



## NORTHBRIDGE PLANNING BOARD

### MINUTES

Tuesday, February 10, 2015

Recognizing the presence of a quorum Chairman George Murray called the meeting to order at or about 7:05PM with Mark Key, Brian Massey and Pamela Ferrara in attendance. R. Gary Bechtholdt II, Town Planner and Cindy Key, Associate member were also present with Barbara Gaudette absent. Mr. Murray explained as a result of the rescheduling of the Board of Selectmen meeting for the same (date/time) the Planning Board meeting was held within the Great Hall of the Northbridge Memorial Town Hall.

The following members of the public were in attendance: Norma Aldrich; Elizabeth Aldrich; Diane & Scott Mackintosh; Michael Wilkes; Denise O'Brien; Fred Consigli; Normand Pelletier; Carol Brower; Stephen Lange; Tom Andrikowich; Stephen Skillings; Marci Skillings; Jeff Lundquist; Annika Bangma; John Phelan; Bob Laflamme; Carol Laflamme; Shelley J Buma; Martha Buma; James Buma; Paul Hutnak (Andrews Survey & Engineering); James Berkowitz; Robert Knapik; Nelson Widell; & Whitney Hall.

#### I. CITIZENS FORUM

None

#### II. FORM A

##### 302 & 294 SUTTON STREET –REVIEW/DECISION

Form A (81-P) Plan

Applicant, Stephen Lange (294 Sutton Street) reviewed with the Planning Board ANR plan entitled "Plan of Land in Northbridge, MA" dated January 20, 2015 (& revised February 07, 2015) prepared by Rod Carter Associates of Upton, MA for subject properties identified as Assessor Map 19 Parcel(s) 61 & 219 located within the Residential–Three (R3) zoning district of Northbridge.

*The Planning Board upon motion duly made (Massey) and seconded (Ferrara) voted (3-0) to grant an ANR endorsement for the above referenced plan; conveying Parcel 1, not a separate building lot from AP19/61 to AP19/219 as shown and described on the ANR plan.*

#### III. DOUGLAS ROAD (Adjacent to 279 Douglas Rd) –PUBLIC MEETING

Food Composting Facility -§173-49.1 -Site Plan Review

Chairman Murray looked to open the public meeting for Planning Board site plan review; upon motion duly made (Massey) and seconded (Ferrara) the Planning Board waived the reading of the public meeting notice described below:

"In accordance with the provisions of Mass General Laws & the Town of Northbridge Zoning Bylaw Chapter 173, the Northbridge Planning Board will hold a public meeting on Tuesday, February 10, 2015 at 7:05 PM in the Selectmen's Chambers of the Northbridge Memorial Town Hall, 7 Main Street Whitinsville, MA, to consider the site plan application from Douglas Road Industrial Realty Trust (Whitinsville, MA) for proposed composting facility to be located at Douglas Road (adjacent to 279 Douglas Rd); consisting of a ±1,750 square-foot loading building, (1) one composting system drum, a ±1,400 square-foot discharge building, bio-filter, and other associated site improvements. The subject property identified as Assessors Map 3 Parcel(s)

119, 120, 122, & 123 is located within the Industrial-One (I1) Zoning District of the Town of Northbridge. A copy of the Site Plan Review Application, Site Development Plan entitled “COMPOSTING FACILITY” prepared by Andrews Survey & Engineering, Inc. dated December 31, 2014, as well as Building Layout & Elevation Plan entitled “Proposed Compost Facility” prepared by Structor Engineering, Inc. dated January 2015 and other supportive documentation is on file with the Office of the Town Clerk (7 Main Street –Town Hall) and the Community Planning & Development Office (14 Hill Street –Town Hall Annex) Whitinsville, MA and may be reviewed during regular office hours. The purpose of the meeting is to provide an opportunity for public comment. Anyone wishing to be heard should attend said meeting at the time and place designated. George Murray, Chairman Northbridge Planning Board”

The Planning Board opened the public meeting for Douglas Road Site Plan Review; Chairman Murray explained that the Applicant/Engineer will first make its presentation after which the Planning Board members will offer their initial comments and questions followed by comments from the public. Mr. Murray reminded those in attendance when the time comes (for public comment) to raise their hand to be recognized and to state their name and comments; one person at a time.

Robert Knapik for the Applicant introduced Paul Hutnak (Site Engineer) of Andrews Survey & Engineering, Inc.; Whitney Hall (Solid Waste Engineer) of Structure Engineering and Nelson Widell (Solid Waste & Composting Consultant). Mr. Knapik explained that the application before the Planning Board is for Site Plan Review for a project to be located on Douglas Road (for a proposed composting facility) on a parcel located in the Industrial One Zoning District. More specifically Mr. Knapik explained the proposed use is a refuse facility or a state of the art in-vessel composting facility with related utility and access infrastructure.

