples amount of storage for salt
- Allows all equipment to be stored indoors and provides appropriate administrative office space
- Raises facilities, including parking, fueling and access above the flood zone
- Provides River Access, formalized parking, storage and bathroom facilities
- Removes vehicle traffic from the bike trail
- Allows Bicentennial Field to remain
- Municipal Zone

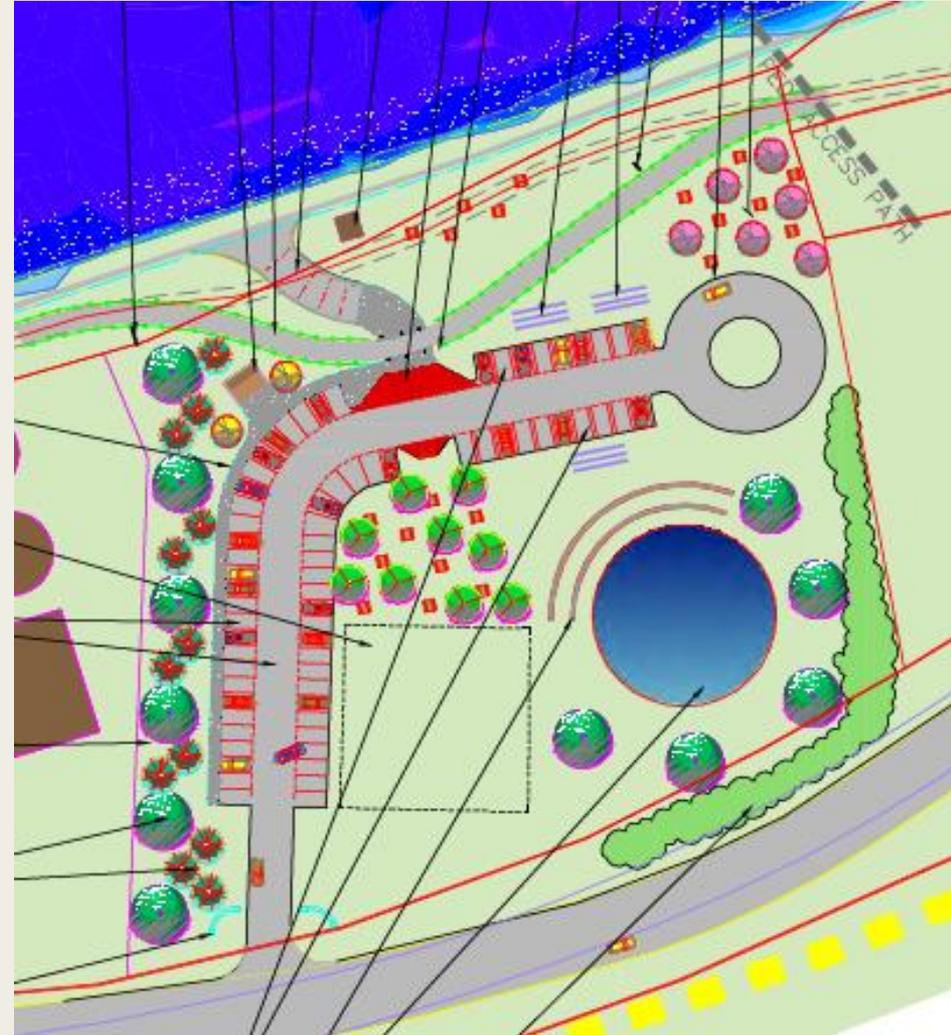
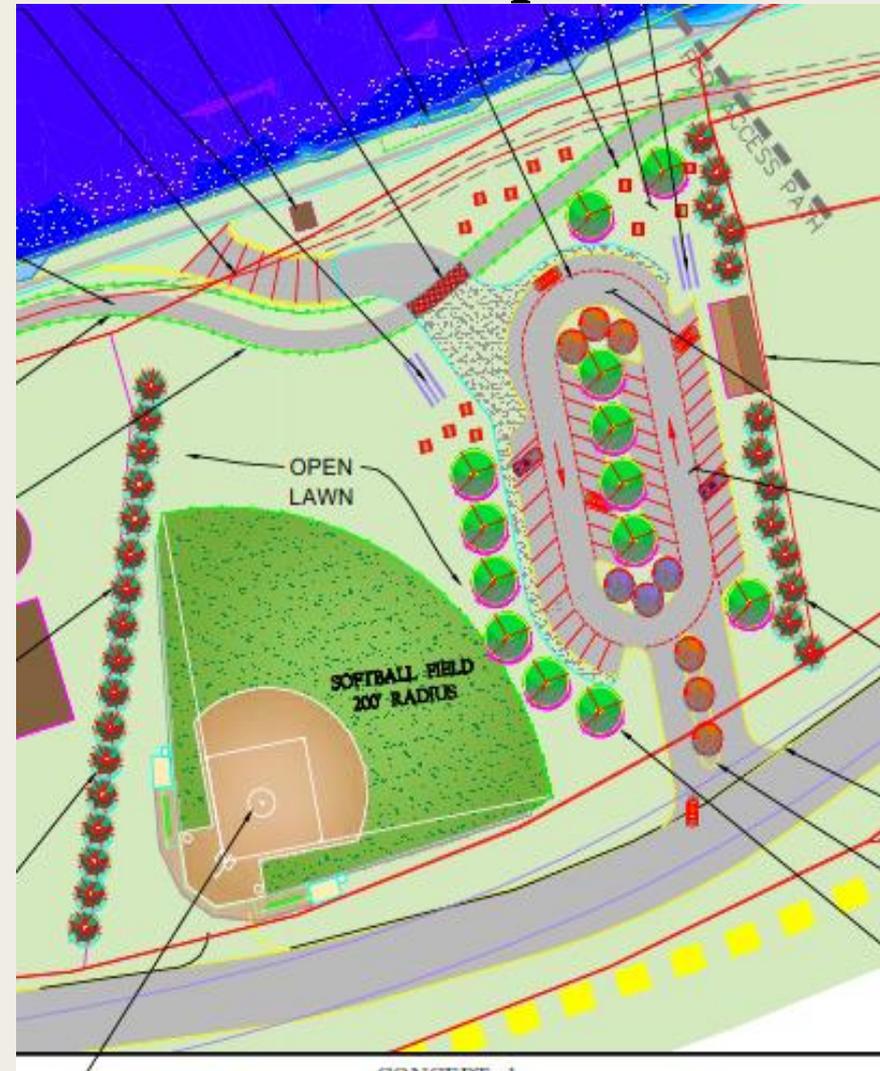
Benefits/Compromises

