

City of Newton, Massachusetts

Petitioner's response to the Board Alderman's inquiries
For hearing continued to May 6, 2014

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David A. Olson, CMC
Newton, MA 02459

Petition #70-14 ...to add a new prefabricated spray booth adjacent to an existing auto body shop

John J. Roche, Inc.

Inquiries developed by the City of Newton's Board of Alderman

- **Air Quality/Treatment Inquiry** - An analysis of the existing and proposed Air Treatment Systems and how they compare to the MassDEP's Standards for Air Quality Conditions.
- **Noise Inquiry** - An examination of the current and proposed tools and equipment that effect noise levels in proximity to John J. Roche, Inc.'s operations.
- **Disposal Inquiry** - A review of the current and proposed procedures for the storage of vehicle parts and other generated waste. (Note: Particular attention was paid to the area between the existing structure and the MBTA rail line).
- **Screening Inquiry** - An examination of the proposed screening measures and their impact to the abutters visual obstruction of the property.

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Air Quality/Treatment Inquiry

To control and/or reduce the output of Volatile Organic Compounds (VOC's), and to ensure that auto body shops operate in an environmentally friendly manner, the Massachusetts Department of Environmental Protection (MassDEP) has developed guidelines for compliant Spray Booth operation. Representative guidelines include:

- Maximum level of Volatile Organic Compounds (VOC's) per gallon – 5.2 pounds
- Minimum level of a filter's particulate control efficiency – 97%
- Maximum velocity of air into the exhaust system – 200 feet per minute
- Minimum velocity of air out of the stack – 40 feet per second
- Stack discharge position – 10' above roof OR 35' above ground
- Coverage of high volume low pressure (HVLP) spray guns – 65%

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Air Quality/Treatment Inquiry - continued

Regulation	MassDEP	Current	Proposed
Max pounds of VOC's per gallon	5.2	5.2	2.1-3.5
Min filter particulate control efficiency	97.0%	97.0%	98.5%
Max velocity of air into system	200 feet/minute	200 feet/minute	200 feet/minute
Min velocity of air out of stack	40 feet/second	40 feet/second	40 feet/second
Min stack discharge distance (from roof)	10'	10'	12'-15'
Min coverage of high volume low pressure spray gun	65%	65%	65%

The greatest benefit of the proposed Spray Booth will be derived by **changing from solvent-based to water-based paint**. The reduction in VOC's per gallon, as well as the increased filter efficiency, will have a dramatic impact on reducing the overall pollutant level.

Regulation Category	Current	Proposed
High volume low pressure (HVLP) overspray	35%	35%
Filter inefficiency	3%	1.5%
Pounds of VOC's per gallon	5.2	2.1-3.5
Potential pounds of VOC's per gallon	.0546	.0111-.0184

Accordingly, the proposed Spray Booth will be 3-5 times more effective at controlling VOC's

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Noise Inquiry

The Company has assessed both existing and proposed tools and equipment that contribute to the overall noise level in proximity to operations.

Tool/Equipment	Function	Duration per use (minutes)	Uses per week	Estimated Decibels-*
Air Hammer	Cutting Auto Panels	15-45	2-3	102
Whizzer	Cutting Other Metal	15-30	3-4	80
#1 Compressor	Air Tools, Spray Guns, etc.	5-10	Daily	75
#2 Compressor	Air Tools, Spray Guns, etc.	5-10	Daily	85
Exhaust Fan (1)	Air Treatment	30-60	Daily	90
Mixer (1)	Mixing Solvent-based Paint	10-30	3-4	100
Proposed Spray Booth (2)	Miscellaneous	Various	Daily	75

*-Decibels estimated at distances of 1-5 meters

(1) Equipment eliminated with proposed Spray Booth Installation

(2) Equipment that will be added with the proposed Spray Booth installation

The proposed Spray Booth installation will eliminate 2 of the 3 tools/equipment with the highest decibel level. In contrast, the new Spray Booth will operate at an estimated decibel level at or below all other current tools/equipment.

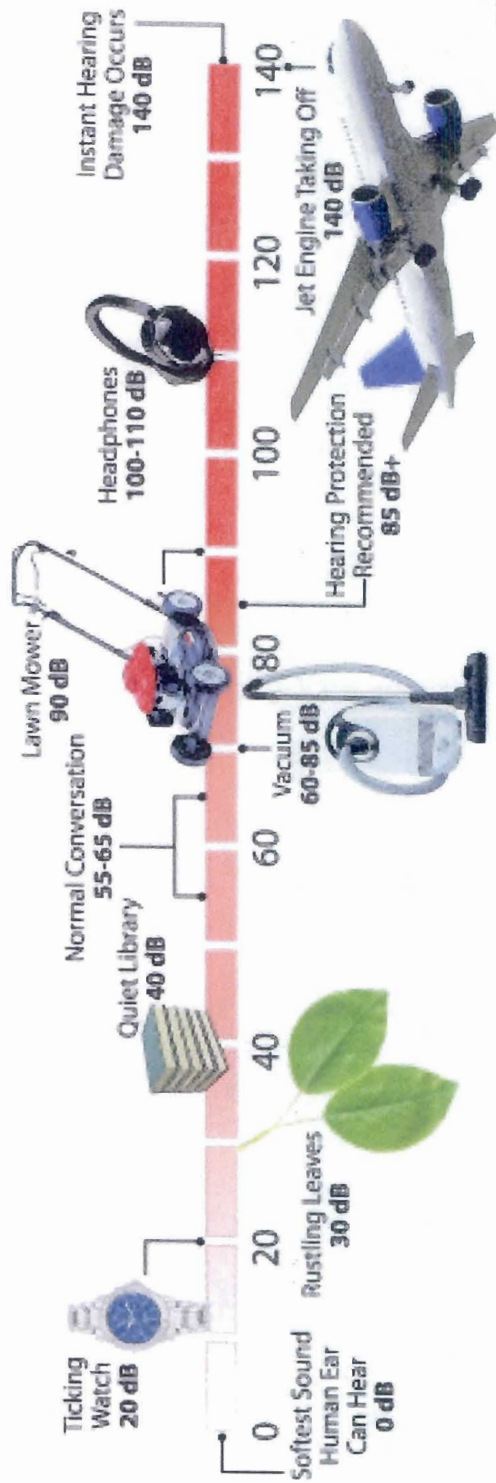
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Noise Inquiry - continued



