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June 30, 2021

David Rheame, Chair
Zoning Board of Adjustment
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Lonza Biologics
101 International Drive, Tax Map 305, Lot 6

Dear Chair Rheame and Board Members:

Enclosed please find supporting materials to accompany the information submitted via the City's on-line permitting system requesting variance relief to permit the installation at the above referenced property of an above ground fuel tank which exceeds the maximum permitted capacity of 2,000 gallons per PDA 308.02(c).

We respectfully request that this matter be placed on the Board's July 20, 2021 agenda. In the meantime, if you have any questions or require additional information do not hesitate to contact me.

Very truly yours,
DONAHUE, TUCKER & CIANDELLA, PLLC

Justin L. Pasay
JLP/sac
Enclosures

cc: Lonza Biologics
Tighe & Bond
Pease Development Authority

DONAHUE, TUCKER & CIANDELLA, PLLC
S:\LJ-LZ\Lonza Biologics\Generator Variance\2021 06 30 zba letter.docx
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301

VARIANCE APPLICATION FOR
Lonza Biologics, Inc. (“**Lonza**” or the “**Applicant**”)

The Applicant seeks a variance from Section 308.02(c) of the Pease Development Authority’s (“PDA”) Land Use Controls to permit an above ground storage (fuel) tank (“AST”) which exceeds the capacity of 2,000 gallons at property located at 101 International Drive (the “**Property**”). The Applicant requests that the City’s Board of Adjustment recommend approval of the Applicant’s variance request to the PDA’s Board of Directors pursuant the process outlined in Section 317.03 of the PDA’s Land Use Controls. The PDA Board of Directors voted to authorize the Applicant to file this application at its 17 June 2021 hearing.

A. Introduction

The Property, which is leased by Lonza from the PDA, is approximately 17.10 acres in size and is located onboard the Pease Development Authority within the Airport, Business and Commercial Zoning District. It has frontage along International Drive and is the location of Lonza’s Portsmouth facility.

The existing Lonza facility at the Property functions as a biologics manufacturing use that has been in operation for nearly three decades. In May of this year, Lonza announced significant investments to expand its mammalian drug substance manufacturing facilities at both its Visp, Switzerland and Portsmouth, New Hampshire facilities. In Portsmouth, the new facility, which is referred to as the “Lynx Project,” will be sited within the existing building on the Property, will support late-phase clinical and commercial development and manufacturing of pharmaceuticals and will help address increasing market demand for small to mid-scale mammalian-derived biologics. The facility will include state-of-the-art technologies in perfusion, purification and automation and is projected to create 250 new jobs.

As depicted on the Overall Site Plan provided herewith as **Enclosure 1**, the Lynx Project will be located within the southeastern portion of the existing building on the Property and Lonza’s proposed parking expansion project to accommodate the same will be the subject of various land use applications to be filed with the PDA, the City of Portsmouth, as well as the State of New Hampshire. See also **Enclosure 2**, which is an aerial view of the Property; **Enclosure 3**, which is the Tax Map.

Like nearly all of Lonza’s operations, the Lynx Project must be supported by an emergency generator to ensure protection of the sensitive operations and processes that will be occurring inside the building in the event of an electrical outage. As a result, the Applicant proposes installing a CAT 3516C Generator (the “Generator”) with a corresponding AST on the southeast corner of the Property adjacent to Lonza’s building and the 18 new parking spaces approved for use by Lonza in 2020. See **Enclosure 1**. This location is the only area available for a new generator on the Property, but it also happens to best-compliment the Lynx Project due to its proximity to that portion of the Lonza Building the Lynx Project will occupy. Details of the Generator and AST can be found in **Enclosure 4**, which includes the specifications for the

same¹, and **Enclosure 5**, which is a Proposed Generator Pad Concept Plan produced by Tighe & Bond.

The AST has a 3,312 gallon capacity. The Generator and the AST will be sited approximately 71 feet from the abutting property line, will meet all applicable setback requirements, and will observe and conform to the requirements of all applicable regulations, to include NFPA 30, the Flammable and Combustible Liquids Code. In addition to the distance between the Lonza facility and the buildings located on the property to the east which are occupied by Liberty Mutual and Franklin Pierce College, there is a large stand of trees that will serve as an additional natural vegetative buffer. See Enclosure 2. See also Enclosure 6, which includes several photographs of the proposed Generator and AST site and perspectives from that looking north, south, east and west. There is also a photograph depicting the view of the area from International Drive. Id.

Section 308.02(c) of the PDA Land Use Controls prohibits ASTs, to include fuel tanks, with capacities greater than 2,000 gallons. As the proposed AST to serve the Generator will have a capacity of 3,312 gallons, variance relief is required.

The Applicant recently obtained a unanimous recommendation for variance approval from the City's Board of Adjustment in a substantially similar application. More specifically, in 2019, the Applicant installed two nearly identical generators and ASTs on the northern portion of the Property after receiving the requisite variance relief. See Enclosure 7. As referenced in Footnote 1 above, the only difference between the generators installed in 2019 and the Generator proposed pursuant to this Application, is that the new Generator will have better sound attenuation capabilities than the generators previously reviewed and approved by the City and PDA. See Enclosure 4. The proposed AST will be the 21st storage facility at the Property. See Enclosure 8.

As discussed between the Applicant and the Board of Adjustment at its 28 May 2019 public hearing, the AST itself will be double walled with interstitial monitoring. Like all storage facilities on the Property, the AST will be regularly inspected by Lonza and in the event of a catastrophe, there will be a pit under the tank to contain any leakage. The Generator will also be routinely tested to ensure that it is operating efficiently. See Minutes from 28 May 2019 Board of Adjustment meeting enclosed as Enclosure 9.

Because the Applicant's proposal will not be inconsistent with the essential character of the surrounding area, will not compromise the public health in any way, will provide substantial justice, will not compromise the property values of surrounding properties, and because there is no rational connection between the general purposes of the PDA's Land Use Controls and their specific application to the Property under the unique circumstances of this case, as outlined below, we respectfully request that the Board of Adjustment recommend approval of Lonza's variance request.

¹ We note the minor deviation between the muffler reference in **Enclosure 4**, which depicts 15dB sound attenuation capability, and the model proposed to be purchased by the Applicant, which boasts 35dB sound attenuation capability. Please see below for further discussion.

B. Variance Criteria

The variance criteria outlined in PDA 317.01(c) generally mirror those found within RSA 674:33, and will thus be analyzed pursuant to the statute and corresponding case law interpreting the same.

To obtain a variance pursuant to PDA 317.01, an applicant must show that that the variance is in harmony with the general purpose and intent of the PDA Land Use Controls and meets the following criteria: (1) no adverse effect or diminution in values of surrounding properties will be suffered; (2) granting the variance would be of benefit to the public interest; (3) denial of the variance would result in unnecessary hardship to the person seeking it; (4) granting the variance would be substantial justice; and (5) the proposed use would not be contrary to the spirit of the zoning rule.

1. No adverse effect or diminution in values of surrounding properties will be suffered if the variance request is approved.

Given the nature of the area and the existing use of the Property and surrounding properties, none of the surrounding properties will suffer any diminution in value or other adverse effect as a result of granting the requested variance. Certainly, the Applicant is aware of no evidence to the contrary. Use of the Generator in the proposed location is permitted by right and the size of the corresponding AST, substantially similar to other storage tanks in operation at the Property, albeit with better sound attenuation capacity, will have no discernible impact on surrounding properties and will be buffered from the property to the east by a stand of trees. See Enclosures 2, 6. The Applicant will comply with all applicable regulations and requirements regarding use of the Generator and the AST will be regularly inspected like all other storage tanks on the Property. Accordingly, the Applicant respectfully requests that the Board of Adjustment find that the requested variance will not diminish surrounding property values or cause other adverse effect.

