



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

MINUTES OF A PUBLIC HEARING
11 Martel Way– ZBA FILE #12-07
Constantino Ricci, Trustee – Owner
Theodore Warren – Applicant – Warren Light Craft LLC
Special Permit – Water Resource
July 10, 2012

Board Members Present:

Paul Shilhan, Chairman
Sharon Freeman, regular member
Dave Kapnis, regular member
Jeff Moore, associate member

Absent: Gina Thibeault, regular member

Zoning Clerk: Patty Pitari

Applicants; Ted & Barbara Warren, 5 Hardy Terrace, Salem MA 01970

P. Shilhan opened the Hearing at **7:30pm**.

S. Freeman read legal ad; Public Hearing: 11 Martel Way - July 10, 2012

Location: Georgetown Town Hall 3rd Fl. –7:30 PM.

An application has been made by Owner Constantino Ricci, trustee of Ricci Realty Trust, 38 Jackman Street, Georgetown, Ma and Applicant's Ted & Barbara Warren of 5 Hardy Street, Salem, MA 01970, for a Special Permit to operate a light industry business in the Water Resource District, under M.G. L. Chapter 40A, Section 9, and the Georgetown Zoning Bylaws, Chapter 165 Sections 29-38 (Water Resource) and 79. The premises affected is 11 Martel Way, in the IB District, Assessor's Map 16, lot 11E. ZBA File #12-07

P. Shilhan introduced the board members. I want to let you know because there are only 4 members you will need a unanimous vote.

J. Moore read a letter into the record from the owner Mr. Ricci, dated 6/7/12, giving permission for Ted & Barbara Warren to conduct all hearings/permits for the property at 11 Martel Way, as they have a purchase and sales agreement contingent on receiving all permitting and finance for their light manufacturing facility.

Applicants Presentation:

Ted Warren – We would like to open our business here in town, our Company is Warren Light Craft manufacture high-tech kayaks and sailboats, our business is expanding and we are leasing in Salem Ma, my wife Barbara is the chief operating officer, and my son Zachary is partial owner with myself, he is also involved in the business, and I have 3 other employees. Georgetown is a perfect location for

us, it is also a cost effective location. We understand the site it has a lot of wetland and it does have some uplands, it's 9 acres, Barbara is an environmental biologist, it's important to use we run an environmental friendly business. We don't use polyester resins because we consider them hazardous, we use only epoxy resins which are not hazardous.

As far as traffic to the site, we never get a walk in sale, what we do is advertise on the internet and magazines, and we get phone calls from all over the world, and typically people will fly into Boston, so people come in by invitation only, this location is close to RT. 95 which works well. For us this is a very good and cost effective location. The economics are favorable now; we have a verbal commitment to finance it around 4%.

P. Shilhan – Asked Mr. Warren to explain the resins.

Warren – The epoxy resins and has no volatile components what so ever to them, it's a very viscous. The resin is extremely low as far as health hazard; you can actually clean it off your hands with vinegar and water. If you go to a typical boat shop, you smell a lot of polyester resins and fiberglass particles, we don't do that you will not smell that in our shop, we maintain a very clean environment, and it's a healthy environment. We mix our own filling compound using epoxy resin and phenolic micro-balloons. The epoxy resin is of the "solid" category, which means that not VOXs are present in the resin or the hardeners. The lamination proves is odorless.

As far as paint, the new factory will have a CF-1000 Cross flow Spray Booth with Monarch Dry Chemical fire Suppression, NFPA-33 compliant. The paints are bought in gallon and quart sizes only. They are kept in a steel fire-rated cabinet; all excess paints in the cup liners, the mixing pots and the original steel cans are allowed to harden and are disposed as non-toxic solid waste. The spraying equipment is cleaned with a minimum of lacquer thinner and excel waste is placed in a safe sealed can for eventual hazardous waste recycling. Very little waste is generated as the 1 ½ gallon waste can is not yet full in seven years of operation.

