

GLOVSKY

Counselors-at-Law

January 20th, 2022

Ipswich Planning Board
Ethan Parsons, Director of Planning and Development
Ipswich Town Hall
25 Green Street
Ipswich, MA 01938

Re: New England Biolabs, Inc., 240 County Road

Dear Ethan:

On behalf of my client, New England Biolabs, Inc. enclosed please find seven (7) copies of its Special Permit Application for Uses or Activities, the abutters' lists for the Towns of Hamilton and Ipswich, and my check for \$250.00 for the filing fee, pursuant to Section IX.N of the Zoning By-law for uses involving Hazardous and Toxic Materials. This permit would be for the main laboratory building and the expansion currently under construction.

The existing building is subject to a special permit for the use and storage of HazMat granted by the Board on January 13, 2001, under the previous provisions of the By-law. As this property has also been the subject of several recent applications to the Board, I would suggest that site plans and descriptions of the buildings, etc., described in the relevant Special Permit Checklist are not necessary to accompany this application. Therefore, my client requests that the Board waive the requirements of a site plan and other site-related material.

In addition, my client also requests waivers from the Board for the requirements to submit: (1) water and sewer information, (2) environmental reports, (3) hazardous materials management plan, and (4) groundwater certification form. My client has operated at 240 County Road for more than fifteen (15) years without incident. As it manages its own wastewater and maintains a well on the property, information regarding its water use and groundwater monitoring reports are filed as required with the applicable state agencies and the Board of Health. The requirements would appear to be more appropriate for a new user than for an existing user converting from the previous By-law to its successor, Section IX.N, and expanding its facilities.

(continued)

Ipswich Planning Board
Ethan Parsons, Director of Planning and Development
January 20th, 2022
Page -2-

Re: New England Biolabs, Inc.

Electronic copies of the submitted materials will be forwarded to your office. My client looks forward to making its initial presentation at the Board's public hearing on February 17th.

Very truly yours,



DONALD M. GREENOUGH

LAL
ENCS.
FILE:299918.005

For Planning Office use only – Application found complete by: _____

**SPECIAL PERMIT APPLICATION FOR USES OR ACTIVITIES
Town of Ipswich Planning Board**

Date: January 10, 2022

Seven copies of this application, associated plans and materials on maximum 11x17 inch paper, plus two full size sets of site plans, as well as an electronic copy of the same, shall be submitted to the Planning Office for a determination of completeness.

Section A. General Information

1. List each proposed use or activity and cite all applicable provisions of the zoning bylaw which require a special permit(s) from the Planning Board (attach additional materials if necessary).

See attached continuation sheet.

2. Street Address of Property: 240 County Road

3. Assessor's Map & Lot #: Map 63, Lot 7

4. Which zoning district(s) and other types of districts is the property located in? Check all that apply.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Rural Residence A (RRA) District | <input type="checkbox"/> Limited Industrial (LI) District |
| <input type="checkbox"/> Rural Residence B (RRB) District | <input type="checkbox"/> Water Supply Protection District A (WSA) District |
| <input type="checkbox"/> Rural Residence C (RRC) District | <input type="checkbox"/> Water Supply Protection District B (WSB) District |
| <input type="checkbox"/> Intown Residence (IR) District | <input type="checkbox"/> Wireless Communication District A (WCA) |
| <input type="checkbox"/> General Business (GB) District | <input type="checkbox"/> Wireless Communication District B (WCB) |
| <input type="checkbox"/> Central Business (CB) District | <input type="checkbox"/> Green Space Protection District (GSPD) |
| <input type="checkbox"/> Highway Business (HB) District | <input checked="" type="checkbox"/> Great Estates Preservation District |
| <input type="checkbox"/> Planned Commercial (PC) District | |
| <input type="checkbox"/> Industrial (I) District | |

5. Name of Applicant: New England Biolabs, Inc.

6. Address of Applicant: 240 County Road, Ipswich, MA 01938

7. Phone Number: 978-384-7485 Email Address: Tinger@neb.com

Section B. If Applicant is the owner of the subject property, skip this section and proceed to Section C.

8. Please state the status or the interest of the Applicant in the property. If the Applicant is not the owner, state Applicant's interest in the subject property below (e.g., Applicant has signed a purchase and sales agreement) and attach evidence of the Applicant's status, such as a copy of option, purchase or lease agreement, power of attorney, and/or copies of all trust instruments, including a certification of trustees.

