

MEETING NOTES

DATE: October 18, 2012 (4:00 – 5:30 PM)

SUBJECT: University of Connecticut
Main Accumulation Area EIE
Siting Advisory Committee Meeting #4

ATTENDEES: See attached sign-in sheet

Patricia Bresnahan	Erik Mas
Jason Coite	Rich Miller
David Dagon	Terence Monahan
Jean de Smet	Linda Painter
Andrew Fournier	Ed Pelletier
Fran Gast	Meg Reich
Jay Johnston	Hans Rhyhart
Ruth Karl	Stefan Wawzyniecki
Bill Lennon	Bill Wendt
Mike Makuch	

The University of Connecticut (UConn) Main Accumulation Area (MAA) Siting Advisory Committee Meeting #4 was held on October 18, 2012. The purpose of the meeting was to review the scoring criteria and use of the scoring matrix in preparation for individual committee members to score the alternative sites following the meeting. As a result of the first three Advisory Committee meetings, including a site walk of the various alternative sites in July, the remaining sites under consideration are:

- Existing MAA Facility (As-is, No Action)
- Existing MAA Facility (New Upgraded Facility)
- F Lot Site
- W Lot Site
- North of Transfer Station Site
- North Campus/Tech Park Site (Parcel G)

During the meeting, Fuss & O'Neill reviewed the draft MAA facility scoring matrix and guidance document, as well as an example use of the matrix for scoring a site that had been previously eliminated from consideration, using a Powerpoint slide presentation and several handouts. Copies of the meeting agenda and slides are attached. Information that was presented in the meeting slides is not repeated in these meeting notes.

Meeting Discussion

- The committee members suggested some minor modifications and clarifications of the scoring matrix for several of the evaluation criteria. Specifically, it was clarified that ½-point increments between 1 and 4 could be used to score each site criteria.

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- A committee member suggested eliminating the “within 250 feet of a reservoir” threshold associated with the Surface Water/Reservoir criterion. This recommendation was considered but not changed. The 250-foot distance threshold is still valid (close proximity of a site to a surface drinking water reservoir is an important consideration) even though none of the sites under consideration are within this area, since it reflects the relatively low potential for direct impacts to a surface drinking water reservoir.
- The matrix would be re-examined to see if it was revised to factor the minimum of two risk-based subcategories, rather the average of two risk-based subcategories.
- It was questioned if the 1-4 numerical scoring system resulted in multiplier effects that may not be representative of the relative concern. It was emphasized that the scoring matrix approach is a rating and ranking system, not a detailed risk assessment intended to quantify actual environmental or human health risk, which is not warranted for this study.
- The report documenting the matrix scoring and siting committee process will include a discussion of all the sites discussed at the committee meetings.
- In response to a committee questions regarding evacuation distances from incidents involving unknown chemicals, Public Safety responded that the initial area to be evacuated would be the distance from which the incident could be observed with binoculars. Also, the DOT guidebook would be consulted. Public Safety indicated that evacuations as well as siting must consider air-borne concerns, including wind direction. Available state data for prevailing wind direction may not be representative of prevailing wind direction on campus. An on-campus weather station exists between Wood and Infirmary buildings, and archived data may be available to inform the committee.
- Fran Gast provided an update on the master planning process for the North Campus Technology Park, identifying Parcel E as the potential Tech Park location for the MAA facility. She reassured several committee members that locating the MAA facility on the North Campus Technology Park is consistent with the proposed Technology Park land use and master planning objectives. Following the meeting, Fran confirmed that the MAA facility has been incorporated into the Master Plan on Parcel G, to the south of the existing drive to the C-lot (former landfill), to the north of the Celeron trail, and to the west of the existing tennis courts. The guidance document and matrix will be revised with the appropriate separation distances between the location on Parcel G and the distance-based considerations.
- The committee requested additional detail from Fuss & O'Neill regarding potential capital costs associated with development of an MAA facility on the alternative sites. This information will be incorporated into the revised scoring matrix and/or guidance document.
- Terry Monahan of UConn EH&S indicated that the MAA facility may need to be expanded to accommodate increased waste streams in response to planned research growth at the University. Several of the committee members questioned whether the proposed size of an upgraded/new MAA facility (5,000 square feet of building space on a ¾-acre site) is appropriate to meet the future needs of the University.
- The committee discussed how to assess site accessibility (Criterion #4). With respect to the North Campus/Tech Park location, the Committee should assume that the North Hillside Road