J. Moore – The epoxy is different why.

Warren – The epoxy resin is of the "solid" category, which means that no VOXs are present in the resin or the hardeners. The lamination proves is odorless, we mix our own filling compound using epoxy resin and phenolic micro-balloons, the balloons are stored in a closed plastic container and are non-toxic, the sanding is done in the trim area with good power ventilation and the dust is filtered before exhausting to the outside of the building., when ready for painting we use high-end automotive paints, acrylic urethanes. When sanding we require masks, and wet sanding is healthier, we control it. It does make dust when you sand, it's a high tech material.

We generate the equivalent of about 12 bags of non-toxic solid waste per week, this will be placed into a small dumpster for pick up once per week, we generate no process waste that will be flushed into the septic system for pick up once per week. We generate no process waste that will be flushed into the septic system. Water on the premises is used for the toilet, vanity and wash down sink, this sink is used for washing hands and for personal safety as in eye-flushing in needed.

The molds for a boat are prepared for a composite lay-up the day before. They are cleaned with a small quantity of water only and dried with paper towels. The surface is then waxed and buffed to a shiny surface. The molds are then placed in the spray boot and an epoxy primer is sprayed into the molds. Any excel epoxy primer is allowed to harden to a non-toxic waste.

Warren - Materials arrive and are placed in inventory; almost all of the materials for manufacture arrive by UPS or small truck. When ready to be shipped, the boat is placed into a plywood and lumber crate that we build; if they are local they pick up the boat.

J. Moore - In looking in our water resource bylaw, you almost don't need to be here are you using any toxic or hazardous materials or onsite disposal of toxic waste. Are you using or generating any hazardous materials, and if so what you are doing to prevent spills.

Warren - The process is extremely non-toxic, in solid form they are not hazardous at all, we keep our resin drums on top spill trays that are the full capacity of the drums.

J. Moore - How many drums would you have on site?

Warren - We would have 3 55 gallon drums, each on its own spill tray stored at any particular time.

P. Shilhan - Do you have to go through any other departments if you ended up with 10 employees. How do you monitor that?

Warren - The biggest issue is paints, they are high quality urethane acrylic paints, they are not water based, the paints are hazardous, currently we store them in the yellow fire proof cabinets, there is a threshold above which we have to go to the state, we are way below that, we order maybe a quart of each color and order 1 gallon of clear, I order as needed. As far as spills the epoxy arrives in 55 gallon drums on palettes and is offloaded with a forklift. The drums of epoxy and epoxy hardeners are kept on spill trays with sufficient volume to retain a full drum leak. The carbon fiber is a woven material on a roll and is kept in the original cardboard box until needed and then loaded onto a movable rack for use in the molding process. The paints are \$530 a gallon they are very high end.

Sharon - If you were to go to full capacity at this location, how many kayaks would be in progress at one time?

Warren - Whenever it starts the process, we prepare the molds, and cut the laminates, it's scheduled the day before then we start the layout the next day. At capacity in a single working day we can start 2 kayaks, so we would store a couple of gallons of paint, and one clear at the most.

B. Warren - Nothing is being stored outside. Everything is done inside

J. Moore - Anything else hazardous, outside normal household use.

T. Warren - No, we use window glass cleaner at the end. If you came in you would see the glass cleaner, hand cleaner, dawn liquid, so we really don't.

D. Kapnis - Would you see lacquer thinner? Specifically how much thinner would be on site at one time.

Warren - Normally there is an open gallon, and a backup gallon on site.

D. Kapnis - What preparations do you take in disposing of that once it's used?

Warren – I use it for cleaning the spray guns, I don't clean out pots, all we do is clean the guns I collect it in a 2 ½ gallon plastic pot, and then when it's up to half way, it's a steel hazardous waste 5 gallon drum with a steel mesh inside and automatic closing spouts, and when it's about ½ full and then I take it to a hazardous waste place, that's after several years.

D. Kapnis – Is there recording keeping of that.

Warren – We have not had to dispose yet, there is not enough yet? I haven't faced that yet, at that time it will be done the correct way.

B. Warren – We will keep the place cleaner than it is now.

J. Moore – In a regular water resource application, we normally have an expert. As I read through the application, where is the risk, I don't necessarily see the backup data but I really don't see the risk. I just want to make sure we do our due diligence. 165-84 is the runoff with the site design. The rest is disposal of hazardous waste. We are here to just make sure that the use will not impose any risk or degradation to the groundwater.

