

# CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Public Services Committee

Date: October 16, 2019

Time: 7:00 PM or

Immediately following the Conclusion of the Legislative & Legal Affairs Committee Meeting

Location: City Council Chamber, 2<sup>nd</sup> Floor, City Hall, 140 Main Street

Agenda Items to be addressed:

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2019 OCT -9 P 1:15

1. 08-26-2019 – **Order No. 19-1007758**: Application for Fuel Storage License, Ambri, Inc., 53 Brigham Street.  
-Refer to Public Services Committee  
-Public Hearing: October 16, 2019

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

**The public should take due notice that the Marlborough City Council may have a quorum in attendance due to Standing Committees of the City Council consisting of both voting and non-voting members. However, members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the Standing Committee.**

**Electronic devices, including laptops, cell phones, pagers, and PDAs must be turned off or put in silent mode upon entering the City Council Chamber, and any person violating this rule shall be asked to leave the chamber. Express authorization to utilize such devices may be granted by the President for recordkeeping purposes.**



# IN CITY COUNCIL

Marlborough, Mass., AUGUST 26, 2019

**ORDERED:**

That there being no objection thereto set **MONDAY, OCTOBER 7, 2019** as **DATE FOR PUBLIC HEARING** On the Application for Fuel Storage License, Ambri, Inc., 53 Brigham Street, be and is herewith refer to **PUBLIC SERVICES COMMITTEE & ADVERTISE.**

ADOPTED

ORDER NO. 19-1007758



**City of Marlborough, Massachusetts  
CITY CLERK DEPARTMENT**

17

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2019 AUG 14 A 11:07

Public Saves  
P/H - 10/2/19  
Advantage

**Lisa M. Thomas  
City Clerk**

FUEL STORAGE WORKSHEET TO BE COMPLETED BY APPLICANT

Company Name: Ambri Inc

Company Telephone Number: 617 714 5723

Officer's Name: Patrick Song

Officer's Telephone Number: 617 714 5723

Location of Land: 53 Brigham Street

Map & Parcel Number: map # 104 Lot # 2

Nearest Cross St.: mill Street South

Owner of Land: Ambri Inc.

Owner's Address: 53 Brigham Street Unit 8 Marlborough MA 01752

Number of buildings or other structures to which this application applies:

None

Occupancy or use of such buildings:

see Attached Code Summary H-3

Total capacity of tanks in gallons - Above Ground: N/A Underground: N/A

Kind of fluid to be stored in tanks: N/A

Solid Combustible Crystals 1000 pounds



**City of Marlborough, Massachusetts  
CITY CLERK DEPARTMENT**

**Lisa M. Thomas  
City Clerk**

I certify under the penalties of perjury that I, to the best of my knowledge and belief, have filed all State tax returns and paid all State taxes required under law.

AMBI, INC

\*Signature of Individual OR  
Corporate Name (Mandatory)

Patricia Song

By: Corporate Officer  
(Mandatory, if applicable)

27 - 3220023

\*\*Social Security # (Voluntary) OR  
Federal Identification Number

\*This license will not be issued unless this certification clause is signed by the applicant.

\*\*Your social Security Number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Mass. General Laws Chapter 62C §49A.



FP-2A  
(Rev. 04-2010)

The Commonwealth of Massachusetts  
City/Town of Marlborough

Application For License

Massachusetts General Law, Chapter 148 §13

New License     Amended License

GIS Coordinates
_____
LAT.
_____
LONG.
_____
License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 53 Brigham Street Marlborough MA  
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: Ambri Inc

Address of Land Owner: 53 Brigham Street Unit 8 Marlborough MA 01752

Use and Occupancy of Buildings and Structures: Mixed Use H-3/F-1/B/S-1 (see attach summary)

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments

Attach a copy of the current license

**Flammable and Combustible Liquids, Flammable Gases and Solids**

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 14; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, Cubic feet	CONTAINER UST, AST, IBC, drums
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Calcium Crystals	Flammable Solid	1000	lbs	5 gallon Containers

Total quantity of all flammable liquids to be stored: 40 gallons  
 Total quantity of all combustible liquids to be stored: 52 gallons  
 Total quantity of all flammable gases to be stored: None  
 Total quantity of all flammable solids to be stored: 1000 lbs

see attached summary

**LP-gas** (Complete this section for the storage of LP-gas or propane) None

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 CMR 6)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: N/A  
List sizes and capacities of all aboveground containers used for storage: N/A

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: N/A  
List sizes and capacities of all underground containers used for storage: N/A

Total aggregate quantity of all LP-gas to be stored: \_\_\_\_\_

**Fireworks** (Complete this section for the storage of fireworks) None

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 2)