2. Granting the variance will be of benefit to the public interest.

The New Hampshire Supreme Court has indicated that the requirement that a variance not be “contrary to the public interest” is coextensive and related to the requirement that a variance be consistent with the spirit of the ordinance. See Chester Rod & Gun Club v. Town of Chester, 152 N.H. 577, 580 (2005); Malachy Glen Associates, Inc. v. Town of Chichester, 155 N.H. 102, 105-06 (2007); and Farrar v. City of Keene, 158 N.H. 684, 691 (2009). A variance is contrary to the public interest only if it “unduly, and in a marked degree conflicts with the ordinance such that it violates the ordinance’s basic zoning objectives.” Chester Rod & Gun Club, 152 N.H. at 581; Farrar, 158 N.H. at 691. See also Harborside Associates, L.P. v. Parade Residence Hotel, LLC, 162 N.H. 508, 514 (2011) (“[m]ere conflict with the terms of the ordinance is insufficient.”) Moreover, these cases instruct boards of adjustment to make the determination as to whether a variance application “unduly” conflicts with the zoning objectives of the ordinance “to a marked degree” by analyzing whether granting the variance would “alter the essential character of the neighborhood” or “threaten the public health, safety or welfare” and to make that determination by examining, where possible, the language of the Zoning Ordinance.

While PDA 308, regulating above and below-ground storage facilities, does not have an express purpose provision, the general purpose of the PDA's Zoning Ordinance is to:

[P]romote the public health, safety and general welfare, promote the safe operation of air transportation, conserve the value of property within the jurisdiction of the Pease Development Authority, assure the most efficient use of the existing natural and manmade resources, provide adequate light, air and open space, encourage the appropriate and wise use of land and promote high quality economic development and employment.

PDA 301.01. See also PDA 317.01(c)(requiring that in addition to satisfying the variance criteria, variances "shall not be approved or recommended for approval unless it is in harmony with the general purpose and intent of these regulations ...").

As a foundational matter, the Applicant's proposal is in harmony with the general purpose and intent of the PDA Land Use Controls, and therefore not contrary to the public interest, because it will advance the general purposes articulated in PDA 301.01. Specifically, the Generator and AST will serve the Lynx Program at Lonza and therefore support the manufacturing of pharmaceuticals and the creation of 250 local jobs, both of which benefit the public. The Applicant's proposal is also consistent with the PDA's stated purpose of encouraging the appropriate and wise use of land and promoting high quality economic development and employment, and it will not, in light of the Property's existing conditions and uses, implicate in any negative way the provision of adequate light, air and open space. Further, the Generator and AST will be maintained and inspected in accordance with all applicable regulations and therefore protect public health and safety.

The Applicant's proposal also satisfies the tests articulated under the case law. First, the Generator and AST will not alter the essential character of the neighborhood. On the contrary, they will be consistent with the current status and use of the Property, specifically consistent with the configuration and installation of two nearly identical generators and ASTs in 2019, and otherwise comply with all applicable regulations and requirements. See Enclosures 1, 2, 3, 6.

Similarly, the requested variance from PDA 308.02(c) will not threaten the public health, safety or welfare. If the proposed Generator had an AST with a capacity of 2,000 gallons, no zoning relief would be required at all. As the Applicant explained to the Board during the May 2019 hearing, the size of the generator dictates the size of the fuel tank and the size of the Generator in this case, is required due to the nature and scope of the Lynx Project. The AST will be double walled with interstitial monitoring, will be regularly inspected, and in the event of a catastrophe, there will be a pit under the tank to contain any leakage. See Enclosures 4, 9.

As the Applicant's variance proposal will be consistent with and advance the general purposes of the PDA Land Use Controls, and as it will not alter the essential character of the neighborhood or threaten the public health or safety, it would be reasonable and appropriate for the Board of Adjustment to conclude that granting the variances will benefit the public interest.

3. Denial of the variance would result in unnecessary hardship to Lonza.

In New Hampshire, there are two options by which the Board of Adjustment can find that an unnecessary hardship exists:

(A) For purposes of this subparagraph, “unnecessary hardship” means that, owing to special conditions of the property that distinguish it from other properties in the area:

- (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
- (ii) The Proposed use is a reasonable one.

or,

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

See RSA 674:33, I.

The “special conditions” of the Property for purposes of this variance criterion include the size and scale of the building vis-à-vis the size of the Property, the location of the Lynx Project within the existing facility, the sensitive nature of the use and the need for a considerable Generator to protect same, the nature of the Property as being unable to otherwise accommodate the Generator and AST in a different location, and the Property’s ability to accommodate the Generator and AST in the location proposed in a manner that complies with all applicable regulations aside from PDA 308.02(c). See Enclosures 1, 2, 3, 6, 8, 9.

In Harborside Assocs. v. Parade Residence Hotel, the New Hampshire Supreme Court upheld the Portsmouth Board of Adjustment’s finding that the physical improvements on a property, in that case the size of a building when compared to other buildings in the area within the context of sign variance request, could be considered “special circumstances.” Affirming the analysis of the Board of Adjustment, the Supreme Court stated:

The [Respondent] is not attempting to meet the ‘special conditions’ test by showing that its *signs* would be unique in their settings, but that its *property* – the hotel and conference center – has unique characteristics that make the signs themselves a reasonable use of the property.

Harborside, 162 N.H. at 518 (emphasis added). *Cf* Farrar, 158, N.H. 689 (where variance sought to convert large, historical single use residence to mixed use of two residence and office space, size of residence was relevant to determining whether property was unique in its environment).

Here, the Property's physical characteristics and improvements make the proposed variance reasonable under the circumstances because due to the size of the building and location of the Lynx Project, there is no other viable location for the Generator and AST.

Due to these special conditions of the Property, there is no fair and substantial relationship between the public purposes of the PDA Land Use Controls and their specific application to the Property in this case. On the contrary, despite the technical lack of conformity, and as discussed above, the Applicant's proposal is consistent PDA 301.01 because the Generator and AST will service the Lynx Program and therefore support the manufacturing of pharmaceuticals which will benefit the public, because the Lynx Program will create 250 local jobs, and because the variance is consistent with the PDA's stated purpose of encouraging the appropriate and wise use of land and promoting high quality economic development and employment. Further, the requested variance will replicate existing conditions at the Property vis-à-vis other generators and ASTs and will otherwise comply with all applicable regulations.

Put another way, strictly enforcing the PDA 308.02(c) will not advance the public purposes of the PDA Land Use Controls, but granting the requested variances will.

The Applicant respectfully reminds the Board of Adjustment that the mere fact that the Applicant is seeking a variance from the express provisions of the PDA Land Use Controls is not a valid reason for denying the variance. See Malachy Glen Associates, Inc. v. Town of Chichester, 155 N.H. 102, 107 (2007); see also Harborside Associates, 162 N.H. at 2011 ("mere conflict with the terms of the ordinance is insufficient").

Finally, because the Applicant's proposed Generator and AST will be substantially similar to existing uses on the Property, will serve a critical need vis-à-vis the Lynx Program, and will otherwise comply with all applicable regulations, it is reasonable under the circumstances. See Vigeant v. Town of Hudson, 151 N.H. 747, 752 - 53 (2005); and Malachy Glen, 155 N.H. at 107; see also Harborside at 518-519 (applicant did not need to show signs were "necessary" rather only had to show signs were a "reasonable use").

Accordingly, the Applicant respectfully asserts that its application complies with the standard for Option A of the unnecessary hardship criterion and the Board of Adjustment should so find.

4. Granting the variance will be substantial justice.

As noted in Malachy Glen, *supra*, "perhaps the only guiding rule [on this factor] is that any loss to the individual that is not outweighed by a gain to the general public is an injustice." Malachy Glen, *supra*, citing 15 P. Loughlin, New Hampshire Practice, Land Use Planning and Zoning § 24.11, at 308 (2000) (quoting New Hampshire Office of State Planning, The Board of Adjustment in New Hampshire, A Handbook for Local Officials (1997)). In short, there must be some gain to the general public from denying the variance that outweighs the loss to the Applicant from its denial.

Granting the variance will provide a great benefit to Lonza as it will permit the installation of the Generator and AST. This infrastructure will support the Lynx Program which will help Lonza expand its operations at the Portsmouth Facility and advance its business plans.

