

## **SCULLY / ARCHITECTS**

17 Elm Street, Keene, New Hampshire 03431 [www.scully-architects.com](http://www.scully-architects.com) (t) 603-357-4544 (f) 603-357-4545

### **6 - RECYCLING CENTER**

**A) BUILDING / SITE ASSESSMENT, WITH EXISTING SITE PLAN.**

Daniel V. Scully, Principal Architect, LEED AP  
Katie Cassidy Sutherland, Associate Architect, LEED AP  
David Drasba, Architect, LEED AP  
Andrew Weglinski, LEED AP/BPI Building Analyst  
Bill Fleming, Architect

May 14, 2014

## Building Assessment for the Existing Swanzey Recycling Center

Pine Street  
Swanzey, New Hampshire 03446

### History of the Buildings:

The Site appears to have 7 main structures, as well as, 2 compactors, 2 Planet Aid clothing bins, and 9 trailers/dumpsters for storing waste materials.

#### Structure 1: Recycling Center Main Building, Office, Sorting, and Storage:

The RC Main Building is a 3,862 sf building which houses the main office (44 sf), a bathroom (16 sf), storage (1460 sf), workshop area (102 sf), and Plastic/Paper/Cardboard sorting areas with bailers (2,208 sf +/-). We found drawings of a storage addition to this building dated 2000.

#### Structure 2: Bailed Storage Building:

This 576 sf Bailed Storage Building has a date marker scribed into the concrete apron. The exact decade is difficult to see due to deterioration, however, it appears to read 1973.

#### Structure 3: Glass Sorting Building:

The Glass Sorting Building is a 374sf building which is utilized to sort glass material.



Structure 4: Glass Storage Outbuilding:

The Glass Storage structure is around 190 sf.



Structure 5: Liquid Waste (used oil, gas, paint, etc.)

This area consists of a 780 sf Fenced in Concrete pad with 2 – Three sided 193 sf storage sheds which appear to be utilized to store batteries and hazardous liquids such as: oil, paint, and gas.



Structure 6: Steel Can Area:

The Steel Can area consists of a 30 Yard Roll off Dumpster that is protected from the elements by a roof structure. The roof covers a 300 sf area.



Structure 7: Employee Shed:

The Employee shed is a 12 sf shed located adjacent to the compactors. This shed is used to supervise the operation of the compactors and monitor the waste being thrown into the compactors.



Compactor 1: - 232 sf

Compactor 2: - 232 sf



Gypsum Board Dumpster: Appears to be a 30 Yard Roll off Dumpster – 23.5'Lx8'Wx8.5'T

Shingle Dumpster: Appears to be a 30 Yard Roll off Dumpster – 23.5'Lx8'Wx8.5'T



C Wood Dumpster: Size unknown

D Wood Dumpster: Size unknown

Scrap Metal Dumpster: Size unknown



Tire Trailer: Assumed Approx. 8'x8'x20'

Misc. Trailer 1: Assumed Approx. 8'x8'x20'

Misc. Trailer 2: Assumed Approx. 8'x8'x20'

Misc. Trailer 3: Assumed Approx. 8'x8'x20'



**Site Conditions:** From Brickstone Land Use Consultants

The Recycling Center is located on the north side of Pine Street directly across the road from the Department of Public Works. The center occupies Map 57 Lot 125 and is a 6.9+/- acres in the Business zone in West Swanzey. The site of the recycling center is a former land fill for the Town and most of the facilities are located on the top of the old land fill. The site has multiple buildings of various age, size and all appear to be in fair to poor condition. There are two large outdoor compactors for trash and vertical bailers in the main building for recycling. Several dumpster are located on site for different types of materials such as scrap metal, wood and construction waste. The recycling center handles approximately 2000 tons of materials per year and recycles 50% of that total which is an impressive recycling rate. Nationally the recycling rate is approximately 34% so it is clear that recycling is important to the residents of Swanzey.

**Site Data:**

- **Lot Size-** 6.9 +/- acres
- **Land Assessed Value** – The 2013 town assessment of the total land value is \$67,600.
- **Building Assessed Value** – The property consists of the main storage and office building and several outbuildings. The 2013 town assessment of all the buildings on site is \$126,700.
- **3 Phase Power** – 3 phase power exists at the site.
- **Site Access** – Access to the property is from the south east through a gated driveway. This drive leads first to the household recycling bins such as glass, plastic, paper and then to the waste compactors. Beyond the compactors are the storage and recycling areas for tires, wood and construction debris, metal and excess storage of baled recycling. The exit from the site is on the west end of the frontage.
- **Topography** – The site is fairly level with a slight pitch towards the outer edges. The site was filled and raised when the landfill for the town was in this location. The outer edges of the property drop down to the former grade level which in some areas is a substantial drop.
- **Uplands/Wetlands** – Wetlands were visible at the site around the perimeter of the filled area.
- **Soils** – NRCS soils maps indicate soil group the main soil type as 299 along the front of the site. This is consistent with a disturbed or filled site. The rear of the site is listed as 5 – Rippowam fine sandy loam which is consistent with wetland/floodplain soils.
- **Floodplain** – The property is almost entirely within the 100 year floodplain for the Ashuelot River.
- **Site Configuration** – The site is rectangular and is approximately 640' wide at the frontage, approximately 535' deep and approximately 570' along the rear. The site is bounded by residential properties to the west and a mix of vacant land, residential and commercial properties on the remainder of its boundaries including the Town of Swanzey Department of Public Works on the opposite side of Pine Street.
- **Sewer** – There is an existing on-site septic adjacent to the main building however the condition is unknown.
- **Floor Drains** – No floor drains were noted in the buildings.
- **Water** – The property is served by a well located at the Department of Public Works. The age, condition and capacity is unknown. (Well data not available)
- **Parking** – Space for parking exists on the site although no formal striped parking spaces were evident. No ADA spaces were observed.
- **Site Lighting** – Site lighting is provided by wall mounted fixtures on the existing buildings.
- **Propane/Oil** – Oil fired hot air system.

