

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENT
August 26, 2013
MINUTES**

Members present: Polly Mills Fife, Kent Finemore, Keith Murray, Phil Cain, Brian Brown and Peg Shepard.

Minutes: Keith Murray moved, seconded by Brian Brown to accept the minutes of May 28, 2013 as read. Motion passed.

Pike Industries, Inc: Application for a variance from Article 6.2 Section 7G of the Northfield Zoning Ordinance to install a 13,000 gallon above ground Asphalt Emulsion (tack) storage tank at 35 Industrial Drive (Tax Map R14 Lot 7-14) in the C/I and Groundwater Protection zones.

After review of the Planner's report, Keith Murray moved, seconded by Phil Cain to accept the application as complete. Motion passed. Ryan Crosbie, representing Pike Industries, reviewed the site plan as it exists including 2 asphalt cement tanks, a used oil tank and at #2 fuel tank. The proposed new tank is for asphalt emulsion or "tack" which is spread on the surface before paving acting as an adhesive. This tank is prohibited within the Goundwater Protection zone because it is a bulk tank for storage of a hazardous material. The site was developed before the Groundwater Protection zone was created.

The proposed tank will allow Pike to provide the "tack" to worksites throughout the area. Mr. Crosbie stated that the current method of providing tack with tank trucks is not environmentally safe. Gerry Coogan had suggested in his review that there be secondary containment in the form of a cement pad with cement walls high enough to contain the contents of the tank. Mr. Crosbie stated that this would not be installed because the proposed tank is double walled and the outside tank can hold more than the inside 13,000 gallon tank. This type of tank is required by DES and complies with the secondary containment requirements of the town as well.

Questions from the Board:

- What is the life span of the tank? The tank is inspected on a regular basis with a complete inspection of the interior surface every ten years. DES does spot inspections as well.
- Will there be safety measures in place so that trucks cannot hit the tank? Yes, there will be bollards surrounding most of the tank. There will be a concrete pad where the truck loads and unloads as per state regulations.
- Has Pike had any spills? No reportable spills.
- How porous is the "tack", in other words how quickly could it get into the soil and water table? It is heated and has water added to it, as soon as it cools and the water dissipates it becomes tar which solidifies. Pike has containment equipment available on site.
- Is there a vapor discharge? No, the material is warm, not hot, and it gets shut down in the winter.
- Are there emergency alarms for the tanks? Yes, standard alarms.

Kent Finemore stated that he had spoken with DES and learned that this product is one of the least dangerous products if there are any spills. Ryan Crosbie added that he does not anticipate that there would be any additional impact to the town relative to traffic, etc.

Public hearing opened and closed without comment.

In letters to the Planning Board, the Conservation Commission had requested that the installation comply with the secondary containment requirements and the Fire Department had no concerns.

Members reviewed the applicant's responses to the requirement for a variance and had no further questions. Keith Murray commented that this application has been reviewed by several boards and DES already. He moved, seconded by Phil Cain to grant a variance from Article 6.2 Section 7G of the Northfield Zoning Ordinance to allow installation of a 13,000 gallon above ground Asphalt Emulsion (tack) storage tank at 35 Industrial Drive (Tax Map R14 Lot 7-14) in the C/I and Groundwater Protection zones. It was agreed not to add a condition of compliance with DES regulations as the Planning Board had included it. Motion passed.

Meeting adjourned at 7:35 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved October 28, 2013