

November 21, 2006

PRESENT – Karyl Spiller-Walsh, John Schroeder, Chan Rogers, Andy Rodenhiser

NOT PRESENT: - Bob Tucker

ALSO PRESENT: - Gino Carlucci, PGC Associates; Susy Affleck-Childs, Planning Board Assistant

The meeting was called to order at 7:07pm – at midway town hall.

CITIZEN COMMENTS - None

Public Hearing – Modification to 51 Alter Street Site Plan

Motion to accept minutes of 11/2/06 – john, chan – unanimous

SWAP Legislative Breakfast – Chan reported

43D workshop

Andy – We were able to designate CYBEX to participate as a 43D site – BOS accepted the warrant article for the 12/4/06 special town meeting – Thanks to Bill Wright for making the contact with CYBEX. Gino to help put together the application to the new agency –

Site Plan – Public Hearing

Alaln Popkin, Maugel Archects
Scott Rider from Daylor Engineering
Sean NOtell, AZZ
Joe Lynch, Conroy Development

Sean Notell – thanks for your time – CGIT Systems, Inc. – make a product called gas insulated BUS (anything that carries electgricity) – we cast epoxy insulators and stuff inside an alumnimum pipe – engineered to go into power plants and substations – carry high voltage and amps – extension cord – the insulation is a gas – pressure vessel – prodct line was developed by AMIT and a westborough company – commercialized in 1975 – westborough facility – unitl 1980s we were part of westinghhouse – sold off to ABB – in 1999, ABB sold us to AZZ in Texas – we are in the electrical equipment manufacturing company – 99% aluminium product – we fabricate it, machine it, gassemble it, test it and ship it –

John – hazaroud material s

Sean – very siple =we have compressed gases that are inert – probably the most hazaaroud things we have ia acestone when we cleanth eproduct

John – I saw a hazardous material container plan

Sean – we store our drums of acetone – we also have some tools that – completely self contained storage facility – lubricating oils or used oils

Andy – is everything in quantities that it would be in compliance with the groundwater protection district

Sean – we would have to check to see on

Alan – we met with DEP and the building inspector and water department so far, no issues

Andy – have you talked with anybody in the water department

Alan – we understand

Sean – we manufacture – there will be some offices – design, - the rest of the business is manufacturing – raw material is bare aluminum pipe in various sizes – process is that we cut the pipes into length – machine shop and weld, and grind – then we clean off the aluminum dust, then we test the individual BUS ducts – we pump gas into in and evacuate – closed loop – BUS duct themselves are 10 to 20 inches in diameter – 55-60 feet long – store stuff outside

Andy – how much outside storage

Sean – the plant has 40,000 sq ft. – we will get a project, get the raw material – everything that is outside is aluminum pipe, - the final product storage – what you see

Andy – what is out there now is typical/

Sean – yes – some of what you see out there is what we will use until April

Andy – will this be your primary facility

Sean – yes. We have 2 locations in Westborough. We will shut those down and put the whole operation here.

John – the sulphur hexafluoride – that gas is put into the pipes onsite in the field – is it stored here

Sean – we will have minimal – stored in 150 gallons – it is a complete inert gas – one risk is that it is heavier than air – when we test the product, we make sure it doesn't leak – we have a very sensitive detector – it has no toxic effect on humans – good insulator

Kayl – do you have a special room or area that you contain the gas?

Sean – we have a gas cart – gas stored in a tank and pumped in and out – the whole testing area is cordoned off from the rest of the facility –

Karyl – how about the acetone?

Sean – we will keep it in the hazardous storage area –

Alan – acetone is one of the items we can – it is not

Karyl – what is a tree fell down or struck by lightning

Alan – self contained leaking – something would have to happen at the bottom of it – even if a tree fell on it and pierced it, it couldn't discharge

Chan – could you make some statement re: the storage area you are using now – how does that relate to the parking

Alan – they have a shift for the employees – the maximum number of employees are 80 people – the number of spaces that are there far exceeds

Gino – 530 spaces remaining after you do this

Alan – we only need 80 or so spaces – no more than 100

Chan – is your inventory going to be any more or less than what we have now

Sean – what is there now is fairly representative – we are a project business –

Andy – let's make your presentation about how you will use the site

Alan – I will go over the architectural modifications first – north end of the building – we are punching through 3 new overhead doors – also a raised roof in one bay – raising it up to about 37-39 feet high – there is a new piece of equipment that needs the roof to be raised – the other component to the building – we are adding a new mandoor along the front of the building along the main parking lot which is allowing us employee entrance into the cafeteria – that is the amount of changes to the building shell – owing to site plan – when we create the 3 new overhead doors, we have to remove the parking divider – also an extension of a sidewalk to the new mandoor entrance – we are proposing to clear out the greenspace and the parking area to use it for truck maneuvering and forklifts and storage of pipes – to create security of the product – we have created a fenced in areas from the corner of the building- essentially surrounding where the parking was – we have maintained vehicular circulation all around the site – other components are some dumpsters and one large trash dumpster down where the loading -

Andy – any bollards around where hazardous material container –

Alan – no

Karyl 0- how will this effect

Engineer – no effect at all, we will have to remove the curb – we won't be getting deep enough into the system –

Chan – I would like to ask the building owner – assignment of parking

Joe Lynch – when we designed the building – we overpacked it so we could be flexible to address whatever uses – we have 4 cars per 1,000 sq. ft – they are taking half the building and only need about 100 spaces – their extra spaces are being used for their outside storage – I am very comfortable that we have plenty of parking left for

Andy – how is the outside storage addressed in the zoning?