Mr. Knapik explained to the Board that he will provide a brief overview of the project and then Mr. Hutnak, Mr. Hall and Mr. Widell will provide additional details about the site, about the composting infrastructure itself and about the composting in general to hopefully answer a lot of questions from the Board and public in attendance. Mr. Knapik welcomed additional comments and questions after their presentation.

Mr. Knapik explained that this project (food composting) is necessary because it response to the policy of the Commonwealth to reduce the solid waste stream by 30% (2020) and 80% (by 2050). To reduce the solid waste stream MA DEP restricts the disposal (or the transfer for disposal) of certain materials through waste bands; they (MA DEP) do this because the disposal of certain materials could have a potential adverse impact to public health or the environment because restricting disposal could save space in the landfill or because restricting or prohibiting disposal will promote reuse or waste reduction of a site.

Mr. Knapik provided examples of waste disposal that all may be familiar with; things we would not consider throwing in the trash today such as lead batteries, tires, white goods, plastics, recyclable paper, televisions, etc. In addition to those materials, Mr. Knapik explained as of October 01, 2014 it became illegal in MA for certain entities to dispose of food waste in a certain quantity in the trash. Certain entities can no longer throw away organic waste, that refuse has to be separated and delivered to a facility such as this (proposed). The reason for that is because food waste and garbage comprise a significant portion of the waste stream; we as Americans throw away about 40% of the food we produce. Massachusetts businesses alone discard about 600,000 tons of organic material every year. MA DEP estimates that food waste accounts for more than 25% of the waste stream in MA after recycling or about 1 million tons per year.

Mr. Knapik explained sources of food waste, in addition to households includes industrial facilities, food processors, commercial facilities, supermarkets, restaurants, colleges, etc. Reducing food waste from the waste stream and diverting it to a composting facility or an energy generating facility is the solution that the Commonwealth is implementing (effective last year October 1<sup>st</sup> 2014). DEP defines this banned material commercial organic-material as food material and vegetative material from any entity that generates more than 1 ton of solid waste disposal per week. Any entity that generates more than a ton of food waste has to separate it and send it to a facility such as this. Massachusetts is the first state with this sort of comprehensive ban on food waste. This will affect approximately 1,700 businesses and institutions such as supermarkets, colleges, universities, etc. The waste ban does not presently apply to households but it is anticipated that it will at the end of the current decade.

Mr. Knapik explained the reason the Commonwealth is diverting food waste from landfills is because landfill space is diminishing; no new landfills are being permitted. Landfill capacity is expected to drop from its current capacity of 2 million tons to 1 million to only 600,000 tons by 2020. Landfill space we have is important. Diverting food waste reduces greenhouse gases. When you throw away garbage in a landfill it does not compost the way the proposed facility will; it rots and produces methane gas which is a greenhouse gas and contributes to global warming. In addition diverting food waste from landfills will reduce or is expected to reduce disposal costs (high in MA \$60-90/ton compared to \$45/ton national). For businesses (approx. 1,700) affected by waste ban there must be facilities for them to direct food waste. There are currently only about thirty (30) such permitted composting (anaerobic digestion operations) that accept food waste in MA. They have a combined capacity of 150,000 tons; to comply with the waste ban it is estimated that the capacity needs to be about 300,000 tons. There is a need to double present capacity to take food waste. To meet the demand for food waste, DEP is encouraging new private developments of organic management facilities and composting facilities such as this.

Mr. Knapik explained their project is a composting facility that is not unlike what you would do if you went to the local hardware store and bought one of those black smaller composting containers; it's just happening on a larger scale. Like the black containers in the backyards it is a completely environmentally friendly technology, it's a green technology to treat and recycle organic material. Composting is a natural process that turns food waste, yard waste, grass trimmings, newspapers, and coffee grounds into a very rich and useful product (soil amendments). The product, the compost which you will see this evening does not smell, if anything it has an earthy smell once fully composted. Mr. Knapik suggested if you produce compost in your backyard you know what it looks like and what it smells like.

The process involved for this proposed project will take organic refuse (food waste) and combine it with a bulking agent (woodchips) that will allow the composting process to happen more quickly. It all happens in a controlled environment in a drum. There are alternatives that could have been used that involved open air or so called windrow composting where the material is simply piled in long rows and allowed to decompose more slowly. Mr. Knapik explained their proposal, however speeds up that process; an in-vessel or in-container composting facility. The operator will be Tom Berkowitz Trucking which is an established business on Douglas Road. The facility will take in organic refuse, primarily food waste. A truck will collect it, one (1) truck will go out each day, collect it, bring it back, mix it and process it.

