

Life After NESWC Meeting Minutes – March 15, 2005

Meeting called to order by Co Chair Bob Johnson at 7:05 pm

Present: Carol Holley, Bob Johnson, Peter Ashton, Ann Chang, Pat Clifford, Garry McCarthy, John Murray and David Stone

John M. addressed the questions that had been posed at the last meetings regarding the various options.

He passed out several handouts – including one marked confidential. He also indicated that John Avery, a local appraiser, would prepare a letter stating his opinion on the value of the landfill site. The letter should be ready at the end of the month.

CDM's experience in estimating landfill capping costs was indicated on one handout. Peer review of CDM's estimate was performed by Woodard and Curran; W&C found the estimates to be reasonable; one sensitivity related to whether there would be a need for a gas collection system – that would increase the cost by another \$1M or more. JM indicated the total cost could range from \$3M to \$5M depending on the need for a gas collection system. DEP would make that determination.

DS asked that the proposals received be made available electronically – ideally on the Town's web site.

Re whether Home Depot option would use “unclean” fill – there is an indication such fill is not in ready supply these days and likely they would use clean fill. Dickensen answer is vague given uncertainties. The definitions for quality are from DEP.

Issue was raised that the developer wants to meet with the committee and/or the BoS.

Reading experience discussed

Zoning issues – counsel has advised that a zoning article can be drafted to apply just to a “landfill zoning district,” i.e., just sites in town of former landfills. This has been done in Lexington and was deemed legal by the AG. Issue was raised if there were any other landfills in Acton – most people thought not. DS said we should face up to the potential of development on the Adessa property if Route 2 is reconfigured.

Issue was raised as to whether cutting transfer station hours to 2 days a week would cut use of the facility and require a higher sticker fee. Disposal options were discussed again as well as impact of “the hand from the grave.” (September 26) WMI has been given notice about the curbside option. John stated that they have an incentive to try to dump the existing contract sooner due to higher energy costs. It was noted that the warrant will move about a half million dollars from the NESWC fund balance to get through the transition period and offset such unpredictable actions as adverse selection.

Curbside vs. transfer station options discussed. The price differential is approximately \$150 for a sticker and \$250-275/year for curbside. It was acknowledged that even if curbside collection is adopted by TM the landfill could still be developed. PA advised the ALG had agreed that if Home Depot is approved any windfall of funds would not be used for the operating budget. There were a variety of alternative uses including a stabilization fund and enterprise accounts.

Committee agreed that information on all options needs to be drafted for use in answering questions. Communications outreach to different boards, committees and groups is also needed in the near term. Cost data and all other information needs to be presented. Need to develop “information papers” on each option.

The committee agreed to divide itself into two subgroups: one focusing on the landfill options and the other focusing on the trash disposal options.

LAN representatives would begin process of outreach and contact others as follows:

Conscom – David
Chamber – Peter
Planning – Peter
TAC – Bob
EDC – David/Bob
EDIC – David/John
Fincom – David/Pat
APS – Pat

Subgroups or teams were divided up as follows:

<u>Trash</u>	<u>Landfill</u>	<u>Insurance/Zoning/Legal</u>
Peter	David	John M.
Bob	Ann	Roland
Carol	Pat	
Sally - PAYT	Gary	

Communications pieces would be drafted over the next week working off of the material already drafted by David last summer.

Next meeting scheduled for March 24, 2005 at 7:00 pm.

Meeting adjourned at 8:45 pm.