B. Warren – Shows the berm on the plan, and where if there was a spill, and she shows on the building drawing, where it would go.

J. Moore – The surface water is going somewhere when it rains, is there a valve somewhere, and this will be part of site plan approval.

B. Warren – We are going to planning tomorrow, and conservation gave us an amended OOC, we are reducing that amount of impervious surface they were pleased with that.

Warren – The roof drainage is going to the parking lot, the lot is impervious pavement, epoxy would be the only thing that would spill, and it's not toxic, and it doesn't move very fast. We have been on the Salem harbor, and in 7 years have never had any problem.

J. Moore – What about conservation did they address any spills. Warren - No

P. Shilhan – When we heard the CAI application they put pitched everything toward s the building so if there was a problem it wouldn't go down the driveway.

J. Moore – This is all at grade, you can drive right into the garage door. What do you if something did spill what's the game plan?

Warren – We would call Hazardous waste service immediately.

D. Kapnis – Do you have an onsite plan for an emergency?

Warren – We do know how to clean it up it's in the MSDS sheets, you need to scoop it up into a container and the resin itself will dissolve and clean it up with alcohol.

D. Kapnis – So you have all the appropriate equipment it something should happen.

Warren – Yes.

J. Moore – Suggested a plan be in place. The Warren's agreed.

J. Moore – I would suggest if there is any potential issue with containment, I don't mind making a condition that they review that as part of site plan review.

Plan for Spills

Warren – Presented a plan to the board if anything should happen, it is a temporary berm that seals off spills from the environment, drains and doorways, it's a flexible berm that will bend and turn to form almost any shape while temporarily bonding to any smooth surface, it can be found at; www.interstateproducts.com/stormwater/spillberm-new.htm.

J. Moore – Just looking thru the safeguards, is the storage of the resin in spill trays, and then at delivery points you have a temporary berm seal available for drains, and for operations you have no vaporizing just left over paint dust.

P. Shilhan – As far as the application, when you read that you have n/a, on 5, 6 and 7 you have nothing there, they type of system that you have presented will be fine.

We did meet in May with the Building Inspector and Planner they said nothing about this, then we went to the pre meeting with the planning board and they said we needed a water resource permit.

J. Moore – one of the things is we have to be comfortable with is drainage, that would be conservation or site plan approval. We can let SPA do that and a condition for containment.

S. Freeman – I think this would be a good thing for the town, and not a hazard.

Shilhan – We need to make sure we address this; it's so much lower than other hearing with hazardous materials.

Discussion on conditions.

Draft Motion for 11 Martel Way;

Motion – J. Moore/D. Kapnis;

The Board found that the applicant, proved that per Zoning Bylaw (Water Resource) Chapter 165-29, the proposed light industry business 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 the application meets 165-79 (a-d); being the requested use and alteration is essential or desirable to the public convenience and welfare; will not overload any public water or other municipal system so as to unduly subject any area to hazards affecting health, safety or 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.

I further move that the board vote to grant a special permit to Theodore & Barbara Warren of 5 Hardy Street, Salem, MA 01970, for a Special Permit in the Water Resource District to operate a business, being a light manufacturing facility, named Warren Light Craft LLC, manufacturing kayaks and

sailboats for the property located at 11 Martel Way Georgetown, MA, and to construct a 7,200 sq. ft. Building on the existing foundation, in the IB District, Assessor's Map 16, lot 11E, under M.G. L. Chapter 40A, Section 9, and the Georgetown Zoning Bylaws, Chapter 165 Sections 29-38 & 79.

This Special Permit shall have the following Conditions:

1. The Applicant shall work with the Planning Board for Site Plan Approval
2. Spill trays be used indoors for all resins and hardener drums.
3. Temporary berm seals are to be made available for containment of any outdoor spills.
4. The applicant shall provide an emergency action plan outlining procedures for indoor and outdoor spill cleanup and a disposal plan outlining disposal methods for any toxic or hazardous waste.

No further discussion. Motion carried unanimously 4-0.

The Special Permit was Granted 4-0 in Favor.

P. Shilhan stated 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 – S. Freeman/J. Moore to close the hearing for 11 Martel Way, all in favor. Motion carried.

Patty Pitari
Zoning Administrative Assistant

Approved 9/4/12