Mr. Knapik explained, unlike the larger open air or wind-row composting facility the proposed is a much smaller scale or micro-scale facility. Because of that they will serve a relatively small collection area. Mr.

Knapik continued summarizing the following: 1 truck will collect food waste per day; 1 truck on average per day will bring in a daily supply of wood chips and 1 truck on average per day will remove the finish compost, adding there will be no long-term storage or exterior storage of compost or other material at the property. Everything will happen inside the building(s). The finished compost will be stored at a remote location, a property that is owned by the operation (not nearby).

Mr. Knapik suggested that it is not expected to produce any offensive, injurious or nuisance in any way; odor and sound are all to be controlled (primarily internal), as a result of the (1) scale and (2) because of the sum of the design features that are incorporated in the project. Everything will happen inside a building, whether it's the building that accepts the raw material, the composting vessel (a sealed drum container) and a second building called a discharge building that the compost will come out of; everything is internal.

Mr. Knapik explained that will allow for the control of odor because it's internal and because the buildings and compost drum are connected to a so-called negative ventilation system. This means if you were to open the door to either building air would rush in rather than coming out. This negative ventilation system draws air into the building. After the air is drawn into the building it will be forced through a filtration system, a natural filtration system. It's a simple but effect technology through a series of underground pipes ultimately ending in perforated pipes that sit below a bed of woodchips. The air from the buildings and compost drum is forced through the pipes and percolates upward through the woodchips; any odor is removed through both a physical and biological process. There will be no significant noise, odor will be controlled, and there will be no meaningful increase in vehicular traffic because of the on average three (3) trucks per day.

Mr. Knapik stated that the operator currently maintains a vermin and pest control contract for the adjacent facility (Berkowitz Trucking), the same contractor will be used to control any pest or vermin that might be at this facility.

Mr. Knapik explained the proposed composting facility will be subject to extensive operating and reporting requirements to the DEP. The General Permit that's issued for this facility requires there be certifications made to insure that it operate up to standards of the department (DEP).

Mr. Knapik summarized the main elements of the project: a tipping building (or loading building), a composting drum, a discharge building and the bio-filter. Mr. Knapik indicated that Mr. Hall would talk in greater detail about these elements, noting they would be happy to answer any questions or concerns. After Mr. Knapik's general overview of project an explanation on the need for it and why it's necessary he introduced Paul Hutnak (engineer) to review site layout and utilities (drainage, etc.).

Mr. Knapik noted Whitney Hall would then talk in more detail about the four (4) main elements of the project and details of the composting process, after which Nelson Widell, who has extensive experience in the permitting and operation of these types of facilities will speak a little more about composting.

Paul Hutnak, Andrews Survey & Engineering, Inc. reviewed with the Planning Board the site layout and utilities. Mr. Hutnak provided a general overview of the locus area on Douglas Road, noting the site was previously approved for outdoor storage area and recyclables, etc. Mr. Hutnak reviewed (generally) the site layout and stormwater design, suggesting the additional impervious area (buildings) is negligible indicating

that the Board's consulting engineer (JH Engineering Group, LLC) has provided comments which will be addressed. Mr. Hutnak indicated they will need a water connection and electricity; looking to integrate the new proposed use into the previously approved site plan. Mr. Hutnak suggested the projected traffic for this use (composting) will have a low impact on Douglas Road and surrounding area (on average 1 or 2 trucks per day).

Whitney Hall, on behalf of the Owner/Applicant provided the Planning Board with a general overview of the design of the buildings and food composting process. Mr. Hall explained the first building, called the tipping building (approx. 35' x 50') will be a standard metal building with a concrete floor and a roll-up door for trucks to back in. The facility will accept 10 tons of food waste per day that will be delivered in 1 truck, containing non-curbside material from restaurants, grocery stores, etc. These entities are required to separate out their food waste (no glass, plastic, etc.). Mr. Hall explained the tipping building will have two bins inside: one for the food waste and the other for woodchips which are required for proper composting. The food waste is mixed together with the woodchips to control moisture and carbon - nitrogen ratio. Mr. Hall noted food waste has a very high moisture content and will not aerobically compost when it's that wet; when it's mixed with woodchips the moisture content of the food waste will get down to 60% or less and will also allow air to flow through the material. The composting system is set up to make sure everything is aerobically composted; that is with oxygen not anaerobic such as the case in landfills for example. There is a need to have air coming through the material and then the carbon-nitrogen ratio; nitrogen from the food and carbon from the woodchips and those are the nutrients the microbes need to breakdown the material. Mr. Hall noted when we get it right it minimizes the odor generation and the speed of the process is accelerated. The two materials (food waste & woodchips) in the building are mixed in a tub mixer. The material is dumped in the right proportions; the woodchips are much lighter by volume approximately 3 parts wood to 1 part food waste in the correct mix by volume. The material is mixed and placed into a drum, the way it is set up is whatever comes in that day is loaded into the drum, so if they accept 10 tons then they would load 10 tons into the drum so that the building is empty of food waste at the end of the day. The drum is 10-feet in diameter and 60-feet long which rotates slowly.

