



**Georgetown Zoning Board of Appeals**  
*Memorial Town Hall ♦ One Library Street ♦ Georgetown, MA 01833*

**MINUTES OF A PUBLIC HEARING**  
**7 Martel Way ZBA FILE #11-09**  
**Georgetown Group LLC, Owner Vincent Sartorelli**  
**Modification of previous Special Permit**  
**December 6, 2011**

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**Board Members Present:** Jeff Moore, Chairman  
Paul Shilhan, regular member  
Dave Kapnis, regular member  
Gina Thibeault, regular member  
**Absent:** Sharon Freeman, regular member  
Evan O'Reilly, associate member

Zoning Clerk: Patty Pitari

Present for Applicants: Jon Tilton of Hayes Engineering, 603 Salem St., Wakefield, Ma 01880  
Vince and Paul Sartorelli from CAI, Inc., Hal Cutler, Fire Safety Consultant and Harry Samulchuk of  
Connolly Bros. and Robert Ficke, ESM, LG of OSHA, 22 River St. Braintree MA

Present for Town – Fire Chief, Al Beardsley, and Russ Moyer

Chairman J. Moore opened the Hearing at 7:30.

P. Shilhan read legal ad; An application has been made by Georgetown Group, LLC (owner);  
Applicant; Paul Sartorelli and Vincent Sartorelli, President (Owner) of CAI, Inc, of 7 Martel Way,  
Georgetown MA, 01833, to add a 542 SF blending building at CAI, Inc . The owner/applicant is  
requesting to Modify/Amend a previous Special Permit from 1995, ZBA File #95-12 under M.G.L.  
Chapter 40A, § 9, and the Georgetown Zoning Bylaws Chapter 165 § 29-38 (Water Resource District),  
The property is located in the Industrial B district, Assessors Map 16, Lot 11C, as referenced on Plan  
Book #349, Page 80, and dated 3/1/01.

J. Moore introduced the board members.

**Applicants Presentation:**

Jon Tilton, Hayes engineering spoke in regard to the site, he is the site engineer.

Mr. Tilton- We are proposing a 47.83 X 11' 4" ft. blending room addition to the existing building. He  
presented the site plan. The proposed building will conform to the setbacks. The room is intended to  
attach to the existing building. The elevation will be 75.24. We submitted a plan to you (top view).  
He also references attachments #2; they submitted last week that shows the outside area at the loading  
dock. There is a foundation a 4 ft. pour to the ground, slightly above foundation, its elevated slightly

to be flush with the loading dock. Submitted Site Plan dated June 6, 2011, and Revised 9/8/11 by Hayes Engineering of Wakefield.

Hal Cutler, Fire Safety Consultant -- The operations of CAI at the site consists of a mixing area at one end of the building, the middle of building is the shop, the bulk of the building, (he shows the length of the main building but only ½ the width) is used and licensed for a flammable liquids storage warehouse, which is licensed for 70,000 gallons of flammable liquids, those are liquids that are manufactured off site and brought here. What we are proposing is this facility (blending room) that is going to be used to tint inks using flammable liquids. The manufacturing building is used to mix water- based inks. We went through the licensing in 2008 are permitted thru the fire prevention regulations, we are proposing a change from those to have mixing of flammable liquids in this new structure, where the solvent content will be high enough that the material qualifies to be called as Class IB liquid, to use some comparisons, it's like gasoline or pure alcohol, so there are more hazards due to the vapors coming off it. The operations are illustrated in attachment #3 (Ink Blender), which will be up to 28 or so drums connected to pumps to draw ink of various colors to bring them down to blend. These drums will line the outside wall and down the middle, so that the pumps are mounted on the walls behind them.

The building had limits on the type of water- based inks that it could manufacture. Another area of the building is for storage. The owners are giving up a facility in Wilmington, MA. The blending room will service clients in this area and deliver to them overnight. We have a variety of protection measures, flammable and combustible liquids code, based on the National standards. Particularly the National Fire Protection Association Standard #30. Mr. Cutler gives an example if a spill should occur;

1. Spill occurs - if the whole drum spills, there is a sump system, self-contained in the bottom of the locker so that nothing spills from the locker or room. In the event no one is present there will be alarms that sound that detect flammable vapors.
2. Vapors from spill are detected by flammable vapor detection system
3. Vapors from spill ignite
4. Low temp heat detector activates and causes discharge of the dry chemical fire suppression system.
5. High temperature sprinkler operation and foam-water solution is released.

