

Zoning Narrative

Background

Materion Newton Inc., formerly H.C. Starck Inc., and now part of Materion Corporation (“Materion”), operates its business out of three principal buildings within its industrial complex behind buildings containing primarily retail uses on Needham Street. Materion’s current buildings are shown as Plant 1/1A (owned) , Plant 2/2B/2C/3/3A/4 (leased) and Plant 6 (owned) on the plan entitled H.C. Starck Plan Showing Property Stake-out dated 06-04-2014. According to Inspectional Services Department building jackets, these buildings were originally constructed in the 1950s. Note, H.C. Starck previously owned the properties containing the buildings shown as Plant 2/2B/2C/3/3A/4 and Plant 5 on the attached plan. It sold those properties in 2014 and 2018. It continues to operate in Plant 2/2B/2C/3/3A/4 under a long-term lease.

Materion manufactures specialized products and materials used as components in sophisticated computer and other high technology equipment in the electronics, chemical and high technology markets. One of its core businesses is the refining of tantalum for all of its commercial applications including use in the production of semiconductors. To meet the extraordinary global demand for semiconductors, Materion needs to purchase and install a new tantalum melting furnace to enhance its capabilities beyond the existing approximately 40 year old tantalum melting furnace located in Plant 1.

Materion conducted a feasibility study to identify possible locations where it could locate the new high purity furnace. The preferred location is shown as Proposed Location within Plant 1A on the plan.

Zoning History

The Materion buildings are lawful, pre -existing nonconforming structures as they were built when the properties were in a Manufacturing Zone and before the creation of the Mixed Use 1 zoning district standards. From our review of city records, we identify that there are four special permits that pertain to these properties.

1. Special Permit No. 591-66, dated October 17, 1966. For the layout of the parking facility south of Charlemont Street behind Plant 2.
2. Special Permit No. 543-89, dated January 22, 1990. An interior renovation of Plant 6 [Note, this special permit was issued at a time (1987-1993) when manufacturing use was allowed by special permit; since 1993 under the present Ordinance manufacturing use is once again by right so there is no longer special permit jurisdiction over an interior renovation].
3. Special Permit No. 12-93, dated March 1, 1993. Allowing a 5,100 square foot footprint addition to Plant 2 (not for the use).
4. Special Permit No. 372-94, dated December 5, 1994. Allowing a 448 square foot footprint addition to Plant 1 (not for the use).

Further, the city records reveal that in 1981-1982, an addition was added to Plant 1/1A which established the current highest point of the roof of Building 1/1A to a height of 38.76 feet. See Building Permit #3277 issued 10/29/1981. At that time the 1974 codification of the Zoning Ordinance allowed building height in the Manufacturing Zone up to 60 feet. See previous version NZO sec. 24-15.

Project Description

The Project consists of raising a portion of the roof of Plant 1A to accommodate the height of the additional furnace. The new roof area will not exceed the lawful height of the current, high rise element of the roof of Plant 1A. There is no expansion of the building footprint. There is no change in use of the facility. There are no changes to the other buildings on the Site or the parking.