Mr. Hall indicated the purpose of the drum is to mix and tumble, allowing air to pass through the material to compost it rapidly; suggesting you can get a process of composting breakdown in 5-days which is much more broken down than what may occur in an open windrow situation. Everything here is about speed and keeping odor down through the aerobic process. Mr. Hall explained after 5-days in drum the material is then discharged into another building on the back end; doors open up to a conveyor and dumps the compost into a bunker within the building. The material can then be separated and screen to take out the woodchips from the compost; the woodchips can get reused for mixing on the front end. The compost at this point, after 5-days is typically 150-degrees; heat generated by natural process of biological activity in the drum within the 5-days meets all the EPA requirements for pathogen kill. It's a sterilized mixture at the end; still active but pathogens killed. Mr. Hall noted in this particular case (process) the compost is sterile but not ready for use; it needs further curing. The composted material will be taken off site to another location where it will sit for 2 to 3 months and then ready for agriculture and landscaping use. There will be no product stored outside at this site; everything will leave after the 5-day drum cycle and screening.

Mr. Hall briefed the Planning Board on the bio-filter process for odor control noting this element of the process is minimized by keeping it aerobic. However it will still have odors to deal with which will be treated with the bio-filter system. Mr. Hall suggested the bio-filter process is a very simple, widely used and very

effective for odor control. Mr. Hall explained the way it works is to extract air from the tipping building, from the discharge building and from the drum itself. To maintain negative pressure in the buildings they will undertake 4 air exchanges per hour (out the buildings and drum); directed to the bio-filter. The bio-filter is covered with woodchips and is maintained and moist all the time. The air is evenly distributed through the material so it has a contact time of better than a minute going through it. Any odorous compost is dissolved in the moisture in the woodchips and further broken down until released via water vapor and carbon-dioxide. The composting facility will be a contained process, a very low volume process and will utilize a very effective odor control mechanisms (bio-filter).

Nelson Widell on behalf of the Applicant/Engineer noted he has been working in the field of composting since 1977. Mr. Widell stated to the Planning Board that he is one of the founding members of the US Composting Council and likely has built more composting plants in the United States than anyone else. Mr. Widell introduced the proposed facility as a micro-facility, suggesting it's extremely small comparatively, with only 2 trucks per day. Mr. Widell explained they will utilize absolutely the best available technology; stressing everything in the process will be contained indoors or in the drum; nothing is to be outside at all.

Mr. Widell suggested the facility proposed is truly state of the art including the odor controls. The product they will be making will be very high quality compost from things we would have eaten, food discards (organic materials); what Mother Nature has been doing with organic material since the earth began, we are proposing to do it equally as well but faster in a controlled situation in this technique.

Mr. Widell reiterated that it will be micro-scale; tiny in relative terms of other facilities (2 trucks per day; one food and one wood chips) with no storage, at all outdoors, at this location. The feedstock are only yard trims, twigs and cuttings for wood requirement or wood waste, but only clean wood waste from shavings, maybe clean dimensional lumber but nothing painted or treated lumber; clean wood only.

Mr. Widell noted the food waste will already be separated, such as fruits, vegetables, supermarket, bakery dairy, grocery. He specifically noted that there would be no taking in any sewage sludge or dead animals; only food, clean food and wood.

Mr. Widell noted the rotary drum technology has been used for over 80-years, starting in Europe and is the most effective way to compost; where the material rotates continuously allowing air to go through it, suggesting what Mother Nature does but doing it as fast as possible within that drum. Mr. Widell explained the natural temperature created is 150-degrees Fahrenheit which sanitizes & pasteurizes material; complies with EPA requirements, etc.

Mr. Widell reviewed with the Planning Board a series of presentation boards (copy of same included in file) entitled Quality Controlled Processing; Feedstocks; Acceptable Waste; and provided visual examples of the rotary drum, receiving building, engineered bio-filter, and finished composting product, along with a photo of an existing facility located in Nantucket, MA. Mr. Widell indicated this proposal is a much smaller facility than Nantucket's. Mr. Widell briefed the Board on the components and process of the building(s) and drum.

