

**BRUNSWICK PLANNING BOARD  
MAY 28, 2013**

**MEMBERS PRESENT PLANNING BOARD:** Chair Charlie Frizzle, Vice Chair Margaret Wilson, Bill Dana, and Richard Visser

**STAFF PRESENT:** Jeremy Doxsee

A meeting of the Brunswick Planning Board was held on Tuesday, May 28, 2013 at the Municipal Meeting Facility at Brunswick Station, 16 Station Ave. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

**Case # 13-012 – Village Green Maine/Village Green Brunswick Landing, LLC:**

The Planning Board will review and take action on a Major Review combined Sketch and Final Plan Application submitted by Village Green Maine/Village Green Brunswick Landing, LLC, regarding their proposal to construct an anaerobic digester project consisting of 7,372 SF of new structures and 11,310 SF of additional impervious surfaces, located at the southern end of the airport tarmac at Brunswick Landing, on a proposed 3.47 ± acre lot located in the BNAS Reuse Zoning District (B-RU), Aviation-Related (R-AR) land use district.

Jeremy Doxsee reviewed the project summary and stated that the applicant is proposing to construct an anaerobic digester plant which converts organic waste into methane gas, which is then burned to create electricity. Jeremy stated that the plant will consist of one office building with mechanics and 4 tanks; the site is currently a grassy area. Jeremy stated that Staff Review reviewed the application on 3/21 and noted that comments were included in the packet. Jeremy pointed out that though the application does fall within the zoning ordinance's minor development review, the Town requested and the applicant agreed to review this applicant at the major review level.

Dave Wayburn, Chief Executive Officer of Village Green Ventures and applicant, reviewed a PowerPoint presentation which included the Village Green concept for clean energy. Mr. Wayburn stated that this venture will

- Kick start the development of a clean energy center
- Support base redevelopment
- Address Maine's zero waste goal

Jan Weigman, Engineer for Wright Pierce, reviewed a PowerPoint presentation. Mr. Weigman stated that the location is at the southern end of the large tarmac area with access from Orion Street. Mr. Weigman stated that there will be a 2,500 square foot building and four digester tanks with six parking spaces. Mr. Weigman stated that they have minimized the pavement and have captured 100% of the runoff and will be treating that stormwater as they are located in an Urban Impaired area. Mr. Weigman stated that they will be removing 13, 925 square feet of roadways and will be converting this into grass for impaired credits.

Charlie Frizzle asked if the impervious surface that is being removed in order to get the impaired credits is on an adjacent lot and asked what provisions have been made with respect to future

owners of that lot. Jan Weigman replied that they have spoken to MRRA in order to remove the pavement in the adjacent lot and stated that the pavement is not being used and noted that if another developer comes to that location, they would want to start fresh anyways. Jeremy Dorse replied that to the west of the pavement, about 240 feet, there is a runway taxi and questioned if there would be room for development anyway. Dave Wayburn stated that the purpose of the pavement originally was that it was access to a weapons tie down and is not regularly accessible. Steve Levesque replied that the adjacent parcel is an old access way and MRRA does not envision anything being developed there but if there is development then the developer would need to provide their own access and mitigation. Steve stated that it is disturbed land and not useable. Margaret Wilson asked how DEP would calculate it down the road. Steve Levesque replied that DEP would have to deal with it as each project arises and mitigate it however they can. Steve Levesque pointed out that there is not much development that they can put in this area due to FAA regulations.

Richard Visser asked about the safety of the gas being so close to the runway. Steve Levesque replied that the runway is 240 feet away and a plane would have to be off by quite a bit; they are quite away from the runway exclusion zone. Steve Levesque stated that they have been working with the FAA in conjunction with this project. Margaret Wilson asked if there was any letter from the FAA and Steve Levesque replied that if they did not want the tanks to be built, then the project just wouldn't happen.

Margaret Wilson asked about the inflatable membrane roof over the methane tank, is the methane under pressure and is this type of roof more vulnerable or less vulnerable to an airplane impact. Dave Wayburn stated that the first time he went out to Ohio to visit a digester was just after a tornado had hit and noted that the elements of the roof are such that they are supposed to be able to handle high sources of wind. Mr. Wayburn explained that there are two membranes, the outer membrane is meant to maintain a dome looking shape while the inner membrane is constantly going up and down as the bacteria is eating the waste.

Charlie Frizzle asked if the drawings associated with the adjacent lot identify the fact that pavement has been removed to satisfy urban impaired zones or something similar. Steve Levesque replied that they will.