- **Special Equipment** – There are two large compactors for household trash on site and recycling bailers inside the main building. This equipment requires 3 phase power for optimum performance. Several recycling storage trailers and dumpsters area placed throughout the property. Many of the storage trailers are in fair to poor condition.
- **Site Drainage** – Sheet drainage to all sides away from building.

**Site Observations:** Site visit on March 05, 2014

- Well servicing this property is located on the Department of Public Works property and is adjacent to existing salt and asphalt storage areas. These uses could be sources of contamination.
- Main structure shows sign of age and is in fair condition. Accessory recycling buildings are wood framed sheds and vary from fair to poor condition.
- Site is not secure. Some theft an ongoing issue.
- No ADA parking or ADA accessibility evident.
- Three phase power in use but current service is inadequate to run existing equipment. Compactors have to be alternated and cannot be run at the same time.
- Current storage of recycled materials is inadequate and inefficient causing employees to handle materials several times to load bailers, compact move to storage and move again to ship.
- Inadequate site lighting for public areas.

**Considerations:**

- There is space on the on the lot for continued use of this property for material recycling and waste transfer station.
- Building the proposed recycling program building on this site may not be possible due to the former landfill located below most of the usable areas of the site without removal the underlying landfill material and any unsuitable soils. This may be cost prohibitive.
- Location of the 100 year floodplain on the property will limit the ability to locate the program building on the lot.
- Depth of landfill material and conditions of soil below should be investigated to determine bearing capacity of soils and extent of landfill.
- Building over the existing landfill may pose health risks to employees. Hazardous waste study should be conducted prior to construction on this site.
- The town should continue to hold vacant town owned residence (TMP 57-119) for possible construction of a new household recycling facility or for temporary recycling facility if space is available to construct new facility on existing lot.
- Further property acquisition adjacent to TMP 57-119 this lot should be considered if space on the existing recycling center lot is not adequate to construct a new building.

From Thayer Fellows P.E.:

The soils in the area and drainage are well suited for the facility. Very little mud was encountered. The main travel areas were paved. There is a lot of space at this facility. Spring cleanup is definitely needed. There appears to be a lot of outer open waste storage areas available.

The proximity of the DPW equipment is a positive situation for this facility. Their equipment is necessary to operate a facility of this size.

**Structural Conditions:** From Thayer Fellows P.E.

The main steel building and recent addition appear to be in sound condition. There are structural plans of the structure at the Town Hall records storage facility. The plans indicate the main older building was designed and built during the 1970s. Design roof loading on the steel shop drawings is satisfactory for its current use. There is very little hardware/mechanical equipment hanging off the main steel girders. The roof was not designed to support suspended loads. Mezzanine loads, lifts and crane loads should not be installed in the structure.

The building appears to be well founded. The perimeter concrete walls are sound and show very little cracking. The concrete floor slabs are in good shape. They are well tested with heavy trucks and equipment.

One should be very careful if additional insulation is planned on the roof. A thorough frame analysis needs to be conducted if the insulation or loading is increased.

None of the out buildings used for storage and minor activities are in particularly good condition. They are providing needed services, however, their age and condition suggests a lot of structural improvements are not recommended. That is; use the structures until they are no longer useful, then replace them with an appropriate structure.

**Architectural Exterior Condition:**

Structure 1: Recycling Center Main Building, Office, Sorting, and Storage:

The RC Main Building is a steel frame metal sided building with Poured Concrete foundation wall and slab. The roof is a metal roof and what could be seen from the ground appeared to be in fair to poor condition. There are several roof leak locations on the interior. The foundation wall appears to be in good condition given the age and use of the building. The metal skin of the building is fair in condition given its age and has some noticeable dents. At some locations (mostly near the sorting area) the metal siding is visibly corroded and is no longer keeping water out of the building. At the bottom of the metal siding (closest to grade) the termination flashing is in very poor condition. It is noticeably damaged in many areas and is even missing at some locations. The metal man doors on the building are showing signs of age, as many have begun to rust and corrode. Much of the metal trim around man doors,



windows, and garage doors is missing and or damaged. The windows are in very poor condition, as is the shed roof over recycling openings. The insulation on roof and walls is inadequate.