On the contrary, there is no discernible benefit to the general public that could be gained by denying the requested variance. The opposite is true; granting the variance will be a great benefit to the general public. First, the Generator is permitted by right at the proposed location but relief is needed due only to the size of the corresponding AST which exceeds, by 1,312 gallons, the limitation contained within PDA 308.02(c). Beyond this, the Generator and AST will support the Lynx Program which will contribute to the manufacturing of pharmaceuticals which have self-evident value to the general public, particularly in the age of COVID-19, as do the 250 jobs which the project will create. Further, this initiative will help Lonza continue to grow roots in a manner that is beneficial to the PDA, the City of Portsmouth and the surrounding areas, and the State of New Hampshire.

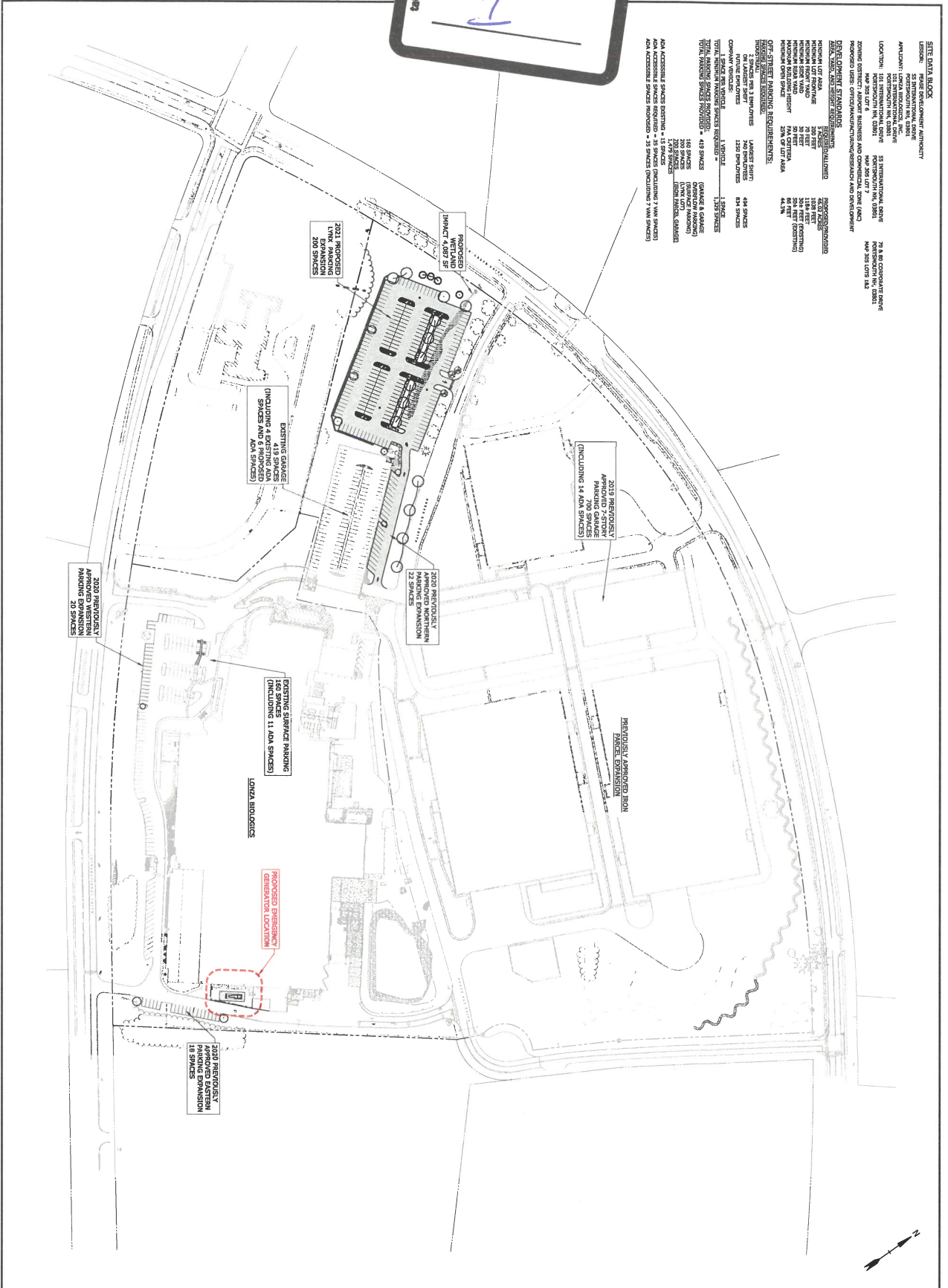
Because granting the requested variance will provide a significant benefit both to the Applicant and to the general public, and because there is no discernible benefit to the general public by denying the variance, Lonza's proposal accomplishes substantial justice.

5. The proposed use would not be contrary to the spirit of PDA 308.02(c).

As referenced in Section 2, above, the requested variance will satisfy the "public interest" prong of the variance criteria because it advances the general purpose and intent of the PDA Land Use Controls and will not alter the essential character of the neighborhood or threaten the public health and welfare. As the New Hampshire Supreme Court has indicated in both Chester Rod & Gun Club and in Malachy Glen, the requirement that the variance not be "contrary to the public interest" is coextensive and is related to the requirement that the variance be consistent with the spirit of the ordinance. See Chester Rod & Gun Club, 152 N.H. at 580. A variance is contrary to the spirit of the ordinance only if it "unduly, and in a marked degree conflicts with the ordinance such that it violates the ordinance's basic zoning objectives." Chester Rod & Gun Club, 152 N.H. at 581; Farrar, 158 N.H. at 691. As discussed above, the requested variance is consistent with the general purpose and intent of the PDA Land Use Controls because of the reasons stated in Section 2. Further, generators and ASTs of this size are commonly associated with the work Lonza performs, which is why Lonza has sought and received similar relief for ASTs that exceed the 2,000-gallon limit in the past. As a result, for the reasons stated above, the Applicant respectfully asserts that it would be reasonable and appropriate for the Board of Adjustment to conclude that the requested variance will not be contrary to the spirit of the PDA's Land Use Controls.

C. Conclusion

Lonza respectfully submits that its Variance Application meets the underlying standard of review and respectfully requests the same be granted.



SITE DATA BLOCK

SUBMITTER: LONZA BIOLOGICS, INC.
 APPLICATION: LONZA BIOLOGICS, INC.
 PROJECT: LONZA BIOLOGICS EXPANSION (MAY 2021)
 LOCATION: 161 INTERNATIONAL DRIVE, PORTSMOUTH, NH 02871
 ZONING: M-20 (OFFICE/RETAIL)
 PROJECT NO.: 21-010700
 PROJECT DATE: 05/20/21
 PROJECT STATUS: SUBMITTED FOR REVIEW

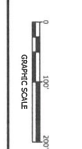
DEVELOPMENT STANDARDS

MINIMUM LOT AREA	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM OPEN SPACE	MINIMUM OPEN SPACE PER 1,000 SF OF LOT AREA
5,000 SQ FT	25 FEET	10 FEET	10 FEET	200 SQ FT	2%
5,000 SQ FT	25 FEET	10 FEET	10 FEET	200 SQ FT	2%
5,000 SQ FT	25 FEET	10 FEET	10 FEET	200 SQ FT	2%

OFF-STREET PARKING REQUIREMENTS:

TYPE OF SPACE	REQUIREMENT
STANDARD	1 SPACE PER 150 SF OF GROSS FLOOR AREA
STANDARD	1 SPACE PER 150 SF OF GROSS FLOOR AREA
STANDARD	1 SPACE PER 150 SF OF GROSS FLOOR AREA
STANDARD	1 SPACE PER 150 SF OF GROSS FLOOR AREA

ADA ACCESSIBLE SPACES EXISTING = 11 SPACES
ADA ACCESSIBLE SPACES REQUIRED = 35 SPACES (INCLUDING 7 ADA SPACES)
ADA ACCESSIBLE SPACES PROVIDED = 35 SPACES (INCLUDING 7 ADA SPACES)