Gino – the zoning doesn't address it specifically, to the extent it is part of the operation, that is how it is being addressed

Paul Yorkis, myself and George Papaioannoulous – we own property adjacent to this – on our behalf I would like to encourage the board to do whatever it needs to do within the rules and regs to approve these modifications so that this business can join the business community in the town of Medway – it is unclear regarding the outside storage in this location – it would be my hope that the board would approve the location of outside storage for the materials necessary for this business to operate

Gino – it just isn't clear, that leaves it to the interpretation of

Andy – have you talked about outside storage with Bob

Alan – we have had discussions, no problem

Karyl – any screening – it is a large area and if that is representative – it is immense

Alan – it is all to be stored inside of the fenced area

Karyl – that material we see there onsite is going to be stored within the chain linked fence area - it is going to become a security zone for you to store your product

Chan – so most of the storage you have now along the east side will move up to the chain link fence – so what is the purpose of

Alan – it is really screening and to keep people out of there – nobody can break in – but we want to make sure teens don't get in there

Sean – it could be fun to climb on but dents would do some real damage.

Karyl – what is wrong with renting a few more thousand square feet and storing it inside

Sean – expensive

Karyl – what are you proposing with the fence that would visually screen or embellish the storage of pipe on the front of the building –

What is considered the front?

Chan – west side facing route 495

Alan – the front of the building is along the western edge of the building –

Engineer – example of what kind of slats we have used – comes in various colors – plastic material – it doesn't screen out – 75% screening – that is one of the products

Chan – you do plan to put all the current storage inside the fenced area at the north end of the building

Andy – the balance of the building, do you think this will be a detractor to renting the rest of the building

Joe Lynch – this is a great first tenant – this is the area we have – this is the best result
Screening is important – board's discretion

Andy – are you pleased with the screening attempt?

Joe – I haven't seen that slat design

Size

Alan – 8 feet, no barbed wire on top

Joe – the key will be maintaining it – if it is uniform, it looks fine

Andy – how will you deal with snow in there

Joe – outside would be us plowing, inside the fencing would be AZZ

Andy – do you think you have enough space to do everything and handle snow removal?

Sean – it should be sufficient – 40,000 sq. feet area – that is much more than what we have now

Susy – does anything here effect a concom's order of conditions

Alan – no

Review Bob Tucker's comments – attach to these minutes –

Gino's comments – 11/20 – trees that are going to be removed should be replanted on site

Andy – letter from the Board of Health – Bill Fisher - concern about leach fields -

Karyl – in addition to the trees to be relocated – the fence has a very ominous quality – it might be a fair request to have any additional planting scheme something that would contain more green in front of the fence –

Alan – the chain link

Gino – what about moving the fence to be outside

Karl- how many feet of fence

Engineers- about 300 fence

Andy – the purpose of the fence is to keep the stuff secure – having the trees on the other side of the fence

Karyl – planting scheme –

Joe – no issues

Sean – we want the place to be attractive too

Karyl – what color?

Andy – what suggestions?

Karyl – couple of samples of black, green and brown –lets look at them

Chan – will you also be using some of the area outside the fenced area for storage

Sean – the whole intent is to have it all inside the secured area –but there might be periods when we would need to use some outside

Karyl – in the back, planting scheme as well

Karyl – dumpsters? Could they be screened as well

Andy – radius area is OK for fire trucks

Karyl – any noxious fumes that will effect another tenant

Alan – no

Andy – will the welding operation generate

Sean – there are really no welding fumes that would exhaust outside

Karyl- what kind of signage

Alan – there is an existing sign on the site right now

Susy –

Chan – support approval, but I am concerned about any limits on outside storage

Andy – the closest abutter supported it

TO DO

1. planting program from a landscape architect something of interest close to maintenance free – in front of the fence canvas
2. look at 2-3 colors of fence
3. the roof line of the bump up – a color change as exhibited in the existing building – maybe a texture change, consistent pattern change to fit it – don't want it to look like the HVAC system on top – make it look like it belonged there – go up taller if need be – something could happen there without too much expenses to the company

Karylo – what are those overhead doors like

Alan – standard, they may have a couple of windows in them –

Chan – similar to what the other overhead doors are on the east side

Dumpster screening

Bollards

Wash out area for concrete

Alan – yes, we will submit something

Gino – bob had asked for more erosion control on edge of pavement

Andy – there should be any washout – maybe some fabric during construction in the catch basin in grid

Chan – the whole are ends up being pavement

Andy – we want to be sensitive to your needs – what kind of time frame can you give us –

Karyl – does owner have any thoughts

Joe Lynch – the raised section of the roof line is not very visible – it is set back 40 feet – not very visible from the highway – not as noticeable as it looks like it would be in the elevations – weight issues

Andy- drivit

Alan- metal panels – look at options

Continue PH to 11/28 at 9:15 p.m.

Motion to waive reading of PH notice – all lyes

Medway Gardens/xxtra mart – site plan application – has been filed – when to schedule the public hearing? early January – or late December??

January 9th . . . for the date . . .

Showed the applegate plans –

Signed the Rolling Hills subdivision plans –

Andy – brief meeting with a potential developer of the mill at chicken brook – contemplative stages – looking for some input on ideas – would the board be amicable – traffic circulation in form Main Street – and out to Lincoln street – looking to put in some parking – attract higher end tenants – would do residential in the future – there is an existing special permit that is pretty all encompassing – 1995 -

Motion to adjourn – chan, Karyl – all yes

8:30 p.m.