Plastic baggies of the composting products were distributed to the Board and attendees to inspect and smell. Mr. Widell suggested the product is Mother Nature's fertilizer, a clean material high in nutrients, high in organics. The composting has been used in landscaping; used at the US Tennis Open; the food waste

compost in their gardens and landscaping. The processed compost will leave the site every day in sealed containers to another facility (nothing will be stored onsite at the Douglas Road facility).

Mr. Widell concluded his presentation stating the scale of the operation under consideration will be a micro-composting facility (the Nantucket facility is some 10X larger), noting the project will be privately financed, the composting process will reduce greenhouse gas and will create a couple of new green jobs that could be operational by 2015 (built within 6-months of approvals).

Mr. Knapik offered general closing comments regarding the presentation to the Planning Board and solicited comments and questions, noting the closest facility was in Rutland (MA) and stressed the need for such a facility in the area. Chairman Murray thanked Mr. Knapik and sought questions and comments from the Planning Board.

Mark Key inquired about the processing time. Reply (Widell): 15 tons per day (ratio of 3:1 /woodchip to food waste). Chairman Murray asked about potential need for fire protections for the storage of woodchips. Reply (Widell): smaller piles will not generate the heat to cause concern of combustion. Mr. Murray asked about prior approval specific to outdoor storage and recycling. Mr. Hutnak replied by showing locations to be designated on the plan for outdoor storage and recycling area.

Chairman Murray asked why the site is not proposed to be paved. Mr. Hutnak explained that the site would have a gravel compacted surface (with reground pavement).

Mr. Murray expressed potential noise concerns from fans and blowers operating 24-hours/7-days a week for the movement of air, etc. Reply (Widell): the fan motors will be low velocity and should not create a lot of noise. Mr. Murray inquired about loss of power. Reply: an emergency generator will be onsite.

Chairman Murray asked if the bio-filter system will need to be maintained. Reply: the woodchips which will be placed over the top of the bio-filter will be changed after a year or so and will be monitored regularly.

Mr. Murray asked about time of deliveries, etc. and examples of other facilities in the area. Reply: weekdays 8AM to 4PM; nearest facility is in Rutland (MA) however a different type of process. Mr. Knapik noted that DEP has a map on their website locating facilities, however he was not sure if this data specified what type of composting facility or processing type.

Brian Massey inquired about the checks and balances with DEP –Department of Environmental Protection. Mr. Knapik suggested a general permit would be issued with standards and monitoring requirements.

Mr. Bechtholdt asked about site lighting, circulation, sightlines at driveway, the need to file for a Site Assignment with DEP and noted receipt of documents received to date: Site Plan Review Checklist; Conservation Commission memorandum dated January 14, 2015; JH Engineering Group, LLC report dated January 26, 2015; Whitinsville Water Company letter dated February 02, 2015; email communication from the Sewer Superintendent received January 16, 2015, as well as, letter dated February 03, 2015 from Denise O'Brien and letter dated February 10, 2015 from William Cundiff. Mr. Bechtholdt noted in addition to the checklist provided he would offer a memorandum to the Planning Board and Applicant/Engineer.

Mr. Hutnak reviewed with the Board sightlines suggesting they are favorable along Douglas Road; additionally Mr. Hutnak indicated they are proposing wall-pack lights on the building (to be shown on revised plan). Mr. Hutnak reviewed vehicular circulation within the site. Mr. Knapik indicated that it was his understanding that a site assignment filing for the proposed use (food composting) was not required by DEP.

Having no additional initial comments from the Planning Board Chairman Murray sought comment from the public in attendance.

Dianne Mackintosh inquired about the need for DEP approvals and state regulations concerning food composting. Mr. Hall indicated that he had not spoken to anyone at DEP but believed no DEP approval was needed.

Shelley Buma, on behalf of CPN –Citizens of the Preservation of Northbridge suggested the need for a local permit and site assignment for the proposed food composting operations. Ms. Buma explained to the Board that the recycling operation was approved by the Board of Selectmen for 279 Douglas Road and not specifically for the two adjacent lots. Ms. Buma looked for clarification regarding the subject property. Planning Board Chairman noted the subject property as provided for in the site plan review application and noted on the plan includes all four (4) parcels: Assessor Map 3 Parcel(s) 119, 120, 122 & 123 (including 279 & 291 Douglas Rd –Berkowitz Trucking).