Compromises

- Smaller facility with limited ability for expansion
- Still within 500 year flood zone
- DPW would have to utilize a transition plan during construction
- Facility will compromise view of the river and may not be aesthetically pleasing to some when viewed from the river.
- Plan would only partially comply with the Upper Mill Pond Plan and does not satisfy the goal of moving the garage off the river as specified in the POCD

Upper Mill Pond Master Plan

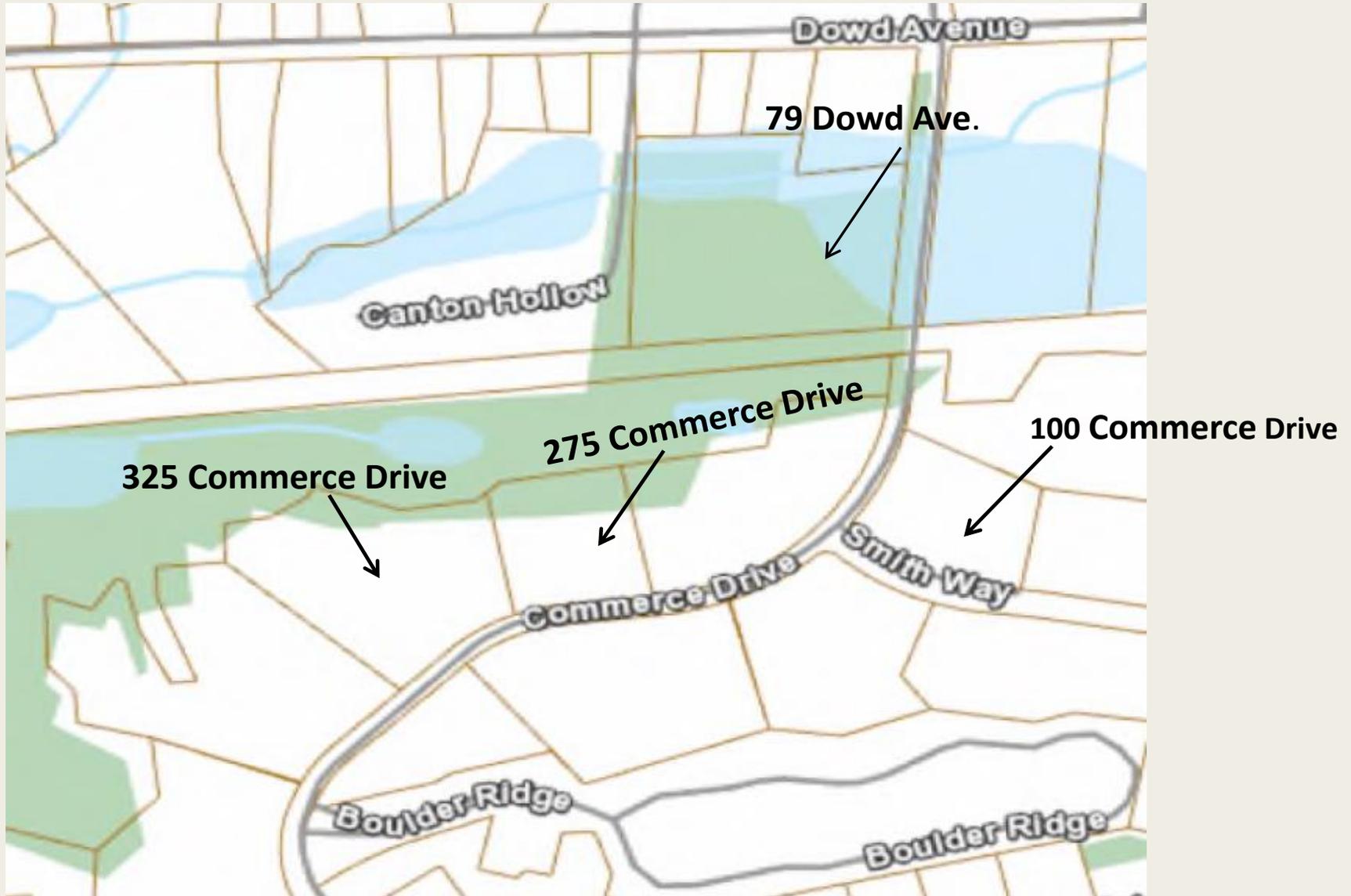
Two Proposals for Current Garage Area



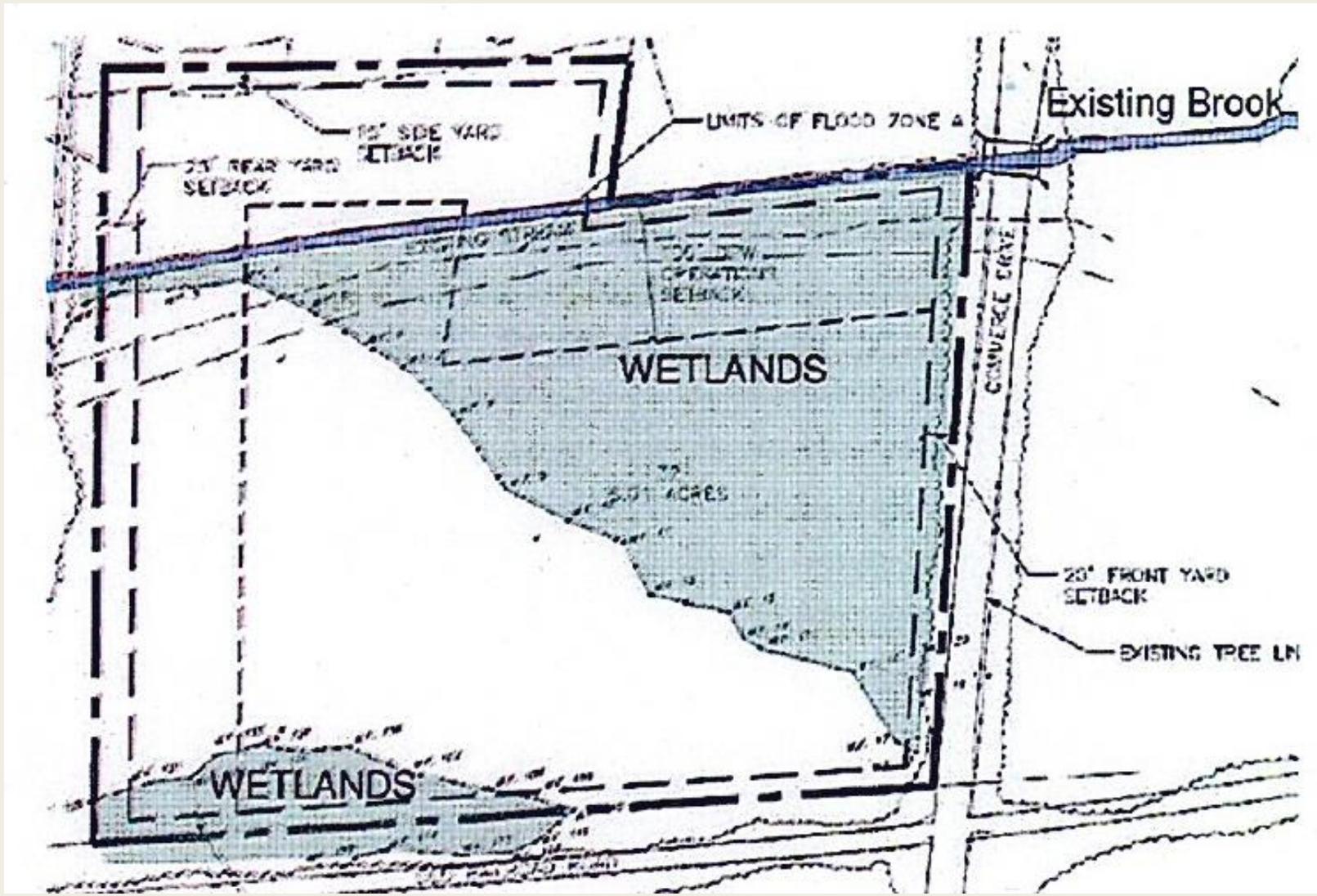
Other Sites Recommended by PMBC

1. 100 Commerce Drive (private, industrial park)
2. 79 Dowd Avenue (CLCT, dog park)
3. 674 Albany Turnpike (private, larger parcel)
4. 225 Cherry Brook Road (private)