Structure 2: Bailed Storage Building:

This Bailed Storage Building's exterior walls appear to be 2x4 walls with plywood sheathing and stained vertical wood siding. It is recommended the siding be restrained to protect it from rot. There were some board already beginning to rot where in contact with the ground. The roofing material is asphalt shingles and appears to be in fair condition from what could be observed from the ground. There are two large sliding barn doors which appear to be in working order. The Foundations could not be physically seen during observation. The building may be slab on grade construction, however, further investigation would be required to determine this.



Structure 3: Glass Sorting Building:

The exterior walls appear to be 2x4 walls with plywood sheathing and stained vertical wood siding. It is recommended the siding be restrained to protect it from rot. Some of the wood trim and waterboard were rotted, especially near grade where long term water splashback is evident. The wooden waterboard is in direct contact with grade. The wood fascia board at eaves is rotted in some locations, and mold and mildew was observed near gutter locations. The roofing material is asphalt shingles and appears to be in fair condition from what could be observed from the ground. The metal drip edge is rusted at many locations. Only a small portion of the foundation wall could be observed. What could be see appears to be in fair condition, however, further investigation would be required to determine its condition.



Structure 4: Glass Storage Outbuilding:

The Glass Storage structure consists of several 6x6 PT posts. The roof framing is 2x6 with a metal roof. 4x8 sheets of plywood is used to form walls between posts. The posts appear to have been installed within the last 10-15 years, however, the roof framing appears to be more aged. The plywood appears to be in very rough shape, and may fail in the near future. It appears the storage structure was placed atop an existing concrete slab. Slab appears to be in fair condition.



Structure 5: Liquid Waste (used oil, gas, paint, etc.)

The Liquid Waste area is a fenced in (Chain-link)

protected area with a concrete slab. The slab appears to be in fair condition, however, there are numerous stains in concrete where liquid waste containers were present. The chain-link fence appears to be in very good condition. It appears the liquid waste structures were placed atop this existing slab. Both of the structures consist of 4x4 wooden posts, wood roof framing and metal roof. The metal roof appeared to have some leaks. The posts and general appearance condition seemed poor. Visible warping, bending, and twisting of posts and roof structure were visible.

Structure 6: Steel Can Area:

The Steel can area consists of a wooden post structure with a metal roof. There was a wooden ramp leading up to the top of the dumpster. It appeared to be in heavily used condition. Overall the materials appeared to be in fair condition given its use.

Structure 7: Attendant Shed:

The Employee shed is wood framed with wood siding and metal shed roof. It appears to be a moveable structure. Appears to be in fair condition, with paint intact.

Compactor 1: - N/A

Compactor 2: - N/A

Gypsum Board Dumpster: N/A

Shingle Dumpster: N/A

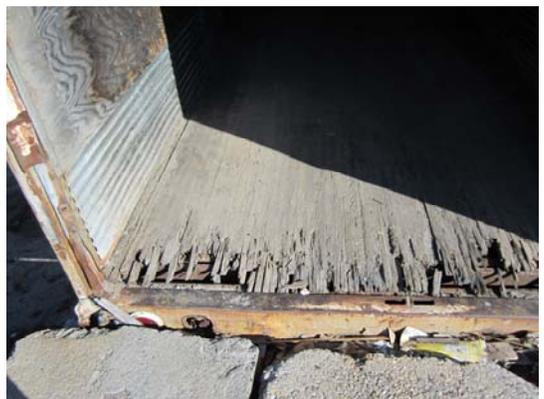
C Wood Dumpster: N/A

D Wood Dumpster: N/A

Scrap Metal Dumpster: N/A

Tire Trailer: Exterior shows a great deal of rust, however, considering its function it seems in fair condition.

Misc. Trailer 1: Exterior shows a great deal of rust, however, considering its function it seems in poor condition. Floor is coming apart.



Misc. Trailer 2: Exterior shows a great deal of rust, however, considering its function it seems in poor condition. Floor is coming apart.

Misc. Trailer 3: Exterior shows a great deal of rust, however, considering its function it seems in poor condition. Floor is coming apart.

Trailers are loaded & unloaded frequently which is inefficient. Storage would be better in another location.



### **Architectural Interior Condition – General Comments:**

#### Structure 1: Recycling Center Main Building, Office, Sorting, and Storage:

The interior of the RC Main Building is steel framed. There is fiberglass blanket insulation at walls and roof, however, depth is unknown at the time of this report. Condition of insulation appears fair however, it may not meet current building codes. Further investigation is required. The floor of the main building is concrete and except for some minor cracks, appears to be in fair condition. The office and bathroom finishes appear outdated. The bathroom is not accessible. Doors are not accessible.

#### Structure 2: Bailed Storage Building:

This Bailed Storage Building's interior is open framing and in fair condition. There is no wall or roof insulation. The roof structure is made up of roof trusses and plywood sheathing. No leaks were visible in the roof. The floor of the building was concrete, however condition could not be observed due to bails covering most of it up.

