

CAPE COD COMMISSION

3225 MAIN STREET
P.O. Box 226
BARNSTABLE, MA 02630
508-362-3828
FAX: 508-362-3136

DATE: March 17, 1994 #CCC TR 94001

TO: Mr. Joseph Roy, Accurate Plastics Inc.
33 Technology Park Drive, P.O. Box 738
East Falmouth, MA 02536

FROM: Cape Cod Commission

RE: Development of Regional Impact
Cape Cod Commission Act, Sections 12 and 13

PROJECT: ACCURATE PLASTICS EXPANSION - Proposed 28,300
square foot expansion of an existing, 7,200 square foot,
light-industrial manufacturing facility including
warehouse, additional processing area, chemical storage and boiler room.

BOOK/PAGE: Book 956, Page 061, Assessors parcel #15-04-027A-020

DECISION OF THE CAPE COD COMMISSION

SUMMARY

The Cape Cod Commission (Commission) hereby approves with conditions the application of Accurate Plastics, Inc. (the Project), for a limited Development of Regional Impact (DRI) under Sections 12 and 13 of the Cape Cod Commission Act (Act), c. 716 of the Acts of 1989, as amended, for a proposed expansion of a light-industrial manufacturing facility in Falmouth, MA. The decision is rendered pursuant to the vote of the Commission on March 17, 1994.

BACKGROUND INFORMATION

Under the terms of the Development Agreement between the Falmouth Economic Development Industrial Corporation (FEDIC) and the Cape Cod Commission, in effect for the Falmouth Technology Park (in which the Project site is located), a limited DRI review only, covering aspects relating to hazardous materials/wastes, is all that is required before the Cape Cod Commission.

Development Agreement:

The Falmouth Technology Park Development Agreement governs review of the Project. Under Section B, Stage 1, Parts (1) and (2) of the Development Agreement, the FEDIC must prepare, and the Commission must certify, wastewater, traffic and plant/wildlife studies and park-wide solid and hazardous materials and wastes plans. After Commission certification of the aforementioned,

Accurate Plastics Expansion
Cape Cod Commission Decision - 3/17/94

projects with hazardous materials and wastes must then apply for a limited DRI approval relating to hazardous materials and wastes. At the time of the public hearing, the three studies had been completed and the two waste plans were under review by Commission staff. Commission certification of the three studies and two plans was required prior to approval of this limited DRI.

PROJECT DESCRIPTION

Accurate Plastics, Inc. has proposed a 28,300 square foot addition to its existing operations in Falmouth Technology Park. The limited DRI submittal indicates the addition will be used for warehouse space, a processing area, chemical storage, and boiler room space.

Accurate Plastics, Inc. currently manufactures a variety of specialty laminated products at its Falmouth facility such as coated copper foil and resin-impregnated fabrics which are used either as insulators, or in the manufacture of printed circuit boards. The current processes use primarily water-based chemicals. The proposed addition will allow Accurate Plastics, Inc. to manufacture additional epoxy and resin-coated products currently purchased from out-of-house suppliers by the company's other facility located in Yonkers, New York. The addition will result in a total building area of 35,500 square feet. Most of the building, some 16,000 square feet, will be used for warehousing and dry storage for input materials such as copper foil and uncoated industrial fabrics. Another 10,000 square feet will be for new process and production space. 500 square feet will house a boiler to heat the laminating presses for the new solvent-based lines of products. The remaining 1,200 square feet will be for a segregated chemical storage and processing area.

JURISDICTION

The proposed project qualifies as a DRI under Section 12 (c) (6) of the Cape Cod Commission Act as an addition of commercial space of greater than 5,000 square feet. The proposed project was referred to the Cape Cod Commission by Brian A. Currie, Falmouth Town Planner on 2/2/94.

