

Decision on Site Plan Hearing for Town of Bradford (Landowner) and Casella Waste Management (Applicant)

A. Background

1. Application Number: 17-08
2. Property Owner(s): Town of Bradford
3. Applicant (If Different): Casella Waste Management
4. Brief Description of Request: Placement of new concrete pad for compactors and Small Attendant's Building

B. Publication and Posting Information: Posted: April 26, 2017

C. Hearings, Witness Testimony, Evidence

1. Hearings, and Public Meeting Information: A hearing was held on May 16, 2017 at 7:10pm at the Bradford Academy Building following a site visit.
2. List of Persons Present at the Public Hearing(s): Robert Wing (Bradford Zoning Administrator), Ted Unkles (recused from Planning Commission as Select Board member), Joe Gay (Casella), Wendell and June Hartley, Lisa Grady (Select Board member who joined later)
3. Members present and voting on this matter: Bryan Mitofsky, Ron Huntington and Marcey Carver.

4. Documents Presented as Evidence by Any Person:

- a. Application submitted by the applicant
- b. Warnings of Public Hearing.
- c. Appeal Notice to Zoning Administrator: Not applicable.
- d. Plans as submitted with application: Architectural Drawings/Site Plan
- e. List of abutting property owners
- f. Written Comments from Other Municipal Boards: none
- g. Written Comments from State or Federal Agencies: none.
- h. Written Comments of any Other Witness: none

5. Testimony:

The hearing was opened by Marcey Carver at 7:10 pm. Carver swears in Gay, Unkles and Wendell Hartley.

Gay states that the site had been waste and recycling site before Casella became involved. We feel the improvements will make for a very nice site. First part from Fairground Road is gravel drive. The rest is gravel. Casella would appreciate having the gravel access to be slightly improved.

Gay informed us that they will be doing a new sign which he understood is a different application. The sign will be about the same size and will be moved back closer to the gate and will provide better line of sight to the public access to the sand pile.

Site is secured with lock on gate. Bradford residents will have access by the same traffic pattern as is there today with one way flow. There will be one attendant on site who will manage all of the waste and recycling. This will include the town's leaf and brush piles which will be in same location. The box trailer on the right as one drives in will have electronic waste recycling.

This facility will require state permit. This application has been filed. Draft permit should be issued

by the end of this day. The permit will be final by June 10<sup>th</sup>.

Mitofsky asked if this state permit would ensure the site was in compliance with Act 148.

Gay said the site would be in compliance.

Gay pointed out the placement of various waste and recycling collection areas including food waste, trash, and fluorescent bulbs.

He indicated there would also be an attendant's building of approximately 20 x 14 though it is not showing on plan. It would be on the concrete pad. Tires would be managed in a separate container, scrap metal in another container and white goods and cf white goods. And there were also will be collection of all types of batteries. All the containers except and tires and metals will be enclosed.

Carver asked what type of batteries. Gay stated all types of batteries from car batteries to little batteries.

Gay stated that food scraps will be in 23 gallon wheeled totes.

Unkles asked for clarification on the totes. It was confirmed that the totes are about the size of a washing machine.

Gay states that one tote would be pulled out from the back of the shack.

Mitofsky asked if the totes would be stored off the concrete pad.

Gay responded that the totes would be stored on the concrete pad under an overhang that is attached to the attendant shack.

Carver asked how often the totes would be removed. Gay indicated that once all the totes were full, they would be removed.

Mitofsky asked if sawdust would be put over food scraps. Gay stated that this would occur. Gay then restated that after Wednesday or Saturday sessions (on Thursday and Monday), if as example, three totes are full of food scraps, then they would be removed.

Gay indicated that the recycling and trash containers would get removed when full.

Hartley asked about food totes getting dumped by bears, etc.

Huntington asked Hartley if they had experienced any smells. Hartley indicated no.

Carver asked if the totes could be caged. Mitofsky stated that if the food scraps are properly capped with saw dust, then there shouldn't be any odors.

Carver asks where sawdust is kept. Gay says saw dust would be in one of the totes.

Mitofsky expresses concern with there not being enough area for the totes.

There is general discussion about the scale of the building and the concrete pad.

Mitofsky confirms that the totes are swapped out, not emptied.

Huntington asks what happens if there are complaints from residents about odors or animals knocking over totes, Unkles states that he is confident that Casella will be cooperative and that it will also be part of the state permit.

Huntington asked about putting the containers in the center. The problem is that the electric pole would need to move. Gay felt that it would increase the cost.

Unkles stated that he would be concerned about having containers in the middle. He felt that putting the containers in the middle would not work well. He said that most people will find place to park and be willing to walk 50 feet or so. Gay felt it would be hard for the one attendant to manage the site with compactors in the middle with two lanes of traffic.

Carver said that the idea was for people to be able to drive by each side of the pad.

Unkles said it would involve more grading. Gay said it would

Wing said that for safety sake, no one would have to pass traffic. Carver said that isn't correct as there will be at least two lanes.

Carver states that if the trash being closest to the cars, the walkway will need to be wider so

Gay said the platform would be just three inches above pad. Gay then said there would be no pad. The walkway will be just the concrete pad.