#### Structure 3: Glass Sorting Building:

This Glass Sorting Building's interior finish is sheathed with plywood. Some locations were left open and what appeared to be fiberglass batt insulation was visible in roof and walls. Plywood finish appeared to be in fair condition. The floor of the building was concrete. There appeared to be some minor cracks in the floor.

#### Structure 4: Glass Storage Outbuilding:

See Exterior Description

Structure 5: Liquid Waste (used oil, gas, paint, etc.):

See Exterior Description

Structure 6: Steel Can Area:

See Exterior Description

Structure 7: Attendant Shed:

Interior of Attendant Shed was not observed

Compactor 1: - N/A

Compactor 2: - N/A

Gypsum Board Dumpster: N/A

Shingle Dumpster: N/A

C Wood Dumpster: N/A

D Wood Dumpster: N/A

Scrap Metal Dumpster: N/A

Tire Trailer: Interior wooden floor of trailer is rotted near entry and the grade below is visible. The interior walls and ceiling show signs of water infiltration and contain areas of rust.

Misc. Trailer 1: Interior wooden floor of trailer is rotted near entry and the grade below is visible. The interior walls and ceiling show signs of water infiltration and contain areas of rust.

Misc. Trailer 2: Interior wooden floor of trailer is rotted near entry and the grade below is visible. The interior walls and ceiling show signs of water infiltration and contain areas of rust.

Misc. Trailer 3: Interior wooden floor of trailer is rotted near entry and the grade below is visible. The interior walls and ceiling show signs of water infiltration and contain areas of rust.

**Mechanical Conditions:**

## Sprinkler

- The building is not sprinklered.

## Plumbing

- The building shares a well water system with the Town garage across the street.
- The building has a connection to the Town garages on site disposal system.
- There is a small toilet room with one water closet and a vanity top lavatory. A 5 gallon electric water heater serves the lavatory.



## HVAC

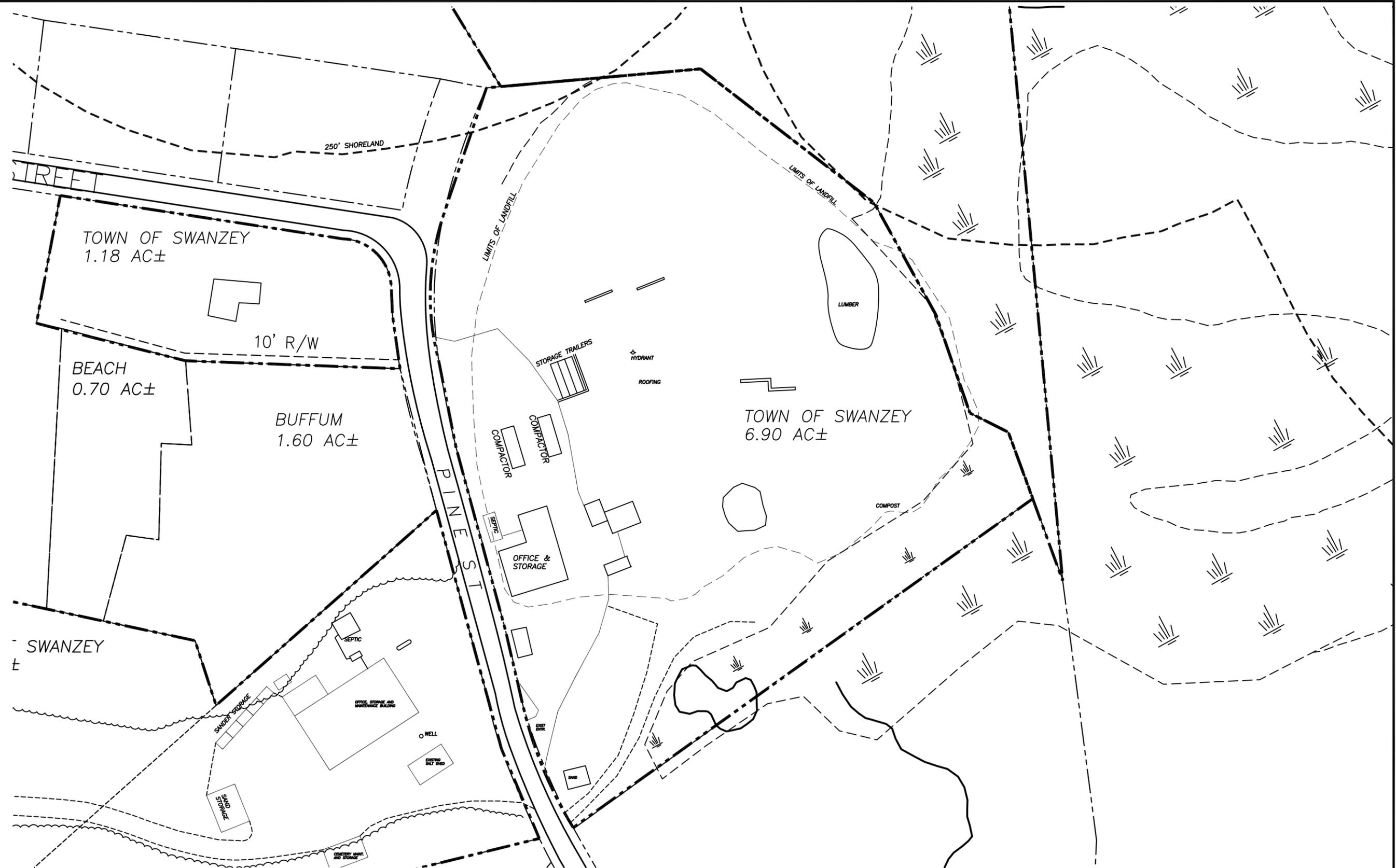
- The building has a waste oil space heater and conventional oil fired furnace. The waste oil heater is the primary source of heat.
- There is a manually operated wall exhaust fan.



