

AAC BOARD OF APPEALS PUBLIC HEARING (3/1/22)

**NATIONAL WASTE MANAGERS (NWM) REQUEST FOR TIME  
EXTENSION FOR CHESAPEAKE BAY RUBBLE LANDFILL**

Good evening. My name is Bill Radlinski, I live in Two Rivers and I'm a member of the Two Rivers Residents Landfill Opposition Committee. I will discuss the concepts of time and change and their impacts on shaping reality and decision making as related to this appeal. But first, a few comments to the attending public audience on some general underlying principles of land-use planning and zoning

Local governments, such as Anne Arundel County, develop land-use plans to help guide growth and zoning ordinances to enforce these plans. There are several reasons for land-use plans and zoning ordinances. Among them:

1. to allow for the appropriate use and development of property, both private and public,
2. to limit negative effects on surrounding land from the development of properties, and
3. to protect and enhance the public welfare.

These reasons are similar to the reasons why the Circuit Court has remanded **this** case to **this** Board. The Court has reminded the Zoning Board of Appeals that it cannot ignore and must consider the underpinnings of both land-use planning and zoning ordinances. This audience refresher is now over and I return to the matter at hand.

I start by discussing the role of time in this case. Although it is an intangible concept time is a critical component in this appeal. Why - because time allows for the change of circumstances and therefore changes to reality. The longer the passage of time, the greater the probability of change. Monumental change has happened during this long (28 years) saga since NWM first obtained approval for the construction of a rubble landfill. As circumstances and therefore reality changes, corresponding decisions need to also be reviewed to determine if they continue to be appropriate. Extending time has consequences!

At its last session, the Board announced that it would visit the Two Rivers area. If this visit occurred, then thank you. Because without a visit, you cannot appreciate nor understand the area's striking transformation from a sand and gravel mining operation to a vibrant residential community of soon to be over

2000 homes at Two Rivers. This "ground truthing" always provides a deeper, fuller understanding of the issues that otherwise you may have only read or heard about.

Traffic, a matter of public welfare, is a good example to illustrate the merits of ground-truthing. I'm sure that you notice the traffic from the traffic circle on both Conway Road and Patuxent Road. This problem prompted the County to do a recent traffic flow study. Board members should review the studies draft recommendations to see the numerous issues of concern that the County discovered already exist.

Unless you are in a hazardous occupation, driving is the most dangerous daily activity that anyone does. You risk yourself and your family every time you drive a car. Besides the current traffic flow problems on Conway Road, common sense dictates that if any additional, heavy industrial truck traffic is permitted, there will be a further risk of harm to local residents and therefore to the public welfare.

If any member of the Board has not visited the Two Rivers area, you owe to yourself, to the area's residents and to County officials to do so. In fact, I would also recommend that Board

members visit the nearby Tolson rubble landfill to fully understand how this type of operation would impact the very issues remanded by the Circuit Court to this Board.

The land-use conditions of the early 1990's no longer exist. Recent changes to the land-use have rendered the proposed landfill location inappropriate and illogical. The landfill would significantly and negatively impact the neighborhoods, adjacent property, and public welfare, again, the very items in the Circuit Court's remand order to the Board.

Ask yourself the following question: If NWM would apply today for a permit to operate a rubble landfill at the Two Rivers location, would a zoning permit be granted? The answer is apparent to all. Current reality states that the proposed rubble landfill is no longer an acceptable use of the land. The Board's decision must be to deny National Waste Managers' request for another time extension. The shelf life on this proposed landfill has expired.

Thank you for the opportunity to speak on this matter.