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extension to Route 44 is complete, allowing better access for the commercial pick-ups from an MAA located there. With respect to W-lot, the committee was informed that there will be no access between W-lot and Tech Park and that EH&S collection trucks would conceivably use the new North Hillside Road extension, Route 44 east, and Route 195 south to get from some parts of campus to the MAA. Note, after the meeting it was confirmed that this route would not be consistent with the RCRA contiguity rule by which UConn collection trucks can only use roadways that are along UConn property; collection trucks coming from the main campus would have to access Route 195 and travel north to an MAA at W-lot. Likewise, waste collection trucks coming from the North Campus would have access North Eagleville Road and travel north on Route 195 to an MAA at W-Lot.

- The committee members discussed whether the existing MAA facility could be temporarily moved to a location outside of the public drinking water supply watershed until a new permanent MAA facility is constructed. If the MAA facility is to be moved, a new permanent location is the preferred approach. UConn representatives explained that temporarily moving the MAA facility involves significant cost and risks of compromising the integrity of the existing storage buildings and spill containment systems. Temporarily moving the facility also pre-determines that the existing location will not be the committee's ultimate preferred location, and undermines the committee's process. Only in the event of an emergency condition would the MAA be temporarily relocated, and the committee concurred that an emergency condition is not present.
- The Committee members questioned the University's support of whichever site is eventually selected. The Committee Chair reminded the members that they were appointed at the request of the University President, who fully supports the process and is committed to pursuing the best alternatives.
- The Committee members discussed that the matrix scoring will result in a ranked list of preferred options. It is anticipated that multiple sites will be recommended in order of priority based on the scoring results.
- Several committee members reported that they did not have access to a version of MS Excel that could be used with the distributed matrix. Alternative matrices saved as previous versions of MS Excel will be made available.

Next Steps

- UConn and Fuss & O'Neill will revise the scoring matrix and guidance document to incorporate comments received during the meeting and to reflect the confirmed Tech Park location (Parcel G)
- Each individual committee member will complete the scoring matrix for each alternative site and submit the scores to Fuss & O'Neill by November 30, 2012.
- Fuss & O'Neill will compile and review the scores and rankings and prepare a summary report describing the scoring approach, process, and results

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- UConn will schedule the final MAA Advisory Committee meeting (Meeting #5) during the first week of January 2013 to review and discuss the scores and reach consensus on the preferred sites.

Sign-In Sheet

University of Connecticut
Main Accumulation Area

Siting Advisory Committee
Meeting #4
October 18, 2012

<u>Name</u>	<u>Affiliation</u>	<u>Signature</u>	<u>Email</u>	<u>Phone</u>
Patricia Bresnahan	UConn			
David Dagon	Mansfield Fire Department		Present - did not sign (see following page)	
Jean de Smet	Naubesatuck Watershed Council		dagondj@Mansfieldct.org (860)429-3364	
Jay Johnston	UConn ResLife Operations		Present - did not sign	
Bill Lennon	Mansfield Sustainability Committee		jay.johnstn@uconn.edu 860-933-0014	
Mike Makuch	UConn Fire Department		blennon@C.L.O.R.G 860-712-0689	
Rich Miller (Chair)	UConn Office of Environmental Policy		Present - did not sign	
Linda Painter	Town of Mansfield, Dir. of Planning		rich.miller@uconn.edu 860-486-8741	
Ed Pelletier	Windham Water Works Commission		painterlm@mansfieldct.org 860-429-5330	
Meg Reich	Willimantic River Alliance		e.pelletier@dotswmngs.com	
Hans Rhyhart	UConn Police Department		megr1@earthlink.net 860-455-0533	
Andrew Fastwiel			Hans.Rhyhart@uconn.edu 860-486-4800	

AGENDA

Siting Advisory Committee
Meeting #4
October 18, 2012

University of Connecticut
Main Accumulation Area

- | | |
|----------------|--|
| 4:00 – 4:10 PM | Welcome and Meeting Objectives <ul style="list-style-type: none">• Alternative Sites Under Consideration• Status of Tech Park Master Planning (Parcel E) |
| 4:10 – 4:45 PM | Review MAA Facility Scoring Matrix <ul style="list-style-type: none">• Overview• Changes from 2004 Evaluation• Recent Revisions• Scoring Rationale and Guidance |
| 4:45 – 5:15 PM | Example Scoring for Motor Pool Site (with Roundtable Discussion) |
| 5:15 – 5:25 PM | Next Steps for Completing Scoring Process <ul style="list-style-type: none">• Proposed Schedule |
| 5:25 – 5:30 PM | Discussion of Temporary Facility |



