



March 20, 2008

John Johnson
Sewer Liaison
Board of Selectmen
Town of Edgecomb
98 Fort Road
Edgecomb, ME 04556

Re: Town of Edgecomb, Davis Island, Wastewater Pump Station Planning

Dear John:

The Summary of Findings for Sewer and Water Feasibility Study, December 4, 2001, summarized the long-term plan for wastewater service for the Town of Edgecomb. As part of that plan, Woodard & Curran identified a wastewater pump station to be located on Davis Island that would serve users on the Island. This pump station is required to pump wastewater to Wiscasset. The Town of Edgecomb has retained Woodard & Curran to help identify possible locations of this pump station that meet the long-term goals of the Town of Edgecomb.

Currently, wastewater from the Sheepscot River Inn and Community Housing of Maine (CHOM) development (and potentially Assisted Living) flow to a pump station owned and operated by Edgecomb Development LLC. The long-term goal of the Town of Edgecomb is to create non-private ownership and operation of a pump station to serve the Town of Edgecomb. In order to meet the long term goal, the following must be considered, and are discussed in this letter:

- Identify the best location for the future pump station;
- Provide a means for all anticipated future users on Davis Island to connect to the pump station; and
- Understand how the pump station can be financed going forward.

Woodard & Curran recommends separating the CHOM development and the proposed Assisted Living development from the pump station currently owned and operated by a private entity, the Sheepscot River Inn.

The ground on Davis Island largely consists of ledge. This makes onsite subsurface wastewater disposal systems difficult to implement due to the lack of suitable soils and may inhibit development of these areas. Providing wastewater service to the Route 1 corridor on Davis Island (and beyond) will eliminate the need for onsite systems and provide for economic development that will in turn increase the tax base. This is important to the growth and development of the Town in the long term. Therefore, we assumed that this was a priority when considering the location of the future pump station.

Developer Comments

Woodard & Curran has had several discussions with Edgecomb Development LLC, the owner of the Sheepscot River Inn. The owner has expressed that he would be willing to transfer ownership of the current pump station to the Town of Edgecomb.



In addition, the owner’s opinion was that the pump station should be moved to the north side of Route 1 to better support economic development on that side of the road and minimize crossing Route 1 with service connections.

Potential Pump Station Locations

We have identified three possible locations for the pump station based on our knowledge of the Towns long term plans, our experience with operating pump stations, and the feedback provided by Edgecomb Development LLC and the Town. We have summarized each location in the table below with our understanding of the advantages and disadvantages of each:

<u>Scenario</u>	<u>Advantages</u>	<u>Disadvantages</u>
1. Take over ownership and operation of current pump station and necessary piping owned by Edgecomb Development LLC.	<ul style="list-style-type: none"> • Town gains pump station and piping at no cost. • Least costly alternative that meets short term needs. • Not located in area of high traffic, safe location for operators. 	<ul style="list-style-type: none"> • Condition and quality of pump station unknown and would need to be investigated. • Location visible to developer and customers of Inn. • Maintenance of pump station may be a nuisance to Sheepscot Inn customers/owners. • Would also require deeded easement to allow for future expansion of pump station. • There is currently a gazebo located adjacent to the pump station that may have to be relocated to provide adequate access to maintain and operate the pump station. • An investigation would need to be completed to verify that gravity flow is possible from Route 1. • The pump station will require a generator to provide emergency power. The generator will need to be located near the pump station and may require the addition of a building to house it. The Town will exercise the generator once per week for a minimum of 30 minutes. These requirements may be a nuisance to the Sheepscot River Inn. • The controls for the pump station would need to be made accessible to the Town for operation and maintenance. • The electrical connection will have to be separated in order to meter it separately.
2. Construct new pump station at point C in parking lot at corner of Eddy Road and Route 1.	<ul style="list-style-type: none"> • Would be able to separate CHOM and Assisted Living from Sheepscot’s pump station. 	<ul style="list-style-type: none"> • There is a ~20 feet wide New England Telephone and Telegraph (NET&T) easement running through this area of the parking lot that would need to be avoided. • This area may be developed by Edgecomb Development LLC. Maintenance of pump station may be a nuisance to Sheepscot Inn customers/owners, similar to scenario #1.
3. Construct new pump station at point B at low point on North side of Route 1.	<ul style="list-style-type: none"> • This is the location that has already been agreed upon as the future location of the pump station (no formal agreement that we are aware of). 	<ul style="list-style-type: none"> • Would need to purchase easement to locate pump station. • Need to coordinate construction in the DOT right of way. • This area is adjacent to the old location of Route 1 (and bridge abutment). Would need to verify suitable location for pump station. • This location will not change the requirement for sewer connections crossing Route 1 to service development on the South side of Route 1.