Ms. Buma noted that the Applicant received a Site Plan Review approval on November 15, 2012 for exterior storage of materials on parcels 122 and 123; Ms. Buma looked for clarification as to whether or not the application was a modification of the November 2012 approval. Mr. Bechtholdt (Town Planner) indicated that the application is a modification of the prior approval issued by the Planning Board.

Ms. Buma reviewed letter dated February 10, 2015 from William Cundiff (copy provided to Planning Board and Applicant/Engineer). Referring to Section 173-49.1 (f) and (m) of the Zoning Bylaw, Ms. Buma stated the traffic flow patterns are not shown for commercial and residential vehicles and the location of all parking areas is not shown on the plan.

Ms. Buma questioned why the Applicant has not committed anything in writing, noting the filing is incomplete (pursuant to the town's zoning bylaws for site plan review); adding the application does not include an operation or a maintenance plan, etc. Ms. Buma suggested to the Planning Board that the proposed use (composting facility) is not an allowed use within the zoning district stating "Light industrial uses, including manufacturing, storage, processing, fabrication, packing and assembly, provided that such activities will not be offensive, injurious or noxious because of sewage or refuse, vibration, smoke or gas, fumes, dust or dirt, odors, danger of combustion or unsightliness".

Ms. Buma cited eight compost facilities from different regions/states that had experienced complaints regarding odor and noise. Ms. Buma also questioned if an air quality permit from DEP is required. Ms. Buma questioned where the bathrooms would be located.

Ms. Buma continued noting that the entire facility exceeds 10,000 square-feet of gross floor as the Applicant has linked all 4 sites (parcels 119, 120, 122 & 123). The gross floor area of parcels 199 and 120 already



exceeds 10,000 square-feet of gross floor area. As such Ms. Buma requested an Impact Assessment per Zoning Bylaw Section 173-49.1 E.2.p.

Ms. Buma concluded by saying based upon the numerous items that are required by the Town Bylaws that have not been addressed in the application, and based upon (including but not limited to) the lack of protection of abutting properties from “undue disturbance caused by excessive or unreasonable noise and odors” [Planning Board standard of Review #6], CPN recommends that the Planning Board disapprove the Site Plan.

Fred Consigli questioned the 24/7 operation (after hours of an unmanned operation) and the need to have a certified operator at the facility. Mr. Consigli inquired about the capacity of the drum and expressed concerns with potential noise from the fans and other system operations, including odors. Mr. Consigli noted quality of life concerns suggesting they are proposing food composting today what could be next. Mr. Consigli also expressed concerns with the potential for rodents. Reply: Berkowitz Trucking will operate the composting facility as part of their ongoing maintenance plan this facility will be monitored and controlled for rodents, etc.

Normand Pelletier asked if there was an alarm in case of failure and what the turnaround would be to repair. Reply (Widell): there will be an alarm system in place where the operator would be called in the event of failure, etc. and repairs would be addressed in a timely manner (typical business operations).

Denise O’Brien appreciated the background information concerning food composting and the States initiative, however is concerned with the location on Douglas Road (proximity to residential neighborhood and known odors from these types of operations). Ms. O’Brien noted her concerns with the unsightliness of the lot on Douglas Road. Ms. O’Brien asked what recourse there is if something goes wrong; smell control should big concern for the location; near a residential neighborhood.

Jeff Lundquist expressed concerns regarding potential noise and inquired about fire protection and security. James Berkowitz, on behalf of the Applicant noted Berkowitz Trucking has onsite security in place and would incorporate this facility. Other residents echoed similar concerns regarding noise, odor, and vehicle traffic and asked that they be considerate to abutters concerns. Another resident suggested the Applicant look to locate the facility at the site where the finished compost is to be stored (off-site location); this may alleviate concerns.

Ms. Buma asked for clarification if the Applicant has spoken with DEP yet about the proposal. Reply (Hall): has not talked with them directly, however Mr. Hall stated that the proposal will require a Recycling, Conversion and Composting Permit under 310 CMR 16, Mr. Hall indicated he was pretty clear as to what the requirements will be after working on other projects prior to this one noting he has spoken with DEP on other projects but not specifically this one. Ms. Buma confirmed with Mr. Hall that the proposal will require an RCC Permit. Ms. Buma asked if any MEPA thresholds would be exceeded.

Ms. Buma reviewed with the Board a number of problems with existing composting facilities.

Mr. Knapik noted the proposal before the Board has little or nothing to do with the transfer station, suggesting the two parcels are under separate ownership and the proposal is clearly specific to 2 lots, as an

accommodation shown the adjacent facility and some construction of infrastructure that will straddle the lots no buildings or utilities but does not blend in anyway; separate ownership but the Operator will be Berkowitz Trucking, which makes sense to have the operator with experience in solid waste management, suggesting is inaccurate to link the two sites.