FUSS & O'NEILL

Siting Advisory Committee Meeting #4

University of Connecticut
Main Accumulation Area

October 18, 2012

Agenda

- Welcome and Meeting Objectives 4:00 – 4:10 PM
- Review MAA Facility Scoring Matrix 4:10 – 4:45 PM
- Example Scoring for Motor Pool Site 4:45 – 5:15 PM
- Next Steps for Completing Scoring Process 5:15 – 5:25 PM
- Discussion of Temporary Facility 5:25 – 5:30 PM

Alternative Sites Under Consideration

- Existing Location
 - As-Is (No Action)
 - New Upgraded Facility
- F Lot Site
- W Lot Site
- North of Transfer Station Site
- North Campus/Tech Park Site (Parcel E)



MAA Facility Scoring Matrix

- Evaluation Criteria (7)
- Scoring
 - Numeric scale applied to each criterion (1 to 4)
 - 1 = greatest potential impact 4 = least potential impact
 - Some criteria allow for quantitative scoring (using GIS maps)
 - Other criteria inherently more subjective
- Weight Factors
 - Not all criteria are of equal importance
 - Each member assigns weight factors and undertakes scoring individually
 - Minimum weight of 5% is required to be assigned to each of the 7 evaluation criteria
 - Weights applied consistently to all sites

Updates from 2004 Evaluation

- Public Health criteria divided into sub-criterion for
 - Homes, student housing and day care
 - Academic and healthcare buildings
- Public water supply groundwater buffer updated to reflect Final Level A boundary
- Public Safety & Security, Planning and Land Use, Traffic and Circulation updated to include more quantitative metrics
- Regulatory Requirements combined with Cost criterion
- Minimum criterion weight is 5%
 - Sub-criterion may be <5%

Updates from 2004 Evaluation

- Added “Existing Facility, As-Is” to site alternatives
- Added Capital Cost to the Cost criterion
- Removed Windham Regional Plan and State Draft POCD (2013-2018) from consideration
 - Windham Regional Plan generally consistent with State C&D Policies Plan
- Removed upper limit on criterion weights (i.e., a criterion can be weighted greater than 25%)
- Sub-criteria are weighted independently; not averaged

Scoring Rationale and Guidance

Site Selection Evaluation Criteria

1. Environmental/Ecological Impact
2. Public Health Impact
3. Public Water Supplies
4. Public Safety/Security and Accessibility
5. Consistency with Planning and Land Use
6. Cost and Regulatory Considerations
7. Traffic Safety/Circulation

X-1 Environmental/Ecological Impact

Proximity to plant and animal habitats, wetlands, & watercourses

<u>Subcategory</u>	<u>Criteria</u>	<u>Score</u>
Natural Diversity Database (NDDDB)	Is the Site?	
	Within a NDDDB area	1
	Abutting a NDDDB area	2
	<200 ft from a NDDDB area ¹	3
	>200 ft from a NDDDB area ¹	4
Wetlands and Watercourses	Does/Is the Site?	
	Contain wetland resources	1
	Within 150 ft buffer ²	2
	Less than 100 ft from buffer ³	3
	Greater than 100 ft from buffer ³	4

Notes:

(1) 200 foot buffer from NDDDB area adopted from the 2004 Study

(2) 150 foot buffer from Wetland or Watercourse Boundary – Town of Mansfield Inland Wetlands and Watercourses Regulations, http://www.mansfieldct.gov/filestorage/1904/1932/2036/20120215_iwa_regs.pdf

(3) 100 feet from wetland buffer boundary adopted from 2004 Study

X-2 Public Health Impact

Proximity to existing or anticipated academic/classroom buildings, homes, or student housing

<u>Subcategory</u>	<u>Criteria</u>	<u>Score</u>
Proximity to homes, student housing, or day care	Does/Is the Site?	
	Include a home, student housing, or day care	1
	Within 1/8 mile of homes, student housing, or day care	2
	Within 1/4 mile of homes, student housing, or day care	3
	Greater than 1/4 mile from homes or student housing, or day care	4
Proximity to academic and healthcare buildings	Does/Is the Site?	
	Include academic and healthcare buildings	1
	Within 1/8 mile of from academic and healthcare buildings	2
	Within 1/4 mile of from academic and healthcare buildings	3
	Greater than 1/4 mile from academic and healthcare buildings	4

Notes:

1/8 mile = 0.125 mile = 660 ft.

