

PLANNING COMMISSION  
County of New Kent

MINUTES

A WORK SESSION OF THE NEW KENT COUNTY PLANNING COMMISSION WAS HELD ON THE 27<sup>TH</sup> DAY OF JUNE IN THE YEAR TWO THOUSAND FIVE OF OUR LORD IN THE OLD COURTHOUSE OF NEW KENT COUNTY AT 7:00 P.M. THE PURPOSE OF THIS WORK SESSION WAS TO DISCUSS THE SCHIMINOE MEADOWS WASTE MANAGEMENT FACILITY APPLICATION.

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IN RE: CALL TO ORDER

Chairman Jay Hubbard called the meeting to order at 7:04 p.m.

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IN RE: ROLL CALL

Attendance:

Jack Chalmers	Present
Thomas Evelyn	Present
Howard Gammon	Present
Sylvia Godsey	Present
Mark Hill	Absent
Jay Hubbard	Present
Charna Moss	Present
Edward Pollard	Absent
Sam Snyder	Present
Tommy Tiller	Present
Patricia Townsend	Present

Mr. Pollard arrived approximately 5 minutes late.

Also attending:

Rodney Hathaway, Planning Manager  
Frank J. Quirus, PE, E, H & S Compliance, Consultant  
Charles T. Smith, PE, PTOE, Fitzgerald & Halliday, Inc., Consultant  
George Homewood, AICP, Director of Community Development  
Pam Crosby, Recording Secretary

Chairman Hubbard established that there was a quorum.

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IN RE: SCHIMINOE MEADOWS WASTE MANAGEMENT FACILITY

Representing Schiminoe Meadows:

John Battaglia, PE, MBA, EnSol Inc.

Jay Smith, Capital Results  
Robert Baratta, Capital Results  
Dr. Fletcher Mangum, Mangum Economic Consulting  
Lee Mallone, Biohabitats of Virginia, Inc.

Jay Smith with Capital Results gave a presentation to the commission in reference to the proposed waste management facility to be located on Route 106.

- Location: Route 106
- Facility will be integrated
- Construction will be done in stages
- Methane gas will be collected and sold
- Water collection
- Monitoring wells
- Hours of operation: the facility will close at 3:30 pm daily, and will be closed on Sundays and Holidays
- Daily procedure will include covering the trash daily with 6" of dirt and clay

#### POSSIBLE END USE

- Possible golf course
- Walking paths
- Other type of recreational facility could be located at this site
- Limited to post construction

#### CONCERNS

- Visual: trees, buffers and net fences will surround the site
- Noise: limited
- Odor: is caused by uncovered trash, rail trash, and sludge and methane gas. The applicant is proposing to cover the trash daily with at least 6" of dirt and clay, there will not be any rail service and no sludge will be allowed, methane gas will be captured
  - Odor neutralizing mist can be used
- Traffic: 90% from I-64 and 10% from Route 106
- Water: meet or exceed EPA & DEQ standards
  - Liners will be in place under the trash
  - Stormwater will be collected and tested
- Birds: trash is covered daily; the use of pyrotechnics and falconry should deter other birds

#### FISCAL BENEFITS

Dr. Fletcher Mangum of Mangum Economic Consulting gave a brief presentation in reference to the fiscal benefits stating that it is possible that the county's personal property tax could go down with a 20 year operation.

#### SHARED REVENUE

- Sale of electrical and thermal energy
- Sale of recycled tires
- Recycling centers

- \$25,000 Annual Environmental scholarships will be awarded

In comparison with the New Kent County Comprehensive Plan Vision 2020

- There will be green space
- Natural environment
- Increase of County Revenues from businesses
- Property taxes will remain low

Jay Smith discussed the Economic Development and compared this facility with Henrico County Landfill at Springfield Road in western Henrico County.

The commission asked questions.

Mr. Chalmers asked why is this is a 20 year operation. Mr. Smith responded because of volume.

Ms. Snyder asked did you develop the Henrico County Landfill. Mr. Smith responded no.

Mr. Evelyn asked how many landfills Mr. Battaglia has been involved in. Mr. Battaglia responded that he has managed two locations and engineered at least a half dozen.

Mr. Hubbard asked if granted a permit would you run the operation. Mr. Battaglia responded no, we are negotiating with operators at this time.