## Electrical

- The building has a 120/208 volt, 3-phase, 200 amp electric service and a 120/208 volt, single phase subpanel.
- Lighting is strip fluorescent type, fixtures were upgraded to T8 lamps.
- There is no fire alarm system.
- Combination emergency/exit lights are located at the exterior doors. There is no outside emergency lighting.
- The adjacent shed buildings have lighting only, sub-feed from the recycling center.





TOWN OF SWANZEY  
 PO BOX 10009  
 SWANZEY, NH 03446

**Brickstone**  
 Land Use Consultants, LLC  
 185 Winchester Street, Keene, NH 03431  
 Phone: (603) 357-0116

RECYCLING CENTER  
 PINE STREET  
 WEST SWANZEY, NH

REVISION

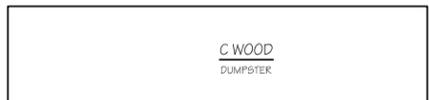
EXIST. PLOT PLAN

SCALE: 1"=100'

DATE: 4/14/14

RECL 1

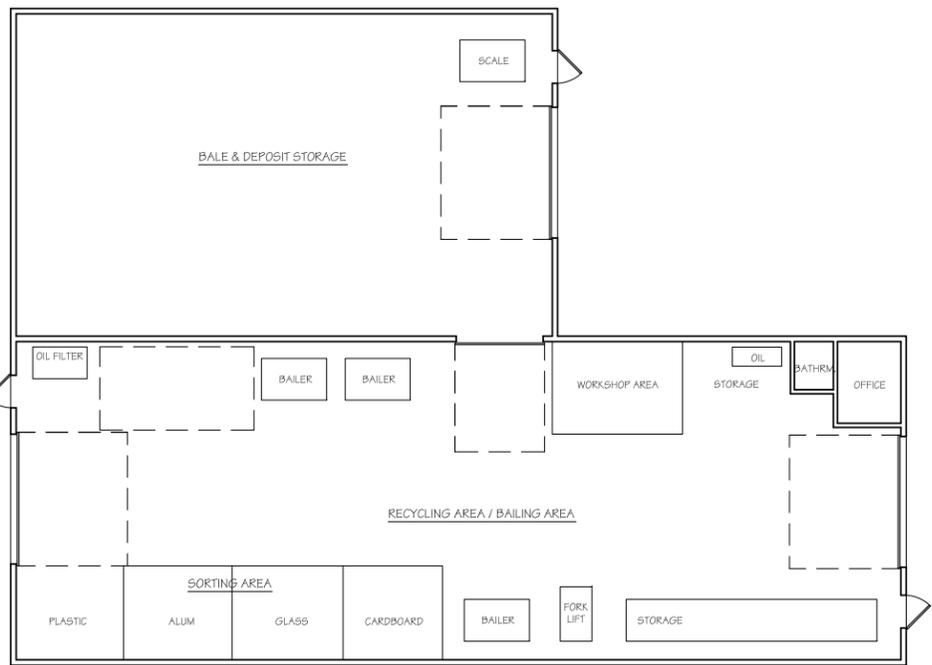




COMPACTOR 1  
SCALE: 1/8" = 1'-0"



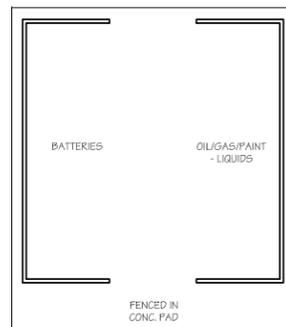
COMPACTOR 2  
SCALE: 1/8" = 1'-0"



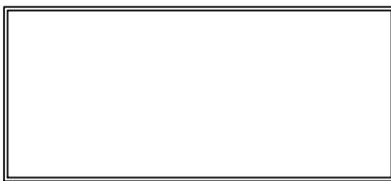
MAIN BUILDING  
SCALE: 1/8" = 1'-0"



GLASS STORAGE  
SCALE: 1/8" = 1'-0"



USED OIL & BATTERY AREA  
SCALE: 1/8" = 1'-0"



BAILED STORAGE  
SCALE: 1/8" = 1'-0"



GLASS SORTING  
SCALE: 1/8" = 1'-0"



STEEL CANS  
SCALE: 1/8" = 1'-0"

CLOTHES SHOES  
CLOTHES SHOES

4.14.14	PRELIMINARY
DATE:	FOR:
ISSUE LOG	



## **SCULLY / ARCHITECTS**

17 Elm Street, Keene, New Hampshire 03431 [www.scully-architects.com](http://www.scully-architects.com) (t) 603-357-4544 (f) 603-357-4545

