

CATEGORY	15 Elm Street	4 Pine Swamp Road	Total Points Available	COMMENTS
<b>1. LOCATION</b>	<b>11</b>	<b>21</b>	<b>27</b>	
1.1 Geographic location	4	6	6	Response Times can be met with ease; Response Times Met but requires longer travel; Challenge to meet Response Times
1.2 Neighborhood	1	2	3	Minimal impact on residential neighborhood and community; Moderate impact; Significant impact
1.3 Current Use	0	5	6	Currently undeveloped; Currently undeveloped but site planned for other use; Currently used/planned for other use
1.4 Zoning By-laws	1	3	3	Allowed - complies with use, dimensional requirements and performance standards; Use allowed with moderate approval; Use allowed but will be difficult or costly to win approval
1.5 Public Facade/Screening	0	2	3	No private owner abutters and/or nothing special required; Close abutters with adequate area for screening; Abutters with inadequate area for screening
1.6 Community Visibility	5	3	6	Site is clearly visible to community and easily assessable, particularly in an emergency; Site is visible to community but not easily accessible; Site is neither clearly visible from public roads nor easily accessible
<b>2. ACCESSIBILITY</b>	<b>0</b>	<b>12</b>	<b>12</b>	
2.1 Site Access	0	9	9	Ease of access through existing entry points and roadways; Some impact on entry or roadway; Significant impact including limited emergency access
2.2 Traffic	0	3	3	No impact on traffic patterns; Some impact; Significant impact
<b>3. SITE FEATURES</b>	<b>1</b>	<b>17</b>	<b>18</b>	
3.1 Adequate site size	0	12	12	Optimum size - allows for expansion; Good size but no expansion capability; Undersized for full program
3.2 Operations - ease of use	1	5	6	Staff and Visitors use of site: Site easily split between emergency vehicles and visitors; Site requires some overlap of uses; Site uses overlap negatively
<b>4. ENVIRONMENTAL</b>	<b>5</b>	<b>13</b>	<b>18</b>	
4.1 Wetlands/Riverfront Area	1	5	6	All work will occur outside of ConCom jurisdiction; Indirect impact (work in buffer zones); Direct impact on existing wetlands, flood plains, endangered species
4.2 Stormwater Management	1	2	3	Reasonable cost for stormwater management; Moderate costs; Excessive costs
4.3 Planning/DEP Permitting	3	3	6	No work requiring DEP Permitting; Minimal work required; Significant work required
4.4 Existing Tree Cover	0	3	3	No major reduction; Minimum to moderate clearing; Major clearing
<b>5. SITE DEVELOPMENT</b>	<b>17</b>	<b>12</b>	<b>21</b>	
5.1 Utilities	4	4	6	Availability of all utilities on site; Utilities in road but need to be brought on site; Some/all utilities need to be brought to site
5.2 Topography	3	1	3	Appropriate for buildings, parking - full access; Some slope revisions to meet needs; Significant slope revisions to meet needs
5.3 Soils	3	1	3	Adequate for bearing capacity; Non-standard foundations required
5.4 Hazardous Materials	2	2	3	Free of known contaminants; Testing required; Site history of contaminants
5.5 Costs of Development	2	1	3	Reasonable costs for development: Cut/fill, clearing; Minimal costs; Moderate costs; Excessive costs
5.6 Risk to Cost of Development	3	3	3	If unsuitable soils are found, what is potential impact on costs? Typical costs for similar sites; Excessive costs for increased protections for development near Superfund site
<b>6. AVAILABILITY</b>	<b>3</b>	<b>1</b>	<b>4</b>	
6.3 Acquisition	3	1	4	Cost, availability, time schedule, eminent domain: Reasonable costs, available for sale at this time; Costs high but available to meet schedule; Cost high with eminent domain
<b>TOTAL</b>	<b>37</b>	<b>76</b>	<b>100</b>	