

**Town of Milton
Board of Selectman Special Meeting
Wednesday, July 30th, 2014
Milton Town Hall
Meeting Minutes**

Members in Attendance: Chairman Tom Gray, Mike Beaulieu, Elizabeth Dionne. **Also in Attendance:** Kimberly Ladisheff, Land Use Clerk, Toni McLellan Recording Clerk

Public in Attendance: Pat Smith, Pam Smith, Bob Graham, Bob Carrier, Devon Pageau, Steve Panish, David Levin, Brian Boyers, Richard Krauss, Steve Elliott, Nick Marique, Heather Langhammer, Chris Langhammer, Brian Boyers, Michelle Beauchamp, Larry Brown, Kathy Wallingford, Robbie Parsons, Leo Lessard, Joe Michaud.

Chairman Gray called the meeting to order at 6:06pm and welcomed everyone.

ReEnergy is proposing to install a Landfill on Piggott Road (exit 18 off the Spaulding Turnpike) in Milton. The purpose of this evening's special meeting is for ReEnergy to present the proposal and discuss the many aspects and potential benefits of such a landfill to the town of Milton. ReEnergy would like to get a sense from residents and representatives of the town if they are in favor of the project before moving forward. If the town is not in favor of the landfill, ReEnergy will move on to a new potential location. What the company shares today will be publicly available.

Representing ReEnergy: Gregory Lahey (Senior VP of Asset Management), Richard Geyser (Regional Manager of Recycling Operations), David Loams (Special Projects Manager) and Charlie Nelson (Environmental Compliance Engineer).

The meeting started with a presentation by ReEnergy, a biomass to energy Company with facilities in ME, NH, MA, NY and CT. There is also a facility in NC. The two facilities located in NH (Salem and Epping) are both recycling plants. The company owns and operates facilities that use forest-derived woody biomass and other wood waste residual to produce renewable energy. They purchase about 2.5 million tons of woodchips in a year. The company also recycles construction/demolition material and owns/operates 9 energy production facilities. It is the largest biomass company in the country and employs 95 individuals in NH alone when it is at peak operation. They manage a total of 700,000 tons of material/year. In NH, 300,000 tons are processed every year, of which 80% is recycled. They need a disposal site for materials that cannot be recycled. This is the proposal for Milton. They would like to have this site in NH because it is where much of the material they work with comes from.

Health and Safety Operations – They are running half of what is typical for the industry for health and safety. They are very proud of this safety record. Permits are proactively managed with local towns and employees for accountability. No facility that they own has had any violation regarding permits and health and safety operations.

ReEnergy put together a list of issues/concerns following the first meeting between ReEnergy and the town. The following items in bold represent those issues:

Comparison of Residual Landfill vs. MSW (Municipal Solid Waste) landfill – Town of Milton proposed site would be a residual landfill (disposal site). Materials very quickly biodegrade with municipal MSW (curbside) waste. It attracts

vectors such as rodents; they seek out edible materials in landfills and with residual landfills, there is no edible material. They do intensive inspections of what comes in and have requirements of what they can accept with a residual landfill. Curbside pick-up can end up with contamination problems as opposed to the leachate generated from a residual landfill which does not have as many organics as curbside so there would be less leachate. Low levels of metals though do have to be removed from a residual landfill and transported offsite to a treatment site/facility. Methane is generated readily in MSW landfills, which generates problems with odor. A residual landfill does not generate methane. There are ways to minimize odors from the type of waste generated in a residual landfill. There is potential for Hydrogen Sulfide (from sheet rock) in residual landfills. There are ways to deal with this. The material that comes in to a residual landfill is highly scrutinized. Unlike residual landfills, in MSW sites (curbside), people are typically willing to throw most anything in because it is not going to be stored at their home site.

Questions (attendees) and Answers (ReEnergy):

Larry Brown – Is leachate of Cadmium, Lead, Chromium, Copper, Arsenic a possibility in the proposed landfill? Yes, these metals are all a possibility in residual landfill leachate, but are not typically at high levels. A ton of material will generate about 1 cubic yard/ton of residual material.

Steve Panish – What noise would be produced at the site? There will be heavy equipment; a bulldozer and a compactor (to densify materials). It would primarily be those two types of equipment until the end of the day when material needs to be covered. At this time, there will be a pay loader or excavator and trailers entering the site (which would not create significant noise -- a back-up truck alarm may be heard). It is not unusual to have noise limitations/restrictions at sites such as this.

