

**Norton Planning Board Minutes of Meeting
For
SEPTEMBER 4, 2012**

Call to Order

The September 4, 2012 meeting of the Norton Planning Board, held in the first floor Selectmen's Conference Room, was called to order at 7:23 p.m., by Mrs. Haracz, Chairman. Members Present: Mrs. Joanne Haracz, Chairman; Mr. David Miller, Vice-Chair; Mr. George Burgess; Mr. Joseph Fernandes; Mr. Scott Nichols; and Mr. Alec Rich. Absent: Mr. Patrick Daly. Also present was Mr. Charles Gabriel, Town Planner.

Report of the Planning Board

Nothing was discussed.

Approval of Minutes

August 7, 2012:

MOTION was made by Mr. Miller to approve the Planning Board Minutes of Meeting, dated August 7, 2012, as amended. Second by Mr. Nichols. Vote: Unanimous. MOTION CARRIES.

Report of Town Planner

Mr. Gabriel referenced the letter distributed from Attorney Almeida received at 4:20 p.m. on 9/4/12 (today). Mr. Gabriel had sent letter out to Attorney Almeida from Planning Board regarding this on 8/30/12. Mrs. Haracz recommended to push out this discussion until after the public hearing.

Planning Board Business and Policies

Nothing was discussed.

Bills and Warrants

MOTION was made by Mr. Fernandes to approve Planning Board Bills and Warrants, dated September 4, 2012 in the amount of \$1,959.48. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

Approval Not Required Plans Pending:

Applicant Name Date Filed with Town Clerk

No ANR's were reviewed.

David Eastridge – regarding development of an affordable housing project (40b) adjacent to Red Mill Village

Mr. Rich recused himself.

Mr. Gabriel explained that Mr. Lloyd Geisenger, President of Thorndike Development, will be providing a detailed presentation at ZBA meeting which residents/abutters may be interested in attending.

Mr. Geisenger said he met with Board of Selectmen and Conservation Commission and presented to entire Red Mill community. He made a commitment and Thorndike will follow through. They have a website regarding this proposed project and are being totally transparent, and everyone should have his email address. Mr. Geisenger said he hoped to have submission to ZBA in October 2012. He stated they are utilizing Kelly Engineering.

Mr. Daniel Rich, stated he was a direct abutter, and his initial reaction was that he was against it. He asked if this was a commercially zoned property/(Passenti property)?

Mr. Gabriel responded this is different, it is exempt from zoning regulations since it is under Ch 40B law.

Mr. Rich asked if it will be under site plan review?

Mrs. Haracz said it is exempt from site plan review.

Mr. Rich said personally he would like to see something commercial in that location. It is also in a WRPD (water resource protection district), which has further limitations. He was against this previously as well.

A Kingsbury Hill resident asked if anything is developed in that location, there are old water pipes and would they be replaced if developed?

Mr. Geisenger said he had not yet met with the water and sewer commissioners. However, by today's code, they are not the correct size.

8:00 P.M. Special Permit: modification of an approved Special Permit and site plan to allow the installation of a Compressed Natural Gas (CNG) fueling facility at the proposed Waste Management site located off Hill Street

Mr. Mark Dibb, civil engineer, C&A Engineering, discussed/explained CNG fueling.

CNG is compressed natural gas components. Agreement is under construction; other than components of site design, there are no changes. Waste Management is looking into CNG for their fleet.

Mr. Dibb referenced the detail plan being provided – 40 new CNG trucks to site.

Mr. Joe Levesque, ET Environmental Design Engineer, consultant for Waste Management, said CNG fuel is safe, quieter, and driver pulls up to concrete barrier and fuel delivered to truck. Also, there are no open flames.

It was noted there would be 132 vehicles at full build-out.

Mr. Dibb said it does not change where gas line is coming in. Discussion on location of gas line ensued.

It was noted gas dried and a slow-fill because they would need a huge compressor, so will use a smaller compressor. The closest Waste Management facility with this type of fuel (CNG) is located in Cranston, Rhode Island; Rochester, New York; and also in New Jersey.

Mr. Peter Richard of Waste Management said 80% of trucks will be replaced with CNG. It is quieter and more economical also.

It was noted compressor is 80 decibels at five meters which is less than average in industry, and runs all night continually as it is doing its job.

Compressors run on natural gas in a double enclosure.

Mrs. Haracz spoke of “fence” around CNG equipment. Mr. Richard had referenced it would be chain link with screenings.

Mrs. Haracz suggested a stockade fence with a solid wooden stockade.

Mr. Burgess stated he had concerns with fire issues. It was noted by Waste Management reps that they did go to fire dept. already, and a thorough review was also conducted by State.

Discussion on compressors. One compressor works at a time with automatic shutoff when full. Dryer is a very quiet component.