PROCEDURAL HISTORY

The proposed ACCURATE PLASTICS EXPANSION was referred to the Cape Cod Commission as a Development of Regional Impact (DRI) under the Cape Cod Commission Act, Chapter 716 of the Acts of 1989, as amended, as an addition or auxiliary building of greater than 5,000 square feet (Section 12 (c) (6)). The application is also subject to the Development Agreement for the Falmouth Technology Park between the Cape Cod Commission and the Falmouth Economic Development Industrial Corporation (FEDIC), dated January 11, 1993, in particular Section F. The referral was made by the Falmouth Planning Board on February 1, 1994, and was received by the Commission on February 2, 1994.

A DRI application, with attached site plans and construction drawings, was received on January 19, 1994, and was accepted as complete on January 26, 1994. A properly-noticed public hearing was held on February 24, 1994 at 7:00 PM in the Falmouth Town Hall to hear testimony on the application. Following closure of the public hearing and the written record, the Subcommittee then convened a meeting and voted to recommend approval, with conditions, of the limited DRI application. The Subcommittee's report was submitted to, and accepted by, the full Commission on March 17, 1994.

MATERIALS SUBMITTED FOR THE RECORD

<u>From the Applicant:</u>	<u>Prepared by:</u>	<u>Date:</u>
Letter	Joseph Roy	1/3/94
Limited DRI Application	Accurate Plastics	1/19/94
Fax - DEP record keeping outline, estimated scrap quantities	Accurate Plastics	2/15/94
Recycle storage diagram	Accurate Plastics	2/24/94
 <u>From the Town:</u>	 <u>Issue:</u>	 <u>Date:</u>
Planning Board	Referral	2/2/94

The Commission also received oral testimony from town officials as described in the minutes of the public hearing held on 2/24/94. The application and notice of public hearings relative thereto, the Commission's staff reports, and exhibits, minutes of all hearings and all written submissions received in the course of the proceedings, including materials submitted on file # TR 94001 are incorporated into the record by reference.

TESTIMONY

At the public hearing on 2/24/94, the following people testified on the proposed project:

Joe Forns, Consultant to Accurate Plastics, Inc. and Joseph Roy, General Manager of Accurate Plastics, presented the proposed expansion project, discussed the types of processes involved in their manufacturing operation and answered questions from the Subcommittee members.

George Packish, Falmouth Fire Chief and Paul Brodeur, Deputy Falmouth Fire Chief, explained that Accurate Plastics had been working for quite some time with the Town on project design. They both spoke in favor of approving the project.

Eladio Gore, Falmouth Building Commissioner, spoke in favor of the project, citing the many meetings with, and site visits to, Accurate Plastics.

Pat Flynn, Falmouth Select Board Chair and FEDIC Vice Chair, spoke in favor of the project, as the expansion was an asset to the Town.

FINDINGS

The Commission has considered the limited DRI application of Accurate Plastics, Inc. for an expansion of a light-industrial manufacturing facility. Based on consideration of such application, the information presented and the Commission staff recommendations, the Commission makes the following findings pursuant to Sections 12 and 13 of the Act:

1. The Project meets the threshold of a Development of Regional Impact specified in Section 12 (c) (6) of the Cape Cod Commission Act as an addition of commercial space of greater than 5,000 square feet.

2. The Project will result in the expansion of an existing industrial business at the same location in the Falmouth Technology Park, a designated industrial park, and is therefore consistent with local development by-laws.
3. The Project's review by the Cape Cod Commission is governed by the Development Agreement between the FEDIC and the CCC, which limits review to provisions of the Development Agreement and sections within the Regional Policy Plan relating to hazardous materials and wastes only.
4. The Minimum Performance Standards relating to hazardous materials and wastes, 4.2.2.1, 4.2.2.2 and 4.2.2.3, have either been met or do not apply to this application.
5. The applicable Commission certification requirements set forth in Section B, Stage 1, Parts (1) and (2) of the Development Agreement were satisfied at the full Commission meeting on March 17, 1994.
6. The requirement in Section E of the Development Agreement for allocation of adequate space for interim storage of materials to be recycled has been met through the submission of an illustrative diagram at the public hearing on 2/24/94.
7. Section F-5 of the Development Agreement states that hazardous materials users shall register with the Barnstable County Health and Environmental Department's Hazardous Materials Users Registration Program. The applicant has agreed to such registration prior to issuance of an occupancy permit by the Town of Falmouth.
8. The Project is in compliance with all other applicable standards and requirements in the Development Agreement.
9. The Project's benefits exceed its detriments.
10. The Project site is not within a District of Critical Planning Concern.
11. The Project is expected to generate as many as 20 new jobs.

