Minutes approved September 17, 2026

DISTRICT COMMITTEE- GREATER NEW BEDFORD REGIONAL REFUSE MANAGEMENT DISTRICT

Meeting Minutes - Thursday, August 27, 2026

The Greater New Bedford Regional Refuse Management District Committee held a publicly posted meeting on **Thursday, August 27, 2026, at 8:00 a.m.** at the Dartmouth Town Hall, Room 309, 400 Slocum Road, Dartmouth, MA.

District Committee Members in attendance: Chairperson John Beauregard, Caroline Conzatti, Kelley Cabral-Mosher, Ed Iacaponi.

Also in attendance: Anthony Novelli, Executive Director; Leonor Ferreira, Secretary; Matthew J. Thomas, District Counsel; Aubrey Hoes, SRPEDD; Chris Welch, SRPEDD; Lizeth Gonzalez, SRPEDD.

Not in attendance: Michael Gagne, Daniel Patten, & Raphael Wechsler

1. **Call to order / Salute the flag**

   Chairperson Beauregard called the meeting to order at 8:00 a.m. and led a salute to the flag.

2. **Legal Notices**

   Mr. Beauregard noted that legal notices of the meeting were posted in Dartmouth and New Bedford more than 48 hours prior to the meeting. Chairperson Beauregard read the following statement:

   "Pursuant to the Open Meeting Law, any person may make an audio or video recording of this public meeting or may transmit the meeting through any medium. Attendees are therefore advised that such recordings and transmissions are being made, whether perceived or unperceived, by those present, and are deemed acknowledged and permissible."

3. **Roll call of members**

   Chairperson John Beauregard, yes
   Caroline Conzatti, yes
   Michael Gagne, absent
   Ed Iacaponi, yes
   Kelley Cabral-Mosher, yes
   Daniel Patten, absent

4. **Approval of Minutes**

   a. Draft Minutes of June 11, 2026, Meeting, Regular Session

      Chairperson Beauregard asked for a MOTION to approve the draft minutes of the June 11, 2026, meeting, regular session. MOTION made by Ms. Conzatti seconded by Ms. Cabral-Mosher. MOTION passed 4 - 0

   b. Draft Minutes of June 11, 2026, Executive Session

Chairperson Beauregard asked for a motion to approve the draft minutes of June 11, 2026, meeting, executive session. MOTION made by Ms. Conzatti, seconded by Ms. Cabral-Mosher. MOTION passed 4 - 0

5. Warrant Report and Ratification

b. Warrants 24-26, 1-27, 2-27, and 3-27 Ratification

Chairperson Beauregard requested a MOTION to ratify Warrant 24-26 dated June 23, 2026, Warrant 1-27 dated July 9, 2026, Warrant 2-27 dated July 23, 2026, and Warrant 3-27 dated August 5, 2026, MOTION made by Mr. Iacaponi, seconded by Ms. Cabral-Mosher. MOTION passed 4 - 0.

6. Old Business

a. Update on Land Use Analysis- SRPEDD

Chairperson Beauregard asked for a MOTION to receive an update from Lizeth Gonzalez from Southeastern Regional Planning & Economic Development District (SRPEDD). MOTION made by Ms. Conzatti, seconded by Mr. Iacaponi.

Ms. Gonzalez began outlining findings and recommendations since the last presentation. Zoning and other considerations for each parcel were previously discussed, and the analysis has now moved towards potential development types and considerations for certain parcels, including different ownership structures. Some parcels are recommended to remain unchanged/undeveloped, and additional protection could be considered to reduce tax liability.

Ms. Gonzalez indicated that the District could consider selling or donating some residentially zoned parcels to limit the associated expenses. The group commented that the properties provide buffer around the landfill, which should be considered and maintained for any potential future use. Mr. Hoes reviewed the potential for a long-term ground lease of residential properties, where the tenant would assume all costs and liabilities associated with the homes. Long-term revenue scenarios were presented for the different options for consideration. It was clarified that this could occur after the landfill has been fully closed and capped.

Mr. Welch then presented a discussion on the possibility of using select properties for a large-scale PV solar array. Permitting considerations and a comparison of ownership versus lease modeling was reviewed- in short, ownership requires a significant up-front investment with much higher annual returns, while leasing the land to a developer is much lower-risk with less capital required and much lower annual returns. There were some questions about the assumptions used for the revenue projections, noting that the projected lease revenue seemed lower than some other local examples. Mr. Welch replied that the primary source of the revenue projections was the A1 solar store, which was the only source they were able to get comparative information from. Estimates are considered conservative. Attorney Thomas mentioned some additional sources to consider, and SRPEDD agreed to update revenue projections with additional information.

The District-owned cranberry bogs are a consideration for dual-use solar and agricultural production, with the highest area available for potential solar development of the parcels studied. Challenges were noted with installing charged panels over a wet bog, and being able to wet harvest the berries safely. This would need to be constructed in a way that avoids

impacts to cranberry production and harvesting. Solar could also be considered on the capped areas of the landfill in the long-term, however there is currently no interconnection capacity available for any solar projects at the local substation. The permitting for this can be quite expensive and time-consuming, limiting the short-term feasibility of implementing this type of project. It was agreed that a better understanding of estimated interconnection costs and timelines would be helpful from Eversource. It was estimated that ~5 acres of land are needed to produce 1 Megawatt of solar power, in general. There are tax considerations to developing land with solar as well.

