



Planning Board Minutes – December 3, 2013

A meeting of the Town of Freetown **Planning Board** was held on **December 3, 2013** at the Freetown Town Hall 3 N Main St Assonet, MA. **Present:** Chairman Robert Raymond, Nicolas Velozo, Mark Rogers

A. Continued site plan review/special permit hearing for Republic Services, 11 Campanelli Drive (7:02) No quorum to hold the special permit hearing. **Motion to continue 12/17/13 at 7PM at town hall: Mark Rogers; Second: Nick Velozo**

Chris October submitted documents responding to issues raised by our review engineer. Included: A letter to the board dated 11/16/13, Stormwater Management Basin Evaluation dated 11/21/13, Waiver request dated 11/26/13, Stormwater Management Narrative dated 11/14/13, Responses to Environmental Partners review, and a revised Conceptual Site Plan. The board provided him with the feedback from the town officials regarding the conceptual plan for intersection improvement.

B. The board signed payroll authorization and schedule of bills (WB Mason)

C. Site Plan Review public hearing for Stop & Shop 136 S Main St. Expansion (7:15)

Dave Taglianetti of VHB Engineering approached the board on behalf of the applicants. The proposed project is a 12,000 sq ft expansion of the existing 1.3 million sq ft warehouse, with access off S Main Street. The project intends to process unsold Stop & Shop product into sustainable energy (biogas) to be used by the facility and soil supplements. The expansion will include a concrete pad which houses the equipment necessary for the processing.

Products will be brought in by the same S&S trucks that normally come empty to the warehouse; the trucks usually drop product off at the stores first, but now will be bringing product directly to the warehouse for unloading at the processor before they conduct their usual business. The applicants submitted a zoning determination, the result of which requires them to go through only site plan approval. The project will be serviced by water and sewer from Fall River. Under their agreement, proposed capacities will be sufficient for the new processing facility. Private utilities are located onsite. The project is currently before con com for an RDA. All site discharge is directed to an infiltration basin. The area being redeveloped for the expansion is already paved, comprising off 44 tracker trailer spaces, so no further wetland disturbance is required.

Chris Rife of VHB explained that unsold food product will be run through the system into a digester, an external tank combined with water, closed vessel that produces bio gas. All material is contained within building, the tanks and pumps are the only outdoor equipment. The biogas will be sent to a generator to be used as energy to operate the facility. Excess gas is flared off; state permits are being obtained for this process. Mr. Raymond inquired as to the noise emissions when excess gas is flared; Ryan Begin of Feed Resource Recovery explained that the noise is negligible; this project is most similar to the Kroger plant in LA County. Mr. Taglianetti stated this project is subject to MA DEP permitting as well; Noise and air studies have shown minimal impact.

Therese Pilotte direct abutter at 150 S. Main St, expressed concerns related to odors, smoke, smell, etc. Mr. Rife stated that unsold food comes into the facility indoors in plastic bags, is kept in processing equipment throughout process. There is no chimney, and gas comes out into the generator where it is burned into fuel, a flare burns off excess gas. No point at which the unsold food or resulting products are outside. Walter and Julie Szczepkowski, abutters to the project inquired about emissions from the gas burned off, and any resulting odor. Mr. Rife stated that it is akin to what a regular gasoline powered generator would be like.

Mrs. Szczepkowski questioned the zoning determination, and was looking for clarification as to how the determination was arrived at. She inquired about the name of the CA plant. Mr. Taglianetti explained the zoning determination application was sent to and decided on by the building inspector/zoning enforcement officer and was deemed an as-of-right use. The CA plant is a distribution center for Kroger supermarkets.

Denise Tripp inquired about additional truck traffic and the chemicals that will be delivered to operate the processing area. Mr. Taglianetti stated the same trucks that come to the warehouse presently will be doing the product delivery.

There will be an extra 1-2 truck trips a week to deliver the materials needed for operations and additional 8-10 employees. Chemicals include bleaches to clean the equipment.

Mr. Taglianetti stated it was over 500 ft from the proposed expansion to the nearest property lines and that the height of the building will be less than 40ft, answering questions posed by Ms. Tripp. Mrs. Szczepkowski asked how many stores will send in product, Mr. Taglianetti estimated 200-300; she asked how much waste will be processed per day; Mr. Rife stated 95 tons per day, variable with the seasons. The final waste product after biogas production will be a solid soil amendment to be sold to composting facilities and stored temporarily onsite inside of a covered trailer. The wastewater will be discharged into the sewer system. Mr. Raymond requested more detail regarding the solid byproduct. Mr. Rife stated that the filtered cake is diverted from wastewater stream and is a dry product. Put in a dumpster in cake form; when full it is hauled away by a third party and is one of the 1-2 extra truck trips per week.

Mr. Raymond asked for clarification on the product that is being delivered to generate the biogas and soil product. Mr. Begin stated that it is 95% produce based, 5% meat and fish based. Part of the front end process will be to remove the packaging. Mr. Rife stated this project was spurred by a state food waste ban for large generators of food waste; they are now unable to dispose of over a certain amount in a regular landfill. Mr. Joe Penney from Stop & Shop stated that the project is already undergoing 2 state permit reviews. Mr. Rife added one permit is for the food waste stream regulation and production of the biogas and one is for air emissions from the generator and the flare. Both are in process with the DEP and filings are public. Mr. Raymond asked if DEP was looking into safety aspects and well-being of abutters. Mr. Rife stated that one permit application (RCC) contains information about contingency plans, environmental monitoring, etc.

Mrs. Szczepkowski asked if there were any negatives resulting from the CA site that they may change for Freetown. Mr. Begin stated that CA has a more complex site with many more employees for that processing operation. He stated no problems have arisen in 2 years. This site is smaller, and they intend to utilize best practices from the other facility. Mr. Raymond asked on behalf of the abutter what negative impacts would be foreseeable. Mr. Taglianetti stated they would incur normal impacts of a project that scale; no additional land impacts expected since they are using already disturbed land; minimal additional traffic; no additional wetland disturbance. Mrs. Szczepkowski expressed environmental and odor worries. Mr. Taglianetti stated the state is looking at analysis done on these topics, filings are public.

Mr. Raymond asked how long the product will sit in the building. Mr. Rife responded that it is in a bin to begin with, enclosed in plastic bags, then forklifted into the digester. Mr. Begin added that product is not held overnight, every load delivered shall be processed the same day. Mr. Begin stated there is a video online of the CA plant operations. Ms. Tripp asked how many are in the US; Mr. Begin replies the CA plant is the largest, many smaller plants in Europe. He stated the solid product is used to enrich soil. Shelley Fournier asked how residents could tackle problems that arise down the road. Mr. Raymond suggested Board of Health and Town officials. Mr. Taglianetti stated they are held to compliance with the MA DEP, who could shut them down over non compliance. Mr. Taglianetti requested a continuance to the next meeting. **Motion to continue to December 17th at 7:30 PM at Town Hall: Mark Rogers; Second: Nick Velozo**

D. Barry McNeil requesting additional surety release for Pine Cone Lane Subdivision

Motion to release additional \$12100 per review engineer recommendations: Mark Rogers; Second: Nick Velozo
Barry wrote a check for \$3500 to cover outstanding engineering expenses.

E. Appointment of New Planning Board & Associate Members

MGL calls for the appointment to be made by vote of the remaining members and Selectmen. Planning board has offered their recommendation to Selectmen; waiting to hear from them regarding a possible joint meeting to finalize the matter

Adjourned 9:30 PM