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Inasmuch as the proximate decibel level of the Company's tools/equipment is determined at 1-5 meters, the audible impact of John J. Roche, Inc.'s operations to primary and/or secondary abutters appears to be negligible.

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Disposal Inquiry – Vehicle Parts

During the normal course of business operations, John J. Roche, Inc. replaces damaged vehicle parts that in turn, need to be disposed of. Though our primary storage area for these parts is inside of the building, at times we have had to resort to storing some items outdoors while awaiting for their removal.

In order to create a more orderly environment – and to benefit the visual perspective of our abutters - we are entering into an agreement with a scrap metal dealer to remove these items 1-2 times per week.

To demonstrate our commitment to this issue, we have already conducted a complete clean up of the area. The following page shows a 'before' and 'after' view of the property.

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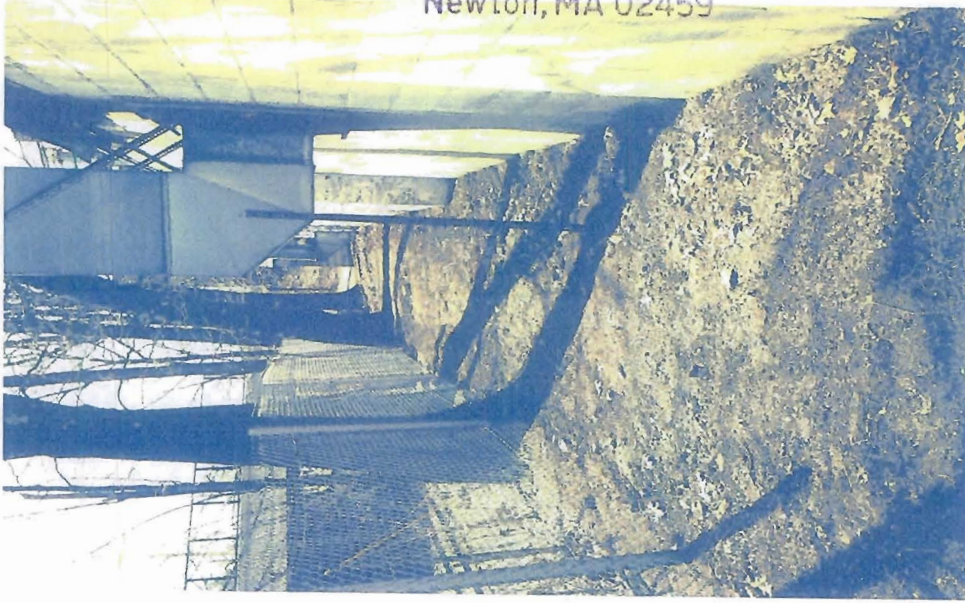
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Disposal Inquiry – Vehicle Parts

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After



Before

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Disposal Inquiry – Other Waste

John J. Roche, Inc. currently utilizes a four (4) yard dumpster positioned adjacent to the fence separating John J. Roche, Inc. and the MBTA rail line.

In order to eliminate this dumpster from the view of abutters, as well as maintain a more efficient waste disposal/recycling program, the Company will replace the 4 (four) yard dumpster with two 2-3 yard dumpsters. These smaller dumpsters will be kept inside the shop and will be picked up on a more frequent basis to avoid overflow.

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Screening Inquiry

John J. Roche, Inc. has agreed to make a number of improvements to the property. These improvements include measures that will positively impact the abutters visual perspective.

- The installation of an 8' wooden stockade fence alongside the current chain link fence separating the Company from the MBTA rail line
- The planting of an estimated seven (7) 6'-8' American Arborvitae in the corner of the lot facing Langley Road. Based on their height, it is estimated that these trees will have a caliper of 1" -1.5". According to the plan, they will be installed in two rows – four (4) Arborvitae in the row closest to Langley Road with an additional three (3) trees planted in the next row.

Based on our assessment of these planned initiatives, we believe that the visual obstruction of the property will increase for all primary and secondary abutters.

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In Conclusion

Thank you for the opportunity to respond to the Board of Alderman's inquiries.

We are confident that the proposed Spray Booth will have a positive impact on not only the environment but on our employees and abutters as well.

Furthermore, as John J. Roche, Inc. has demonstrated a willingness to accommodate the Board's requests, we are hopeful that you recognize our on-going commitment to improve the Newton Center business community and that these efforts will reflect favorably on your decision to approve of our application.

Thank you in advance for your time and attention,

Nancy Marinick
President
John J. Roche, Inc.

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