Chris Langhammer – How does this type of site benefit Milton residents as taxpayers? This will be addressed at a later point in the presentation.

Richard Krauss – Do you fill the site everyday? Yes. Do you cover what you put in everyday? Yes. What would the hours of operation be? Monday-Friday, and half day on Saturday (standard work hours, not overnight). However, hours of operation will be determined with input from the community.

Resident Informational Meetings – ReEnergy will hold dialogue with stakeholders in advance of 2015 Annual Town Meeting and will conduct presentations and hold meetings with: Conservation Commission, local and state officials, property abutters, business and civic leaders, non-governmental organizations, opinion leaders, local media, abutting communities. ReEnergy would also meet with media.

Proposed Host Community Benefits: Royalty for residue disposal products, royalty for beneficial reuse products, royalty for impacted solids, Town of Milton yard waste operation, Annual support for household hazardous waste day, reimbursement for annual 3rd part inspection, annual support for town of Milton recycling program. The estimate for the total annual benefit to the town of Milton is approximately \$500,000, which would be in lieu of current property taxes (\$3400). Additional benefits include: approximately 15 new jobs (10 permanent, 5 part-time) would be created. Preference would be given to local residents for these jobs. Approximately \$500K per year would be put into the local economy in the form of spending for non-labor services, additional land dedicated for conservation easement, future site development for related businesses (i.e. Clean energy production, wood chip consolidation, etc.).

Questions (attendees) and Answers (ReEnergy):

Larry Brown – Regarding the \$500k in non-services for the town; what can that be for essentially what is a dump and cover operation? Fuel, local purchases by drivers. Will you find local sources for diesel fuel? Yes, hopefully. ReEnergy will look for a local vendor. Example in Maine: they kept all local resident employees. They stayed with the local vendor even though the price was slightly higher. ReEnergy wants to keep things local. This is the philosophy they commit to preserving.

Leo Lessard –What is the life expectancy of this type of landfill? About 20 years depending on the volume of material that goes in each year.

Major Permitting tasks – List of permits and timelines. Items 1-12 in the slide are all local permits. Public input will be accepted during the permitting processes. There is opportunity to direct the project somewhat. There is extensive regulatory oversight on design and throughout the building of site.

Project timelines – The process will begin at the end of summer vacation time (September) so that participation in the process by town residents is high. ReEnergy anticipates 2015 for site completion.

Approval and education – 2014-2016

Obtaining local approvals –2014-2016 (the town will have input throughout the process at the local and state level)

Permitting – State and federal permitting will begin after (if) positive vote from zoning

Construction – will commence after positive vote from zoning

Operational -- end of 2016

Proposed conservation easement – ReEnergy is proposing a Conservation Easement. There is a wetland located in the area so mitigation will happen. The total property size is 229 acres; the footprint of the landfill would be 54 acres, the conservation easement would be 54 acres and 15 acres would be set aside for future business development (such as a feeder yard for chips, or development of a composting site).

Questions(attendees) and Answers (ReEnergy):

Are you taking chips from this site and send them to Maine for power? It is not large enough for that, but it would be a feeder yard. ReEnergy would chip and ship to Maine, PSNH if it is cost effective to do so.

Heather Langdon -- Will there be a significant increase in traffic or delays for people that live off of Exit 18? With materials coming in, the number of vehicles for an operation such as this is and their weight (the weight of one of these vehicles might equal 10 of municipal waste trucks) will not impact traffic significantly.

Larry Brown – Of what use is a rail line to you? There is no rail access that would be served well by this facility.

Wetlands mitigation – There is currently preliminary mapping. ReEnergy will do a wetlands map at a later date in more detail. The project will impact about 12 acres of wetlands so there will be a requirement for mitigation. This can be in the form of replicating new wetlands, or putting land into conservation. The 54 acres of conservation planned for this project would account for about 5 acres of offset for wetland mitigation. An additional 7 acres of offset for reclamation would still be needed. Is there an existing wetland that has been damaged that town would like to restore? This is a possibility for those 7 acres.

