

April 14, 2025

HCA Committee Meeting

Present: Jo-Beth Dudley, Eric, Tom Dubreuil, Paul Deveno, Mike Crosby, Karol Bean, Wendy Roberts

Status of GSL permit -denied by DES
Casella has appealed DES decision
Casella has sued DES

Paul elected chair of committee, Wendy will take notes of meetings

Meeting schedule – meetings to commence at 6:30 – dates May 19, June 16, July 11, future meetings to be scheduled

Phases

Discovery – what are townspeople looking for, other Casella communities – what have their experiences been and learning from them, reviewing drafts

Forming –

Operation –

Negotiation

Presentation

Ratification

Review draft proposal of agreement, and review of other agreements
what should be put on a survey to the townspeople

5/19 6:30 p.m. HCA meeting

Open discussion on how to best approach attacking the HCA build out. The discussion included the following topics:

Should the HCA committee review agreements from other towns? It was determined that would be a good idea. A list of potential reviews was sent to all by Paul. This was not meant to be an all inclusive list, but an example of the type of information that is readily available for public review that we could utilize for our own education.

In this part of the discussion we reviewed the many different terms, conditions and stipulations in the varying agreements to start to become more aware of the types of items we should be considering. No determinations or decisions were made on any of these items. It was simply a discussion to start our process of investigation.

The question was raised about whether or not we should invite other towns in to speak or zoom call to share their experiences. It was determined we should utilize this method and the committee identified Coventry, Bethlehem and Perinton as potentials to reach out to.

The next agenda item discussed was in regards to gathering town comment and input. We discussed options for a day with Casella for the town so that questions and answers could be provided, we discussed a survey for the town and we discussed an open forum meeting for the town to attend and provide feedback. The goal is to provide as many avenues as possible to ensure the people of Dalton have platforms to have their voices heard.

The meeting closed with members being responsible to review other agreements for further discussion in future meetings.

Documents to review were:

[4871](#)

Hardwick, MA and Hardwick Landfill

[19-03: Host Agreements 101](#)

Kentucky Resources Council – host agreements

[Host Community Compensation and Municipal Solid Waste Landfills](#)

National Center for Environmental Economics – Host community compensation and municipal solid waste landfills

[Community Benefits Agreements Database | Sabin Center for Climate Change Law](#)

Waste management and landfills – 9 example agreements

[Host Community Agreement - Town of Perinton](#)

Town of Perinton – multiple documents and information

Present: Jo Beth Dudley, Tom Dubreuil, Eric Moore, Mike Crosby, Paul Deveno, Karel Bean, Wendy Roberts,

Jo-Beth – reached out to Bethlehem, is in process of setting up a meeting

Mike Crosby – reached out to Coventry but the individual didn't seem too interested in speaking with us

Paul Deveno – reached out to Perinton – still in process

Discussion around how to receive public input. The thought is to send out a postcard notifying residents of a public comment session, include ability to make comments on the card and also have a QR code with a survey. Committee has made suggestions as to the items that can be in the host agreement which Paul has compiled into one document. Paul will parse down that list of items into 25 items for citizens to indicate the level of importance they feel on each item for the survey. Tom suggested that we should contact Casella and request they have open houses, maybe 2 or 3 so residents can tour and learn more about the Casella operations. All concurred that would be appropriate and dates could be put on the postcard as well for the Casella open houses.

Discussion also had regarding live streaming the meetings. Concern raised that, although committee wants to be as transparent as possible, there will be a point that, due to this being to negotiate an agreement, the discussions cannot be in an open forum

Next meeting for the HCAC is on June 30th to finalize the postcard and survey.

Selectmen discussed pre-approving costs for the postcards and they will put it on their next agenda.

Present: Paul Deveno, Eric Moore, Tom Dubrueil, Jo-Beth Dudley, Mike Crosby, Karel Bean, Wendy Roberts

Discussion re: proposed survey – notes taken on proposed survey below:

Proposed Survey Items

1. Leachate monitoring and cleanup plan
2. Fund set up to ensure sufficient funding available for post closure problems
3. Height restriction on landfill
4. Granite State Landfill, LLC and parent company, Casella, indemnifies (protection for potential claims, damages or losses) the community from any claims made against the town of Dalton for disposal of waste at the landfill or any claims relating to the design, construction, use, operation or post closure of the landfill.
5. Cap out of state trash at 20%, not the 49% they put in the draft.
6. Prior notice and approval by the host community should be required for any transfers of ownership or control of the facility including changing the name of the facility.
7. Test landowners well regularly within 1/2 mile radius of landfill.
8. Maintain and run Dalton Transfer Station at no cost to the Town **or town residents**.
9. No “special wastes” should be allowed at landfill including, utility fly, bottom ash, scrubber sludge, infectious medical wastes, industrial solid waste, contaminated clean up soils, and asbestos.
10. Impose daily and yearly limits on disposal amounts. ~~Cap on total tonnage.~~
11. ~~Annual payments of 25,000 for public safety~~
12. ~~Annual payments of 100,000 for independent consulting fees separate from the host agreement consulting and legal fees.~~
13. ~~Annual payments of 100,000 for roads.~~
14. ~~Pave Municipal Building Parking Lot.~~
15. Agreement that GSL will charge Per ton fee; with higher per ton fee for out-of-state trash