❖ Maximum amount (in pounds) of Class 1.3G: 0 Type/class of magazine used for storage: 0  
❖ Maximum amount (in pounds) of Class 1.4G: 0 Type/class of magazine used for storage: 0  
❖ Maximum amount (in pounds) of Class 1.4: 0 Type/class of magazine used for storage: 0

Total aggregate quantity of all classes of fireworks to be stored: 0

**Explosives** (Complete this section for the storage of explosives) None

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 13)

❖ Maximum amount (in pounds) of Class 1.1: 0 Number of magazines used for storage: 0  
❖ Maximum amount (in pounds) of Class 1.2: 0 Number of magazines used for storage: 0  
❖ Maximum amount (in pounds) of Class 1.3: 0 Number of magazines used for storage: 0  
❖ Maximum amount (in pounds) of Class 1.4: 0 Number of magazines used for storage: 0  
❖ Maximum amount (in pounds) of Class 1.5: 0 Number of magazines used for storage: 0  
❖ Maximum amount (in pounds) of Class 1.6: 0 Number of magazines used for storage: 0

I, Robert B Cummings, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature [Signature] Date 8-13-19 Name Robert B Cummings

*Fire Department Use Only*

I, \_\_\_\_\_, Head of the \_\_\_\_\_ Fire Department endorse this application with my

Approval  Disapproval

Signature of Head of the Fire Department \_\_\_\_\_ Date \_\_\_\_\_

Recommendations: \_\_\_\_\_

# Robert Cummings & Associates, PLLC

379 Amherst Street PMB 209  
(603) 496-3933

Nashua, NH 03060  
bobcfpe@comcast.net

## Memo

To: Assistant Chief Fred Flynn  
From: Bob Cummings  
Date: August 8, 2019

### **RE: Ambri – Flammability Solids and Flammable/Combustible Liquids**

This memo provides additional information with respect to the use and storage of flammable solids, flammable/combustible liquids by Ambri at their current site, 53 Brigham Street in Marlborough, MA.

The proposed quantities of materials are as follows:

<u>Material</u>	<u>Quantity – Container</u>	<u>Allowed Per IBC/IFC*</u>
Flammable Liquid Class IA	3.5 gallons – metal container	90 gallons
Flammable Liquid Class IB/C	33.5 gallons – metal container	360 gallons
Flammable Liquid Combined IA/B/C	40 gallons – metal container	360 gallons
Combustible Liquid Class II	5.0 gallons – metal container	360 gallons
Combustible Liquid Class IIIA	1.0 gallons – metal container	990 gallons
Combustible Liquid Class IIIB	46.2 gallons – metal container	Unlimited
Flammable Solid	1,000 pounds – sealed container	375 pounds
Water Reactive Class 1	1,000 pounds – sealed container	Unlimited

\*Quantity shown is based upon storage in approved container/cabinet  
and automatic sprinkler protection throughout the building  
PER IBC 2015 Table 307.1(1) and  
IFC 2015 chapter 50 and 59

Note the quantity of flammable solids exceeds the allowable quantity. A portion of the space will be reclassified to H-3 use to allow for unlimited quantity of the flammable solids. The remainder of the building will meet the limits as stated in IBC section 307.1(1). Refer to attached code analysis and plan showing are by use.

Please contact me at (603)496-3933 or via email at [bobcfpe@comcast.net](mailto:bobcfpe@comcast.net) should you have any questions.

**Ambri  
53 Brigham Street  
Marlborough, MA**

**H-3 Occupancy Classification**

The existing building is:

- 1 story
- Type IIB, non-combustible unprotected construction
- Equipped with an automatic sprinkler system throughout
- 60,152 gross sq.ft.

The area of the building being considered for the change to an H-3 occupancy classification is 6,096 sq.ft. The perimeter of this space is 338 feet, of which 96 feet fronts on a public way or open space having a minimum distance of 20 feet.

The remaining portion of the building is mixed occupancies of Business (B), Storage (S-1) and Factory/ Industrial (F-1) and is 54,056 sq.ft. The perimeter of this portion of the building is 1,500 feet, of which 1,258 feet fronts on a public way or open space having a minimum distance of 20 feet.

Per Table 506.2, the H-3 occupancy has an allowable area of 14,000 sq.ft.

The remaining portion of the building of which the F-1 occupancy is the most restrictive has an allowable area of 62,000 sq.ft.

Section 506.3 allows for an area increase based on frontage.

- The H-3 occupancy is allowed an increase of 3.4% (96' open/338' total - .25).
- The resultant allowable area for the H-3 occupancy is 14,476 sq.ft.
- The remaining portion of the building, governed by the F-1 occupancy, is allowed an increase of 58.9% (1,258' open/ 1,500' total - .25).
- The resultant allowable area for the remaining portion of the building is 98,518 sq.ft.