1/4 mile = 0.25 mile = 1320 ft.

X-3 Public Water Supplies

Proximity to groundwater or surface water public water supplies

<u>Subcategory</u>	<u>Criteria</u>	<u>Score</u>
Groundwater ¹	Is the Site?	
	Within Level A of Public Water Supply (PWS)	1
	Within 500 feet of Level A boundary	2
	Between 500 and 1,000 feet of Level A boundary	3
	Greater than 1,000 feet from Level A boundary	4
Surface Water/Reservoir	Is the Site?	
	Within 250 feet of reservoir	1
	Within 1/8 mile of perennial stream in PWS watershed	2
	Within 1/4 mile of perennial stream in PWS watershed	3
	Greater than 1/4 mile or not in PWS watershed	4

Notes:

(1) 500 feet from mapped Level A boundary based on Guidance for the Submission of Applications to Lower Groundwater Quality Classifications to Class GB, as Provided for in the Groundwater Quality Standards, Modified August 2012, Connecticut Department of Energy and Environmental Protection, http://www.ct.gov/dep/lib/dep/water/water_quality_standards/ground_wqs_updates/guidance_gw2gb.pdf, which references the 500 foot distance to the GB boundary. 1,000 feet proposed as an additional threshold for distance from the mapped Level A boundary.

X-4 Public Safety/Security and Accessibility

Does the site?

(a) Minimize potential for accidental damage

(b) Minimize potential for flooding damage

(c) Minimize potential vandalism or terrorist threats

(d) Allow for timely emergency response

(e) Minimize disruption of campus activity in the event of a release

Criteria

Score

Meets 1 or fewer measures for public safety/access

1

Meets 2 measures for public safety/access

2

Meets 3 measures for public safety/access

3

Meets 4 or more measures for public safety/access

4

X-5 Planning Consistency and Land Use

Is the site location in conformance with the following plan types for future use and/or preservation and conservation, and does it complement surrounding land uses?

(a) State Plan (and Regional Plan)

(b) Local Plan

(c) Campus Plans

<u>Criteria</u>	<u>Score</u>
Inconsistent with state, local, and campus plans	1
Consistent with 1 of the 3 plan types	2
Consistent with 2 of the 3 plan types	3
Consistent with state, local, and campus plans	4

X-6 Cost & Regulatory Considerations

Capital Cost	Capital costs associated with facility design and construction, including site access or utility improvements.	
	Does the site involve?	
	<ul style="list-style-type: none"> (a) Relocating existing facilities to accommodate a new MAA facility (b) Complex site development (c) Site access improvements (d) Upgrade or relocation of existing utilities (e) Construction of a new MAA building 	
	<u>Criteria</u>	<u>Score</u>
	Involves 4 or more of the above capital cost considerations	1
	Involves 3 of the above capital cost considerations	2
	Involves 2 of the above capital cost considerations	3
	Involves 1 or none of the above capital cost considerations	4

X-6 Cost & Regulatory Considerations

Operational Efficiency and Cost	Does the site allow for?	
	(a) Appropriate waste handling systems (e.g., loading docks)	
	(b) Site interior circulation	
	(c) Cost efficiencies associated with impacts on existing infrastructure, facilities, or land use	
	(d) Cost efficiencies in labor and equipment	
	<u>Criteria</u>	<u>Score</u>
	Meets 1 or fewer measures for operational efficiency and cost	1
	Meets 2 measures for operational efficiency and cost	2
	Meets 3 measures for operational efficiency and cost	3
	Meets all 4 measures for operational efficiency and cost	4

X-6 Cost & Regulatory Considerations

Regulatory Requirements	Will the site location trigger additional permitting (e.g., wetlands, flood management) or reporting requirements?	
	<u>Criteria</u>	<u>Score</u>
	Cannot be permitted at that site	1
	Requires permits, must obtain variance	2
	Requires permits, qualifies without variance	3
Does not require any additional permitting	4	

X-7 Traffic Safety/Circulation

Does the site Location?