Mr. Knapik suggested the examples (problem sites) offered by Ms. Buma are dissimilar to the facility proposed as they are much larger in scale compared to the micro-composting facility proposed for Douglas Road where the Marlboro facility has a capacity 15-times greater, the Wilmington facility has a capacity of 60-times greater, as well as the Seattle facilities and by comparison is not helpful. Mr. Knapik suggested the application is complete.

Ms. Buma noted the application filed states and includes all 4 parcels.

After seeking additional comment and questions from those in attendance and from the Applicant/Engineer Chairman Murray looked to continue the site plan review public meeting. Mr. Bechtholdt suggested the Board continue its review to either Tuesday, March 10, 2015 or March 24, 2015.

Ms. Buma informed the Board and Applicant/Engineer that she would follow-up her comments with a letter detailing comments and concerns.

Mr. Murray asked Mr. Knapik if he felt they would be ready to present written responses to all the questions and comments received to date, Mr. Knapik confirmed provided Ms. Buma's letter is received within the next day or two he did not see a problem with being ready for the March 10, 2015 Planning Board meeting. Mr. Bechtholdt noted that he would also provide his memorandum before the end of the week.

*Upon motion duly made and seconded the Planning Board voted (4-0) to continue the site plan review to Tuesday, March 10, 2015 at 7:05PM (Town Hall) to afford additional time and opportunity for public comment and review.*

#### **IV. HEMLOCK ESTATES –CONT. PUBLIC HEARING**

Subdivision Modification –Smith & Gendron Street Improvements

Mr. Bechtholdt informed the Planning Board that he spoke with Stephen O'Connell on behalf of the Applicant (J&F Marinella Dev) as is looking for a continuance to the next available meeting. Mr. Bechtholdt noted it is his understanding the continuance request is a result of the recent snow event(s) and the need to review the proposal with Mr. Jim Gendron, the abutter who attended the previous meeting.

*Upon motion duly made (Massey) and seconded (Key) the Planning Board voted (4-0) to CONTINUE without discussion the above noted public hearing at the request of the Applicant/Engineer to Tuesday, March 10, 2015 (7:35PM –Town Hall).*

#### **OLD / NEW BUSINESS**

Approval of Meeting Minutes – January 13, 2015 & January 27, 2015

The Planning Board tabled action to its next scheduled meeting.

Special Town Meeting –Tuesday, February 24, 2015 (7:00PM)

No discussion –point of information.

2015 Spring Annual Town Meeting -Tuesday, May 05, 2015 (7:00PM)

No discussion –point of information.

2015 SATM Warrant Closes –Friday, March 06, 2014 (12:00PM)

Mr. Bechtholdt informed the Board that as a result of the scheduled Special Town Meeting the Planning Board is not scheduled to meet again until after the close of the warrant for the Spring Annual Town Meeting. Mr. Bechtholdt advised the Board that he is stilling waiting to hear back from Mr. Osterman regarding designating Osterman Commerce Park as a Priority Development Site (43D) and as such does not suggest the Board sponsor an article for the Spring Annual Town Meeting at this time. Mr. Bechtholdt asked the Board if they want to purse similar designation for the town-owned property on Providence Road; Board members agreed to wait until they have heard back from Mr. Osterman suggesting the Board would look to sponsor article(s) for the Fall Annual Town Meeting.

Pine Knoll, Senior Living Development –Special Permit (pending application)

Mr. Bechtholdt informed the Planning Board that he has communicated with Attorney Wickstrom on behalf of the Owner/Applicant for Pine Knoll and anticipates a special permit (modification) filing within the next few days.

Rebecca Road Stone Wall (Right-of-Way) –Status/Update

Brian Massey informed the Board that it was his understanding that the indemnification agreement was recorded at the Worcester Registry and will provide the town with a copy.

Subdivision/Site Developments –Status/Update(s)

Mr. Bechtholdt briefed the Board on the status of the following subdivisions: Hemlock Estates (no additional information; Camelot (no additional information); Hillside Garden (no additional information); and Presidential Farms (Lenders agreement fully executed and ready for recording by the developer, awaiting action from DPW to coordinate installation of new streetlights (same for other developments). In regards to site development plan Mr. Bechtholdt informed the Board that he met with the Owner/Applicant of 4 North Main Street regarding potential site alterations for the gas station, donut/coffee, and convenience store which after reviewing and talking with the Building Inspector will require a formal modification of the site development plan previously approved by the Planning Board.

Green Meadow Court –Status/Update

Tabled –no discussion. Mr. Bechtholdt however noted he has reached out to Attorney Lane regarding this subdivision.