CONCLUSION

Based on the findings above, the Cape Cod Commission hereby concludes:

The probable benefit from the proposed development is greater than the probable detriment. This conclusion is supported by findings #2, 9 and 11, listed above.

The application is consistent with the Commission's Regional Policy Plan. This conclusion is supported by finding #4, listed above.

The application is consistent with local development bylaws. This conclusion is supported by finding #2, listed above.

The Project site is not located within a District of Critical Planning Concern. This conclusion is supported by finding #10, listed above.

The application is consistent with the FEDIC/CCC Development Agreement. This conclusion is supported by findings #3,4,5,6,7 and 8, listed above.

DECISION

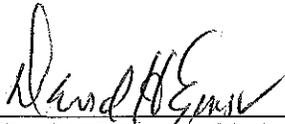
The Commission hereby approves the DRI application for the Accurate Plastics, Inc. Expansion, pursuant to Sections 12 and 13 of the Act. The following conditions are to be attached to this approval:

General Conditions:

- 1. Plans submitted and listed in this decision shall become a part of the written decision and any changes to these plans shall be approved by a vote of the Cape Cod Commission.
- 2. The Applicant shall obtain a Certificate of Compliance from the Commission or its designee before the local official responsible for issuing certificates of occupancy may issue a permanent or temporary Certificate of Occupancy for any portion of the proposed development.
- 3. The Applicant shall obtain all necessary state and local permits for the Project.

Specific Conditions:

- 4. The Project shall be consistent with the park-wide plans for solid waste and for hazardous materials and wastes, as certified by the Commission.
- 5. The applicant shall register with the Barnstable County Health and Environmental Department's Hazardous Materials Users Registration Program prior to the issuance of an occupancy permit for the structures subject to this DRI Permit.