Mr. Cutler explains Attachment #4 -- Inside illustration of room, there is a walking surface and there is a gap around the edge it goes down and allows the liquid to get to the sump, it has explosion proof lighting, fans and other gas vapors detection system that would detect vapors and dry chemical extinguishing features. He shows a drawing that shows a section for spill control, where water would accumulate in the sump area.

The Sartorellis have asked for a second system (manually). The main building is protected with a foam system and it is possible this can be done, we will be speaking with the Fire Chief and the Building Inspector to do this, in the event this system would be put in that 1590 gallons of water capacity in the sump would probably provide from 13 -21 minutes of holding capacity, required to suppress the fire.

Cutler -- The new structure will be separated by a 1 hour fire rated wall.

In The event of a spill of that 1590 gallons of water is filled up with sprinkler water it will overflow that will go to the containment area at the loading dock along the end of the building is a low point any water coming out of the blending room will go to that spot. It provides an additional 2200 gallons.

### **Board Questions/discussion**

Patty received via regular mail a two page letter with 4 attachments on 11/28/11 from Mr. Harold R. Cutler, P.E. Fire Safety, Building and Access code Consultant. *See* attached.

Attachment #1 – Shows exterior of Blending Room

Attachment #2 – Show exterior of Building area where Blending Room is to be placed.

Attachment #3 – Picture of the In-house Ink system (ink blender SS2000) from Graphic Systems International, Inc.

Attachment #4 – Shows inside of Blending Room

J. Moore – It is a self-contained system?

Cutler – Yes.

Shilhan – The containment in the loading dock is there some kind of catch basin.

J. Tilton – There is a catch basin in the front parking area, they new area is isolated, there was a trench drain, but the commission asked us to remove that.

J. Moore – What happens to the rain water there?

Cutler – Shows how the water will flow, and stated there is minimal rain water that will flow there.

J. Moore – You have the over flow going on the end of the new unit.

Cutler - We are providing curbing so the water would flow out and direct it to spill into the containment area.

J. Moore – You have stairs there. Cutler – You need a second egress.

Shilhan – How is snow handled around the building and curbing?

P. Sartorelli – We plow it, the roof covers the first part of it, like a large overhang.

Shilhan – You have to keep the snow out of there with curbing.

Cutler shows the curbing and explains how it would run down to the containment area.

G. Thibeault asked if it is about 4 ft., of the foundation. Cutler – yes.

Brief discussion on the curb and foundation area.

G. Thibeault - What is the rating of the walls?

Cutler – The exterior walls ratings of the walls will be unrated, but there will be a 1 hr. rating going into the building, the warehouse itself is H3 in the building code, the blending room is an H2 in the building code.

J. Moore – Ink itself, how is it processed.

Cutler – The Sartorelli's will be closing the Wilmington MA, and they will have a blending operation in Rockingham, North Carolina, but because clients need overnight deliveries and they can't do that in North Carolina, they want to establish that here.

J. Moore – The drums will come by trailer. Cutler – yes.

J. Moore – What is the difference between the chemical composition or alcohol content or what you are licensed to do in the main building

Cutler – The main building has a small alcohol content it's 90% water, at the levels they use those inks are essentially non-flammable, these products are exempted from the state building code restrictions and fire restrictions because of the non-sustained fire capability.

J. Moore – That's what they are blending now and already storing these in the main building. Cutler – yes. J. Moore – Just the blending room is new, no changes to the main Building

Russ Moyer, Fire Dept. – They are under the same licensing.

Cutler – The Fire Prevention Regulation 527 CMR14 is a two-step process, the Fire Dept. is first, the second step (the permit) once the permit is issued by the board of selectmen, and we believe a new permit is required, but not the license. They both have to be consistent.

D. Kapnis – Will the new blending machines will that product exceed the 15% alcohol by volume?

Cutler – Yes, it will be just alcohol as the flammable solvent, so we are changing from alcohols and we are changing the percentage in this limited operation.

J. Moore – I wanted to be clear, the existing permit requires the product process on the property shall not exceed 70,000, but the product on the property already does. Do you need to exceed that 70,000.

Cutler – No, they will process more and store less.

D. Kapnis – What is the difference of what was being processed and stored at Danvers and what is being processed and stored here? And also the safety features you discussed, where they in place for Danvers

Cutler – The Danvers operation was a much more large scale mixing operation, and what's going on in Wilmington now, and what will be in North Carolina, I was not here with that, but, the fault as alleged by investigators that was a large tank that was being heated and with the ventilators being shut off, that allowed vapors to accumulate, that is one scenario by investigators, we will not have large tanks, we will have 55 gallon drum that will not be heated; this self-contained 542 sq. ft. building is much

different, it doesn't have equipment and operations in the building that perhaps because the ignition source in that situation.

J. Moore – The condition of the existing permit allows for 15 % processing of alcohol , your also requiring chemicals that exceed the 15% , the processing of it, how would you categorize it, what do you need for us to condition that?

Cutler – We need an additional condition on the decision that says in addition the applicant is granted permission to process Class IB Flammable Inks, only in the self-contained blending room addition.

Shilhan – Why did they put that condition in the original decision about the 15% alcohol? Do you know what was the board's intent for putting that condition in there?

Mr. Paul Sartorelli – Because there was a small percentage of alcohol used in the water based ink.

Shilhan – I am not sure why they went into that or the reason for it.

Fire Chief – It may have been to do with the number of containers and the total amount of liquid on the premises.

P. Sartorelli – The reason is they wanted to keep it at the 15% for the processing of it, so that we could process our water based inks which contained solvents, but it would prevent us from processing solvent based inks because when you get at a higher percentage, then the classification of the ink changes.

Cutler – This was a restriction on the flammability of the product.

Shilhan – It would seem to me that it is the fire dept. responsibility that this is the right direction to go in, or is it us as the zoning board now that you're processing more alcohol, that's a significant change.

J. Moore – We are responsible for the water resource impact part of it. I think as long as the experts say, it meets the standards.....

Russ Moyer – That was part of the process back in 2008, the additional fire pumps, the negative pressure air flow, that was all signed off by the State and the Town of Georgetown, and I believe we will be going thru a process with DFS; and will be talking to the Fire engineer down at Stow, the Sartorelli's have been great keeping up with this place up to date.

D. Kapnis – Back in 1995, was the existing facility rated to process more than 15%.

P. Sartorelli – No it was not. Dave – Now the new facility is. P. Sartorelli – Yes.

G. Thibeault – If these are unrated walls and there is a fire, the walls aren't rated is that a concern;

Cutler – That's a technical term, the walls are metal they are non-combustible they have no fire rating because we have not had gypsum board layer put inside, it will have some, they build these walls as much as 4 hours fire resistance, this is consistent with building and the fire codes.

Kapnis – The blending room where it is connected to the main building that's were its L rated, and that is per code and the other existing walls are metal and are not required to have a rating.

Cutler – Yes.

Chief Beardsley - The structure itself is self-contained and the ventilation system will take care of any vapors.

D. Kapnis – I assume you have a backup generator in place.

Sartorelli – We don't, the fire pump is a diesel driven fire pump, we don't have it the exhaust systems.

D. Kapnis – If we did lose power there is no power as far as the ventilation system.

Cutler – At point they would cease operation, they wouldn't have pressure anymore.

J. Moore – Your overflow pipe out of this new building is just a gravity separator, Cutler – yes.

J. Moore - You will not exceed 29 drums in this blending trailer and that's what is easily contained within the containment area.

Discussion on who is responsible for the amount of flammable material

P. Shilhan – I am wondering if we are just looking at water resource, I still don't know why they went into the percentage of alcohol, and who is responsible for raising the amount, it is us, is it the Fire Dept.,

Fire Chief – That is a question we would have to ask the Department of Fire Services, DFS.

Shilhan – Yes, because the protection of the water resource seems to be taken care of but the real issue is increasing the hazard of explosive materials.

Cutler – I would think that would fall with the fire dept., we are doing class I not class II, when we have satisfied we have met the requirement of the code.

Shilhan – Because there is a condition in the last decision in 1995, I don't know that we can even do this, to increase the solvent level.

Cutler – We are responding to that condition of the previous decision.

J. Moore – This structure is classified to according the fire dept. this is designed to withstand what they want to do; I don't know what was going on when they did the original decision. I proposed don't do anything with the existing building but we add a condition that says that only Class I B flammable liquids shall only be processed in the new blending room and shall not exceed 1595 gallons or 29 drums. All other conditions stay.

Shilhan – When or how do they get approvals from fire?

Chief Beardsley – With the increase in the solvent range, I don't know where the jurisdiction lies, I will have to check with DFS and see what they say. Part of the process is coming to us, when they go for the building permit which requires a sign off from the Fire Department.

P. Sartorelli – The manufacturer of the locker/building is require to get certification from whatever state fire Marshall it is, they needed to get approval for it, that's one of their selling points.

Shilhan – I feed ill prepared to grant to simply increase alcohol/solvents, sometimes we have our own engineer to look at something like this.

J. Moore – If that structure is adequate to hold the Class I B flammable liquids, everything else is staying the same. We are taking it at face value that they get all the other permits.

Cutler – The rational for the previous limitation may have been simply is that you guys have defined an operation you're going to have here with limited hazards because of this condition, on the basis of that we accept declare its ok in the water resource district.

We are asking you to change that because of the changing of the equipment in this new room to ad different set of conditions that we feel are still appropriate in Water Resources because of the Containment feature we have.

Shilhan – Isn't the danger level is increasing.

Cutler – Yes there is no denying processing hazardous liquids is more hazardous that storing them.

J. Moore – Is that more hazardous to the water resource.

G. Thibeault – As long as it's contained, it's not, we have been told it's contained.

Shilhan – Asked the Fire chief.

Fire Chief – From the Fire Departments position we need to know what will be in that room, quantities and what it is that we are dealing with so we can go to DFS and say this is what we have, and the fire suppression system and they can give us guidance from there, and we will get a report from Mr. Cutler. It's part of the permitting process.

Shilhan – Do you want to get more information so the board feels comfortable; I want to know who is truly taking responsibility for this on what kind of solvents liquids?

Chief Beardsley – I do need to know exactly what is going to be inside, what kind of solvents/liquids.

J. Moore refers to question #1 – It does state in the application to provide a complete list of solvents, and we don't have it, I know you communicate with fire on a regular basis, but this list of flammable liquids should be listed.

Russ Moyer – I think the material are pretty much the same, we should have the detail of Mr. Cutlers report to take it to the fire suppression engineer.

P. Sartorelli – I don't think we have a problem working with the fire dept., before we come back here for a vote, if you think it's best to give the Fire Dept. everything they need first.

J. Moore – We do need to find that this is not unduly subjecting any areas to hazards affecting health safety and general welfare.

Cutler – I would suggest is it possible to proceed now or next meeting, on the basis under a declaration to the fire dept.?

Shilhan – I would ask that they satisfy the solvent percentages, what I don't know, is if for example the 3 towns around us look at this decision and think we don't know what we are doing, I don't know an exact understanding of that...I would like to hear something from the Fire Chief that this is ok, that this is fine and they don't have any issue with this. When we have complicated issues like this we have our own engineer, I am just trying to do my job.

J. Moore – is there so information you can gather over the next month for us.

Chief - What are the liquids, and is there anything else that is to be stored in there. We have the building information (dimensions).

J. Moore to the applicants, can you supply the fire dept. this information for our next meeting.

P. Sartorelli – yes, no we can continue to next month, we have to satisfy the fire dept. anyway.

J. Moore to the Chief you may want to meet with the Building Inspector. I don't think we need everyone here, we can accept written correspondence will be fine.

Patty – You may want to get the information 2 weeks before the hearing. Date will be 12/19/11. Mr. Cutler will get that.

**Motion** - G. Thibeault/D. Kapnis to continue to January 3, 2012, immediately following the first scheduled hearing at 7:30pm to get feedback from the chief, all in favor. Motion carried 4-0.

**Continued to January 3, 2012 – 2<sup>nd</sup> hearing of the night.**

Patty Pitari  
Zoning Administrative Assistant



Approved

1-3-12



## **Attachments – Answers to application questions for Water Resource**

### **Question 1** - On Water Resource application to list chemicals etc...

An inventory of flammable and combustible liquids utilized at the CAI facility is submitted to the Georgetown Fire Dept. on a periodic basis as required by permits and licenses. None of the chemicals are stored outside on the site, there is no on site fuel oil storage for the building and heating requirements as those systems are fueled by natural gas. There is a 180 gallon tank of diesel fuel for the fire pump, and it is located in the fire pump room and also inside the containment perimeter of the warehouse building. Spill containment for the manufacturing building and warehouse is provided by raised foundation sills providing sufficient storage capacity from a spill from the largest container of raw materials.

The proposed blending room that will be located outside of the existing building containment areas will be provided with an interior sump with a capacity sufficient to contain more than the 1,595 gallons aggregate capacity of all drums of raw materials and finished product. In addition, the blending room will be located above the impervious asphalt loading dock parking space that also serves as a containment volume for the loading dock area parking area. If the Fire Dept. requires that the foam-water sprinkler system of the warehouse building be extended into the blending room, the combined containment volume of the blending room sump and the loading dock parking space will be sufficient for the design discharge volume of the system.

**Question #2** on Water Resource application: Any ignitable hazardous wastes, designated as EPA waste code 0001. Approx. 1 or 2 drums of waste cleaning solvent/ink will be generated annually by the proposed ink blending process. The proposed wastes will be accumulated for shipment offsite in an existing hazardous Waste accumulation area in CAI's warehouse already permitted for flammable/combustible liquid storage.

Question 3 and 4 are not applicable.

**Question #5** – See attachment A – Safeguards. Provisions shall be made to protect against toxic or hazardous materials discharge or loss resulting from corrosion, accidental damage, spillage or vandalism through such measures as spill control provisions in the vicinity of chemical or fuel delivery points; secure storage areas for toxic or has. Materials and indoor storage provisions for corrodible or dissolvable materials, for operations which allow the evaporation of toxic or hazardous materials into the interiors of any structures, a closed vapor recovery system shall be provided for each such structure to prevent discharge of contaminated condensate into the groundwater.

Summary in regard to Hazardous Waste Mgmt – this is to address the Georgetown ordinance 165-34 © that requires a demonstration of the availability and feasibility of toxic or hazardous waste disposal methods, which are in conformance with MGL C, 21C.

\*CAI has performed and keeps on file chemical profiles for wastes disposed offsite as required

\*CAI is registered as a small quantity generator of haz. waste. It has an EPA ID number MAC300007341.

\*CAI currently retains a hazardous and universal waste transporter licensed in Mass. As required based on manifests on file.

\*CAI maintains a haz waste accumulation area in the flammable storage warehouse. The warehouse has secondary containment and the waste containers in the area are situated on spill containment pallets. The area is signed and has restricted access to authorized employees only.

- \*CAI is permitted to accumulate up to 6,000 kg (13,230 lbs or – 20 drums) of hazardous waste at any time; it does not accumulate more than 4 drums at any time due to space limitations.
  - \*CAI is permitted to accumulate full drums of hazardous waste for 180 days and based on manifest on record; the 180-day limit has not been exceeded.
  - \*Conducts weekly inspections of the haz.waste accumulation area as require.
  - \*As a sqg, the company has prepared and can implement written emergency procedures in the event of a fire or spill.
  - \* CAI maintains its hazardous and universal waste manifests for at least 3 years, the regulatory retention period.
- These items were provided in writing by Robert A. Fricke, dated 10.3.11.