Carver asked which container would be closer. Gay said it is up to the town's choice.

Huntington asked how far it is from the building to the containers. Several said that there was 14 feet wide between the shack and the container.

Mitofsky asked Unkles as to whether in the future there could be extension of the parcel line so that there could be a drive lane that could be added on the other side of the containers. Unkles indicated that would be possible.

Unkles asked how many transfer station that Casella has and whether this design works. Gay said that he has 36 sites. Unkles wanted to know how many sites have complaints. Gay said he isn't really the one who is recipient of customer service complaints.

Huntington asked what Gay would do if there was increased population and usage at the site, Gay didn't feel there would be much impact, that larger towns had similar layouts.

Hartley asked if the site was to be used only for Bradford residents. Unkles answered that Bradford will probably be setting up a sticker process with one fee for Bradford residents and a higher fee for non-residents.

Hartley brought up a concern about congestion with the school drive almost directly across from the trash drive. Wing indicated that he felt that issue is not part of this discussion. Carver pointed out that it is part of the criteria related to vehicular safety. Unkles concurred.

Hartley expressed concern about a guidewire for the pole coming on to his property. There is discussion about alternative ways of getting power across the road.

Huntington asked if Gay received any complaints about the current site. Gay said he wasn't aware of complaints. Hartley indicated that trash would blow across the street by the previous contractor.

Gay indicated that there may be more food scrap collector trucks as collection expands.

Carver asked if food scraps collection will be offered right away. Gay said they are asking for exemption from the state but as of now, they will be offering food scrap collection.

Carver stated that the first criteria is to provide maximum safety of vehicular and pedestrian circulation between the site and the street network and adjacent traffic generators. Carver indicated this leads to the school issue that has been discussed.

Carver stated the criteria that there needs to be adequacy and safety of circulation, parking and loading facilities. This had been discussed.

Carver stated the third criteria is adequacy of landscaping, screening and setbacks in regard to achieving maximum compatibility and protection of adjacent properties. Carver asked the Hartleys if they have any further comments or concerns about the landscaping. Hartley stated that the screening is fine as it is now. Mitofsky pointed out that there are existing trees that provide screening and that he felt no additional screening is needed.

Carver stated the fourth criteria is the avoidance of glare. Carver asked about trucks coming and going at night. Gay said they may come in the winter during business hours when vehicle lights are needed. He mentioned that typically drivers like to get in to swap out the containers early in the day. He expected they would typically come in on Tuesday and Friday. Gay stated they can work with the town on acceptable times. No lighting is going to be installed at the site.

Carver stated the fifth criteria is the adequacy of surface drainage facilities. Hartley pointed out that it is dusty in the summer. Mitofsky asked if there is an ability to put calcium chloride down. Gay indicated that they will be doing this to mitigate the dust. Unkles indicated the town could spread the calcium chloride.

Carver asked about safety issues concerning turning the compactor on when the attendant is not present. Gay indicated that there is a safety mechanism to prevent the compactor from being turned on when the site not operating.

Gay said that they would be able to accommodate times as specified by town for picking up containers.

The hearing was closed at 7:42 pm

#### Findings:

1. A concrete pad will be poured with approximate dimensions of 30 X 60 feet. On this pad, there will be two compactors and two roll offs, one for trash and one for recycling.
2. An attendants building will be constructed on the pad with approximate dimensions of 20 X 14 with an overhang roof under which will be stored totes for food scraps.
3. As noted on the site plan which is a part of this permit, there will be a used tire container, an E-Waste storage trailer, Metals container and White goods container. The wood debris and yard waste will be maintained as they are currently.
4. Three phase power will be brought in to operate the compactors.
5. Travel pattern will be similar to the current pattern as drawn on the Site Plan.

**After deliberating and considering the testimony presented at the hearing, the Planning Commission finds the following:**

The application for installing new concrete pad and constructing an attendant shack is **approved unanimously (3-0)** subject to the following conditions.

1. Casella is to take necessary steps for pest prevention and to secure food scrap totes.
2. Current naturally existing screening will be maintained or increased.
3. The installation of electrical pole, guideline and anchors on the Hartley property should have limited impact.
4. If the existing traffic flow at the site results in congestion or pedestrian safety issues, landowner will consider alternate traffic patterns which may include driving lane on the town garage side of the containers.
5. The Town/Landowner will improve and then maintain the travelled and pedestrian surface to minimize dust, mud and puddles.
6. The size of the concrete pad is approximately 24 feet by 60 feet and the attendant's building is approximately 20 feet by 14 feet with 4 foot overhang as drawn on the site plan.
7. Casella ensures that the compactors will not be operable outside of regular business hours and will be adequately supervised by an attendant at all times.
8. A finished exterior for the attendant's building will be compatible with the neighborhood.
9. Access for removal of containers and other material from the site is limited to between 6 am and 6 pm.
10. All necessary state and local permits are to be acquired and copies provided to the town.

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Date

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Marcey Carver, Chair  
Bradford Planning Commission