5. 275 Commerce Drive (private, industrial park)
6. 325 Commerce Drive (private, Industrial park)
7. 51 River Road (town land)
8. 50 Old River Road (town land)

Commerce Drive Sites



79 Dowd - Wetlands Boundary Map



100 Commerce Drive to be utilized by FAVARH

5/24/2016

FAVARH Continues to Work Toward Expansion Project - Canton Compass | Canton Compass

May 4, 2016

Community

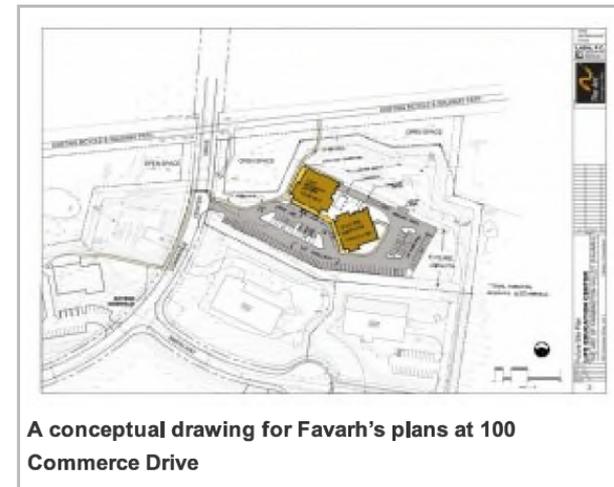
No Comments

By John Fitts

Favarh, a Canton-based non-profit that supports people with intellectual, physical and developmental disabilities, continues to work toward its Life Enrichment Center project that would include two new 7,500 square foot buildings at 100 Commerce Drive to house a bevy of enrichment programs, its transportation hub and transitional education initiatives.