(a) Minimize pedestrian/vehicle conflicts

(b) Accommodate efficient waste vendor access and egress from the campus

(c) Minimize distance traveled on campus roads for internal waste pick-ups/deliveries (i.e., proximity to waste generators)?

Criteria

Score

Meets 0 measures for traffic safety/circulation

1

Meets 1 measure for traffic safety/circulation

2

Meets 2 measures for traffic safety/circulation

3

Meets all 3 measures for traffic safety/circulation

4

Scoring Guidance

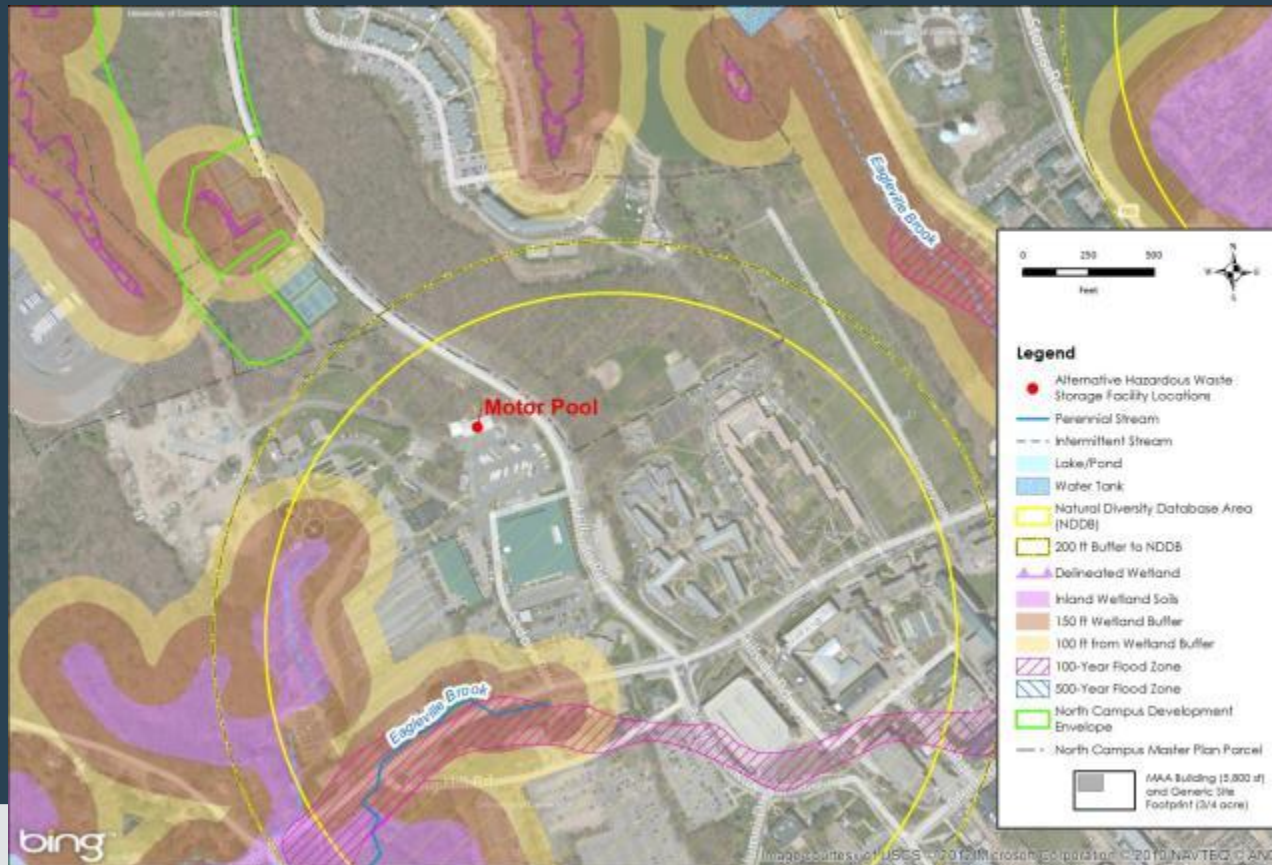
- GIS-based scoring provided for
 - X-1 Environmental/Ecological Impact
 - X-2 Public Health Impact
 - X-3 Public Water Supplies is provided
- Guidance from UConn Police Department, Fire Department, and Office of Environmental Policy provided for
 - X-4 Public Safety/Security and Accessibility
 - X-6 Cost and Regulatory Considerations
 - X-7 Traffic Safety/Circulation
- Suggested scoring and web links to planning documents provided for
 - X-5 Consistency with Planning and Land Use