16. Payment to cover qualified local employee/consultant (hired and controlled by town) to monitor landfill; landfill operations; odor, noise, varmint, and other complaints; ground water sampling wells
17. Enhanced odor and noise control program
18. Enhanced protection of wetlands
19. Current/Old Dalton landfill remediation
20. RNG (Renewable Natural Gas) production, and share of revenue stream (pre or post-closure)
21. Property Value Protection Program
- ~~22. Indemnification backed by the Parent company, not the LLC~~
23. The town of Dalton gets revenue
 - (a) a base amount
 - (b) Base plus percentage of tonnage with higher percentage for out of state trash
 - (c) Base plus funds for Town Capital Improvement fund

Survey language to include:

As part of the Host Community Agreement Committee's desire to understand the wants and needs of Dalton's residents, relative to the agreement with Granite State Landfill, we ask you take a few minutes and fill out the following survey. Each listed survey item will give you the opportunity to respond with how important that item is to you using the following scale:

Very Important

Important

Not Important

HCA Committee Meeting

July 28, 2025

Present: Jo Beth Dudley, Mike Crosby, Karel Bean, Paul Deveno, Tom Dubrueil, Eric Moore, Wendy Roberts

Jeannie Robillard & Julie Seeley were in attendance from Bethlehem to discuss their experience with Casella

Jeannie expressed that it is well known that she is not a fan of Casella, did not start out that way, started out much more moderate, she was elected in 2006 as a selectboard member, every year there would be an argument about the tax assessment, always ended up at the BTLA, Selectboard tried to be proactive to avoid the tax valuation, and they had a meeting with Casella, left the meeting with an agreement as to the tax assessment and the following month, Casella filed with the BTLA anyway – which is one of the problems with an HCA – they just ignored it. Casella was supposed to provide an emergency transfer station, which Casella also ignored. A month after the agreement, Casella said they couldn't provide a free transfer station and wanted to charge the town \$6,000 a month. Casella sued the Town multiple times over zoning, ordinances, etc. The legal expenses associated with the lawsuits would be \$250k-400k a year. They also retained an engineer to review the applications to the state because DES just doesn't have the manpower to thoroughly review and their engineer would catch things. Bethlehem did show up for DES hearings to have input. Monitoring reports would come in with values that exceeded limits but need an expert to review those to make sense of it. Jeannie spent large majority of her time dealing with the landfill. There were numerous assumptions that the Town made which were errors. There have been issues with the odor of the landfill, it not being covered daily, Casella not following through on agreements they make.

Items not clear in Bethlehem agreement:

- Height of the landfill – do not use “final capped”\
- There were issues about the burms- ratio is important –
- Be clear about anticipated tonnage (will effect life of landfill) -DES does keep an eye on it
- Minimum per ton amount (which impacts tax valuation)
- Public information with higher ups (maybe including John Casella himself)
- Odor issues – they usually send someone who works at the landfill –
- Requirement that anyone who is an employee or consultant be identified as such

Discussion had about possibly consulting with an environmental lawyer and a contract lawyer once we have a better outline of what the town wants.

Reviewed the survey and postcard to be sent out. Discussed using on line survey that tabulates results vs fillable pdf that we tabulate results. Jo Beth suggested adding sentence explaining HCA committee at top of survey and dates for completion to both postcard to be sent out and the survey. Decision made to just use fillable pdf for survey with date for public meeting – 10/4 from ten to noon, if there is interest could go later but want to have window for people who have commitments. Casella will have open house for people interested in touring prior- that information included on postcard. Selectboard voted to approve the survey and postcard. They will speak to Jeanette about an email address for the survey to be returned to.

Meeting adjourned.

Present: Jo Beth Dudley, Eric Moore, Tom Dubreuil, Carroll Bean, Mike Crosby, Paul Deveno, Wendy Roberts

Discussed requirements for committee re: minutes, public, right to know etc.

Discussion of survey results – only received 14 surveys out of approximately 600 notices sent which is about a 2% response of the town. Paul put together a document compiling the legal protections from other HCAs. Paul suggested that we take the survey items and compare those to the protections that are in the HCAs.

October 4 session – plan is to allow residents to give input on the HCA and what they want in the agreement, its not for us to provide information other than what the committee has been working on. Will have surveys available for people to complete to get a better sampling.

Jo Beth raised the issue of after we've completed our due diligence in ascertaining what the town wants, what is the timing to engage with an attorney to craft an agreement to propose to Casella. Tom stated that he believes that we should speak with Casella to see if they will agree to any of the provisions that we have identified. Discussion had about that concept and both Jo-Beth and Paul stated that the current HCA does not resemble any other HCA in the country including Casella's agreement with Coventry. We should be making our own proposal and then negotiating between the two.

Our action items for next meeting is for each member to review the compilation of legal protections from the document that Paul provided against the list of survey items.

Discussion had regarding if we intend to use town counsel for the negotiation of the HCA. Consensus was we want an attorney that has environmental background and contract negotiation. Wendy will research potential attorneys and report back to committee.

Jo-Beth will forward the executed agreement with Casella for the \$25,000 for our attorneys fees for the negotiation.

Next meeting will be November 3rd at 6:30 pm. Meeting adjourned.