WorcShop Exterior Storage and Project Policy
Policy Pending Further Town Review

Our facility is right next to the French River and will be used as an example of how advanced industry can coexist adjacent to nature in an eco-friendly way. It is the core goal of the WorcShop to minimize negative environmental impacts and pioneer innovative technologies to address industrial waste management while operating as an industrial innovation center and makerspace. Utilizing our yard space for large projects and large vehicle projects

* There are 18 yard project spaces measuring 10’ x 20’.
* There are 12 storage container spaces currently available.

 The Intent for the outside projects areas is to provide members with the space necessary to complete large scale projects or projects not suitable for indoors that may include but are not limited to:

* Shipping container conversions and modifications
* Large vehicle modifications such as farm equipment, construction equipment, buses, trailers, etc.
* Structure prefabrications such as greenhouses, outbuildings, tiny houses etc.
* High energy processes such as steel smelting or pottery firing.
* Fire art testing.

The following limitations apply:

1. No residential or camping at the WorcShop is allowed.  Members cannot occupy their projects on premises while they are being worked on. E.g. a member cannot live in their bus project while converting it to an RV.
2. All project areas must be maintained in a neat and tidy manner.
3. Do not leave loose equipment or materials outside.
4. All outside storage must receive pre-authorization from WorcShop staff except non-hazardous storage that is stored inside of storage container units.
5. No fluid changes are allowed outside under any circumstances. Vehicles over 9’ tall must have fluids drained before arriving onsite or be drivable in good operating order.
6. No fluid storage outside, if you need to store fluids, ask shop staff for available authorized spaces (paint in paint cabinet, propane in propane storage, etc).
7. Projects must be approved by the WorcShop. It is the members responsibility to adhere to any specific restrictions or conditions imposed upon a project’s approval. The WorcShop retains the right to disallow a project for policy violations and the project may be towed from the premises at the owner's expense.
8. No camping or overnight stays on the premises.  Residential occupancy on the site or in the building (i.e. members, staff, or anyone else living on the premises) is strictly prohibited. The Leicester Fire Department will conduct regular (no less than every 6 months) unannounced inspections. If evidence of residency is found; an immediate cease & desist order will be issued for the entire WorcShop.
9. The adjoining wooded area must be left as-is unless you’re clearing dead wood or debris. Existing wooded areas on the site shall remain undisturbed except to remove dead or diseased trees that would pose a safety hazard. Coordination with the Leicester Conservation Commission is required for further development.
10. Spills of any sort will be cleaned up immediately with appropriate spill kits located in building #7.
	1. Hazardous waste will be bagged, J-seal, labeled and disposed of in the Hazardous Waste Dumpster.
	2. An email must be sent to theworcshop@gmail.com detailing the cleanup including the type of hazardous waste, volume, date, time, and person cleaning the spill.
	3. Appropriate PPE must be worn during spill cleanup.
11. Fire art testing will require a phone call to Worcester/Leicester Fire Department Dispatch@ 508-453-6851 ½ hour prior to any flame testing detailing the test and length of time the testing will take place.
12. All local, state and federal regulations apply. Please refer questions to WorcShop staff @ theworcshop@gmail.com.