Lynx Parking Expansion

Lonza Biologics

Portsmouth,
New Hampshire

NO.	REVISION	DATE
1	ESTABLISH THE DIMENSIONS	

PROJECT NO.: L-0520-021
 DATE: June 21, 2021
 FILE: L-0520-021-C-0520A.DWG
 CHECKED BY: NHANSEN
 APPROVED BY: BIM

OVERALL SITE PLAN
 SCALE: AS SHOWN
 C-102

EXHIBIT
2
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Lonza Biologics

Lonza Biologics - Google Maps

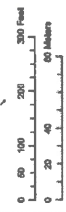


Imagery ©2021 Maxar Geolibrary, Maxar Technologies, U.S. Geological Survey, USDA, Farm Service Agency, Map data ©2021 100 ft

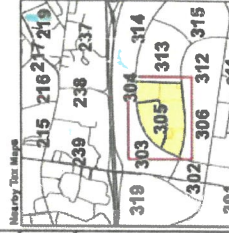
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Partial Legend
 See the cover sheet for the complete legend.
 7500 Lot or parcel number
 7500 Parcel number (if system has 40)
 7500 Address number
 7500 Parcel number from a neighboring map
 7500 Parcel the address
 7500 SENSE AVE Street name

Parcel/Pract boundary
 Parcel boundary
 Water boundary
 Structure (1996-2004)
 Road covered by one map
 Road from a neighboring map
 Road not on map but shown below



This map is for assessment purposes only. It is not intended for legal description or conveyance. Building footprints are 2000 data and may not represent current structures. The map may not be the proper authority. Let numbers take precedence over address. Let numbers take precedence over address. Let numbers take precedence over address. Let numbers take precedence over address.

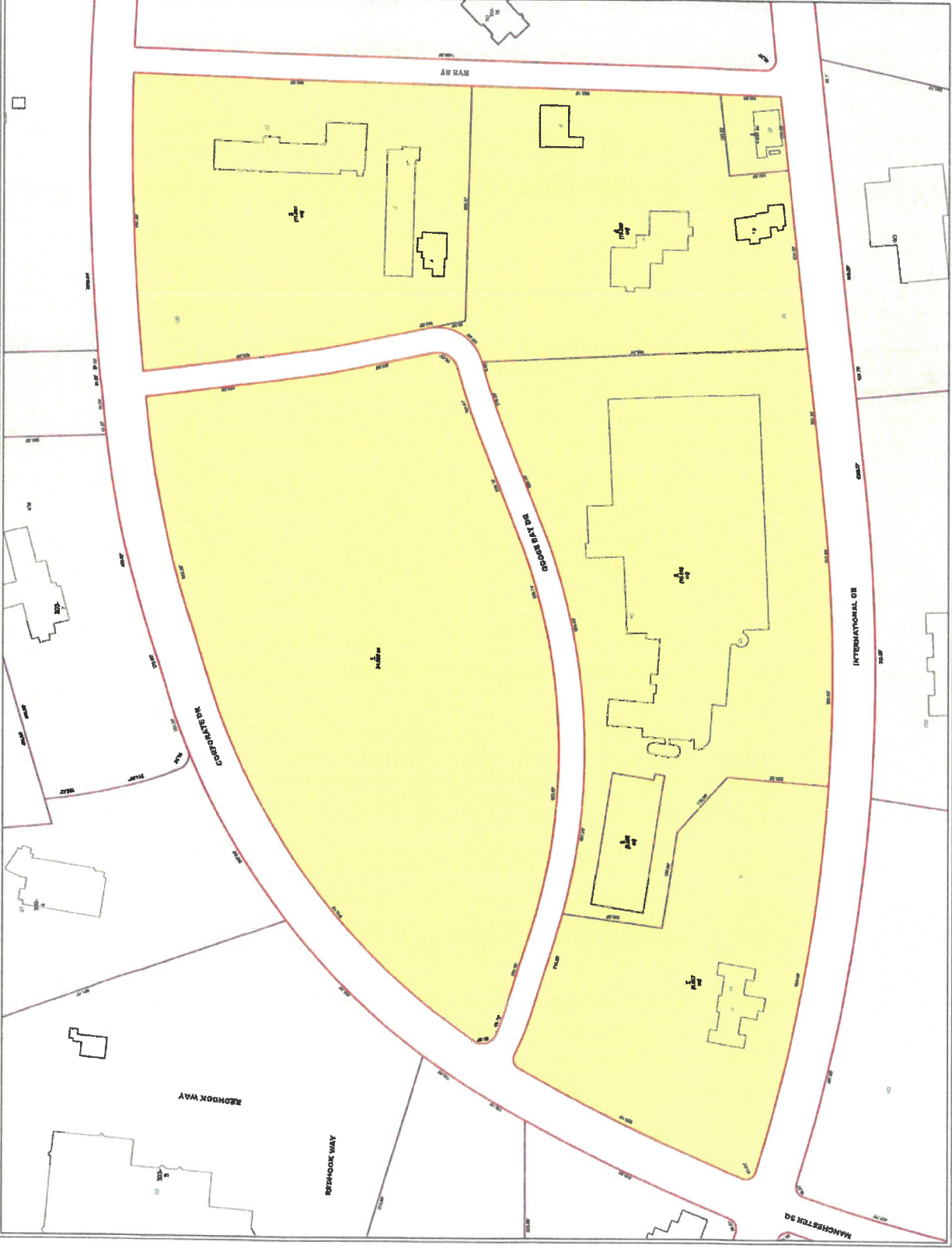


EXHIBIT

3

tabbles

Pontsmouth, New Hampshire
 2020
Tax Map 305



Cat® 3516C

Diesel Generator Sets

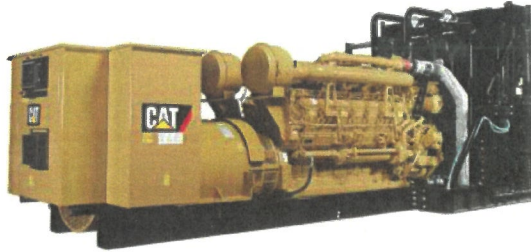
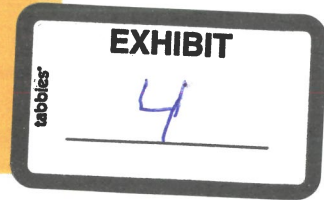


Image shown may not reflect actual configuration

Bore – mm (in)	170 (6.69)
Stroke – mm (in)	190 (7.48)
Displacement – L (in³)	69 (4210.64)
Compression Ratio	14.7:1
Aspiration	TA
Fuel System	EUI
Governor Type	ADEM™ A3

Standby 60 Hz ekW (kVA)	Mission Critical 60 Hz ekW (kVA)	Prime 60 Hz ekW (kVA)	Continuous 60 Hz ekW (kVA)	Emissions Performance
2000 (2500)	2000 (2500)	1825 (2281)	1650 (2062)	U.S. EPA Stationary Emergency Use Only (Tier 2)

Standard Features

Cat® Diesel Engine

- Meets U.S. EPA Stationary Emergency Use Only (Tier 2) emission standards
- Reliable performance proven in thousands of applications worldwide

Generator Set Package

- Accepts 100% block load in one step and meets other NFPA 110 loading requirements
- Conforms to ISO 8528-5 G3 load acceptance requirements
- Reliability verified through torsional vibration, fuel consumption, oil consumption, transient performance, and endurance testing

Alternators

- Superior motor starting capability minimizes need for oversizing generator
- Designed to match performance and output characteristics of Cat diesel engines

Cooling System

- Cooling systems available to operate in ambient temperatures up to 50°C (122°F)
- Tested to ensure proper generator set cooling

EMCP 4 Control Panels

- User-friendly interface and navigation
- Scalable system to meet a wide range of installation requirements
- Expansion modules and site specific programming for specific customer requirements

Warranty

- 24 months/1000-hour warranty for standby and mission critical ratings
- 12 months/unlimited hour warranty for prime and continuous ratings
- Extended service protection is available to provide extended coverage options