The H-3 occupancy shall be separated from the remaining occupancies. Per table 508.4 the H-3 occupancy shall be separated from the B, F-1 & S-1 occupancies by a one hour rated separation.

Per section 508.4.2, the building area shall be such that the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy shall not exceed 1.

- The ratio of the H-3 occupancy is .42 (6,096 sq.ft./14,476 sq.ft.).
- The ratio of the remaining portion of the building is .55 (54,056 sq.ft./98,518 sq.ft.).
- The sum of these ratios is .97 which is less than 1, therefore the H-3 occupancy shall be considered as a separated occupancy from the remaining portion of the building.

Per table 508.4 there is no separation requirement between B, F-1 or S-1 occupancies.



Additional H-3 Area Requirements as stated in section 415:

There are no explosives or explosive materials in the building.

There is no basement or crawl space under the H-3 portion of the building.

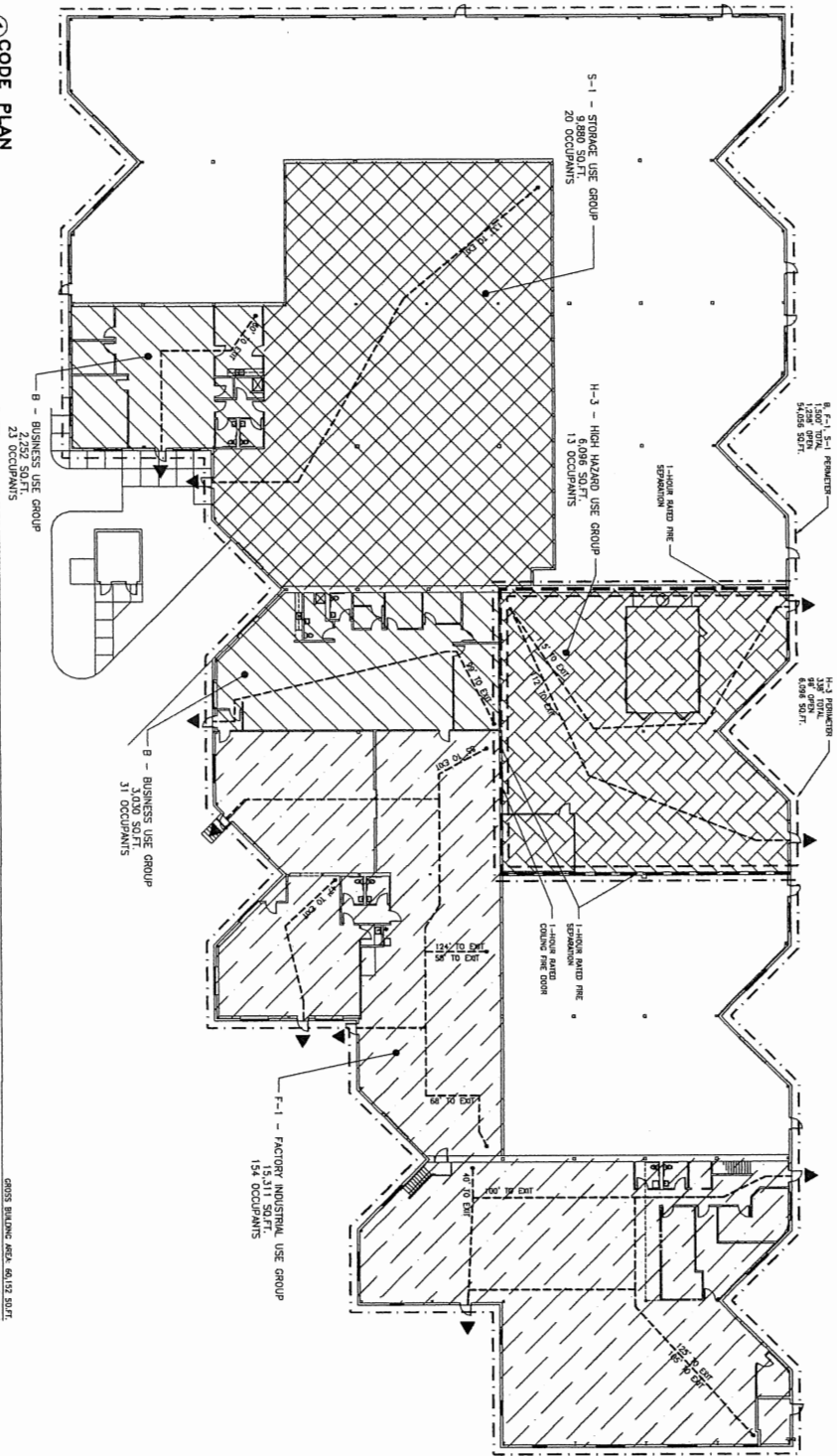
The floor in the H-3 space does not need to be liquid tight as no corrosive liquids or toxic materials are in use.