Example Scoring – Motor Pool Site

X-1 Environmental/Ecological Scoring

Table 3. Environmental/Ecological Scoring

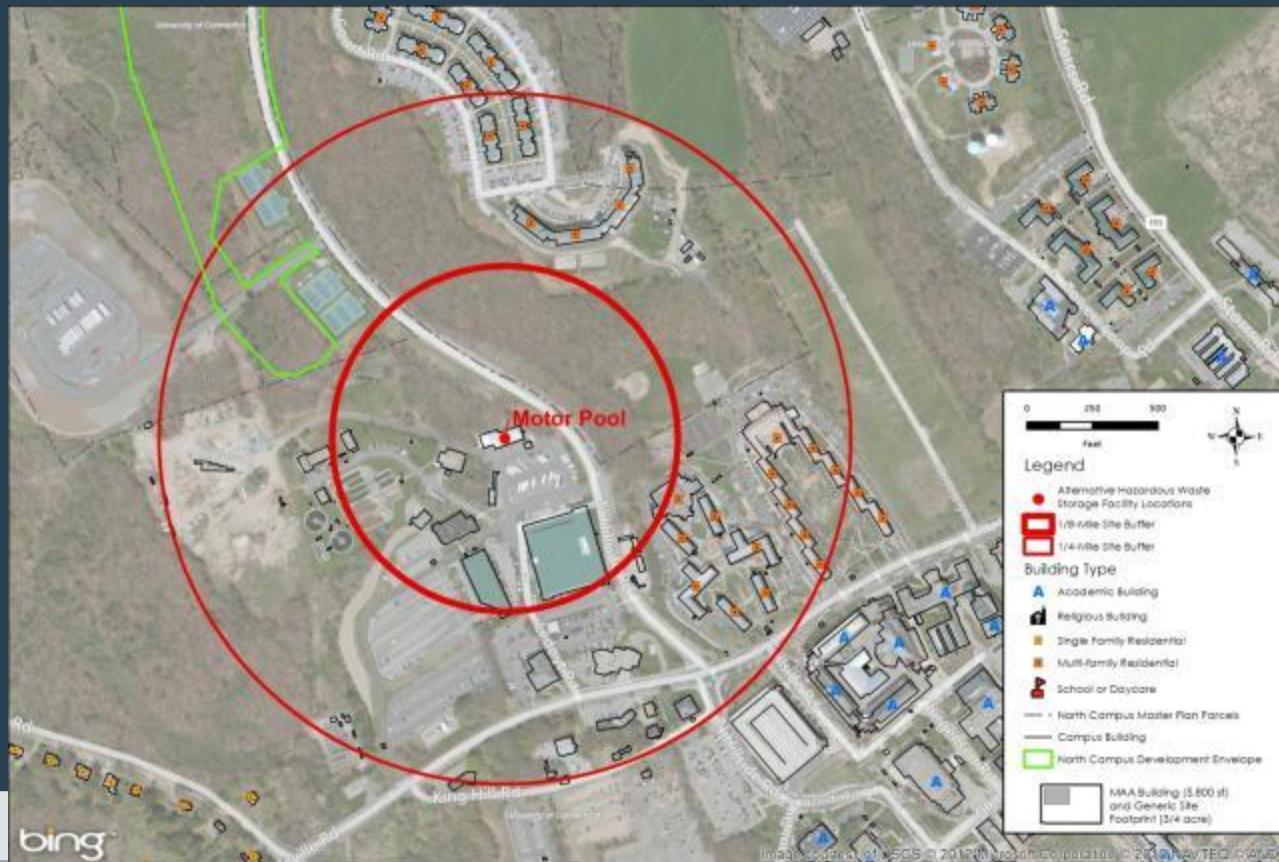
Alternative Site	NDDB		Wetlands and Watercourses	
	Distance from NDDB Area	Score	Distance from Wetland or Watercourse	Score
Motor Pool Site	Within NDDB Area	1	479 feet	4



