

CITY OF EASTHAMPTON PLANNING BOARD MINUTES
50 Payson Avenue, Easthampton, MA 01027



Meeting Minutes

Tuesday, June 21, 2022

Planning Board Chair: Jesse Belcher-Timme

Planning Board Members:

	Christopher Cockshaw (CC)	X	Harry Schumann (HS)	X	James Zarvis (JZ)
X	Daniel Hartman (DH) (attended remotely)		Kenneth Iavecchia (KI)		

Absent: Chris Cockshaw, Ken Iavecchia

Recording Clerk: Eli Bloch (EB)

City Planner: Jeff Bagg (JB)

Assistant Planner: Eli Bloch

Guests:

1. **Call to Order: 6:00pm JBT**
2. **Public Speak: None**
3. **Planning Board Minutes:**

5/17/2022 – JZ made a motion to approve the minutes. HS seconded, all voted in favor DH voted by roll call.

6/7/2022 – JBT mentioned that he should be listed as absent for the meeting. JZ made a motion to approve the minutes. HS seconded, all voted in favor with the exception of JBT who abstained, DH voted by roll call.

4. **Other Business:** Adhesive Applications – Per condition 1. of the special permit dated September 3, 2019 for the Board to review plans to replace the two regenerative thermal oxidizers (RTO) with one new RTO unit and determine if the changes are significant enough to require modification of the Special Permit.

Russ Gilardi (RG) the Vice President of Engineering at Adhesive Applications spoke on behalf of the Applicant:

He gave an overview of replacing the two existing RTO's with one new RTO including the following details:

- A new RTO would be significantly more energy efficient.
- There would be no changes to the building exterior, and if it were not for the use of a crane during installation no one would be able to tell a change had been made.
- The existing RTO's would be dismantled and taken straight to the scrap yard.
- The new RTO would be carried by crane over the arborvitae hedge.
- The new RTO needs to be permitted by MassDEP and the process includes public outreach through abutter notifications and an online comment space.
- They had already had a pre-application meeting with the MassDEP.
- They were working Tighe & Bond to submit their application to the MassDEP
- Mark Stinson is the MassDEP division chief working with them on their application.
- The old units had 6 valves that were slow acting and the new units would have 4 valves that would be fast acting allowing it to maintain heat more efficiently.
- They would add a new chamber called a "puff chamber" that would capture untreated gasses or heat and run it back through the system.
- They are within an Environmental Justice zone.
- There is a website to track the MassDEP application.
- There have been no complaints for two years despite significant concern by abutters prior.

JZ asked RG the following questions:

- What is the function of an RTO? RG stated that the RTO destroys volatile organic compounds (VOC's) that are created in the manufacturing process.
- Would the new RTO be a sound increase or decrease? RG stated that sound would be decreased.
- What is the timeline for project completion? RG stated that they would like to install a new RTO as soon as possible and their goal was before next winter, however supply chain issues made it unpredictable.
- How would abutters be notified? Letters would be sent to every abutter and a copy would be provided to the Planning Department.

DH stated he had no further questions. JBT said the tension was not if the new RTO would be good which he felt it was, but if the Board should approve this without public input. RG re-iterated that the MassDEP process involved extensive public input. RG again re-iterated that there had been no complaints from neighbors despite their vigilance in monitoring the business.

JBT asked if anyone had additional comment. Mike Schaffer the owner of the business stated that the building muffled a lot of the sound from the operations.

JZ stated that he felt this is a minor change, HS and DH agreed. DH stated that he sees this as essentially a maintenance upgrade and that he knows from experience that the air quality permitting process in Massachusetts is arduous and detailed and he had faith in all the requirements they are meeting. JBT asked if the MassDEP process will go beyond health and

safety concerns and include things like noise and smell. DH stated that he wasn't sure but that has happened before. RG stated that Mark Stinson did bring up noise in their pre-application meeting. DH stated that all changes seemed like a reduction in smell and noise and thus any nuisances would be decreased.

JZ motioned to see the proposed changes as minor, HS seconded. All voted in favor. DH voted in favor by roll call.

JBT asked EB if there were any more administrative issues to discuss. EB stated there were not.

JBT made a motion to adjourn, all voted in favor. DH voted in favor by roll call.

Meeting adjourned at 6:29 PM.

Next Meeting 6:00 PM July 5th, 2022.