9. Address of Owner (if other than Applicant) _____

10. Telephone Number: _____ Email Address: _____

Section C. Use of Property

Describe the existing use of the property (attach additional materials if necessary):

See attached report prepared by the applicant.

Describe, in detail, the proposed use or activity of the property (attach additional materials if necessary):

See attached report prepared by the applicant.

Section D. Additional Permitting

11. Is a variance required from the Zoning Board of Appeals?

() yes (X) no () don't know*

If "yes", attach a copy of the variance decision to this application. If a variance is required but has not yet been granted, you are strongly advised to discuss the matter with Planning staff before you continue with this application.

12. Is the proposed development served by:

Public Water System (X) yes () no
Public Sewer System () yes (X) no

13. Is the property subject to the Demolition Delay By-law?

() yes (X) no () don't know

If "yes" or "don't know", please contact the Building Inspector.

14. Is the property subject to the Wetlands Protection Act or action by the Conservation Commission?

(X) yes () no () don't know

If "yes" or "don't know", please contact the Conservation Agent.

15. Is an environmental study or document required for this project under state or federal law?

() yes (X) no () don't know

If "yes" then specify the type of study and agency requiring study below. If "don't know", please contact Planning staff.

Section E: Other materials required


- 16. Attach the list of abutters to the property for which the application is being submitted. Abutters are the owners of property directly opposite on any public or private way or street, and owners of land within 300 feet of the property line, including those properties which may lie within bordering towns. An abutters list is a separate form available from the Assessor’s Office, Planning Office or from the Town website. The list must be certified by the Assessor’s Office prior to submittal to the Planning Office.
- 17. Submit the application fee, per the fee schedule available from the Planning Office and the Town website.

Section F: Waivers

- 18. The Planning Board may waive, by an affirmative vote of four (4) out of five (5) members, any of the special permit submittal requirements, if it believes that strict compliance with these rules and regulations will, because of the size or special nature of the proposed development, create an undue hardship on the Applicant and will not be in the public interest. **Any waiver(s) requested by the Applicant shall be submitted in writing as part of special permit application.**

Section G: Engineering Peer Review and Site Inspection Fees

- 19. Engineering Peer Review or Consulting Fees: The Planning Board reserves the right to engage the services of a technical consultant(s) to review any aspect of an application if it believes that professional review is necessary to accomplish the purposes of the zoning bylaw and the Board’s special permit regulations. The costs for any professional review shall be borne by the Applicant and shall be imposed in accordance with the M.G.L. Chapter 44, Section 53G, as amended, and as duly adopted by the Planning Board in accordance with said law.
- 20. Site Inspection Fees: If an Applicant obtains a special permit from the Planning Board and proceeds with a project pursuant to that special permit then the Planning Board reserves the right to require site inspection(s) during the project’s construction. The costs for such inspections shall be borne by the applicant and shall be charged at a rate approved by the Planning Board. Inspection fees shall be received by the Town in accordance with the M.G.L. Chapter 44, Section 53G, as amended, and as duly adopted by the Planning Board in accordance with said law.

New England Biolabs, Inc.,
 by: 

Signature of Applicant: _____
 Donald M. Greenough, Attorney

Signature of Owner(s) (if different from Applicant): _____

Re: New England Biolabs, Inc.

Special Permit Application for Uses or Activities

(continuation sheet 1)

The applicant's land is subject to a special permit granted pursuant to Section IX.H of the zoning bylaw as a Great Estate Preservation Development. A portion of the 126.58 acre parcel has been used for a research laboratory and biotechnological processing as permitted in a GEPD since 2005. The applicant's business requires the use and storage of numerous materials that are classified as hazardous and toxic and their use and storage is regulated by a special permit approved by the Board on January 13, 2001, pursuant to Section V.D.

The applicant is building an additional 100,000 s.f. of floor area, a portion of which will be used as a laboratory. Section IX.N was added to the zoning bylaw by a vote of the Special Town Meeting on October 20, 2008, to replace the previous requirements of Section V.D. The applicant requests a special permit under Section IX.N for not only the new floor area but also for the existing laboratory building. The applicant believes that regulating all of its floor area under the current bylaw will be beneficial for both the applicant and the Town.