Worldwide Product Support

- Cat dealers have over 1,800 dealer branch stores operating in 200 countries
- Your local Cat dealer provides extensive post-sale support, including maintenance and repair agreements

Financing

- Caterpillar offers an array of financial products to help you succeed through financial service excellence
- Options include loans, finance lease, operating lease, working capital, and revolving line of credit
- Contact your local Cat dealer for availability in your region

Optional Equipment

Engine

Air Cleaner

- Single element
- Dual element
- Heavy duty

Muffler

- Industrial grade (15 dB)

Starting

- Standard batteries
- Oversized batteries
- Standard electric starter(s)
- Heavy duty electric starter(s)
- Dual electric starter(s)
- Air starter(s)
- Dual air starter(s)
- Jacket water heater
- Block heater

Alternator

Output voltage

- 380V 6300V
- 440V 6600V
- 480V 6900V
- 600V 12470V
- 2400V 13200V
- 4160V 13800V

Temperature Rise (over 40°C ambient)

- 150°C
- 125°C/130°C
- 105°C
- 80°C

Winding type

- Random wound
- Form wound

Excitation

- Internal excitation (IE)
- Permanent magnet (PM)

Attachments

- Anti-condensation heater
- Stator and bearing temperature monitoring and protection

Power Termination

Type

- Bus bar
- Circuit breaker
- 1600A 2000A
- 2500A 3000A
- 3200A 4000A
- 5000A
- IEC UL
- 3-pole 4-pole
- Manually operated
- Electrically operated

Trip Unit

- LSI LSI-G
- LSI-G-P

Control System

Controller

- EMCP 4.2
- EMCP 4.3
- EMCP 4.4

Attachments

- Local annunciator module
- Remote annunciator module
- Expansion I/O module
- Remote monitoring software

Charging

- Battery charger – 10A
- Battery charger – 20A
- Battery charger – 35A

Vibration Isolators

- Rubber
- Spring
- Seismic rated

Extended Service Options

Terms

- 2 year (prime)
- 3 year
- 5 year
- 10 year

Coverage

- Silver
- Gold
- Platinum
- Platinum Plus

Ancillary Equipment

- Automatic transfer switch (ATS)
- Uninterruptible power supply (UPS)
- Paralleling switchgear
- Paralleling controls

Certifications

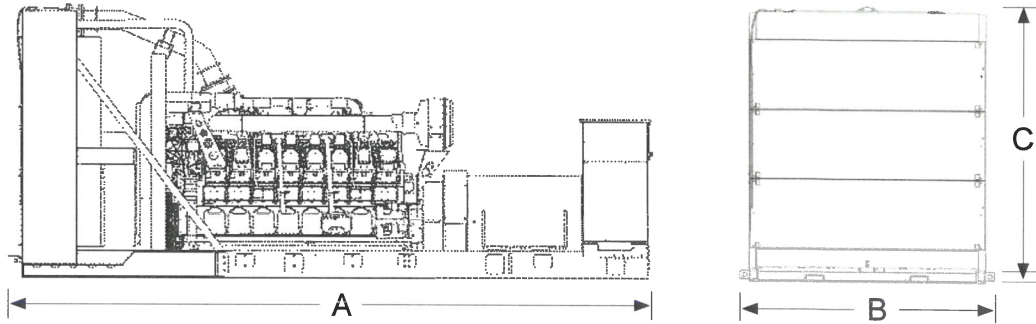
- UL2200
- CSA
- IBC seismic certification
- OSHPD pre-approval

Note: Some options may not be available on all models. Certifications may not be available with all model configurations. Consult factory for availability.

Package Performance

Performance	Standby	Mission Critical	Prime	Continuous
Frequency	60 Hz	60 Hz	60 Hz	60 Hz
Gen set power rating with fan	2000 ekW	2000 ekW	1825 ekW	1650 ekW
Gen set power rating with fan @ 0.8 power factor	2500 kVA	2500 kVA	2281 kVA	2062 kVA
Emissions	EPA ESE (TIER 2)	EPA ESE (TIER 2)	EPA ESE (TIER 2)	EPA ESE (TIER 2)
Performance number	EM1896-01	EM1897-01	DM8264-05	DM8265-04
Fuel Consumption				
100% load with fan – L/hr (gal/hr)	522.5 (138.0)	522.5 (138.0)	480.9 (127.0)	441.9 (116.7)
75% load with fan – L/hr (gal/hr)	406.8 (107.5)	406.8 (107.5)	378.8 (100.1)	349.4 (92.3)
50% load with fan – L/hr (gal/hr)	293.6 (77.5)	293.6 (77.5)	269.9 (71.3)	246.2 (65.0)
25% load with fan – L/hr (gal/hr)	169.7 (44.8)	169.7 (44.8)	159.2 (42.1)	148.9 (39.3)
Cooling System				
Radiator air flow restriction (system) – kPa (in. water)	0.12 (0.48)	0.12 (0.48)	0.12 (0.48)	0.12 (0.48)
Radiator air flow – m³/min (cfm)	2480.0 (87580)	2480.0 (87580)	2480.0 (87580)	2480.0 (87580)
Engine coolant capacity – L (gal)	233.2 (61.6)	233.2 (61.6)	233.2 (61.6)	233.2 (61.6)
Radiator coolant capacity – L (gal)	238.5 (63.0)	238.5 (63.0)	238.5 (63.0)	238.5 (63.0)
Total coolant capacity – L (gal)	471.7 (124.6)	471.7 (124.6)	471.7 (124.6)	471.7 (124.6)
Inlet Air				
Combustion air inlet flow rate – m³/min (cfm)	185.5 (6548.9)	185.5 (6548.9)	180.0 (6357.6)	174.3 (6155.8)
Exhaust System				
Exhaust stack gas temperature – °C (°F)	400.1 (752.1)	400.1 (752.1)	382.8 (721.1)	370.7 (699.3)
Exhaust gas flow rate – m³/min (cfm)	433.1 (15292.8)	433.1 (15292.8)	408.1 (14410.4)	385.3 (13605.7)
Exhaust system backpressure (maximum allowable) – kPa (in. water)	6.7 (27.0)	6.7 (27.0)	6.7 (27.0)	6.7 (27.0)
Heat Rejection				
Heat rejection to jacket water – kW (Btu/min)	759 (43150)	759 (43150)	715 (40666)	673 (38277)
Heat rejection to exhaust (total) – kW (Btu/min)	1788 (101696)	1788 (101696)	1645 (93554)	1522 (86577)
Heat rejection to aftercooler – kW (Btu/min)	672 (38240)	672 (38240)	612 (34784)	553 (31421)
Heat rejection to atmosphere from engine – kW (Btu/min)	133 (7564)	133 (7564)	127 (7230)	123 (6983)
Heat rejection from alternator – kW (Btu/min)	96 (5464)	96 (5464)	86 (4895)	76 (4326)
Emissions (Nominal)				
NOx mg/Nm³ (g/hp-h)	2754.3 (5.46)	2754.3 (5.46)	2488.9 (5.05)	2202.3 (4.37)
CO mg/Nm³ (g/hp-h)	143.3 (0.30)	143.3 (0.30)	129.7 (0.27)	112.3 (0.24)
HC mg/Nm³ (g/hp-h)	44.7 (0.11)	44.7 (0.11)	55.6 (0.13)	67.4 (0.16)
PM mg/Nm³ (g/hp-h)	10.4 (0.03)	10.4 (0.03)	10.9 (0.03)	12.0 (0.03)
Emissions (Potential Site Variation)				
NOx mg/Nm³ (g/hp-h)	3305.2 (6.56)	3305.2 (6.56)	2986.6 (6.06)	2642.7 (5.24)
CO mg/Nm³ (g/hp-h)	258.0 (0.54)	258.0 (0.54)	233.4 (0.49)	202.1 (0.43)
HC mg/Nm³ (g/hp-h)	59.5 (0.14)	59.5 (0.14)	73.9 (0.18)	89.6 (0.22)
PM mg/Nm³ (g/hp-h)	14.6 (0.04)	14.6 (0.04)	15.3 (0.04)	16.8 (0.04)

Weights and Dimensions



Dim "A" mm (in)	Dim "B" mm (in)	Dim "C" mm (in)	Dry Weight kg (lb)
6770 (266.5)	2379 (93.7)	2958 (116.5)	16 275 (35,880)

Note: For reference only. Do not use for installation design. Contact your local Cat dealer for precise weights and dimensions.

