

## Planning Board Minutes

April 13, 2017

Attendees: Craig Francisco (Chairman)  
Bruce Fillmore (Vice Chair)  
Tom Clow (Ex-Officio)  
Frank Bolton (Planning Board)  
John van Loendersloot (Planning Board Alternate)  
Chip Meany (Land Use Coordinator)  
Neal Kurk (Secretary)

### **I. Continuation of Site Plan/Change of Use, Marty Co. Dumpsters, 33 B&B Lane Map 411-195**

Mr. Francisco emailed Lincoln Daily in the Town of Milford after the last meeting. His reply was that he talked with various Departments regarding Marty Co Dumpster and nothing bad was said. Mr. Francisco and Mr. Fillmore did a site visit. Site walk revealed 3 or 4 dumpsters, trucks with bins all wrapped up, brand new. Site was relatively clean. Mr Francisco attended the 4/12/17 WCC meeting and discussed the well test, everything w/in acceptable limits. Discussed why iron was high and what other things should be tested for. WCC closed with no comment to the Planning Board. This test was on the drilled well. Mr. Francisco spoke with testing companies, Nelson Analytical did testing and Capital Well did the collection and Capital well would be willing to do the continued tests. Tests are approximately \$350.00. Mr. Vanloendersloot asked if it had to be a continuous \$350 test or could it be cheaper. Mr. Fulton of the WCC said it could be a volatile test for approx \$120.00 MTBE should be tested, fluoride - all volatile organics should be tested.

Mr. Francisco read an email from Jerry Haynes:

*Chip,*

*As you know, I am the last one that wants to hinder business development. I only have a couple concerns about a transfer station being located next to my property. Now keep in mind we haul from many transfer stations around New England, Cape Cod, Taunton and Westborough, MA. Just to name a few of them. One of the concerns is rats, I have a feeling they may like to find a home in the warm mulch in the winter. The other concern is paper and plastic flying around the area. The last thing I want to do is pick trash out of my mulch. These places I am talking about have no MSW(trash), but they still have rates, paper and plastic. If we can contain these things, I have no issues. I am sorry I couldn't make it to the meeting. I am available anytime for questions. You have my number.*

*Jerry Haynes*

Mr. Kurk spoke regarding pg 33 25.4.9 Industrial Zone, discussion on what will be at the facility/dumping site. Mr. Vanloendersloot said 25.4.9 is vague. Discussion as to whether it is a sorting facility or dump.

Marty Co has no problem covering all outside dumpsters w/ shrink wrap.

The bank had the environmental testing done and all came back ok. Mr. Fillmore said that the water test is a good baseline. Mr. Kurk asked what if next water test comes back bad, you would need to find the source of the bad water. Mr. Kurk wants to know who is responsible of the clean up. Mr. Vanloendersloot said it's not fair to make the applicant pay for all of the tests if things come back bad due to the fact of the contaminant would be from an unknown source. Dug well no longer in use - Mr. Bolton asked about testing the Dug well, Mr. Dalhberg spoke about the dug well being irrelevant.

Mr. Kurk asked about thoughts about odors. Neighbors may not appreciate odors on hot summer days. Mr. Francisco said that there was no odor in Milford, but it was April. Mr. Kurk is speaking of an 80 or 90 degree day. What if the odors go into the neighborhoods. What happens? Mr. Meany said Marty fixes it. A condition would need to be written in.

The Board then Reviewed Article 3.2 - Performance standard. If there is an issue with odor, complaint would have to go to Mr. Meany. Mr. Clow stated that if you go to our transfer station, there is not an overwhelming odor, you drive thru it is not overpowering. Mr. Dahlberg said doors are at the rear of the building and there are no residential properties directly behind the building. The closest residential neighborhood is approx 3000 sq feet away. Mr. Dahlberg feels that the performance standard is enough, if there is an issue, then they need to go to Mr. Meany.

Mr. Vanloendersloot asked, What is the powder that is put on the garbage? Marty stated that it eliminates the odors for hours. Once recyclables are sorted, how long will refuse be on property? Marty said 72 hours, if there was a breakdown, that would be the worst case. Everything will be contained inside, nothing outside.

Mr. Vanloendersloot then asked if we could then add to the notes "All stored refuse would need to be moved within 72 hours."

Mr. Dalhberg said Marty stated he has been in Milford for 10 years. If there were major issues, it would have been in the email to Mr. Francisco. Everyone makes garbage and waste and Mr. O'Brien has figured out how to make money off of it. Mr. Dahlberg doesn't see there is an issue

Mr. Kurk read proposed use: recycling distribution center, recycle products C&D(construction & demolition), materials that can be recycled Municipal Solid Waste. All materials are to be processed inside the existing building, to be shipped weekly, nothing to be stored outside. Only empty dumpsters, company vehicles and employee vehicles. Language about shrink wrapping needs to be added. No recyclable material will be held outside.

Mr. Kurk asked about hydraulic fluids. Marty said they do not accept oil or fluids; if someone throws oil in one of his dumpsters, Marty will deal with it. The applicant needs to clarify note 18. Any changes require site plan approval.

Bruce said just test annually for VOC's. If we go this route, it's cheaper. A question regarding annual testing: it is not required at the Milford location for the state license.

Mr. Francisco opened the hearing for Public Comment. Hearing no Public Comment, he closed the Public Comment.

Mr. Francisco moved to approve under the following conditions:

Revise Note 17 to read proposed uses of site: Recycling distribution center. Recycling of products C&D( construction material) and MSW (municipal solid waste) all to be processed inside the existing building. All materials are to be containerized, bailed and shipped weekly to market(s). No materials shall be stored outside. Outside storage of company vehicle and employee vehicles only. Only Clean Empty dumpsters are to be stored outside in a watertight covering or under a waterproof roof.

Revise note 18 to read: Any fluids that are a by product of the MSW shall be contained and properly disposed of off site in a timely manner and no material shall be stored outside.

Add note 19 - Existing drilled well to be tested annually. Water shall be tested for the same contaminants as previously submitted 3/31/17 and the results are to be submitted to the land use coordinator.

Add note 20: PLR 350, drive over temporary removable barrier, to be placed under all overhead doors.

Add note 21: existing concrete floors shall be sealed to be watertight.

Mr. Fillmore seconded the motion

Mr. Kurk stated he would vote against this as it is not a permitted use in the industrial zone.

Mr. Vanloenderslootø would like to see a cheaper water test - VOC's & MTBE, unless otherwise agreed to upon the board.

Motion passed 4-1-0

## **II. Other Business**

- A. Mr. Francisco distributed documents relating to Weare's Subdivision regulations.
- B. Reviewed minutes of the meeting from 3/23/2017. Mr. Kurk moved to accept and Mr. Clow seconded. Motion passed 5-0-0.
- C. Reappointing of officers, all staying the same. Mr. Bolton moved that the officers be re-appointed and seconded by Mr. Kurk. Motion passed 5-0-0

Mr. Clow made motion to adjourn @ 8:46pm Mr. Bolton seconded. Motion passed 5-0-0

Respectfully,

Jennifer Scoledge