X-2 Public Health Scoring

Table 5. Public Health Scoring

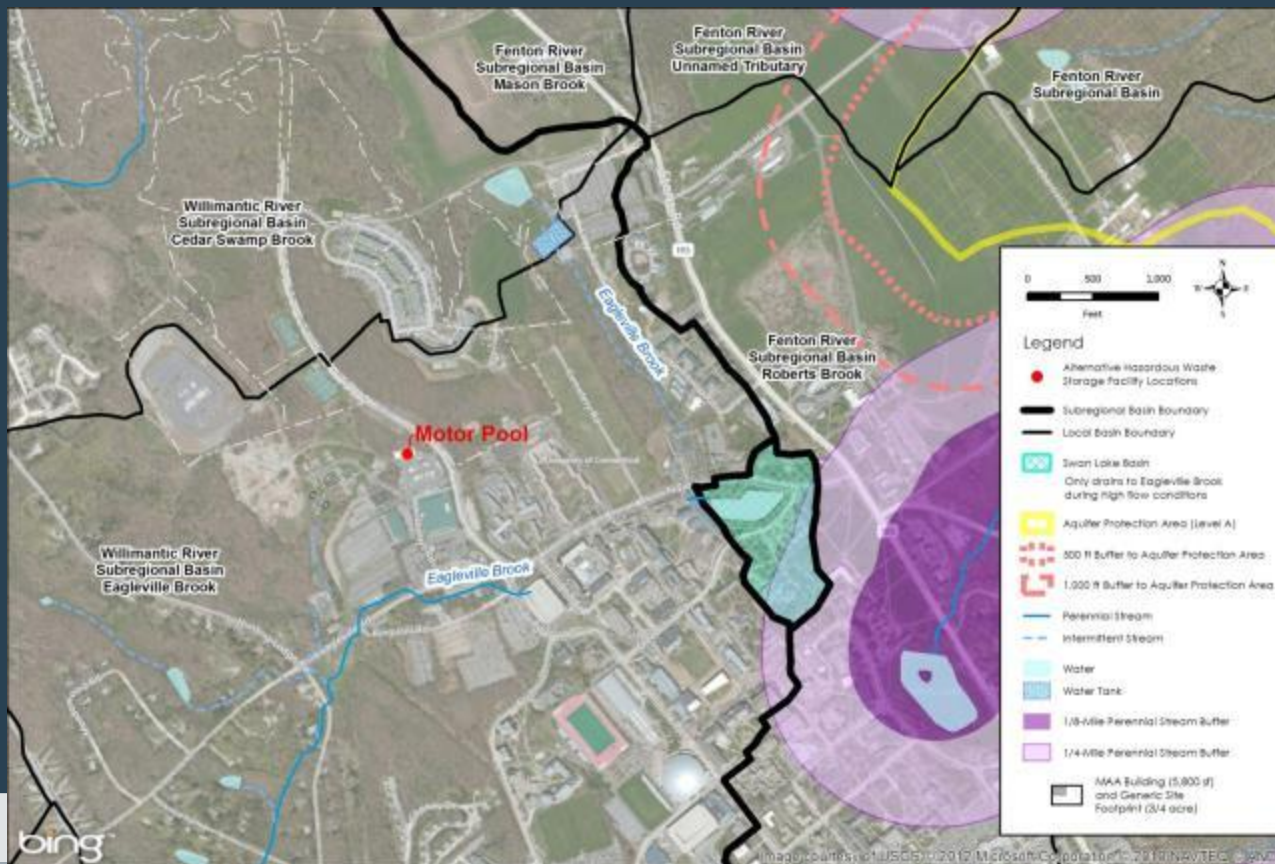
Alternative Site	Homes, Student Housing, or Day Care		Academic and Healthcare Buildings	
	Proximity/Distance	Score	Proximity/Distance	Score
Motor Pool Site	0.13 miles	3	0.28 miles	4



X-3 Public Water Supplies Scoring

Table 7. Public Water Supplies Scoring

Alternative Site	Groundwater		Surface Water/Reservoir	
	Distance	Score	Distance	Score
Motor Pool Site	4,225 feet	4	Not in PWS watershed	4