Ms. Snyder asked when inspections are done. Mr. Battaglia responded that general inspections would be done several times a week; and water monitoring would be done quarterly.

Frank Quirus asked who the permit carrier would be. Mr. Battaglia responded that the operator would carry the permit.

Mr. Gammon asked are there other landfills in Virginia that you have been involved in. Mr. Battaglia responded that this is the first site in Virginia.

Mr. Evelyn asked who have you worked with. Mr. Battaglia responded Seneca Meadows in New York as well as Superior Disposal in Florida.

Mr. Quirus asked about the traffic flow plan. Mr. Battaglia responded that we are planning on having two in-bound lanes and one out-bound lane.

Mr. Gammon asked if there were plans for trash pick up at local businesses that currently have dumpsters. Mr. Smith responded that this is something that could be negotiated.

Rodney Hathaway gave a staff report, stating that staff finds that there are a lot of holes in this application and the applicant will be invited to a Development Review Committee Meeting on the third Thursday of July.

- Staff finds that the application does not meet the Comprehensive Plan
- Soil borings were only to 10' when each cell is proposed to be at least 12'+
- Storm water plan is for a 25 year storm and is very inadequate, it should be for a 100 year storm
- County needs to weigh the long term and short term Economic plan for this area, the area is currently designated for Economic Development for 20+ years, this plan is a 20 year plan
- Traffic estimates are unclear and not up to date and not including the Farms of New Kent Planned Unit Development which was just approved by the Board of Supervisors
- The maximum acreage of each cell size is dependent on volume
- There is an inactive county well located within 1 mile of this site that the County is planning on reactivating in conjunction with the Farms of New Kent PUD, therefore this application would be denied if DEQ accepts the permit application to reactivate the well
- Airport is 9000' from the site

Staff is working on a comment letter to the applicant stating all concerns that staff has for the project.

In the County's Comprehensive Plan there are several goals and objectives that are not being met:

- Environmental Goal #2 Objective D
- Environmental Goal #2 Objective E
- Environmental Goal #2 Objective F
- Land Use Goal #3 Objective A

Mr. Hubbard asked where is the location of the county well. Staff responded that the well is located near the I-64 interchange and is less than 1 mile from the proposed site.

Darrell Rickmond commented that the only odor control that he has seen work is carbon filtration and suggest that the applicant provide more information on the odor neutralizing mist system.

Ms. Townsend asked if they would be taking in hazardous waste. Mr. Smith responded no.

Mr. Evelyn stated that the applicant is saying that 4.5 million dollars would come in, and asked if that was a guaranteed amount. Mr. Smith responded that this is part of a negotiation of volume.

Ms. Townsend asked what makes you different from the Charles City landfill. Mr. Smith responded that Charles City is not restricted and has the ability to barge in trash.

Ms. Snyder commented that they are not accepting sludge and isn't sludge the major cause of odor.

Ms. Townsend asked suppose a liner ruptures, how would it be fixed? Mr. Battaglia

stated that when they construct the liner it is in layers.

Mr. Rickmond asked about the landfill leachate.

Ms. Townsend asked after 20 years what happens next. Mr. Battaglia responded that there is then a 30-year maintenance.

Mr. Hubbard asked how long can you trap methane gas and how soon can you start. The applicant responded that you can trap methane gas for up to 30 years and we can start doing so within 3 to 4 years.

Staff stated that Economic opportunities tend to grow continuously; this is a 20-year plan and therefore economic growth is limited.

Ms. Moss asked do you know how the community feels. Mr. Smith responded that we have met with the New Kent County Chamber of Commerce and we have met with the community.

Mr. Hathaway asked has there been an outreach to the neighboring landowners. Mr. Smith responded yes.

The commission asked what the plan is for the remaining acreage. The applicant responded that it could be used for a small business park.

Mr. Pollard requested a biography for SPF Investments.

Ms. Moss asked if there were any plans in the future for a town meeting. Mr. Hathaway responded that staff and the applicant are available at anytime to meet with the citizens.

Mr. Hubbard asked the commission if there were any more questions, comments, or concerns and asked for a motion to adjourn.

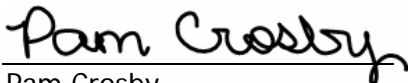
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IN RE: ADJOURNMENT

A motion to adjourn was made and seconded by all.

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Respectfully submitted:



Pam Crosby  
Recording Secretary