Margaret Wilson asked what is meant by the report stating that the soil is useless and asked if it was a plume. Steve Levesque replied that to the east of the parcel is the landfill and that it is maintained by DEP and the Navy.

Margaret Wilson asked Steve Levesque to talk a little more about the underdrain soil filter and possible groundwater contamination as discussed in the Materials Management Plan. Steve Levesque replied that the Materials Management Plan that is an agreement with DEP and is a protocol on how they and the contractors deal with soils if they identify soils that are discolored, have an odor or that may be removed. Jan Weigman replied that the underdrain soil filter that they have on the site is about a three feet deep media filter section and noted that they have done some testing on this site and the groundwater is about eight feet below the surface. Mr. Weigman stated that the filter will be lined.

Margaret Wilson asked what the bacteria will be consuming and where it will be coming from. Dave Wayburn replied that they will be working with bio solids from Brunswick Sewer Department and hopefully Portland, South Portland and other regions in the area. Mr. Wayburn stated that there will be roughly three to four truckloads of pressed bio solids per day. Mr. Wayburn stated that the goal is to move to food waste, fats, oils and greases. Margaret asked how they are protected from explosion. Allan Johnson from Quasar Energy Group, replied that the digester tank is essentially a very large water tank. Mr. Johnson stated that the tank is 750 gallons, most of which is liquid digestate. Mr. Johnson stated that the inflatable membrane where the methane collects is continually utilized. Mr. Johnson stated that this is a continuous process with a goal of not having any methane be built up but to be used continuously. Charlie Frizzle asked what the disposition is for the liquid and solid waste being generated from the plant. Mr. Johnson stated that the DEP takes this as part of the solid waste application and in Maine the material has to be converted to Class A, or pasteurized, so that any pathogens that might be there are eliminated. Mr. Johnson stated that the plan is to separate the liquid fraction from the solid fraction and to then use the solid fraction to an anaerobic use such as composting; this is under the jurisdiction of the DEP. Mr. Johnson stated that the liquid fraction is planned to go back to Brunswick.

Richard Visser asked how close the nearest neighbor is. Jan Weigman replied that the nearest resident is ½ mile and a machine shop and recycling shop that is about 800 feet away.

Chairman Charlie Frizzle opened the public comment period. No comments were made and the public comment period was closed.

Charlie asked if, as requested by the Codes Enforcement Officer, a note had been included on the plan regarding the 100 foot setback that is being required by DEP. Jeremy Doxsee stated that he did not think that the note had been completed. Jan Weigman replied that he believes the note is on C3 Drawing number two.

**MOTION BY MARGARET WILSON THAT THE SKETCH AND FINAL PLAN BE DEEMED COMPLETE. SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.**

**MOTION BY RICHARD VISSER THAT THE FOLLOWING WAIVERS BE APPROVED:**

1. 412.2.B.16 – Class A Soil Survey
2. 412.2.B.17 – Location of trees over 10 inches in diameter
3. 412.2.C.17 – Site landscaping plan

**SECONDED BY BILL DANA, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.**

**MOTION BY BILL DANA THAT THE COMBINED SKETCH PLAN AND MAJOR DEVELOPMENT FINAL PLAN APPLICATION IS APPROVED WITH THE FOLLOWING CONDITIONS:**

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant, and the written and oral comments of the applicant, their representatives, reviewing officials, and members of the public, as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval, or otherwise approved by the Director of Planning and Development as a minor modification, shall require review and approval in accordance with the Brunswick Zoning Ordinance.
2. Prior to issuance of a building permit, the applicant shall obtain a sanitary sewer entry permit from the Brunswick Sewer District in order to discharge into District facilities.
3. Prior to signature of the approved plan by the Planning Board, the applicant shall submit executed stormdrain and utility & access easements, in form and substance satisfactory to the Director of Planning & Development.
4. Prior to issuance of a building permit, evidence of financial capability shall be submitted by the applicant, to the satisfaction of the Director of Planning & Development.
5. Prior to signature of the approved plan by the Planning Board, the applicant shall show bicycle parking, to the satisfaction of the Director of Planning & Development.
6. Prior to signature of the approved plan by the Planning Board, the applicant shall provide evidence of an approved Site Location of Development Permit from the Department of Environmental Protection.

Other

No other business.

Minutes

No minutes were reviewed at this meeting.

Adjourned

This meeting was adjourned at 7:50 P.M.

Attest



Tonya D. Jenusaitis  
Recording Secretary