



**Norridgewock Planning Board  
Meeting Minutes  
December 8, 2022  
6:00 PM  
Conference Room, Norridgewock Town Office**

APPROVED  
01/12/2023

**MEMBERS PRESENT**

John Ames, Chair  
Mike Shute, Vice Chair  
Charlotte Curtis, Secretary (via Zoom)  
Chuck Farrand  
Margaret O'Connell (via Zoom)

**STAFF PRESENT**

Richard LaBelle, Town Manager  
David Savage, CEO & Fire Chief

Also present for all or parts of the meeting were Kyle Jacobson, PE (Project Manager, St. Germain, representing Waste Management Disposal Services of Maine) Sherwood McKenney (District Engineer, Waste Management Disposal Services of Maine), and Jeff McGown (Sr. District Manager, Waste Management Disposal Services of Maine).

**1. Call to Order**

The meeting was opened by Chair Ames at 6:00 PM.

**2. New Business**

**Discussion/Action on Site Plan Review Application for Waste Management Disposal Services of Maine (472 Airport Rd., Map 27, Lot 13)**

The applicant and applicant's agent provided a presentation (attached) of the proposed project and the meeting was opened for questions. Mr. McGown spoke about plans for composting, in cooperation with State agencies; there are currently informational meetings being held at the school and suggestions were made from the Board on how to get this information out to the public. Ms. O'Connell also notes a need to educate Norridgewock residents about the opportunities associated with recycling. Mr. McGown stated that there is opportunity for WM to be more diligent about adult education, as well as enforcement at the facility.

Mr. Ames asked if Waste Management Disposal Services of Maine (WM) scanned incoming waste for radioactivity; Mr. McGown responded "no".

Ms. O'Connell expressed concerns about odor from the WM facility. Mr. McGown said that in his tenure with the organization, he had never received a complaint about odor from the transfer station portion of the facility.

There was an inquiry about traffic, to which Mr. McGown stated that the new transfer station would be located further from Airport Road and should prevent the need for parking on the shoulder of Airport Road.

Mr. Ames made a MOTION to hold a public hearing on the Site Plan Review Application for Waste Management Disposal Services of Maine. The MOTION FAILED for lack of a second.

The Planning Board begins the process of reviewing the application for compliance with Section 10 (Review Criteria) of the Norridgewock Site Plan Review Ordinance.

Mr. Shute made a MOTION to affirm that the application is complete and application and escrow fees have been paid. Seconded by Mr. Ames. MOTION PASSED, 5-0 (Ames, Shute, Curtis, Farrand, O'Connell in favor; none opposed).

Mr. Shute made a MOTION to affirm that the application conforms to all the applicable provisions of the Site Plan Review Ordinance and that the proposed activity will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that an unsound or unhealthy condition results as per the DEP's Erosion and Sediment Control Manual, in force, at the time of the permit approval. Seconded by Mr. Farrand. MOTION PASSED, 5-0 (Ames, Shute, Curtis, Farrand, O'Connell in favor; none opposed).

Mr. Ames made a MOTION to affirm that the application conforms with not having an adverse impact upon any waterbody such as a lake, pond, river or stream; the proposed activity will provide for adequate stormwater management; the proposed activity will provide for adequate sewage disposal; the proposed activity will not result in air or water pollution; the proposed activity has sufficient water available for the current and foreseeable needs of the development; the proposed activity will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater; the proposed activity will dispose of all solid waste in conformance with all local regulations and that the type and quantity of waste proposed to be sent to Town facilities will not exceed their capacity; the proposed activity will not have a significant detrimental effect on adjacent land uses or other properties, which might be affected by waste, noise, glare, fumes, smoke, dust, odors or their effects; the proposed activity will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of existing or proposed highways or roads; the proposed activity, to the maximum extent possible, will not have an adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland of Fisheries and Wildlife or the Town of Norridgewock, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline; the proposed activity conforms with all the applicable requirements of the Town's Shoreland Zoning Ordinance, and all other local Ordinances; and, the Town has the capacity to provide fire and rescue services to the development. Further, the application is not located within a floodplain area, so the requirements of the Floodplain Management Ordinance does not apply, and the project is not within the watershed of a great pond. Seconded by Mr. Farrand. MOTION PASSED, 5-0 (Ames, Shute, Curtis, Farrand, O'Connell in favor; none opposed).

Mr. Shute made a MOTION to apply the following conditions to the permit: 1) The approval is dependent upon and limited to the proposals and plans contained in the site plan application and supporting documents submitted and affirmed to by the applicant, WM. Any

variation from the plans, proposals, and supporting documents, except *de minimus* changes as determined by the Code Enforcement Officer that do not affect approval standards, is subject to the review and approval of the Planning Board prior to implementation; 2) The applicant, WM, must obtain all necessary DEP and other approvals before the applicant commences any land use activity pursuant to this approval. If the DEP or other agency's conditions of approval modify the WM submittals or in any way impact the Town's substantive review criteria, the applicant must return to the Planning Board for review and approval of an amended site plan, and; 3) The site plan approval shall expire and become null and void unless the substantial start of construction, as determined by the Code Enforcement Officer, begins within one (1) year from the date of this approval. Seconded by Ms. Curtis. MOTION PASSED, 5-0 (Ames, Shute, Curtis, Farrand, O'Connell in favor; none opposed).

Mr. Ames made a MOTION to approve the permit with conditions. Seconded by Ms. O'Connell. MOTION PASSED, 5-0 (Ames, Shute, Curtis, Farrand, O'Connell in favor; none opposed).

The Board agreed to have Mr. LaBelle draft the Findings of Fact, Conclusions, and Notice of Decision for Mr. Ames to review and sign.

### **3. Discussion/Action on October 13, 2022 Meeting Minutes**

Mr. Shute made a MOTION to approve the minutes, seconded by O'Connell. MOTION PASSED, 5-0 (Ames, Shute, Curtis, Farrand, O'Connell in favor; none opposed).

### **4. Other Business**

The Board discussed its request for the 2023 budget. Mr. Shute made a MOTION to request the same amount as 2022. Seconded by Ms. Curtis. MOTION PASSED, 5-0 (Ames, Shute, Curtis, Farrand, O'Connell in favor; none opposed).

### **5. Adjournment**

Mr. Ames closed the meeting at 6:52 PM.

The next regular Planning Board meeting is scheduled for January 12, 2023.

Respectfully submitted,

Charlotte Curtis  
Secretary