### **6 - RECYCLING CENTER B) PROGRAM**

# Recycling Center

## Draft Program Summary

PROJECT  
Swansey Municipal Masterplan

Recycling Center  
DATE 8.19.14

Primary Areas Room Name	Capacity (Persons)	Number Rooms	Notes	Area / Person	Proposed Area Net SF	Existing Building Area
Staff Break Room	p	1			247	
Women's Bathroom		1			62	16
Men's Bathroom		1			62	
Office		1			100	50
Check In Room		1			62	100
Mop Sink Rm		1			37	
<b>SORTING Areas</b>			d			332
Glass Recycling / Sorting			d		180	590
Aluminum Recycling / Sorting					180	
Mixed Plastics #1 / Sorting					180	
Mixed Plastics #2 / Sorting					180	
Used Oil & Filters					180	
Newspaper / Paper Sorting					80	
Cardboard Sorting					80	
Used Oils and Filters			a & d		80	576
Steel Cans - Bins / Sorting			a & d		80	300
<b>HORIZONTAL Baling &amp; Conveyor Belt Area</b>		1			2320	1678
Workshop		1			220	100
Mechanical		1			194	
<b>STORAGE / Loading of Baled Recyclables</b>		1	e		2960	1509
<b>SOLID Waste Area</b>		1			783	
Circulation					555	
Walls					631	
Subtotal (Net SF)					<b>9453</b>	<b>5251</b>
<b>Support Spaces on Site</b>						
COVERED PULL Up Truck Lanes					1962	
Compactor 1					675	675
Compactor 2					675	675
Glass Crusher					630	630
Burn Pit 1			c			
Burn Pit 2			c			
Future Grinder / Shredder						
Tipping Wall					2700	
Tire Trailer			b		405	405
(3) Storage Trailers						1215
Scrap Metal Dumpster			b		405	405
C Wood Dumpster			b		405	405
D Wood Dumpster			b		405	405
Asphalt Shingles Dumpster			b		405	405
Gypsum Board Dumpster			b		405	405
Site Equipment Storage			f			-
Subtotal (Net SF)					9072	5625
<b>Total Program Area (Net SF)</b>					<b>18525</b>	<b>10876</b>
Schematic Design SF Factor					0%	0
<b>Subtotal of Adjustment Factors</b>					0%	0
<b>Gross Area SF</b>					<b>18525</b>	
Total Existing Area SF						10876
Additional Available Area SF						
<b>Total Area Required vs Total Existing Area SF</b>					<b>18525</b>	<b>10876</b>
<b>General Comments and Notes:</b>						

- a. Existing Storage part of proposed Indoor Storage / Recycling Area
- b. Existing storage to remain
- c. Burn Pit no longer permitted by EPA, to be determined
- d. Existing Separate Stand alone buildings or covered spaces
- e. New Bale & Deposit Storage incorporates formerly enclosed bale & deposit storage in addition to separate stand alone building & trailer storage
- f. Space requirements to be determined

Material	Tons Diverted from Landfill	Tons Landfilled	Avg. Monthly Volume	How Processed
Crushed Glass	98.13	0.00	8.18 tons	Non deposit glass loaded in class crusher, ground and stored on-site.
Glass Deposits	25.40	0.00	2.12 tons	Deposit bottles separated by hand, placed in boxes, placed on pallet and shipped to recycler.
Plastic Deposits	3.72	0.00	600 pounds	Deposit bottles separated by hand, placed in plastic bags and shipped to recycler.
Aluminum Deposits	3.07	0.00	500 pounds	Deposit bottles separated by hand, placed in plastic bags and shipped to recycler.
Mixed Paper	144.34	0.00	12.03 tons	Placed in gaylord boxes and shipped to recycler.
OCC	100.31	0.00	8.36 tons	Cardboard loaded manually in baler, baled and shipped to recycler.
HDPE	13.71	0.00	1.14 tons	Plastic containers loaded manually in baler, baled and shipped to recycler.
PETE	12.68	0.00	1.06 tons	Plastic containers loaded manually in baler, baled and shipped to recycler.
Metal	56.72	0.00	4.73 tons	Non deposit aluminum cans manually loaded in baler, baled and shipped to recycler. High value metal (cooper, brass, aluminum, etc.) separated and shipped to recycler. Scrap metal (white goods, scrap steel) placed on ground, loaded by recycler and removed. Steel cans are collected in 40yd roll-off and when full shipped to recycler.
Fluorescent Bulbs	2.55	0.00	425 pounds	Collected in boxes and shipped to recycler.
Ballast	0.16	0.00	27 pounds	Collected in 5 gallons pails and shipped to recycler.
Broken Bulbs	0.04	0.00	6 pounds	Collected in 5 gallons pails and shipped to recycler.
Compact Bulbs	0.02	0.00	3 pounds	Collected in 5 gallons pails and shipped to recycler.
Electronics	9.32	0.00	1,553 pounds	Placed in gaylord boxes or on pallets and shipped to recycler.
Vegetable Oil	0.22	0.00	37 pounds	Poured in 55 gallon drum and recycler removes on-site.
Textiles	2.85	0.00	475 pounds	Placed in containers provided by Planet Aid and textiles removed by recycler.
Batteries	0.93	0.00	156 pounds	Placed in 5 gallon pails or on pallets and shipped to vendor.
Tires	5.39	0.00	898 pounds	Loaded in trailer by hand, when full tires unloaded on ground and picked up by recycler.
Compost	50.00	0.00	4.17 tons	Residents place in compost pile.
C&D Shingles	102.92	0.00	8.58 tons	Residents place in 40yd roll-off and when full shipped to recycler.
C&D Gypson Board	30.99	0.00	2.58 tons	Residents place in 40yd roll-off and when full shipped to recycler.
Aggregate	200.00	0.00	16.67 tons	Residents place in concrete pile and material stored on-site
C&D Wood	0.00	106.79	8.9 tons	Residents place in 40yd roll-off and when full shipped to landfill some may be recycled.
MSW	0.00	1,044.76	87.06 tons	Residents place in compactor hopper and full compactor shipped to Keene Transfer Station.
Total	863.47	1,151.55		