240 County Road
Ipswich, MA 01938

REPORT

TO: Town of Ipswich
Planning Board

FROM: Barry D Cohen
Sr. Environmental, Health & Safety Manager

DATE: January 18, 2022

RE: Special Permit Application – Uses and Activities

The purpose of this report is to provide supporting information required in Section C of the accompanied Planning Board Special Permit Application for Uses and Activities.

Within the context of the current campus layout, only one of six buildings uses hazardous materials, as defined in Section IX.N of the Ipswich Zoning By-Laws. This building is referred to as the “Main Research Building”.

Aside from many administrative functions, other activities that take place in the Main Research Building include:

- Shipping/Receiving
- Limited warehousing and stockroom
- Hazardous waste storage
- Molecular biology basic research, including the use Biological Safety Level One (BSL1) / Risk Group One (RG1) recombinant DNA and synthetic nucleic acid molecules
- Mass spectrometry lab
- Bacteria and yeast fermentation
- Protein purification
- Quality Control
- Product packaging
- Wastewater treatment via chemical pH neutralization

Based on the activities listed above, the following are a list of commonly used hazardous materials and typical quantities on hand:

- Acids & Bases (acetic acid (20 gal), sulfuric acid (20 gal), hydrochloric acid (10 gal) sodium hydroxide (20 gal))
- Alcohols (ethanol, isopropanol, methanol (30 gal each))
- Mass Spec Mobile Phase (acetonitrile (20 gal))
- DNA Extraction (phenol, chloroform (5 gal each))
- Several research chemicals in gram quantities only

Separately, NEB has a license for the use of radioactive materials granted by the Massachusetts Department of Public Health, Radiation Control Program. The license allows for the following:

- Carbon-14 10 millicuries
- Hydrogen-3 100 millicuries
- Phosphorus-32 30 millicuries
- Phosphorus-33 20 millicuries
- Sulfur-35 35 millicuries

The limits listed above have not changed since the initial license was granted in 2005.

The Garden Expansion Project will be devoted to final product formulation and packaging, along with its ancillary functions:

- Limited warehousing and stockroom
- Hazardous waste storage
- Quality Control
- Final product formulation
- Product packaging
- Wastewater treatment utilized via the system in the existing Main Research Building

It is expected that this facility will use no more than one-third the amount of hazardous materials listed above and generate similar percentages of hazardous waste.

The purchase of hazardous materials is facilitated through an enterprise software platform called SAP. The purchase of hazardous materials requires prior approval by the EH&S staff. At the beginning of each month, SAP sends a file to EH&S listing the purchases for the previous month. Hazardous materials may be delivered Monday through Friday, based on need. Depending on who the vendor is, the transport vehicle may range from a FEDEX van to an 18-wheel semi-tractor trailer.

NEB partners with Triumvirate Environmental Services, Inc. (TES) for the disposal of biological, chemical and radioactive waste. TES has an Environmental Specialist on site each Monday, Wednesday and Friday to manage the hazardous waste program. Hazardous waste shipments take place each Wednesday. Periodically, an off-cycle shipment may be required. A typical Wednesday shipment consists of one 55-gallon drum of hazardous chemical waste and 10-20 16-gallon biological sharps containers and two 150-gallon totes of red bag waste.

100% of NEB's waste is landfill-free. 100% of NEB's solid biological waste is recycled to make low grade construction projects. 100% of NEB's chemical waste is ultimately disposed of in a waste-to-energy incinerator facility.

If you have any questions regarding this report, please contact me at cohenb@neb.com or 978-766-4740.