Traffic pattern – Trucks will not go through town for the most part. The trucks would be in and out as quickly as possible. Access would primarily run on Routes 16 and 125. There is a town restriction at the Epping facility: trucks cannot exit the facility and go towards town. They must exit and go to the highway. This is strictly enforced. It is typical that there is local input as to how the trucks can enter and leave the site. ReEnergy would work to put this in place in Milton as well. There would be approximately 45-50 100 yard trailers (48 ft. trailers) at 4-5 Trips/hour on average (but at times might be up to 10/hour).

Questions (attendees) and Answers (ReEnergy):

Steve Panish – Are these your trucks? ReEnergy owns 9 tractors and 30 trailers. They do use sub-contractors who must comply with their standards and insurance requirements. Do these standards include standards for noise, and conditioned mufflers? Yes.

Robie Parsons - What is the weight of one of the trucks? Gross weight is 1,000 tons.

Heather Langdon - Are these pictures accessible on your website? Not right now, they are just in the slide show.

Larry Brown – How high is the landfill above the current baseline of the property? The maximum elevation is 625 feet. The lowest elevation is 125 feet. Are we dealing with a step pyramid, or a cube? It is a gentle angle at the top and is steeper on the sides.

Visual impacts – There are 3 locations (see slide) where you can see the landfill and are labeled 1-3 on the slide. The green line on the slide represents where you can see the landfill.

Landfill Design – The Milton site would be a standard design. There will be layers on top and on bottom which will control gas and collect leachate. It will be sealed all the way around. There will be no new water entering the system so there would be very little leachate down the road.

Questions (attendees) and Answers (ReEnergy):

Richard Krauss – Down the road, what will be the use, the end-stage management of the site? ReEnergy is uncertain. A cap must be put on (required by the state). There could be walking trails or an open park or even a solar farm. There would be post-closure monitoring that would take place. The state requires monitoring wells to be certain there is no contamination. For 30 years, every year groundwater and settlement levels must be monitored. If there are problems, action (repair) must be taken.

Steve Panish – I presume the site has to be grassed and mowed in perpetuity. Is there a bond or an escrow account for this? How is that provided for financially? This is, for the most part, determined by the state. At times, there is a letter of credit. It will be some form of cash. ReEnergy has bonds that they have posted for this purpose so that there would be enough funding for the state to come in and clean up the site if the company was to close its doors tomorrow. It is typically 30 years of financial assurance from the state (bond). This is reviewed annually.

Steve Panish – What about the period after 30 years? There must be responsibility for taking care of the property forever. The town would not be interested in acquiring this financial liability.

Larry Brown – What is the half-life of methane? Would there be methane from Gypsum wallboard? What do you estimate for quantities? Methane, for the most part, will not be generated from this site. It is more likely that Hydrogen Sulfide would be generated.

Steve Panish. How do you deal with Hydrogen Sulfide? Several ways: Best Management Practices. It is mixed with soils. If that doesn't work, there are sulfa treatment systems required by the state. Is the net Hydrogen Sulfide that is emitted zero? Ideally, yes if it is managed correctly. If a lot is generated, then gas collection systems come into play such as the sulfa treatment systems. It must be down to a level that is not detected at all essentially because it can be smelled at very low levels.

Charlie Karcher – Do you plan on having zoning changes? As is, zoning would not allow such a site. ReEnergy has introduced the possibility of this site and would work with town zoning officials. ReEnergy requests that town leadership and town residents get together and decide whether or not this site is desired. ReEnergy has to install this site somewhere. If it doesn't work for the town, there would be no hard feelings.

Larry Brown – Will the soils qualify as Safe Harbor Soils? The soils are contaminated to the point where they need to be cleaned and taken to a landfill environment.

Heather Langdon – Is the landfill open to Milton residents? It is not for Milton residents. It is for ReEnergy use only. No municipal waste would be allowed.

Steve Elliot – What is residual in 30 years after all is said and done is left for the town to deal with? In simple terms, yes it can be looked at that way. These are lined landfills, they are covered and good care is taken to make them safe and sound.

Dave Levin – Would you ever envision mining the residual? Recyclables such as asphalt, brick and concrete are all pulled out (plastic, aluminum). They pull everything out that can be recycled, so mining it is not likely. There would be very little value left.

ReEnergy was thanked by Chairman Gray for their proposal and for joining the town this evening. Chairman Gray thanked attendees.

The meeting was adjourned at 7:30pm.

Respectfully Submitted,

Toni McLellan
Recording Clerk

Chairman Tom F. Gray

James Michael Beaulieu