## **SCULLY / ARCHITECTS**

17 Elm Street, Keene, New Hampshire 03431 [www.scully-architects.com](http://www.scully-architects.com) (t) 603-357-4544 (f) 603-357-4545

### **6 - RECYCLING CENTER**

#### **C) RECOMMENDATIONS - EXECUTIVE SUMMARY, PROPOSED SITE AND BUILDING PLAN**

Daniel V. Scully, Principal Architect, LEED AP  
Katie Cassidy Sutherland, Associate Architect, LEED AP  
David Drasba, Architect, LEED AP  
Andrew Weglinski, LEED AP/BPI Building Analyst  
Bill Fleming, Architect

## **Swanzy Recycling Center**

We worked together with Bob Osterhout, the Director of the Recycling Center, to make an assessment of the current facilities and a recommended building program that will meet current as well as projected future needs.

### Issues:

- 1) The Recycling Center is located on the north side of Pine Street directly across the road from the Department of Public Works on a 7 acre site. The site of the recycling center is a former land fill for the Town and most of the facilities are located on the top of the old land fill. Any new construction involving foundations or footing work on top of what is about ten foot height of landfill would be prohibitively expensive. There are requirements that the fill would have to be removed, and proper compacted substrate brought in to adequately support foundations and slabs.
- 2) There are two large outdoor compactors for trash and vertical bailers in the main building for recycling. Several dumpster are located on site for different types of materials such as scrap metal, wood and construction waste. The recycling center handles approximately 2000 tons of materials per year and recycles 50% of that total which is an impressive recycling rate. Nationally the recycling rate is approximately 34% so it is clear that recycling is important to the residents of Swanzy.
- 3) Main structure shows sign of age and is in fair condition. Accessory recycling buildings are wood framed sheds that are in poor condition. Our consulting structural engineer advised that it would be prudent and less expensive to replace these structures instead of trying to repair them.
- 4) Three phase power in use but current service is inadequate to run existing equipment. Compactors have to be alternated and cannot be run at the same time.
- 5) Inadequate site lighting for public areas, which is a safety issue. Site is not secure. Some theft is an ongoing issue.
- 6) Building is poorly insulated, and could operate more efficiently if insulation were improved, especially at office areas.
- 7) There is no ADA accessibility at building or site, in terms of interior access or site parking.
- 8) The building is not sprinklered, which should be considered for life safety.
- 9) Current storage of recycled materials is inadequate and inefficient causing employees to handle materials several times to load bailers, move to storage and move again to ship.
- 10) Storage trailers for materials to be picked up and taken away are falling apart. Materials

ideally should be stored on a solid substrate and loaded only one time into a trailer that is transporting the material from the site.

#### Program and Layout:

- 1) Consolidate sorting operations and storage into one building, streamlining the process. Storage area is adjacent to a loading dock, and baled recycles can be taken away from one storage location.
- 2) Covered pull in parking next to the sorting windows. More convenient for town residents. More cars can pull up and unload at one time.
- 3) Covered Tipping Wall Recommendation for dumpsters. Dumpsters can be loaded by residents on one side, and pulled away from the other side.
- 4) Improved Office / Administration wing that is adjacent sorting operations, but properly separated from it thermally, for more efficient heating of the facility.
- 5) Separate male and female bathrooms.
- 6) Consideration of a future wood chipper near the wood dumpster, as burn piles are becoming regulated and outlawed by the EPA. Wood chips could become a heat source for both the Recycling Center and DPW.

REVISIONS:    DATE:



TC  
6.