300 foot Abutters List Report

Ipswich, MA
October 01, 2021

Subject Property:

Parcel Number: 63-007-0
CAMA Number: 63-007-0
Property Address: 240 COUNTY RD

Mailing Address: NEW ENGLAND BIOLABS INC. ATTN:
ACCOUNTS PAYABLE
240 COUNTY ROAD
IPSWICH, MA 01938

Abutters:

Parcel Number: 62-002-0
CAMA Number: 62-002-0
Property Address: 214 COUNTY RD

Mailing Address: NEW ENGLAND BIOLABS INC ATTN
ACCTS PAYABLE
240 COUNTY ROAD
IPSWICH, MA 01938

Parcel Number: 62-004-0
CAMA Number: 62-004-0
Property Address: 219 COUNTY RD

Mailing Address: THE TRUSTEES OF RESERVATIONS
200 HIGH STREET
BOSTON, MA 02110

Parcel Number: 63-004E-0
CAMA Number: 63-004E-0
Property Address: 48 FELLOWS RD

Mailing Address: RAYMOND NEIL ST JOHN % RAYMOND
PROPERTY COMPANY
P O BOX 685
IPSWICH, MA 01938

Parcel Number: 63-010A-0
CAMA Number: 63-010A-0
Property Address: 46 FELLOWS RD

Mailing Address: MCCARTHY, RONALD G TE MCCARTHY,
SHIRLEY D
46 FELLOWS RD
IPSWICH, MA 01938

Parcel Number: 63-010C-0
CAMA Number: 63-010C-0
Property Address: 52 FELLOWS RD

Mailing Address: TOWN OF IPSWICH UTILITIES
IPSWICH TOWN HALL 25 GREEN
STREET
IPSWICH, MA 01938

Parcel Number: 63-012-0
CAMA Number: 63-012-0
Property Address: 40 FELLOWS RD

Mailing Address: KIRK JAMES CAMERON TE KIRK
MARGARET VICTORIA
40 FELLOWS ROAD
IPSWICH, MA 01938

Parcel Number: 63-013-0
CAMA Number: 63-013-0
Property Address: 44 FELLOWS RD

Mailing Address: FLORIO CHRISTOPHER J TE
WEATHERALL HELEN C
95 BROWN AVENUE
ROSLINDALE, MA 02131

Parcel Number: 63-014-0
CAMA Number: 63-014-0
Property Address: 56 FELLOWS RD

Mailing Address: KNOWLTON ROYCE A KNOWLTON
SUSAN E
56 FELLOWS RD
IPSWICH, MA 01938

Parcel Number: 63-014D-0
CAMA Number: 63-014D-0
Property Address: 54 FELLOWS RD

Mailing Address: KNOWLTON DAVID L KNOWLTON
RACHEL A
723 MAIN ST
BOXFORD, MA 01921

Parcel Number: 63-017-0
CAMA Number: 63-017-0
Property Address: 59 FELLOWS RD

Mailing Address: WELSH DAVID L TE WELSH DOROTHY J
59 FELLOWS ROAD
IPSWICH, MA 01938



www.cai-tech.com

This is not a certified abutters list. For a certified abutters list, please contact the Ipswich Assessors Department at 978-356-6603 or assessor@ipswich-ma.gov.



300 foot Abutters List Report

Ipswich, MA
October 01, 2021

Parcel Number: 63-019-0
CAMA Number: 63-019-0
Property Address: 7 SAGAMORE RD

Mailing Address: POSFAI KORNELIA
7 SAGAMORE RD.
IPSWICH, MA 01938

Parcel Number: 63-020-0
CAMA Number: 63-020-0
Property Address: 55 FELLOWS RD

Mailing Address: GOSBEE CARLENE M
55 FELLOWS RD.
IPSWICH, MA 01938

Parcel Number: 63-021-0
CAMA Number: 63-021-0
Property Address: 9 SAGAMORE RD

Mailing Address: BEAUCHAMP A GERARD + PATRISHA
NESTER JOHN TRS
9 SAGAMORE ROAD
IPSWICH, MA 01938

Parcel Number: 63-029-0
CAMA Number: 63-029-0
Property Address: 27 FELLOWS RD

Mailing Address: CARVER-BROWN JOSHUA TE CARVER-
BROWN RACHEL
27 FELLOWS ROAD
IPSWICH, MA 01938

Parcel Number: 63-030-0
CAMA Number: 63-030-0
Property Address: 21 FELLOWS RD

Mailing Address: FONZO DAVID S TE FONZO CATHERINE
A
21 FELLOWS RD
IPSWICH, MA 01938

Parcel Number: 63-031-0
CAMA Number: 63-031-0
Property Address: 25 FELLOWS RD

Mailing Address: DENOIA WILLIAM D DENOIA KAREN
25 FELLOWS RD
IPSWICH, MA 01938

Parcel Number: 63-032-0
CAMA Number: 63-032-0
Property Address: 30 FELLOWS RD

Mailing Address: CHANLER DAVID S TE CHANLER HELEN
R
30 FELLOWS RD
IPSWICH, MA 01938