 David H. Ernst, Chair

3-17-94

 Date

Commonwealth of Massachusetts

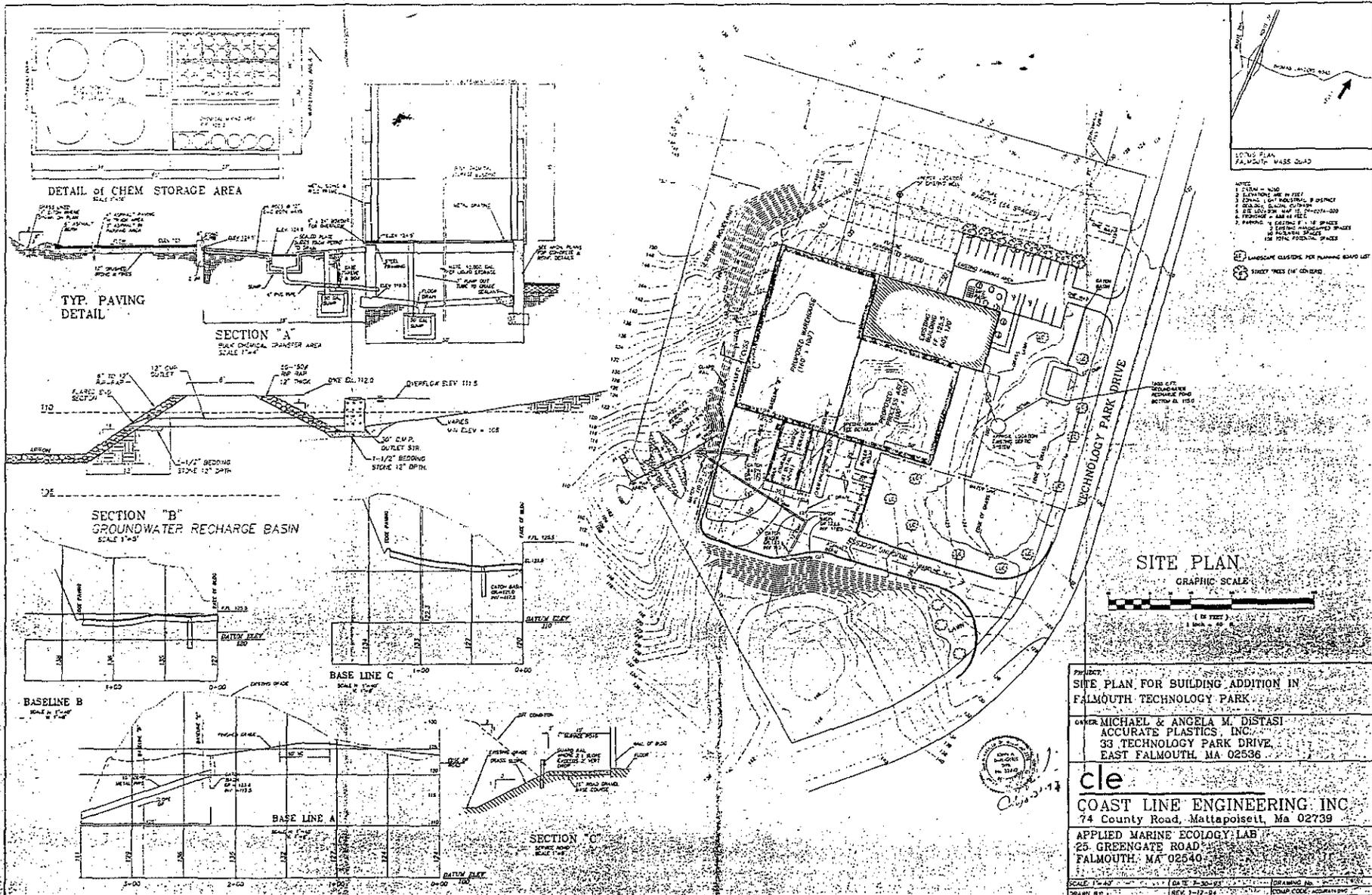
Barnstable, ss.
 Subscribed and sworn before me this 17th day of March, 1994

My Commission Expires December 5, 1997



 Name, Notary Public

My Commission expires: _____



- NOTES:
1. SEE PLAN FOR DIMENSIONS.
 2. ELEVATIONS ARE IN FEET.
 3. EXCEPT AS NOTED, ALL DISTANCES ARE IN FEET.
 4. FINISH GRADE IS 10' ABOVE SEA LEVEL UNLESS OTHERWISE NOTED.
 5. FINISH GRADE IS 10' ABOVE SEA LEVEL UNLESS OTHERWISE NOTED.
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 9. FINISH GRADE IS 10' ABOVE SEA LEVEL UNLESS OTHERWISE NOTED.
 10. FINISH GRADE IS 10' ABOVE SEA LEVEL UNLESS OTHERWISE NOTED.
- LANDSCAPE CLUSTERS PER PLANNING BOARD LOT
- STREET TREES (14' COVER)

SITE PLAN
GRAPHIC SCALE
1" = 20'