In February, Gov. Dannel P. Malloy's office announced that the Canton-based organization had been awarded \$1,527,457 under the state's Nonprofit Grant Program.

Originally Favarh was going to begin with just one of the planned buildings but with the state grant, a \$1 million matching grant, a fundraising campaign and an upcoming golf tournament, the organization is looking to construct both simultaneously. The two-year project is estimated at approximately \$4 million.



Benefits/Compromises Commerce Drive Sites

Benefits

- In or next to a light industrial Park
- Centrally Located
- Utilities – Gas, Water and Sewer
- On a substantial road
- Two of the sites 325 Commerce and 100 Commerce have sufficient room for the Public Works Facility
- 79 Dowd is owned by the Canton Land Conservancy

Benefits/Compromises

Compromises

- In an area that was already defeated twice at referendum.
- 100 Commerce Drive is under contract, others are privately owned.
- Significant wetlands at 79 Dowd Avenue which could increase construction costs.
- Some sites are near residential units.
- 275 Commerce Drive is a small lot.

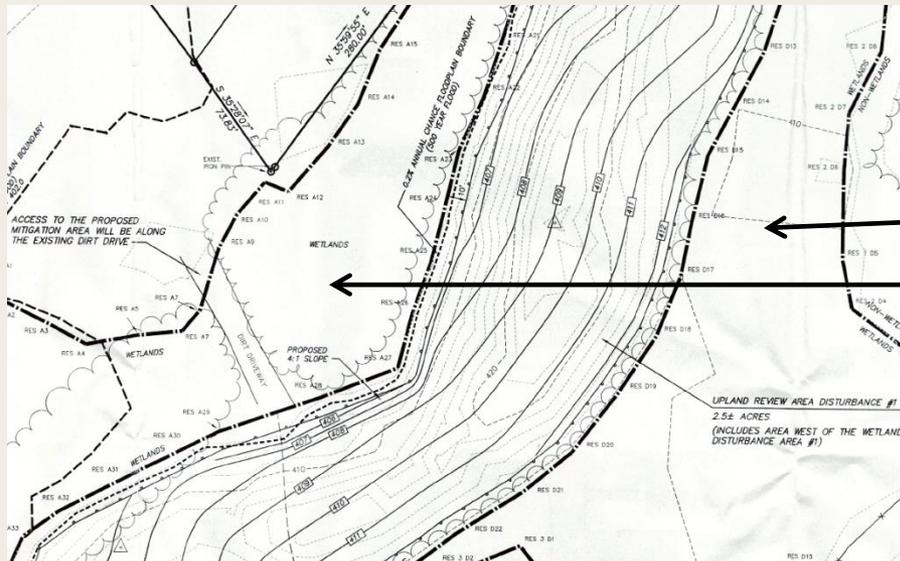
225 Cherry Brook Road



225 Cherry Brook Road



Front of site is located in the
Canton Center Historic District



Wetlands on either
side of cleared
area

225 Cherry Brook Road

Approximately a 400 foot drop from the rear of the site to the front of the site.



225 Cherry Brook Road

Benefits/Compromises

- In the geographical center of Town
- In historical district
- Wetlands located on site
- Limited area for development
- No gas, sewer or public water
- Currently residentially zoned and in close proximity to residential homes

GIS [Mapping](#)