Farnum Circle –Status/Update

Tabled –no discussion.

Mail –Review

In addition to the mail listed (-see attached) the Planning Board noted receipt of the following communications: February 10, 2015 Agenda; March 10, 2015 Draft Agenda; January 27, 2015 Agenda of

Canceled Meeting; Form A Application dated January 20, 2015 for Stephen Lange regarding 294 and 302 Sutton Street; Checklist for ANR Plan for 294 & 302 Sutton St; Assessor's Map 19; Public Meeting Notice for Douglas Road (Composting Facility); Site Development Plans of Composting Facility at 279 Douglas Road; Technical Review Meeting dated January 16, 2015 for Douglas Road – Food Composting Facility; Site Plan Review Checklist for Douglas Road (Composting Facility); Letter dated January 26, 2015 to Town Planner from JH Engineering regarding Composting Facility 279 Douglas Road (Adjacent to); Review Report Form dated January 8, 2015 to Town Manager/BOS, BOH, NCC, Building Inspector, Fire Dept. (Safety Committee), Police, DPW Highway, DPW Sewer, WWC and JH Engineering from Town Planner regarding Douglas Road (Composting Facility); Plan of 4 & 16 North Main Street; Letter dated December 3, 2014 to National Grid from Presidential Farms concerning street light requirements; Email dated January 21, 2015 to DPW Director from Town Planner concerning Streetlights at Presidential Farms; Email dated January 16, 2015 to Town Planner, C. Ryan, and Sutton Planning with a cc to Town Manager and Planning Board Chair from CMRPC regarding Interest in Participating in Freight Rail Planning Project Initiative; Email dated January 14, 2015 to Town Planner, C. Ryan and Sutton Planning with a cc to Town Manager and Planning Board Chair regarding Interest in Participating in Freight Rail Planning Project Initiative; Email dated January 14, 2015 to MassPlanners from Mass Planners concerning MA Downtown Initiative 2015 February Workshop Announcement; Email dated February 5, 2015 to DPW Director and Developer with a cc to Andrews Engineering, Attorney Wickstrom, Quarry Hill Excavating and Planning Board Chairman from Town Planner concerning Carpenter Estates LID Maintenance; Memo dated January 5, 2015 to All Departments, Committees, Boards and Commissions from Town Manager's Office regarding the Annual Town Report (2014); Email dated January 20, 2015 to Town Planner with a cc to JH Engineering from Planning/Conservation Administrative Assistant regarding Carpenter Estates site construction inspections; 2015 Planning Board Schedule of Meetings.

#### Other

Mr. Bechtholdt expressed his ongoing frustrations with DPW specific to coordinating new streetlights within subdivisions (Presidential Farms and Hillside Garden Estates, etc.) something Chairman Murray and the Town Planner had discussed before with Mr. Shuris, the DPW Director. Mr. Murray explained to the Board that he and Mr. Shuris met with National Grid representatives a number of times now to discuss coordination; Mr. Murray is unclear as to what the holdup is for DPW. Mr. Bechtholdt will contact Mr. Shuris once again regarding streetlights, Board members suggested if delays persist that Chairman Murray look to talk with the Town Manager. Mr. Bechtholdt reminded Board members as a result of the winter storm and subsequent meeting of January 27, 2015 the Planning Board workshop for 2040 Providence Road (Reuse Study) was postponed as was the discussion items regarding CMRPC's Freight Rail Planning Project Initiative. Board members agreed to hold-off rescheduling the public workshop for 2040 Providence Road until the Spring, noting they are not in a position at this time to sponsor any zoning amendments in time for the Spring Annual Town Meeting anyway. Similarly the Board did not see a pressing need to reschedule the Freight Rail initiative discussion at this time. Mr. Bechtholdt reviewed briefly with the Board his recent communication with the DPW Director concerning the long-term maintenance of the LIDs proposed/approved for the Carpenter Estates subdivision; Board members concurred with Mr. Bechtholdt that DPW (Mr. Shuris) ultimately agreed to maintain the stormwater facilities associated with the roadway once the road is accepted as a public way. Mr. Bechtholdt distributed individual copies of the town's Sexual Harassment Policy to the Planning Board members. Mr. Bechtholdt informed the Board that the Annual Report of the Planning Board is due March 02, 2015; Mr. Bechtholdt will prepare the report and provide the Board with a copy.

**ADJOURNMENT**

Having no additional business the Planning Board adjourned its meeting of Tuesday, February 10, 2015 at or about 9:15 PM.

Respectfully submitted,

Approved by the Planning Board –

R. Gary Bechtholdt II  
Town Planner

Cc: Town Clerk