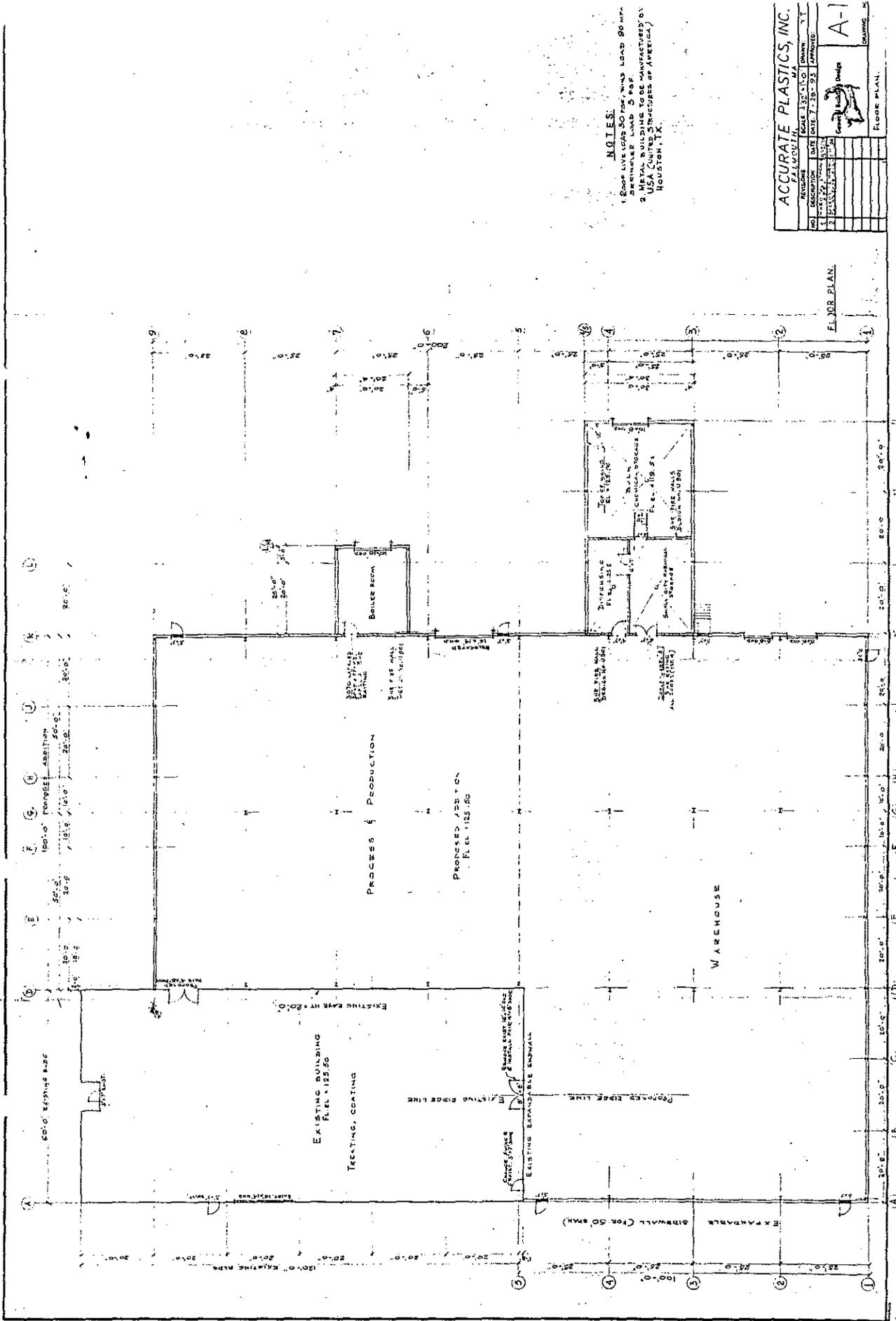
PROJECT:
SITE PLAN FOR BUILDING ADDITION IN FALMOUTH TECHNOLOGY PARK

OWNER: **MICHAEL & ANGELA M. DISTASI ACCURATE PLASTICS, INC.**
33 TECHNOLOGY PARK DRIVE
EAST FALMOUTH, MA 02536

cle
COAST LINE ENGINEERING, INC.
74 County Road, Mattapoisett, Ma 02739

APPLIED MARINE ECOLOGY LAB
25 GREENGATE ROAD
FALMOUTH, MA 02540

SCALE: 1"=40' (DATE: 7-30-93) DRAWING NO.:
DRAWN BY: (REV: 1-12-94) GROUP CODE: 0000000000



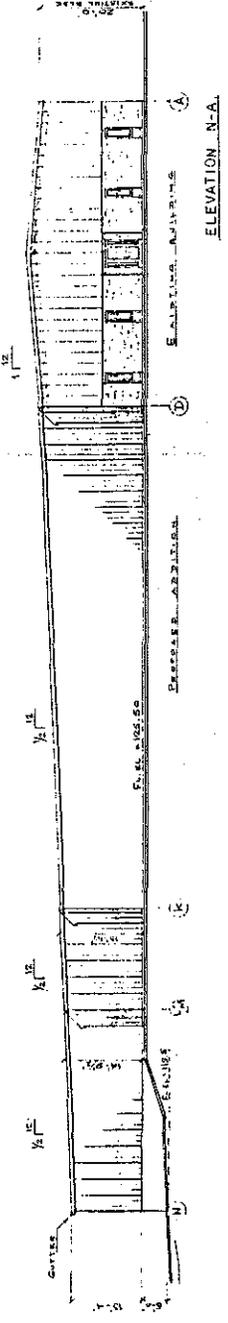
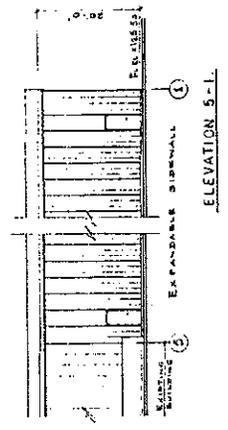
NOTES:
 1. ROOF LIVE LOAD 30 PSF, WIND LOAD 90 MPH.
 2. BRICKER LOAD 5 PSF.
 3. METAL BUILDING TO BE MANUFACTURED BY
 USA UNITED STRUCTURES OF AMERICA,
 HOUSTON, TX.

ACCURATE PLASTICS, INC.
 FALMOUTH, VT.