Parcel Number: 63-033-0
CAMA Number: 63-033-0
Property Address: 34 FELLOWS RD

Mailing Address: SMITH DAVID A TE SMITH MOLLY
34 FELLOWS ROAD
IPSWICH, MA 01938

Parcel Number: 63-034-0
CAMA Number: 63-034-0
Property Address: 38 FELLOWS RD

Mailing Address: GIBBS ALEXANDRA GIBBS KURTIS
38 FELLOWS ROAD
IPSWICH, MA 01938

Parcel Number: 63-035-0
CAMA Number: 63-035-0
Property Address: 35 FELLOWS RD

Mailing Address: MCCARTHY LAUREN E ARTHUR EMILIE
E
35 FELLOWS ROAD
IPSWICH, MA 01938

Parcel Number: 63-036-0
CAMA Number: 63-036-0
Property Address: 37 FELLOWS RD

Mailing Address: MARKIEWICZ WILLIAM D. TRS
MARKIEWICZ BARBARA TRS
37 FELLOWS ROAD
IPSWICH, MA 01938

Parcel Number: 63-037-0
CAMA Number: 63-037-0
Property Address: 39 FELLOWS RD

Mailing Address: DITKOFF CARL
39 FELLOWS ROAD
IPSWICH, MA 01938



www.cai-tech.com

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300 foot Abutters List Report

Ipswich, MA
October 01, 2021

Parcel Number: 63-038-0 CAMA Number: 63-038-0 Property Address: 41 FELLOWS RD	Mailing Address: HARVEY JUSTIN S + ARRI ANNA T ARRI ANNA HARVEY FAMILY TRUST 41 FELLOWS ROAD IPSWICH, MA 01938
Parcel Number: 63-039-0 CAMA Number: 63-039-0 Property Address: 43 FELLOWS RD	Mailing Address: KILGOUR JOHN W TE KILGOUR RACHEL 43 FELLOWS RD IPSWICH, MA 01938
Parcel Number: 63-043-0 CAMA Number: 63-043-0 Property Address: FELLOWS RD	Mailing Address: NEW ENGLAND BIOLABS, INC. ATTN: ACCOUNTS PAYABLE 240 COUNTY ROAD IPSWICH, MA 01938
Parcel Number: 67-001A-0 CAMA Number: 67-001A-0 Property Address: 250 COUNTY RD	Mailing Address: COMMONWEALTH OF MASSACHUSETTS DEPT PUBLIC WORKS 251 CAUSEWAY STREET SUITE 600 BOSTON, MA 02114-2104
Parcel Number: 68-014A-0 CAMA Number: 68-014A-0 Property Address: 21 SAGAMORE RD	Mailing Address: FLANAGAN, PAUL E TE FLANAGAN, OLYMPIA M 21 SAGAMORE RD IPSWICH, MA 01938
Parcel Number: 68-015-0 CAMA Number: 68-015-0 Property Address: 11 SAGAMORE RD	Mailing Address: GAGNON MICHAEL J TE GAGNON MICHELLE E 11 SAGAMORE ROAD IPSWICH, MA 01938
Parcel Number: 68-016-0 CAMA Number: 68-016-0 Property Address: 13 SAGAMORE RD	Mailing Address: MORROW, JOHN H MORROW, ELAINE E 13 SAGAMORE RD. IPSWICH, MA 01938
Parcel Number: 68-018-0 CAMA Number: 68-018-0 Property Address: 17 SAGAMORE RD	Mailing Address: BUDZINSKI, ROBERT C TE BUDZINSKI, SANDRA 17 SAGAMORE RD. IPSWICH, MA 01938
Parcel Number: 68-019-0 CAMA Number: 68-019-0 Property Address: 19 SAGAMORE RD	Mailing Address: HOLLINGSWORTH NATHANIEL D HOLLINGSWORTH ANN B 19 SAGAMORE ROAD IPSWICH, MA 01938
Parcel Number: 68-022-0 CAMA Number: 68-022-0 Property Address: 14 SAGAMORE RD	Mailing Address: NIKITAS JAMES N + BERNADETTE F THE NIKITAS TRUST 14 SAGAMORE ROAD IPSWICH, MA 01938
Parcel Number: 68-023-0 CAMA Number: 68-023-0 Property Address: 16 SAGAMORE RD	Mailing Address: WARD THERESA A 16 SAGAMORE RD IPSWICH, MA 01938
Parcel Number: 68-024-0 CAMA Number: 68-024-0 Property Address: 18 SAGAMORE RD	Mailing Address: CORKUM, FREEMAN I JR. CORKUM, DONNA M TE 18 SAGAMORE RD IPSWICH, MA 01938