A member of audience, Jack McDonald, of 121 Crane Street, said he thought there were originally going to be 40-50 trucks.

Mrs. Haracz responded it was always indicated it would be 132 trucks.

Mr. McDonald spoke of fire compressor system; to be on tank or compressor?

It was noted that compressor has its own shutoff.

Mr. McDonald asked why compressor was situated at road?

Waste Management reps responded it was closer to the gasoline line. Proximity to gas line is very important. About 100' offset from edge of right of way.

It was noted diesel trucks would also still be maintained at this location.

The chain link fence was discussed. Mr. Dibb said it would be six feet high for security.

Mr. McDonald asked about heaters in trucks; would they start up at 3 a.m.?

Mr. Richard responded drivers arrive to work about 4-5 a.m., and majority of them leave for their routes at 6/6:30 a.m.

It was noted they utilize block heaters.

Mr. McDonald asked if they would be idling long?

It was noted the law states trucks cannot idle for more than five minutes, as it is not allowed.

Mrs. Haracz noted sound-barrier is required by the special permit. She still disapproved of where compressor is located. Discussion ensued.

It was noted to Planning Board that 100 psi is pressure; and a 4" line to be brought into site.

Mr. Fernandes said it appeared to be for economic purposes of pipe vs. operational standpoint.

It was noted by Waste Management reps that, yes, the economic piece of it is one of the criteria.

Mr. Fernandes noted it will be at 80 decibels with the compressor running all night.

It was noted by Waste Management that, yes, it would run about seven to nine hours.

Mrs. Haracz stated that when they requested a special permit a 50 decibel noise level was used at night time; and 80 decibels is a lot more noisy. It is a compressor with two enclosures and still at 80 decibels.

Mr. McDonald said in Plainville, they shut down a Route One business as people felt it was detrimental to the area.

It was noted by engineer that CO-2 decreased by 25% with this type of fuel.

Mr. Fernandes spoke of a 2" pipe running; and using same trench, could they do something else?

Mr. Fernandes said the 80 decibel compressor running all night long at end of street appears to be an issue.

Mr. Dibb said a stockade fence would be erected, as well as it being 100' from edge of right of way; then the 80 decibel decreases significantly.

It was noted Waste Management said they could switch compressor to other corner for extra 40' and other components to front (transformer and switch gear). Switch gear is 8' too. Discussion followed.

A resident of 101 Hill Street said he believed a piece of land across from him was industrially zoned. Years ago he was told a landscaping company would be at that location.

Mrs. Haracz referenced the sound-barrier.

Mr. Dibb spoke of it being possibly 10' high of sound-barrier quality. It was noted another company, PCS, has a fan that runs constantly and can be heard all night.

Discussion on east/west louvers; not north/south, and 40' away, and sound-barrier added to alleviate sound more. Discussion followed.

Mr. McDonald spoke of reconstructing road from entrance to Myles Standish; and asked why not start from exit?

Mr. Dibb responded there is an agreement from this entrance to widen road to 24'. Also a traffic light is planned to be added to that area.

MOTION was made by Mr. Miller to continue hearing for modification of an approved Special Permit and site plan to allow the installation of a Compressed Natural Gas (CNG) fueling facility at the proposed Waste Management site located off Hill Street, to September 18, 2012, at 8:00 p.m. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

Mr. Miller said, if possible, it would be beneficial to decrease decibels on compressor with a sound study.

Mr. Dibb said they could possibly add to model; however, he was not sure if they can go that far though.

Waitkus Project

Mr. Gabriel referenced letter received from Mr. Waitkus' attorney earlier that day, and referenced earlier in these minutes of meeting, indicating he would like to talk to consultant(s). A basic group of opinion letters with info sent to consultant.

Mr. Nichols said an independent decision was needed.

MOTION was made by Mr. Fernandes to provide to three consultants for this review the past analysis done on this project. Second by Mr. Miller. Vote – Roll Call: All members voted yes, except for Mr. Nichols who voted Not In Favor of Motion. Vote (5:1). MOTION CARRIES.

Mr. Gabriel stated they won't allow applicant/applicant's attorney to contact consultant.

Adjournment

**MOTION was made by Mr. Burgess to Adjourn at 9:09 p.m. Second by Mr. Rich. Vote: Unanimous.
MOTION CARRIES.**

Minutes Approved by Committee on: _____
(Date)

Signature:

Chairman:_____

Documents Reviewed/Distributed at Planning Board Meeting of September 4, 2012

“274 East Main Street – Smart Growth Multi-Family Apartment Community” – Campanelli – Thorndike Joint Venture

“CNG Fueling” – Waste Management of New England, Hill Street, Norton, MA

“Norton Commerce Center” – Hill Street, Waste Management Compressed, Natural Gas Compound” – C&A Engineering