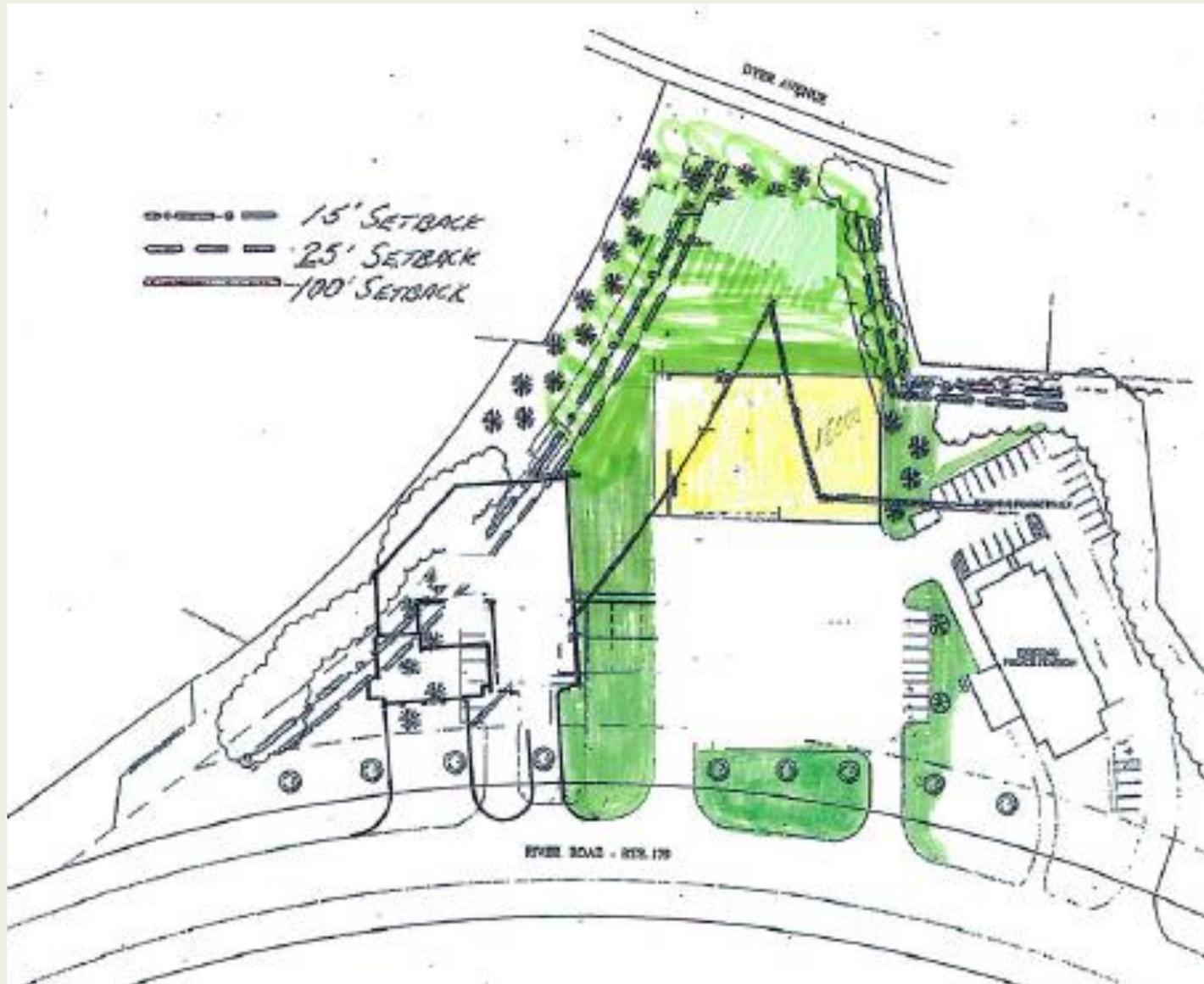
51 River Road



51 River Road



51 River Road



Benefits/Compromises

Benefits

- Utilities – sewer water and gas
- Less cost because town owned and flat land
- Campus style setting with police and possibly fire station
- Municipal Zone

Benefits/Compromises

Compromises

- Close proximity to residences
- Small site
- High Visibility
- Would eliminate softball field
- Limit use of site for other uses such as expansion of fire department
- Might require an underground detention system

674 Albany Turnpike



[GIS Mapping](#)

674 Albany Turnpike



Excavated Area



Possible Rear Site



674 Albany Turnpike



674 Albany Turnpike



674 Albany Turnpike



Benefits/Compromises

Benefits

- Site options with sufficient room
- Open Space / Recreational Opportunities
- On major roadway
- Screening possibilities

Benefits/Compromises

Compromises

- No utilities
- Not centrally located
- Access difficulties if positioned in back of lot (near previous excavation)
- Privately Owned – 1.2 million for both parcels.

Questions and/or Comments