 PROJECT NO. 100-100
 DRAWING NO. 100-100-01
 DATE 7-28-52
 SHEETS 1-1

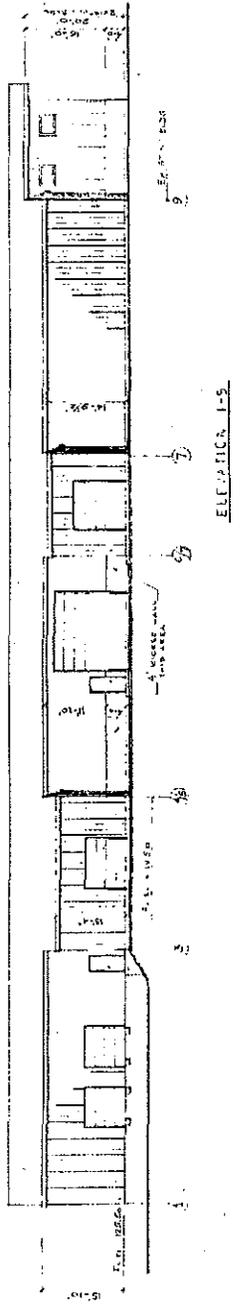
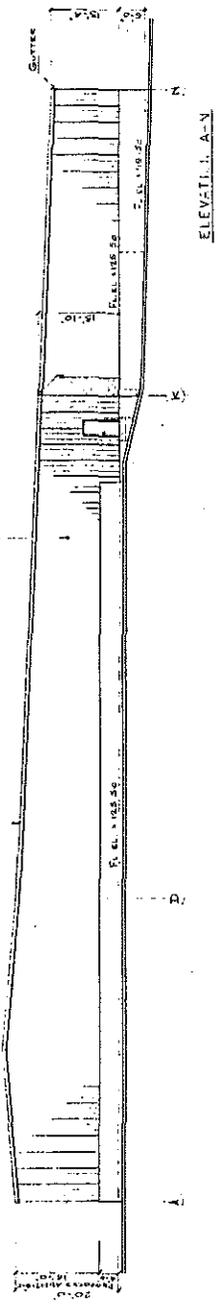
Scale: 1/8" = 1'-0"
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 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

Checked by: [Signature]
 Design: [Signature]
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FLOOR PLAN
 DRAWING NO.



ALL NEW WALL PANELS
- TYPE WITH 2" MIN. INSULATION
- 1/2" MIN. AIR SPACE
- 1/2" MIN. FINISH



ACCURATE PLASTICS, INC.	
NO. DESCRIPTION	DATE
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DATE 7-28-54
DRAWN BY
CHECKED BY
APPROVED BY
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ELEVATIONS

REVISION 2/12/94