Ratings Definitions

Standby

Output available with varying load for the duration of the interruption of the normal source power. Average power output is 70% of the standby power rating. Typical operation is 200 hours per year, with maximum expected usage of 500 hours per year.

Mission Critical

Output available with varying load for the duration of the interruption of the normal source power. Average power output is 85% of the mission critical power rating. Typical peak demand up to 100% of rated power for up to 5% of the operating time. Typical operation is 200 hours per year, with maximum expected usage of 500 hours per year.

Prime

Output available with varying load for an unlimited time. Average power output is 70% of the prime power rating. Typical peak demand is 100% of prime rated kW with 10% overload capability for emergency use for a maximum of 1 hour in 12. Overload operation cannot exceed 25 hours per year.

Continuous

Output available with non-varying load for an unlimited time. Average power output is 70-100% of the continuous power rating. Typical peak demand is 100% of continuous rated kW for 100% of the operating hours.

Applicable Codes and Standards

AS1359, CSA C22.2 No100-04, UL142, UL489, UL869, UL2200, NFPA37, NFPA70, NFPA99, NFPA110, IBC, IEC60034-1, ISO3046, ISO8528, NEMA MG1-22, NEMA MG1-33, 2014/35/EU, 2006/42/EC, 2014/30/EU.

Note: Codes may not be available in all model configurations. Please consult your local Cat dealer for availability.

Data Center Applications

Tier III/Tier IV compliant per Uptime Institute requirements. ANSI/TIA-942 compliant for Rated-1 through Rated-4 data centers.

Fuel Rates

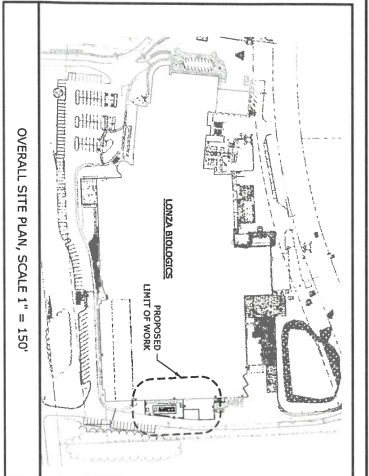
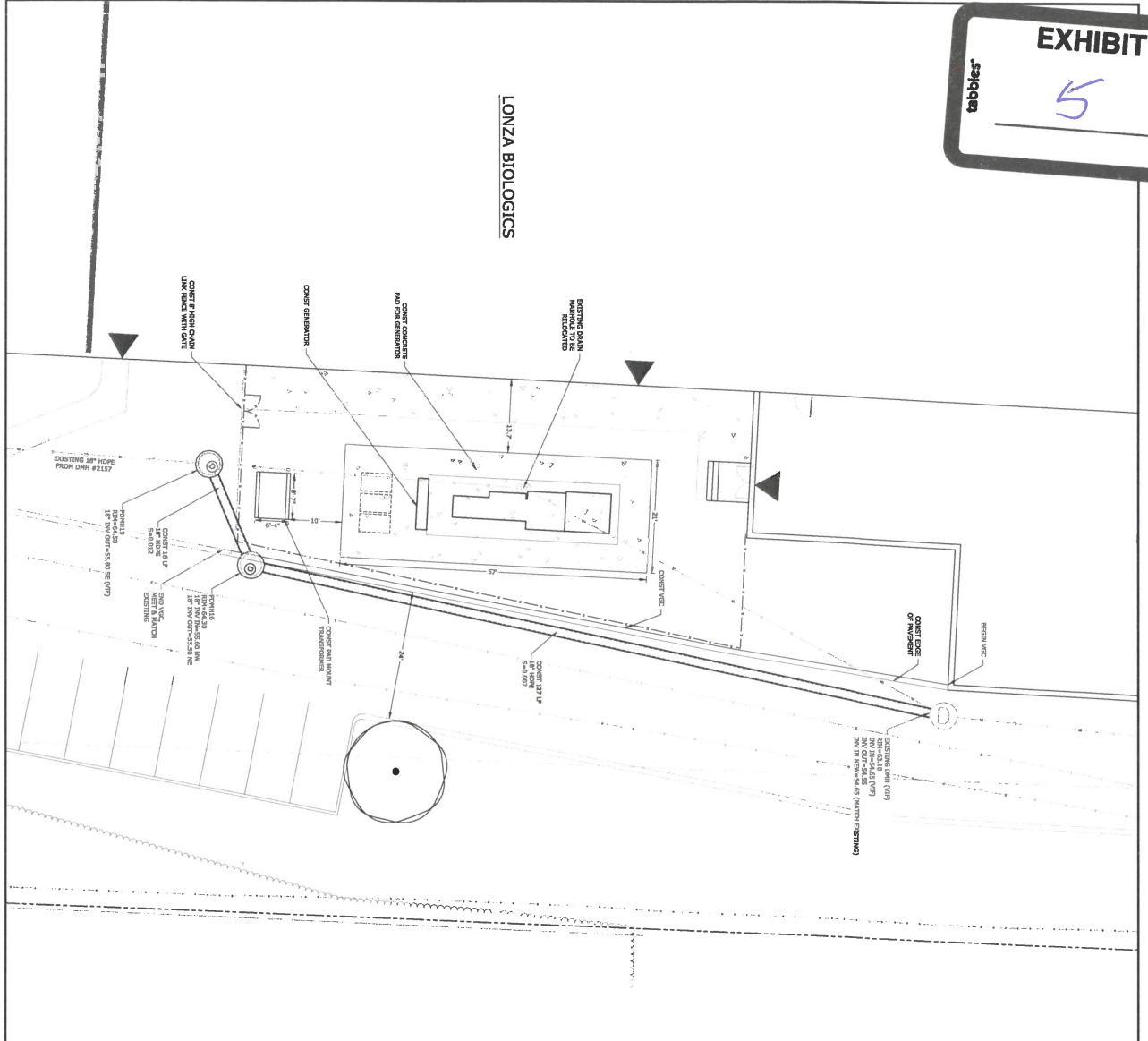
Fuel rates are based on fuel oil of 35° API [16°C (60°F)] gravity having an LHV of 42,780 kJ/kg (18,390 Btu/lb) when used at 29°C (85°F) and weighing 838.9 g/liter (7.001 lbs/U.S. gal.)

www.cat.com/electricpower

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Materials and specifications are subject to change without notice.
The International System of Units (SI) is used in this publication.

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LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED EDGE OF PAVEMENT
[Symbol]	PROPOSED VERTICAL CURB/GRADE CURB
[Symbol]	PROPOSED DRIVE
[Symbol]	PROPOSED PAVEMENT SECTION
[Symbol]	PROPOSED CONCRETE PAD
[Symbol]	PROPOSED ROLLUP DOOR
[Symbol]	PROPOSED LIGHT POLE
[Symbol]	PROPOSED TYPICAL
[Symbol]	COORDINATE
[Symbol]	VERTICAL CURB/GRADE CURB
[Symbol]	CONSTRUCT
[Symbol]	EXISTING STORM DRAIN LINE
[Symbol]	EXISTING THIEL LINE
[Symbol]	PROPOSED THIEL LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING STORM DRAIN LINE

SEE SHEETS C-101, C-102.1, C-103 & C-104 FOR DEMOLITION, SITE, GRADING, DRAINAGE AND EROSION CONTROL, AND UTILITY NOTES



Tight & Bond

Proposed Generator

Lonza Biologics

Portsmouth, New Hampshire

GENERATOR PAD PLAN

SCALE: AS SHOWN

C-201

NO.	DATE	BY	DESCRIPTION	REVISIONS
1	6/21/2021	JWS	ISSUE FOR SUBMISSION	
2	6/21/2021	JWS	ISSUE FOR PERMITS	
3	6/21/2021	JWS	ISSUE FOR CONSTRUCTION	
4	6/21/2021	JWS	ISSUE FOR AS-BUILT	

EXHIBIT

tabbles

6

VIEW FACING NORTH



VIEW FACING SOUTH TOWARDS ABUTTING PROPERTY



VIEW FACING WEST TOWARDS INTERNATIONAL DRIVE



VIEW FROM INTERNATIONAL DRIVE

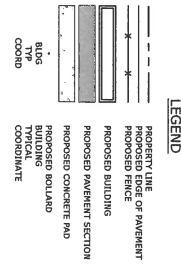
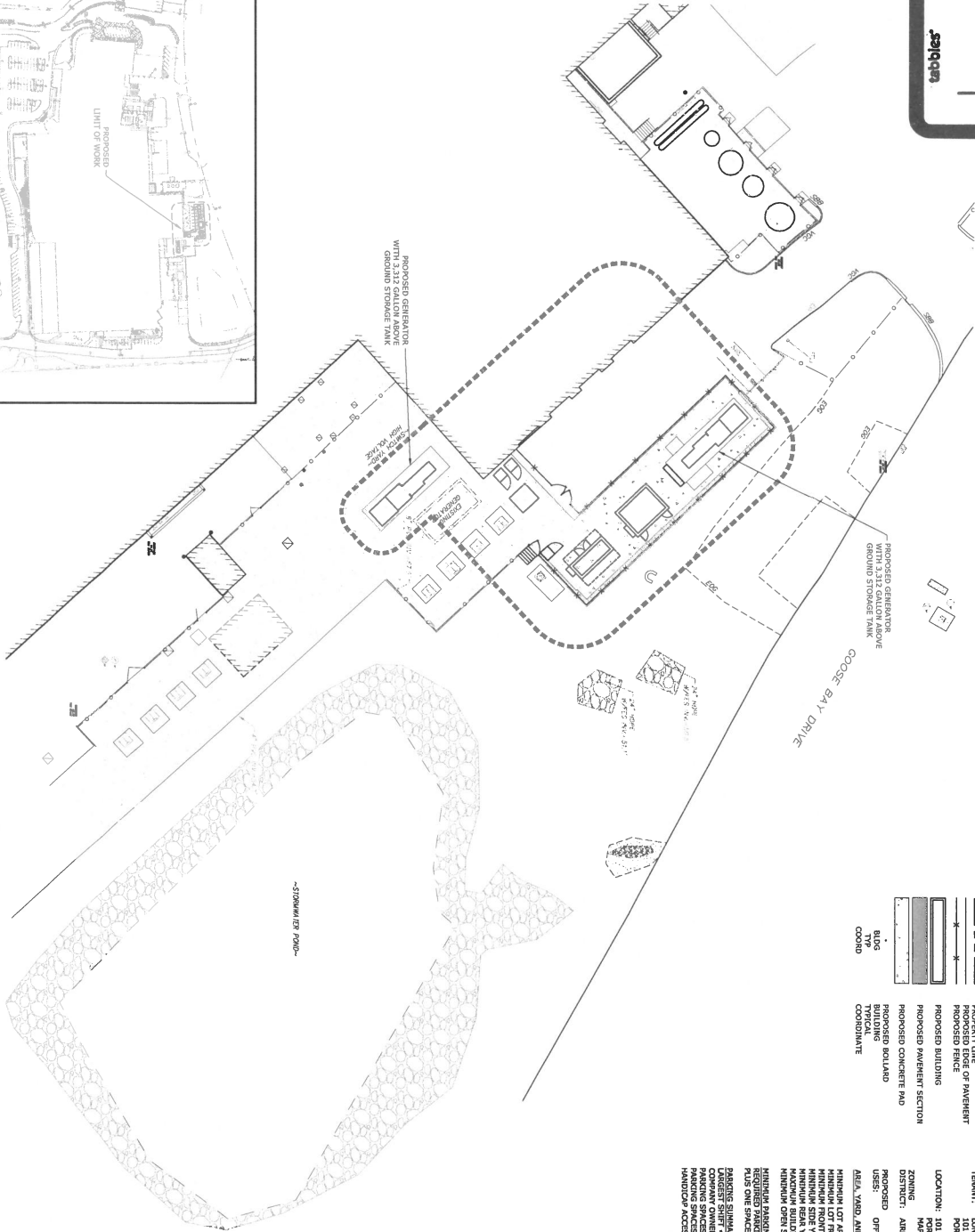
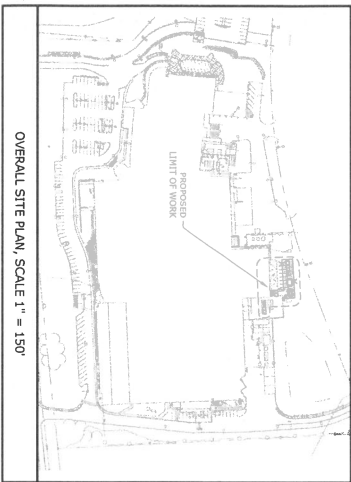
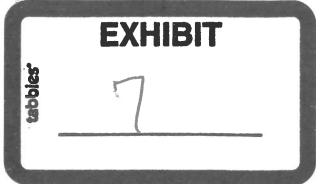


VIEW FROM PROPOSED GENERATOR SITE FACING EAST



VIEW OF PROPOSED GENERATOR SITE





SITE DATA BLOCK

OWNER: PEASE DEVELOPMENT AUTHORITY
 ADDRESS: 101 INTERNATIONAL DRIVE
 PORTSMOUTH, NH, 02801

PROJECT: ONCA BIOLOGICS, INC.
 TRACT: 101 INTERNATIONAL DRIVE
 PORTSMOUTH, NH, 02801

LOCATION: 101 INTERNATIONAL DRIVE
 MAP 303 LOT 6
 PORTSMOUTH, NH, 02801

ZONING: A-20
 DISTRICT: AIRPORT BUSINESS AND COMMERCIAL ZONE (ABC)

PROPOSED OFFICE/MANUFACTURING/RESEARCH AND DEVELOPMENT

AREA, YARD, AND HEIGHT REQUIREMENTS

MINIMUM LOT AREA	5 ACRES	PROPOSED/PROVIDED
MINIMUM FRONT YARD <td>70 FEET <td>177.1 ACRES</td> </td>	70 FEET <td>177.1 ACRES</td>	177.1 ACRES
MINIMUM SIDE YARD <td>30 FEET <td>118.4 FEET (EXISTING)</td> </td>	30 FEET <td>118.4 FEET (EXISTING)</td>	118.4 FEET (EXISTING)
MINIMUM REAR YARD <td>30 FEET <td>50.6 FEET (EXISTING)</td> </td>	30 FEET <td>50.6 FEET (EXISTING)</td>	50.6 FEET (EXISTING)
MINIMUM BUILDING HEIGHT <td>MAX. CULTURA <td>86 FEET (MAXIMUM)</td> </td>	MAX. CULTURA <td>86 FEET (MAXIMUM)</td>	86 FEET (MAXIMUM)
MINIMUM OPEN SPACE <td>25% OF LOT AREA <td>34.2%</td> </td>	25% OF LOT AREA <td>34.2%</td>	34.2%

MINIMUM PARKING REQUIREMENTS: 1.3 SPACES ON LARGEST SHIRT
 1.5 SPACES PER COMPANY OWNED VEHICLE

PARKING SUMMARY:
 LARGEST SHIRT = 740 EMPLOYEES
 COMPANY OWNED VEHICLE = 1 + (740 X 0.740) = 493 SPACES
 TOTAL SPACES PROVIDED = 521 SPACES
 HANDICAP ACCESSIBLE SPACES PROVIDED = 11 SPACES