Recommendations

We believe that locating the pump station as we proposed initially in scenario #2 is currently the best alternative given: (1) the uncertainty of the ability to build in the area across the street, (2) the uncertainty of the quality and condition of the existing Sheepscot pump station, and (3) the fact that we already have the basic agreement that the Pump Station will be in this location. The other scenarios require verification of the possibility to construct in those areas. We also recommend that the Town discuss the alternative scenarios with the adjacent landowners to ensure that the operation and maintenance of such a pump station would be acceptable to them.

Closing

We hope that this review meets your expectations. Please let me know if you have any questions or concerns. Jim and I are available to attend a selectmen's meeting to discuss the location of the pump station and help facilitate discussions with the adjacent landowners. Jim and can be reached at 1-800-426-4262.

Sincerely,

WOODARD & CURRAN INC.

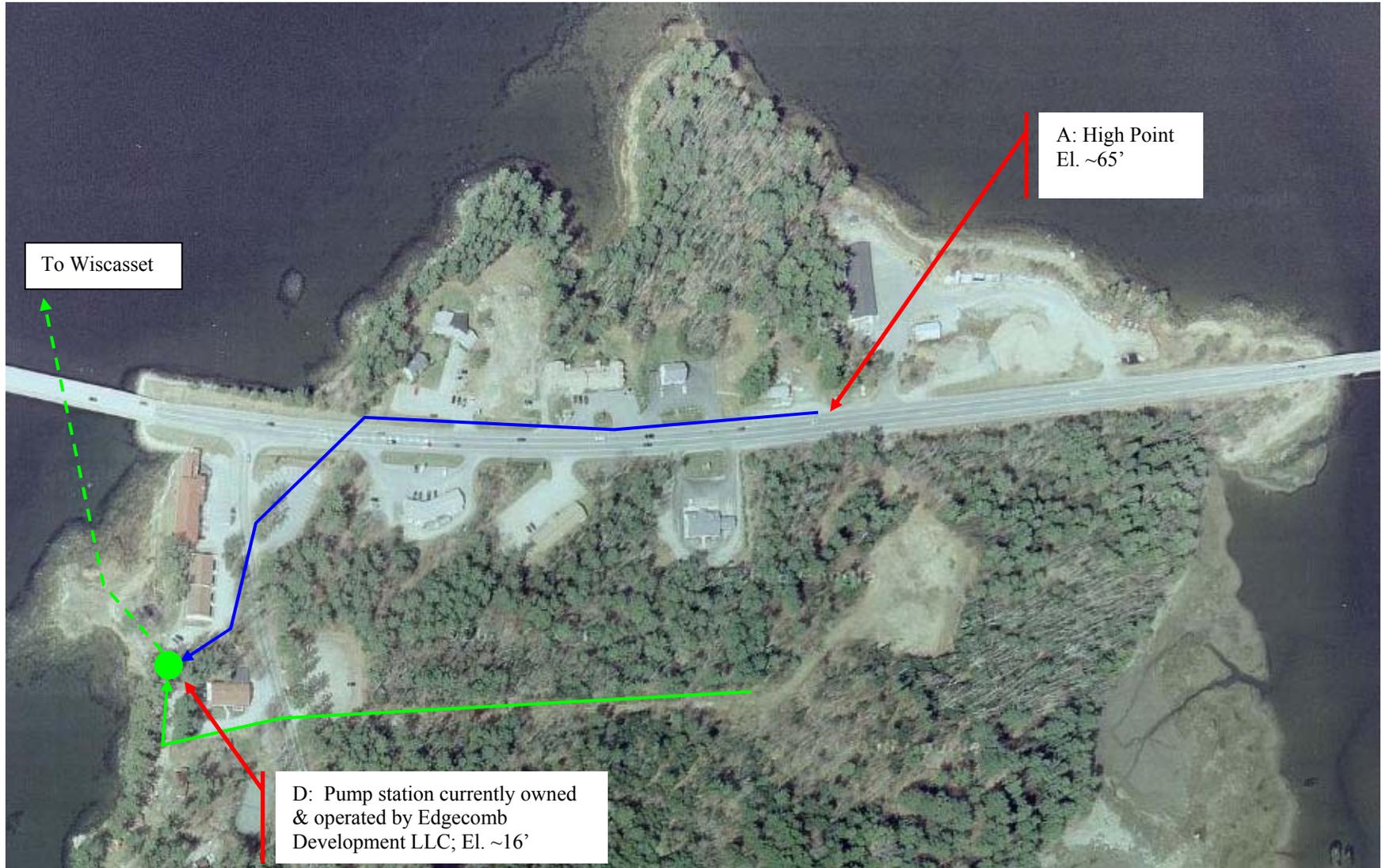
Kyle M. Coolidge, P.E.
Engineer

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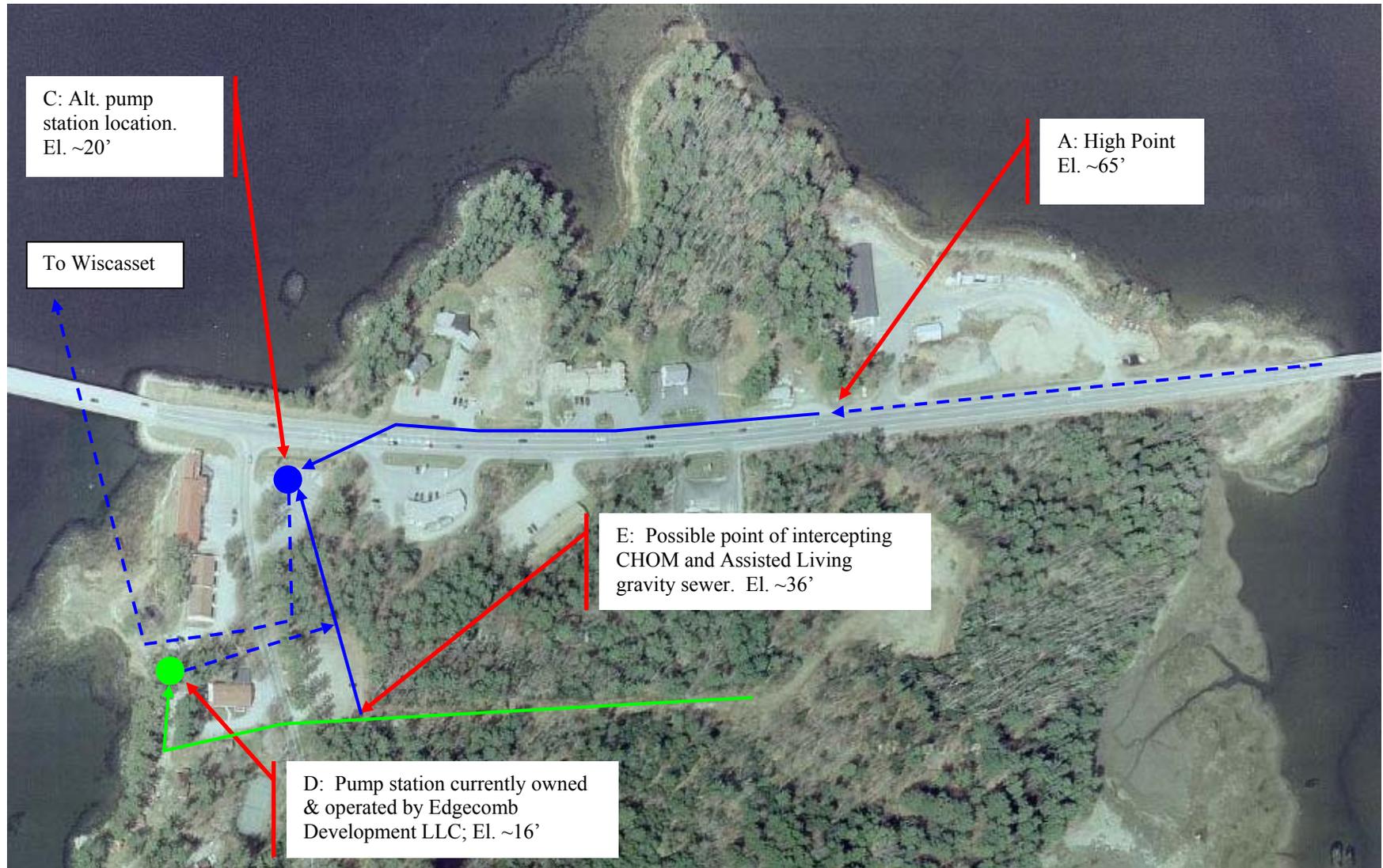
Enclosure(s)

cc: Jim Fitch, Woodard & Curran
Roger Bintliff, Sheepscot River Inn
Peter Biegel, SYT Design

Scenario 1:



Scenario 2:



Scenario 3:

