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
January 3, 2012 – Continued from 12/6/11

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 Administrative Asst.: Patty Pitari
Also Present: Georgetown Fire Chief Al Beardsley, Russ Moyer
Paul & Vincent Sartorially of CAI, Inc
Present for the Hearing are Harry Samulchuk of Connolly Bros.
Jon Tilton of Hayes Engineering, 603 Salem St., Wakefield, Ma 01880
Hal Cutler, Fire Safety Consultant

Chairman J. Moore opened the Continued Hearing at 8:10pm.

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 CA1, 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.

This hearing was continued from 12/6/11 to get feedback from the applicant and Fire Chief.

Applicants Presentation:

H. Cutler – Since the last hearing the project team met with the Georgetown Fire Chief Beardsley and Dana Haagansen a Fire Protection Engineer of the Office of the State fire Marshall on December 20, 2011 to review our plans, for the project. We submitted prior to meeting them are documents to review. Standard #35 – manufacturing of organic coatings, those reports were delivered to Jon Metivier on December 21, 2012. We went over in detail the Fire Dept.'s concerns which were few, but we discussed the possibility of adding doors, which we didn't do, we are going to add a landing of the bottom of the existing stair from the loading dock area, to make it possible for personnel to enter the building without going through the containment area, that was something we discussed here also.

J. Moore – The stair well going up to the loading dock itself, outside the containment area.

Cutler – Yes on the right hand side so you don't have to walk thru the liquid that might accumulate there. The project team also met at CAI and discussed more specifics in regard to the piece of equipment they are bringing to from their existing Wilmington, MA location, we concluded that we will expand the building 1 foot and 2 inches to provide more adequate space around the equipment and drums that are to be moved in and out of the room, the beneficial effect of that is the sump of the addition will be increased by 270 gallons capacity, that is from 1,720 gallons to 1,992 gallons, more holding capacity for leakage.

New Correspondence – Letter from Chief Beardsley dated 12/23/11 – Marked as Exhibit 1.
and Flammable liquids list from Mr. Paul Sartorelli dated 12/7/11 – Marked as Exhibit 2.

D. Kapnis read Exhibit 1 into the record; **Exhibit 1**

Mr. Chairman,

On Wednesday December 21, 2011, the Georgetown Fire Department, Commonwealth of Massachusetts Department of Fire Services – Division of Fire Safety representative, and representatives of CAI, met to discuss the proposed Blending Room addition. Discussion at this meeting pertained to the addition itself, the fire protection systems, the containment area, and the accessibility to the addition.

After a lengthy meeting and some very open dialog, it is our understanding that CAI will have this addition built in compliance with the applicable building and fire codes. For the addition, this will include, but is not necessarily limited to: a dry-chemical fixed suppression system; foam-water fire sprinkler system protection; ventilation equipment; manual and fire water flow detection connected to the fire alarm system with occupant and fire department notification; and flammable vapor detection/alarm system. CAI is committed to having all of its fire protection systems inspected, tested, and maintained at appropriate intervals.

After review of the plans, the Fire Department has requested the outside stairway located on the eastern side of the loading dock (located on the south side of the building) be redesigned to allow safe entry to the building without fire department members having to enter containment area. CAI has agreed that this can and will be done during construction of the addition. If there are any further questions, or if the Georgetown Fire Department can be of any other assistance, please contact me. Sincerely, Albert B. Beardsley – Fire Chief, Georgetown Fire Department

Exhibit 2 – List – Flammable liquids breakdown in locker dated 12/7/11.

J. Moore – Read the first paragraph of Flammable Liquids list; to comply with NFPA and Process Safety Analysis the following breakdown ensures the aggregate weight of flammable liquids in the locker will remain below 10,000 lbs.

J. Moore asked them to describe the list.

H. Cutler – Presents the MSDS sheets for the products, it was provided to the Fire Dept., the materials are all very similar. Mr. Cutler read the list, mainly Ethyl Alcohol, and the color list and stated they vary in concentration, with an average around 60%, individually we don't have a breakdown; there will be 55 gallon drums and there will be some 30 gallon drums, there is a 10,000 lb. limit there is a threshold in OSHA limit with respect to process safety requirements, we will keep it to that limit by using 30 gallon drums that contain the least commonly used products.

Mr. Cutler went on to explain characteristics on the 2 pages list.

Board Questions/discussion

J. Moore – So these are basically alcohol based inks. H. Cutler – Yes.

J. Moore – Do these fall into the Class I B flammable liquid category?

H. Cutler - Yes

J. Moore – Will all these are classified Class IB Category.

H. Cutler – Yes.

J. Moore – If there is any breach of containment, if you have a fire and you are dumping water on this and the water gets into this stuff, we are concerned about the water resource.

H. Cutler – The largest individual container is 55 gallons, a leak of 55 gal. would be contained in the locker/addition, because of the 1900 gallon sump, if there were a fire, we have a dry chemical system which does not discharge any liquid into the locker, if there were a fire, we have the dry chemical system, if the dry chemical should fail them the automatic sprinkler system which is a foam water sprinkler system comes out as suds, and smothers and cools the burning liquid, we expect with a very high probability that if there is a spill it would be a short term fire and be put out by the sprinklers one goes off, if it doesn't put out the fire another would go off, under NFPA standards would require that we have containment for 20 minutes worth of extinguishing agent, we have more than that. One thing we have done, that the Fire Dept. should like, we are putting a sectional valve inside the dock area, so that so that the sprinkler system can be shut off if the Fire Dept. determines that the situation is under control, the sectional valve will be provided with a tamper switch, with a trouble switch, and the fire dept. will oversee.

J. Moore – to the Chief – Is there a situation in which this addition/locker and the surrounding area would be overflowed with lots of water, is there a scenario in which they would be dumping hundred s of gallon of water in this area, and go into the wetlands.

Chief – That would be a catastrophic event, but with the containment that they put in, there is a 2200 gallon containment near the loading dock, and also inside the building, but it would have to be a catastrophic event. But that can occur any place.

J. Moore – Where is the nearest overflow point, a detention area.

H. Cutler – There is a detention area, there was a drain but prior negotiation, and never got installed. The way the parking lot is graded, the divided is right near the overhanging canopy, water that falls, stays under the canopy for a long time, then it may flow, very remote possibility.

Shilhan – There are 2 catch basins, those will go into that retention area.

J. Tilton, of Hayes Engineering – Jon shows on the plan, the 2 detention basin or reservoirs areas. It would act as a containment area. There are two wetland pockets.

Shilhan – Our main concern is the Water Resource, but it seems that was already taken care of by another board, on a scale of 1-10, of blending room is this very small, medium or large.

Sartorelli – Very small.

J. Moore – I just want to ask the chief if he has any further comments

Chief – We met as mentioned in the letter for about 2 hours, the Fire Protection Engineer from DFS looked at it from all angles and was very comfortable with it.

D. Kapnis – I think so said there was a double containment area one is with the increase of the 1.2ft, and then it raised to approx. 1,900 gallons for a sump area and then there is an additional one that is the exterior which is 2,200 gallons, if I did my math is right, so we are looking at a total capacity total of 1305 gallons approx. with the 55 gal. drums and 30 gallon drums, it doesn't give a lot of margin of error, as far as if you look at all the drums happen to spill because say a trailer hit them, and if they didn't blow up they but the foam activated now I have 600 gallons le way, before I breach the 1,900 gallon sump, and from that it goes to the 2,200 gallons on the exterior and, what is the flow rate on these foam extinguishers?

Cutler – The sprinklers design capacity is 3/10's of a gallon per minute per sq. ft. if it's discharging at its normal anticipated rate over 500 sq. ft., so its discharging at 150 gallons per minutes times the 20 minutes of the standard for example is 3,000 gallons, and the combined 1,900 and 2,200 was more than that and that's why I say we satisfy the standards for containment.

D. Kapnis – I assume those drums will be sealed like any other Class I flammable liquid,

Cutler – Yes.

Kapnis – How are the 5 gallon pails sealed.

Cutler – The single container that's being filled with ink, is an open top container, so one drum is fully open the others are standard drums, those are the over the road containers that have brought the inks from the mixing facilities elsewhere in Canada or North Carolina

D. Kapnis – Is that 800 lbs. already calculated?

Cutler – yes.

D. Kapnis – So the 5 gallon drum are opened?

V. Sartorelli – Not stored open, it's only one at a time that has an open top, they others will be sealed before they are moved.

J. Moore – I originally wrote down 29 drums, is that still accurate?

Cutler – In the earlier paperwork it was 29, its cut back to 26, the size of 3 or 4 drums were cut back.

J. Moore – What is the total gallons of liquid that you are storing in their maximum is how many?

D. Kapnis – I think its 1305 gallons. I multiplied them all out.

J. Moore – If we go forward I think we need to limit the maximum amount of liquid in the container/locker, and originally it was 29.

H. Cutler – I think we would like the 29 gallons and volume in your paper work, and they would like the flexibility to re-write their manual to go to that limit.

V. Sartorelli – The way Mr. Fricke explained it to us (OSHA), I don't think we have that option, I think we had to stay with no more than 10,00 lbs. to meet the requirement.

P. Sartorelli -OSHA is 10,000 pound or above, so that if it's under 10,000 lbs. processing safety management is not necessary to implement that, if more we have to implement that, they said staying under that would benefit us more…….(inaudible ……SPEAKING from audience).

J. Moore – So you are not storing more than 26 drums, what is it in gallons.
Cutler – It would be 19- 55 gallon drums.

G. Thibeault – It would actually be 21 – 55 gallon drums – because the finished ink dispensed, then (5 x 30)
Cutler - So, (21x55) and (5 x 30).

D. Kapnis – So it's 1,305. All agreed.

J. Moore – Is that ok.

Cutler – Yes, they can live with that.

Shilhan what is the new dimension.

Culter - 532 sq. ft. will be the new interior dimension.

G. Thibeault – Do you have the new cut sheet of the locker?

H. Cutler presented a sheet marked as Exhibit #3 – by Connolly Bros – Proposed blending room section dimensions, the outside dimensions will be 12 ft. 6", by 47' 10".

D. Kapnis asked Chief Beardsley if he is comfortable.

Chief – Yes very, the information they gave us, and we went down to see where that secondary access point is and I feel good for our forces.

Motion – P. Shilhan/D. Kapnis - I make a motion The Board found that the applicant, Vincent and Paul Sartorelli of Georgetown Group, LLC, proved that the proposed modifications to the CAI facility at 7 Martel Way will not result in the degradation or the potential degradation of any ground water and of any surface water resources providing water supply to the Town, including potential water supply to the Town or any other town, namely Newbury, Rowley or Groveland.

The Board further found that the proposed modifications and requested use is essential or desirable to the public convenience or welfare, will not overload any public water or any other municipal systems so as to unduly subject any area to hazards affecting health, safety or the general welfare, will not impair the integrity or character of the district or adjoining districts, and will not cause an excess of that particular use which could be detrimental to the character of the neighborhood.

The Board amended the existing Special Permit (ZBA File #95-12) dated November 8, 1995 to allow for the construction of a blending room measuring 532sf (interior dimension as revised in accordance with Exhibit #3) at the facility located at 7 Martel Way, CAI, Inc., for the purpose of blending solvent based inks in the Water Resource District, under M.G.L. Chapter 40 A, Section 9, and the Georgetown Zoning bylaw Chapter 165, section 29-38, with the following two conditions:

Special Permit Conditions

1. **Class I B flammable liquids shall only be processed in the new blending room and shall not exceed 1,305 gallons (26 drums).**

2. **All other conditions named in ZBA File #95-12 shall remain in place.**

Seconded by D. Kapnis. Discussion: J. Moore stated it's this dictates that you can't process Class IB in any other area than the blending room, and limits what you can contain.

P. Shilhan– Yes	G. Thibeault - Yes
D. Kapnis – Yes	J. Moore – Yes

The Special Permit was Granted 4-0 in Favor.

J. Moore – The Zoning clerk has 14 days to file a decision any appeal of this decision shall be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, within 20 days after the date the notice of decision was filed with the Town Clerk.

Motion – G. Thibeault/D. Kapnis to close the hearing, all in favor. Motion carried.

Patty Pitari
Zoning Administrative Assistant *Approved 4-3-12*