



## TOWN OF FRAMINGHAM

### Board of Health

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### Landscape Depot, 350 Irving Street; Board of Health Conditions

#### 1. Pile Location/Height/Fire Safety

- A. The ZBA Decision requires that “all dirt, woodchips, mulch and any other similar material shall be stored on-site on asphalt or other impervious surface to serve as a barrier between the tenant material and the site soil.” Landscape Depot must provide a clear delineation of the asphalt and impervious surface area on which the operation must be conducted. For the purpose of these conditions, our interpretation of an impervious surface is one that prevents cross contamination with the underlying subsurface coal tar related compounds from the former coal tar processing site.
- B. The height of combustible material, including, but not limited to, processed and unprocessed mulch and wood material piles, will be limited to a maximum of twenty-five (25) feet. This height restriction does not apply to non-combustible material such as loam or sand/gravel which is brought in for screening.
- C. In order to verify compliance with this condition, Landscape Depot must have a benchmark measuring system or other accurate means of measurement to ensure the piles do not exceed 25 feet in height.
- D. Landscape Depot must have appropriate equipment on site at all times capable of moving/managing piles of this height; this equipment must be equipped with Portable Class ‘A’ fire extinguishers.
- E. Landscape Depot must also provide fire access roads between piles of at least 30 feet in width and ensure that fire hydrants are accessible at all times.
- F. All finished mulch product must be stored on an asphalt surface.

#### 2. Temperature Monitoring/Odor Control/Fire Safety

- A. Weekly temperature monitoring must be conducted and recorded to determine when unprocessed wood material piles need to be turned.
- B. Piles must be turned when the internal temperature of a pile reaches 160 degrees Fahrenheit or at least every 30 days, whichever occurs first.
- C. An appropriate probe thermometer of six feet in length must be kept on site at all times.
- D. A detailed log must be kept on site at all times showing all weekly-recorded temperatures and the dates and times of when the piles are turned.

- E. Notification must be made to the Board of Health and Fire Department within 24 hours prior to Landscape Depot's turning of the mulch piles. Same day notice to each department is acceptable, by email and/or telephone.
- F. Landscape Depot will consider wind direction and time of day when planning for the turning of piles to reduce off site odor impacts; earlier in the morning is preferable as is a wind direction that affects the least number of neighboring residents.
- G. Piles must be misted or wetted during dry weather to ensure appropriate moisture content. A metered water supply must be provided for this purpose.

### 3. General Fire Safety

- A. Incinerators or open refuse burning is not allowed.
- B. Smoking is prohibited except in safe locations designated by the Fire Department. Signs indicating areas designated as safe for smoking shall be posted conspicuously. Designated smoking areas shall be provided with noncombustible ash receptacles. A sufficient number of 'NO SMOKING' signs shall also be posted conspicuously in all other areas.
- C. Proper construction equipment must be kept onsite at all times to assist in managing emergencies.
- D. Landscape Depot must have a written emergency plan in place for monitoring, controlling, and extinguishing spot fires.

### 4. General Operation

- A. Landscape Depot must ensure proper management of any hazardous materials on site to avoid spills or an accidental release.
- B. Landscape Depot must work to improve its general housekeeping of the operations, including providing better organization and layout of various stages of the mulching operation.
- C. Landscape Depot must ensure only "clean wood" products are used in the mulching process to prevent contaminants from entering the mulch product. The following items are prohibited from use in the mulching process:
  - 1) wood from commingled construction and demolition waste;
  - 2) engineered wood products; and
  - 3) wood containing or likely to contain:
    - a) asbestos;
    - b) chemical preservatives such as, but not limited to, chromated copper arsenate (CCA), creosote or pentachlorophenol; or
    - c) paints, stains or other coatings, or adhesives.
- D. Landscape Depot is to maintain and document appropriate posted signage, letters to clients, and employee training on how to evaluate the incoming wood stream; samples of these were provided to the Board of Health in October of 2015 and should remain in use.
- E. Landscape Depot is to have an operational plan on site at all times indicating appropriate procedures, policies, schedules, and documentation to ensure compliance with all of the

conditions set forth by the Board of Health, in addition to any additional requirements set forth by the Zoning Board of Appeals, the Fire Department and/or the Conservation Commission.

- F. Landscape Depot is to cooperate fully with any and all requests by Eversource and/or the Massachusetts Department of Environmental Protection (MassDEP) to conduct any testing, assessment, and/or remediation work required under the Massachusetts Contingency Plan.
- G. Landscape Depot is to allow representatives of the Board of Health access to the site with the owner being notified by email and/or telephone.
- H. Landscape Depot is subject to inspections by Town officials (Town of Framingham multi agency checklist to be developed).