G2E Generator

Portsmouth,
 New Hampshire

Lonza Biologics

NO.	DATE	DESCRIPTION
1	4/20/2019	Issue for Review
2	4/20/2019	Issue for Review
3	4/20/2019	Issue for Review
4	4/20/2019	Issue for Review
5	4/20/2019	Issue for Review
6	4/20/2019	Issue for Review
7	4/20/2019	Issue for Review
8	4/20/2019	Issue for Review
9	4/20/2019	Issue for Review
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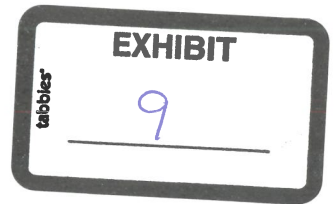
SCALE: C-102

8

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Lonza Biologics Storage Facilities located at 101 International Drive Portsmouth, NH

Location	Service	PDA Classification	Capacity	Year Installed	Equipment #	Storage Facility Description	Comments Field
101A Utility yard	Wastewater	Not Regulated	12,000 G	N/A	T-17001	Non Hazardous Material	No Currently Used
101A Gas yard	Liquid Nitrogen	No Spill Risk	1,500 G	N/A	X-680	Cryogenic Liquid - Gasfy and Disperse	
101A Gas yard	Liquid Carbon Dioxide	No Spill Risk	3,300 G	N/A	X-695	Cryogenic Liquid - Gasfy and Disperse	
101A Cold Storage Bldg	Generator-Diesel	Regulated	1,075 G	2013	101A-EGEN-B	Double Walled Tank with Interstitial Monitoring	
101A Utility yard	Generator-Diesel	Regulated	2,400 G	2000	101A-EGEN-B	Double Walled Tank with Interstitial Monitoring	
101B Gas yard	Liquid Nitrogen	No Spill Risk	6,000 G	N/A	X-33050	Cryogenic Liquid - Gasfy and Disperse	Original Volume - 1,500 G
101B Gas yard	Liquid Carbon Dioxide	No Spill Risk	7,100 G	N/A	X-33040	Cryogenic Liquid - Gasfy and Disperse	
101B Gas yard	Liquid Oxygen	No Spill Risk	5,835 G	N/A	X-33030	Cryogenic Liquid - Gasfy and Disperse	
101B Gas yard	Gaseous helium	No Spill Risk	43,335 SCF / 2,244 G	N/A	X-33060	Stored as a Gas - Disperse lighter than Air	
101B Gas yard	Brine solution	Not Regulated	50 tons	N/A	T-30010	Saturated Salt Solution	No Significant Hazards Mostly dry tank.
101B Electrical yard	Generator-Diesel	Regulated	3,640 G	2003	101B-EGEN	Double Walled Tank with Interstitial Monitoring	
101B Electrical yard	Generator-Diesel	Regulated	3,312	2019	101B-EGEN	Double Walled Tank with Interstitial Monitoring	
101B Electrical yard	Generator-Diesel	Regulated	3,312	2019	101B-EGEN	Double Walled Tank with Interstitial Monitoring	
101C underground	Nitrogen Wastewater (Currently not in use)	Not Regulated	50,000 G	N/A	T-33011	Spray Lined Tank (Will get epoxy lined in 2019)	Non Hazardous
101C underground	Trition Wastewater	Not Regulated	50,000 G	N/A	T-33012	Epoxy Lined	Non Hazardous
101C underground	Wastewater (not used)	Not Regulated	50,000 G	N/A	T-33013	Epoxy Lined	WW flushed into chemical drains in building flow to this lined tank for equalization. Following equalization, the WW is diverted back into the building's waste neutralization systems.
101C Gas yard	Liquid Nitrogen	No Spill Risk	3,000 G	N/A	T-43410	Cryogenic Liquid - Gasfy and Disperse	
101C Electrical yard	Generator-Diesel	Regulated	3,312	2016	101C-EGEN	Double Walled Tank with Interstitial Monitoring	
101C Electrical yard	Generator-Diesel	Regulated	3,312	2016	101C-EGEN	Double Walled Tank with Interstitial Monitoring	
101C Electrical yard	Generator-Diesel	Regulated	3,312	2021	101C-EGEN	Double Walled Tank with Interstitial Monitoring	
Bldg 230	Generator-Diesel	Regulated	660	N/A	230-EGEN	Double Walled Tank with Interstitial Monitoring	



The motion passed by unanimous vote, 7-0.

Ms. Eldridge returned to alternate status, and Mr. Hagaman assumed a voting seat.

2) Case 5-9

Petitioners: Lonza Biologics, Inc.
Property: 101 International Drive
Assessor Plan: Map 305, Lot 6
District: (Pease) Airport Business Commercial District
Description: Add two new generators, above ground storage tanks, a transformer pad, and gear/switch enclosure.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Pease Development Ordinance including the following variances:
a) from Section 308.02(c) to allow above ground storage tanks (AST) exceeding 2,000 gallons per facility.

SPEAKING IN FAVOR OF THE PETITION

Patrick Crimmins of Tigie and Bond was present on behalf of the applicant. He reviewed the petition, noting that the tanks would require other State approvals. He said the project would involve construction of new electric equipment to support it. He noted that there were already four generators that exceeded 2,000 gallons. He referenced his letter that addressed the criteria.

In response to the Board’s questions, Mr. Crimmins said the following:

- Two generators and tanks would be added and not replace the existing ones. Some of the tanks were smaller;
- There had been no spillage and the tanks were regularly inspected;
- One tank exceeded the 2,000 gallons and had no issues. The tanks would be replaced in kind if they failed or the applicant would return for approval if a larger tank were necessary;
- The material of the new tanks consisted of a rubber lining, with steel on the outside;
- He didn’t know the percentage of space that had not been outfitted in the existing envelope but said a shell was done in 2008 and was dormant for eight years but was in the process of being fit up. He said they were getting close to capacity because generators were catching up to existing space as new projects evolved;
- In a catastrophe, there were pits under the tanks to contain any leakage;
- Generators would routinely be tested to ensure that they were operating efficiently;
- Tanks greater than 2,000 gallons were necessary because they wanted generators that were similar to those on other sites and were running out of space due to the limited footprint.

**SPEAKING IN OPPOSITION TO THE PETITION AND/OR
SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one rose to speak, and Chairman Rheume closed the public hearing.

DECISION OF THE BOARD

Mr. Parrott moved to recommend approval, and Mr. Lee seconded.

Mr. Parrott said it was a straightforward request and similar to what was used in many other facilities. He noted that the applicant would have a regular auditing program to check the integrity of the tanks and that the secondary backup of the pit arrangement would allow any adverse effect to be detected before getting out to the environment. He said the project would have no adverse effect or diminution of value of surrounding properties because it was just a continuation of existing machinery and facilities and there was plenty of room. He said it would be a benefit to the public interest to see the business prosper and would not pose any harm to the environment. In terms of the hardship, he said the company was the best one to know about backup or emergency power to keep their operation running smoothly, and denying the request would be detrimental to them and not have a positive effect on anyone else. He said substantial justice would be done and could see no effect on the public interest. He said the proposed use was not contrary to the spirit of the zoning of the rule, noting that people operated their businesses as they needed to in a safe and responsible fashion. He said he was satisfied that the request met all the criteria.

Mr. Lee concurred and had nothing to add.

Chairman Rheume said he would support the motion. He noted that Lonza at some point should consider whether there was a better way to provide a central tank location that would be easier to inspect than all the smaller tanks. He said it might be a positive benefit to think longer-term about having one large tank so that they didn't have to return before the Board.

The motion passed by unanimous vote, 7-0.

Mr. Hagaman returned to Alternate status, and Ms. Eldridge assumed a voting seat.

3) Case 5-10

- Petitioners: Weeks Realty Trust, Kaley E. Weeks, Trustee and Chad Carter, owners and Tuck Realty Corporation, applicant
- Property: 3110 Lafayette Road and 65 Ocean Road
- Assessor Plan: Map 292, Lots 151-1, 151-2 and 153
- District: Single Residence B
- Description: Construct 23 townhouses on three merged lots.
- Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variance:
- a) from Section 10.513 to allow more than one dwelling per lot;