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Christine M. Cunneen
Joseph Lembo
Mohamad Y. Sasa

SOLICITOR
Joseph R. Ballirano, Esq.

TOWN OF JOHNSTON Planning Board

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Tuesday, October 7, 2014, 6:00 p.m.

Johnston Senior Center, 1291 Hartford Ave., Johnston, RI 02919

MINUTES

The Planning Board of the Town of Johnston held their regular meeting at 6:00 p.m. on Tuesday, October 7, 2014, at the Johnston Senior Center, 1291 Hartford Ave.

I. Call to Order & Roll Call

The meeting was called to order at 6:00 p.m. Quorum present for the Board: Lauren Garzone, Chair; John Laurito, Vice-Chair; Albert Cournoyer, Joseph Lembo, and Mohamad Sasa. Peggy Passarelli and Christine Cunneen were absent. Also present for the Town: Michael Asciola, Town Planner, Ben Nascenzi, CBO/ZO, Dep. Dir. DPW and Susan Leonardi, Planning Clerk.

Motion was made by A. Cournoyer to amend the rules and hear New Business before the Old Business. Motion was seconded and a voice vote was taken; all in favor.

J. Lembo made a motion to accept the minutes of the August 5, 2014 meeting. J. Laurito seconded the motion. A voice vote was taken; all in favor.

II. New Business

A. Scituate Ave – Orbit Energy

PB*14-09

Major Land Development Master Plan for proposed 3.2 MW Bio Gas Power Plant, Scituate Ave, AP 43/Lot 2. Shelby Realty Inc., Property Owner; Orbit Energy, Applicant; Bradford A Hart of DiPrete Engineering, Project Engineer; Zoned I, 12.34 total acres.

Alfred Russo, Jr., Esq. presented the application to the Board. He distributed information about operation of the plant and information about the company.

Jeff Knight, Austep, Inc., Bradford Hart, P.E., DiPrete Engineering were both sworn in. Jeff Knight explained the anaerobic digester process. This plant will be the first of its type in the US. Austep has 100's of plants in Europe. Mr. Knight explained the entire process from intake of food waste until the electricity is sold to National Grid. Mr. Knight explained that the reception building has a negative air pressure to prevent odors from escaping and bothering the surrounding area. The air in the building is changed three times per hour. The plant will process approximately 70,000 tons of refuse each year.

Mr. Cournoyer questioned if any pollutants were released into the environment. Mr. Knight stated that all odors and pollutants are captured and nothing is released. Mr. Laurito asked about the carbon dioxide from the engines. Mr. Knight stated that they are in the process of obtaining and EPA permit.

Johnston Planning Board

Mr. Lembo asked about noise from the grinders. Mr. Knight stated that the noise levels are below OSHA standards. All processes are enclosed because air kills the microorganisms that are vital to the operation of the plant.

Ms. Garzone asked how many gallons of water will be required each day to run the plant and will this affect the neighboring properties. Mr. Knight stated that the process will require 30,000 gallons per day and will emit approximately 58,000 gallons per day. A water model for availability and fire suppression will be run. Preliminary data shows that water will be available for the process.

Mr. Laurito asked where the refuse is obtained. Mr. Knight stated that the company will contract with local haulers for specific waste. All waste will be from RI. There will be a maximum of 37 trucks to the site each day. The plant will accept deliveries from 8am to 5 pm Monday – Friday and from 8am to 12pm on Saturday. No deliveries on Sunday.

Mr. Lembo asked where other plants were being built in the US. Mr. Knight stated that there is a plant in Charlotte, NC currently under construction. There are hundreds of plants across Europe.

Mr. Nascenzi asked about net metering and the switchyard. Mr. Knight stated that there is a contract in place for net metering. National Grid will supply and produce the switchyard and they have not yet stated where they will locate in on the site. Mr. Nascenzi is concerned about a possible site plan amendment for the switchyard. Mr. Knight stated that National Grid has not yet decided where the switchyard will be located.

Mr. Nascenzi asked about the storage for the fertilizer that will be sold. Mr. Knight stated that the fertilizer will be hauled away every day, no need for storage. Mr. Nascenzi also asked about sewer connections. Mr. Knight stated that the company is in discussion for that now.

Mr. Hart stated that the Johnston Fire Department requires 1,000 gallons per minute for fire protection. The water model will show that there is ample supply for the company's needs. There is a sewer line stub at Old Pocasset Road and the plant should be able to connect to the sewer from that line.