TOWN OF SWANZEY  
PO BOX 10009  
SWANZEY, NH 03446

**Brickstone**  
Land Use Consultants, LLC

Site Planning, Permitting and Development Consulting  
185 Winchester Street, Keene, NH 03431  
Phone: (603) 357-0116

RECYCLING &  
PUBLIC WORKS  
PINE STREET  
WEST SWANZEY, NH

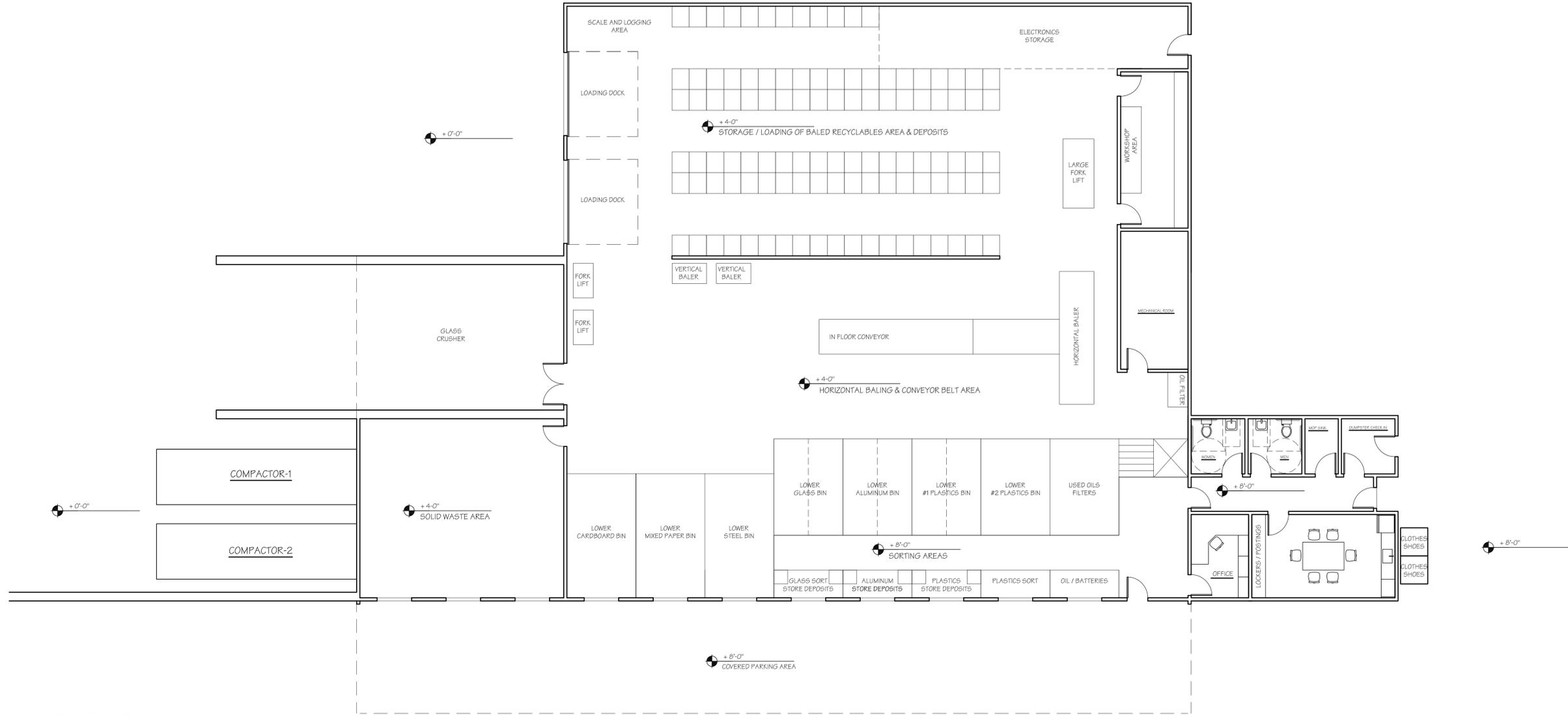
CONCEPT  
PLAN

SCALE: 1"=40'

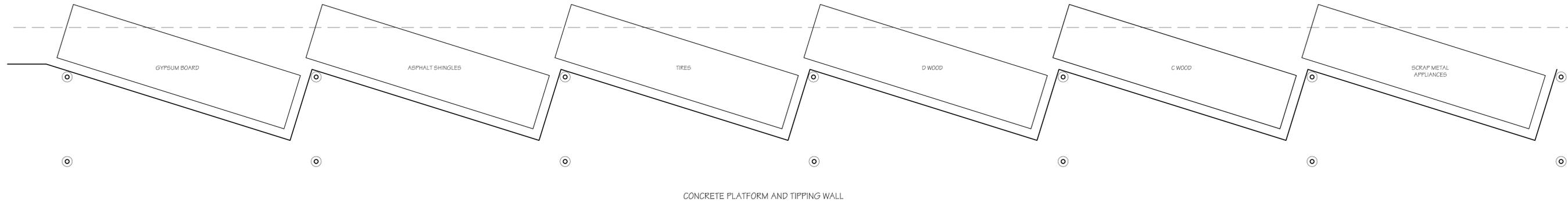
DATE AUG 19, 2014

SHEET **C1**





1 BUILDING PLAN



2 TIPPING WALL - SEE SITE PLAN

4.14.14	REVIEW
4.14.14	PRELIMINARY
DATE:	FOR:
ISSUE LOG	