X-4 Public Safety/Security & Accessibility Scoring

Table 9. Public Safety/Security and Accessibility Scoring

Alternative Site	Does the Site?					Score
	a) Minimize potential for accidental damage	b) Minimize potential for flooding damage	c) Minimize potential vandalism or terrorist threats	d) Allow for timely emergency response	e) Minimize disruption of campus activity in the event of a release	
Motor Pool Site	Yes	Yes	No	Yes	Yes	4

X-5 Consistency with Planning and Land Use Scoring

Table 11. Consistency with Planning and Land Use Scoring

Alternative Site	State Plan	Local Plan	Campus Plans				Score
	Conservation & Development Policies Plan for Connecticut, 2005-2010	Mansfield Plan of Conservation and Development (2006)	UConn Storrs Campus Master Plan Update (2006)	North Campus/Depot Campus Outlying Parcels Master Plan (2000)	East Campus Plan of Conservation and Development (2004)	Technology Park Master Plan (ongoing)	
Motor Pool	Yes*	Yes	Yes	N/A	N/A	N/A	4

*Within Neighborhood Conservation Area (2005-2010 POCD)

X-6 Cost & Regulatory Scoring

Table 13. Capital Cost Scoring

Alternative Site	Does the Site involve?					Score
	(a) Relocating existing facilities to accommodate a new MAA facility	(b) Complex site development	(c) Site access improvements	(d) Upgrade or relocation of existing utilities	(e) Construction of a new MAA building	
Motor Pool	Yes	Yes	Yes	Yes	Yes	1

X-6 Cost & Regulatory Scoring

Table 14. Operational Efficiency Scoring

Alternative Site	Does the Site allow for?				Score
	(a) Appropriate waste handling systems (e.g., loading docks)	(b) Site interior circulation	(c) Cost efficiencies associated with impacts on existing infrastructure, facilities, or land use	(d) Cost efficiencies in labor and equipment	
Motor Pool	Yes	No	No	Yes	2

Table 15. Regulatory Requirements Scoring

Alternative Site	Anticipated Permits	Score
Motor Pool	CT DEEP Flood Management Certification	3

X-7 Traffic Safety/Circulation Scoring

Table 16. Traffic Safety/Circulation Evaluation Criteria

Does the site Location?

(a) Minimize pedestrian/vehicle conflicts - **Yes**

(b) Accommodate efficient waste vendor access and egress from the campus - **No**

(c) Minimize distance traveled on campus roads for internal waste pick-ups/deliveries (i.e., proximity to waste generators)? - **Yes**

Criteria	Score
Meets 0 measures for traffic safety/circulation	1
Meets 1 measure for traffic safety/circulation	2
Meets 2 measures for traffic safety/circulation	3
Meets all 3 measures for traffic safety/circulation	4

Motor Pool Example Final Score

CRITERION WEIGHT (%)	SUB-CRITERION WEIGHT (%)	CRITERION	MOTOR POOL	
			SCORE (1 to 4)	VALUE (WEIGHT x SCORE)
20.0%		X-1 Environmental/Ecological		
	5.0%	▪ NDDB	1	5
	15.0%	▪ Wetlands and Watercourses	4	60
15.0%		X-2 Public Health		
	10.0%	▪ Proximity to homes, student housing, or day care	3	30
	5.0%	▪ Proximity to academic and healthcare buildings	4	20
35.0%		X-3 Public Water Supplies (PWS)		
	10.0%	▪ Groundwater	4	40
	25.0%	▪ Surface Water/Reservoir	4	100
10.0%		X-4 Public Safety/Security and Accessibility	4	40
5.0%		X-5 Consistency with Planning and Land Use	4	20
5.0%		X-6 Cost and Regulatory Considerations		
	1.0%	▪ Capital Cost	1	1
	2.0%	▪ Operational Efficiency and Cost	2	4
	2.0%	▪ Regulatory Requirements	3	6
10.0%		X-7 Traffic Safety/Circulation	3	30
100.0%		TOTAL SCORE		356

Next Steps

- Confirm Tech Park Site Location (Parcel E)
 - Rich Miller to Notify Committee Members
- Each Individual Committee Member to Complete Scoring Matrix
 - Complete scoring matrix and submit spreadsheet to Rich Miller (date to be announced)
- Meeting #5 – TBD
 - Review/discuss scoring and draft report

Discussion of Temporary Facility