Mr. Sasa asked about hydrogen sulfide being released into the environment. Mr. Knight stated that this chemical will be burned off thru the process with no odor. Discussion about current odors from RIRRC flares. Mr. Sasa also questioned the negative air pressure inside the reception building and how that pressure is maintained when the doors are opened. Mr. Knight stated that air is "held" inside the building and changed three times per hour with large fans. The negative pressure ensures that no odors are released.

Mr. Asciola stated that RI has passed a law stating that restaurants must have a separate dumpster for food waste. This is the waste that will used at the plant. Mr. Sasa asked how much of the waste contains paper and/or plastic. Mr. Knight stated that it is no more than 4%.

Johnston Planning Board

Mr. Sasa verified the process, hours of operation and material that the tanks would be constructed of. Mr. Knight verified all information and explained the microorganism process. The tanks will be constructed of steel or concrete and hold 2 million gallons of product each.

Mr. Sasa verified that temperature that the product is burned at. Mr. Knight stated that there are safety valves throughout the system for emergencies. Licensed operators that are trained for emergencies are always on site. There will be 3-4 employees per shift.

Mr. Nascenzi asked about redundancy and safety measures. Mr. Knight explained safety procedures and measures installed throughout the process. Size of the emergency safety flares were discussed.

Efim Monosov was sworn. Mr. Monosov explained the flares, generators and how chemicals are removed from the product. Mr. Nascenzi verified that the plant will have an EPA permit for the flares.

Mr. Nascenzi asked about trucks entering/exiting site. Mr. Knight explained that deliveries will be accepted 5.5 days per week. In order to achieve maximum production, plant must have deliveries every day to keep the microorganisms working. Mr. Sasa stated that the landfill is also open a half day on Saturday; traffic should not increase.

Mr. Cournoyer asked about incidents or accidents in other plants. Mr. Knight stated that there haven't been any.

Mr. Laurito verified that there will be no odor to neighboring properties. Neighboring properties will only see lights, no noise and no odor.

Mr. Asciola asked about the required dimensions of the switchyard. Mr. Monosov stated that it is usually 10 sq. ft. per 100,000 watts.

Mr. Knight stated that the company would like to begin construction in 2014. Mr. Nascenzi stated that after the Master Plan decision is posted, that a Soil and Erosion Control permit can be issued. Nothing else can be done until after the Preliminary Plan decision. Mr. Hart asked if minor earth work can be done after the Master Plan decision. Mr. Nascenzi stated no drainage, clearing only until after Preliminary Plan.

Mr. Sasa asked how much it will cost to build the plant. Mr. Knight stated that it is a \$15-20 million project. All taxes and permit fees will be paid.

Ms. Garzone asked if the trucks would be charged a tipping fee. Mr. Knight stated that those fees will be charged.

Louis Vinagro, Jr. was sworn. He has researched the process. The restaurants start off recycling a lot of food waste and then the levels start decreasing. Same with household food waste. He believes that the paper/plastic included in the food waste will be closer to 10% than 4%. He believes that the same trucks that visit the landfill will start dumping at this plant instead; no increase in traffic. Mr. Vinagro handed the Board information on

Johnston Planning Board

regulations regarding biogas plants. Mr. Laurito made the motion to accept the documents. Mr. Cournoyer seconded the motion. A voice vote was taken; all in favor.

He believes that more of this type of plant will be built on the land surrounding the landfill. Discussed potential contracts for sewer, RIRRC, etc...

Mr. Cournoyer made the motion to grant the Master Plan Decision. Mr. Laurito seconded the motion. A voice vote was taken; all in favor.

Old Business**III. Johnston Comprehensive Plan Rewrite**

PB '13 - 10

Workshop to discuss Comprehensive Plan

Mr. Asciola presented the Comprehensive Plan Update and stated that he is currently looking at Comprehensive Plan relevancy and comparing new guidelines to current Plan so new goals can be established and issues and concerns addressed.

New projects currently being reviewed were discussed. Possible projects for the November agenda were announced. Discussion about the date/time of the November meeting. Mr. Cournoyer made the motion to change the start time of the November meeting to 5:30 p.m. Mr. Laurito seconded the motion. A voice vote was taken; all in favor.

IV. Administrative Report & Special Items

Ms. Garzone asked the Board members to review the attached documents and to contact the Planning Office with any questions.

V. General Business**VI. Adjournment**

Motion to adjourn was made by Mr. Cournoyer and seconded by Mr. Laurito. A voice vote was taken; all in favor.

Adjourned at 7:45 p.m.

Peggy A. Passarelli
SECRETARY