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10/1/2021

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October 4, 2021

**TOWN OF HAMILTON
CERTIFICATE OF PARTIES IN INTEREST**

Pursuant to Massachusetts General Laws, Chapter 40A, Section 11, the undersigned Assessor of the Town of Hamilton, hereby certifies that the names and addresses appearing on the list appended hereto are those of the:

- (a) abutters-100'
- (b) owners of land directly opposite on any public or private street or way
- X (c) owners of land within 300' of the property line of the property at:

Hamilton relative to 240 Old County Rd, Ipswich

Dated *October 4, 2021*

Prepared by Assessor's Office of the Town of Hamilton.

Steve Ozahowski

Steve Ozahowski
Chair, Board of Assessors



300 foot Abutters List Report

Hamilton, MA
October 04, 2021

Abutters:

Parcel Number: 17-0004
CAMA Number: 17-000-0004
Property Address: 0 GARDNER ST

Mailing Address: HAMILTON-WENHAM OPEN LD TR INC
C/O GLIDDEN KEITH
87 CUTLER RD
SOUTH HAMILTON, MA 01982

Parcel Number: 17-0011
CAMA Number: 17-000-0011
Property Address: 18 FARRINGTON LN

Mailing Address: OHARA JANET TRST JANET OHARA
TRUST-2012
18 FARRINGTON LN
SOUTH HAMILTON, MA 01982

Parcel Number: 17-0012
CAMA Number: 17-000-0012
Property Address: 21 FARRINGTON LN

Mailing Address: HUGHES CHRISTOPHER T STACY
21 FARRINGTON LN
SOUTH HAMILTON, MA 01982

Parcel Number: 17-0013
CAMA Number: 17-000-0013
Property Address: 19 FARRINGTON LN

Mailing Address: HASHIM JEFFREY & KATHERINE TRS
19 FARRINGTON LN
SOUTH HAMILTON, MA 01982

Parcel Number: 17-0014
CAMA Number: 17-000-0014
Property Address: 15 FARRINGTON LN

Mailing Address: PERRY KATHARINE S
15 FARRINGTON LN
SOUTH HAMILTON, MA 01982

Parcel Number: 17-0015
CAMA Number: 17-000-0015
Property Address: 9 FARRINGTON LN

Mailing Address: MARKS KEVIN K MARKS AMY K
9 FARRINGTON LN
S HAMILTON, MA 01982

Parcel Number: 17-0016
CAMA Number: 17-000-0016
Property Address: 5 FARRINGTON LN

Mailing Address: CRAWFORD THOMAS & LISA TRSTEEES
5 FARRINGTON LN
SOUTH HAMILTON, MA 01982



www.cai-tech.com

10/4/2021

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CRAWFORD THOMAS & LISA TR
5 FARRINGTON LN
SOUTH HAMILTON, MA 01982

HAMILTON-WENHAM OPEN LD T
C/O GLIDDEN KEITH
87 CUTLER RD
SOUTH HAMILTON, MA 01982

HASHIM JEFFREY & KATHERIN
19 FARRINGTON LN
SOUTH HAMILTON, MA 01982

HUGHES CHRISTOPHER T
STACY
21 FARRINGTON LN
SOUTH HAMILTON, MA 01982

MARKS KEVIN K
MARKS AMY K
9 FARRINGTON LN
S HAMILTON, MA 01982

OHARA JANET TRST
JANET OHARA TRUST-2012
18 FARRINGTON LN
SOUTH HAMILTON, MA 01982

PERRY KATHARINE S
15 FARRINGTON LN
SOUTH HAMILTON, MA 01982