The quantity of calcium crystals (combustible solids) is not limited by the quantities stated in Table 307.1(1). A License stating the quantity in the space will be obtained by Ambri.

The quantity of all other hazardous materials in particular flammable and combustible liquids in the H-3 space and throughout the rest of the building will be maintained per the quantities listed in Table 307.1(1).

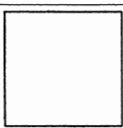
① CODE PLAN

GROSS BUILDING AREA: 60,102 SQ. FT.  
SCALE: 1/8" = 1'-0"



SHEET NO. 11

PROJECT NO. 1801



**UDELSMAN ASSOCIATES**  
ARCHITECTURE • PLANNING • DESIGN  
161 FEDERAL HILL ROAD  
HOLLIS, NEW HAMPSHIRE 03049  
603-465-6960

PROJECT: **AMBRI**  
**@ 53 BRIGHAM STREET**  
MARLBOROUGH, MASSACHUSETTS  
SUBJECT: **CODE PLAN**  
SCALE: AS NOTED DATE: 07/11/19

REV. NO.	REVISIONS	DATE



# 1-foot Abutters List Report

Direct + Across

Marlborough, MA  
August 14, 2019

### Subject Property:

Parcel Number: 104-2  
CAMA Number: 104-2  
Property Address: 41-53 BRIGHAM ST

Mailing Address: SBLO BRIGHAM BUSINESS PARK LLC  
C/O LINCOLN PROPERTY CO 534 KING  
ST  
LITTLETON, MA 01460

### Abutters:

Parcel Number: 104-2A  
CAMA Number: 104-2A  
Property Address: 19 BRIGHAM ST

Mailing Address: SBLO BRIGHAM BUSINESS PARK LLC  
C/O LINCOLN PROPERTY CO 534 KING  
ST  
LITTLETON, MA 01460

Parcel Number: 104-2C  
CAMA Number: 104-2C  
Property Address: 61 BRIGHAM ST

Mailing Address: EMPIRE MANAGEMENT CORPORATION  
171 GREAT RD  
ACTON, MA 01720

Parcel Number: 104-3  
CAMA Number: 104-3  
Property Address: 57 BRIGHAM ST

Mailing Address: KENNEY ISABEL D LI EST  
57 BRIGHAM ST  
MARLBOROUGH, MA 01752

Parcel Number: 104-4  
CAMA Number: 104-4  
Property Address: 105 BRIGHAM ST

Mailing Address: GULBANKIAN EILEEN Y  
1038 BROADMEADOW ST  
MARLBOROUGH, MA 01752

Parcel Number: 104-50  
CAMA Number: 104-50  
Property Address: 87 MILL ST CENTRAL

Mailing Address: SLAAM LLC  
15 FORBES AVE  
MARLBOROUGH, MA 01752

Parcel Number: 104-51  
CAMA Number: 104-51  
Property Address: 109 MILL ST SOUTH

Mailing Address: B & B WHOLESALE TIRE CO  
109 MILL ST SOUTH  
MARLBOROUGH, MA 01752

Parcel Number: 104-63  
CAMA Number: 104-63  
Property Address: 39 DESIMONE DR

Mailing Address: TRAN DAN V  
39 DESIMONE DR  
MARLBOROUGH, MA 01752

Parcel Number: 93-14  
CAMA Number: 93-14  
Property Address: 413-417 SOUTH ST

Mailing Address: ICBP IV HOLDINGS 32 LLC  
ONE SANSOME ST STE 1500  
SAN FRANCISCO, CA 94104

Parcel Number: 93-15  
CAMA Number: 93-15  
Property Address: 35 MILL ST CENTRAL

Mailing Address: FLORIO JAMES D TR  
63 SHERBURN CIR  
WESTON, MA 02493

Parcel Number: 93-48  
CAMA Number: 93-48  
Property Address: 83 MILL ST CENTRAL

Mailing Address: SKB DEVELOPMENT LLC  
103 MECHANIC ST UNIT E2  
MARLBOROUGH, MA 01752



www.cai-tech.com

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# 1 foot Abutters List Report

Marlborough, MA

August 14, 2019

Parcel Number: 93-5C  
CAMA Number: 93-5C  
Property Address: SOUTH ST

Mailing Address: NEW ENGLAND POWER COMPANY  
40 SYLVAN RD  
WALTHAM, MA 02451-2286

## MARLBOROUGH ASSESSORS

*Anthony C. Amos*  
*Allen K. Silverstein*  
*David May*



[www.cai-tech.com](http://www.cai-tech.com)

8/14/2019

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