Finally, Ms. Gonzales reviewed information about some of the District's industrially zoned parcels. She provided estimated building envelopes that could fit within the parcels, and reviewed potential revenue scenarios focused on ownership versus lease value per square foot. The District could consider selling, ground leasing for some sort of development (such as warehousing or office space, in which case the District would be responsible for development cost), or continuing to own the sites and building some sort of District-owned facility and operation that aligns with its mission. Ms. Gonzalez confirmed that development options such as warehouse or office space are acceptable on the sites.

Ms. Conzatti asked if there is currently a market for new industrial facilities in the area. Ms. Gonzalez believes there is capacity and interest. There was caution expressed, noting other development projects in the area that had high interest but have yet to come to fruition. It was recommended that SRPEDD review recent developments in other industrial parks in the area.

Regarding next steps, Ms. Gonzalez asked for some guidance regarding the Committee's preferred scenarios to assist with finalizing recommendations. The Committee agreed to continue discussions, and District staff will continue to coordinate with SRPEDD.

Chairperson thanked the SRPEDD team for the presentation and update, and they subsequently left the meeting at 8:48 a.m.

Chairperson Beauregard asked for a motion to accept and file the SRPEDD presentation. MOTION made by Ms. Conzatti, seconded by Mrs. Cabral-Mosher MOTION passed 4 - 0.

7. <u>New Business</u>

a. <u>Staff Report</u>

Chairperson Beauregard asked for a motion to receive the staff report. MOTION made by Ms. Conzatti, seconded by Mr. Iacaponi.

Mr. Novelli highlighted that no odor complaints have been received recently and credited the operations team for continued diligence in this area. He provided an update on plans for new vertical gas collection wells to be installed in the coming months. Drilling services will need to be put out to bid, and materials have already been purchased. He also noted that gas production has been relatively stable lately.

Next Mr. Novelli shared how the District recently received a draft permit from MassDEP to construct Cell 7. Once public notice has been published, there will be a 45-day public comment period. He believes the anticipated construction in Spring 2027 is still on track.

Mr. Novelli reviewed total waste tonnages received in FY2026. Totals from the member communities increased by less than 1%. He hopes to see a decrease in coming years. A

significant decrease in non-member waste acceptance is planned for FY2027, as the District continues to prioritize the landfill capacity for the members.

The annual audit is expected to begin in mid-September, with results presented in November.

Mr. Novelli then highlighted an upcoming SWANA conference in St. Louis which he and Mr. Wechsler plan on attending. Mr. Novelli also shared updates on outreach with recycling, an upcoming hazardous waste collection event, and grants applications and oversight that the waste reduction team has been working on.

The group discussed an update to Styrofoam collection and recycling in both communities. The company that had been receiving and recycling the foam (into insulation products) stopped accepting the material. The next closest outlet is in Framingham, and it is much more costly for transportation and processing at that facility. New Bedford is planning on temporarily suspending Styrofoam collection at its recycling center, while Dartmouth is currently planning on continuing the program. Available options and costs will continue to be evaluated. Mr. Novelli commented that there are discussions and efforts to try and establish a processing location in this region of the state, as other communities are facing similar challenges.

Chairperson Beauregard asked for a motion to accept the staff report and place it on file. MOTION made by Mr. Iacaponi, seconded by Ms. Conzatti. MOTION passed 4 – 0.

7. **Executive Session**

Chairperson Beauregard asked for a motion to enter into Executive Session pursuant to G.L.c 30A, Section 21(a)(7) and G.L. c. 4, Section 7, Clause Twenty-Sixth(d) to discuss inter-agency or intra-agency memoranda or letters relating to policy positions being developed by the District, and also pursuant to G.L.c 30A, Section 21(a)(2) to discuss contract negotiations with non-union personnel, and then reconvene in Open Session. The minutes of this Executive Session will become public once the policy positions being developed by the District have been fully developed. MOTION made by Ms. Conzatti, seconded by Ms. Cabral Mosher. MOTION passed 4 – 0.

The Committee entered into Executive Session at 9:03 a.m.

The Committee returned to open session at 9:22 a.m.

8. Items That Could Not Be Reasonably Anticipated 48 Hours in Advance

Chairperson Beauregard asked for a MOTION to approve the proposed employment contract to be executed with the Executive Director, and to use this as the template for employment contracts for Operations Manager and Assistant Executive Director, subject to the final approval of the Chairperson and legal counsel. MOTION made by Ms. Conzatti, seconded by Ms. Cabral Mosher. All voted in favor. MOTION passed 4-0.

10. Set Meeting Schedule

The next meeting is set for **September 17, 2026**. **October 22** was scheduled for the subsequent meeting.

9. <u>Adjourn</u>

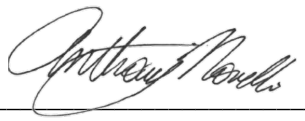
Chairperson Beauregard requested a motion to adjourn the meeting. MOTION to adjourn made by Mr. Iacaponi, seconded by Ms. Conzatti. All voted in favor. MOTION passed 4 – 0.

The meeting was adjourned at 09:25 a.m.

MEMOS

6A. Update on Land Use Analysis – SRPEDD dated 8/27/2026
7A. Staff Report dated 8/27/2026

Approved by vote of the District Committee on September 17, 2026.



Anthony Novelli, Executive Director