

DEVENS ENTERPRISE COMMISSION

DEC NO. D 23-059

DATE: 8/28/23

FEE: \$ 300 ch 132

**DEVENS REGIONAL ENTERPRISE ZONE
PERMIT APPLICATION LEVEL 2**

=====

ESTIMATED COST OF CONSTRUCTION / IMPROVEMENTS _____

OWNER Lake George Realty LLC

APPLICANT Accumet Engineering

ADDRESS 41 Lake George St

ADDRESS 41 Lake George St

TOWN/STATE Devens MA

TOWN/STATE Devens MA

PHONE 978 692 6180

PHONE 978 692 6180

FAX _____

FAX _____

[Signature]
SIGNATURE

[Signature]
SIGNATURE

Gregory Sexton Manager
Type or print name and title

Gregory Sexton CEO
Type or print name and title

If appropriate, attach a separate sheet with the name(s), address(es), and telephone/fax numbers for the project engineer, attorney, or other "development team" personnel.

SITE / LOCATION / STREET 41 Lake George St

LOT SIZE / TOTAL PARCEL / ZONING DISTRICT: 3.1Ac. Innovation and Technology Center Dist.

=====

STATEMENT OF PROPOSED WORK OR ACTIVITY: _____

=====

SCOPE OF WORK (pick the actions that best fit your project or application)

- Site Plan
- Wetlands NOI
- Minor amendment or modification of an approved plan
- Historic District renovations/addition/alternations
- Other (Specify) License to store propane in excess of 2000 gal
- Reconsideration
- Zoning Variance

Explain work to be performed: Three 1,000gal Propane Tanks Have Been

Approved For this site. Requesting a license to store propane in excess of 2000 gal.

Comments from Notifying Agencies: _____

Received By
Devens Enterprise Commission

AUG 28 2023



FP-002A
(Rev. 6/23)

The Commonwealth of Massachusetts

City/Town of Devens

Application For License

Massachusetts General Law, Chapter 148 §13

New License Amended License

GIS Coordinates

LAT.

LONG.

License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 41 Lake George St Devens MA
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: Lake George Realty LLC

Address of Land Owner: 41 Lake George St Devens MA

Use and Occupancy of Buildings and Structures: Light Manufacturing

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments

Attach a copy of the current license

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet	CONTAINER UST, AST, IBC, drums
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Total quantity of all flammable liquids to be stored: _____

Total quantity of all combustible liquids to be stored: _____

Total quantity of all flammable gases to be stored: _____

Total quantity of all flammable solids to be stored: _____

LP-gas (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: _____

List sizes and capacities of all aboveground containers used for storage: _____

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: 3000 gal

List sizes and capacities of all underground containers used for storage: three 1000 gallon tanks

Total aggregate quantity of all LP-gas to be stored: 3000 gal

Fireworks (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.3G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Type/class of magazine used for storage: _____

Total aggregate quantity of all classes of fireworks to be stored: _____

Explosives (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.1: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.2: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.3: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.5: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.6: _____ Number of magazines used for storage: _____

I, Gregory Sexton, hereby attest that I am authorized to make this application. I acknowledge that the information/contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature [Signature] Date 8/28/23 Name Gregory Sexton

PLEASE NOTE THAT ONLY APPLICATIONS WITH ORIGINAL WET SIGNATURES WILL BE ACCEPTED. PHOTOCOPIES OF APPLICATIONS WILL NOT BE PROCESSED.

Fire Department Use Only

I, Timothy Kelly, Head of the Devens Fire Department endorse this application with my

Approval Disapproval

Signature of Head of the Fire Department [Signature] Date Sept 13, 2023

Recommendations: _____



The Commonwealth of Massachusetts
Department of Fire Services - Office of the State Fire Marshal
P.O. Box 1025, State Road, Stow, MA 01775

PERMIT

City or Town: Devens

DIG SAFE NUMBER

Date: 5/16/23

Permit Number: 23DEV-2.DD-PM

In accordance with the provisions of M.G.L., Chapter 148, as provided in Section 10A this permit is granted

to: DiLeo Gas Inc

for: Dileo Gas Inc. permitted to install a 1000 gallon ASME underground propane tank

Restrictions: NFPA 1 Ch 66/527 CMR 9

In accordance with NFPA 1 Chapter 66/527 CMR 9

at: 41 LAKE GEORGE ST, DEVENS, MA

Fee: \$75.00 Paid: Yes Check #: This Permit will expire on: 05/16/2024

Issued By: FireFighter/EMT Jazmin Murillo

Signature of Official Granting Permit: Jazmin Murillo

From Paul DiLeo Cell: 774.641.4500 9/12/23

Propane Delivery Time – regular business hours 8-5 M-F

Duration – 15-20 minutes using truck idle pump

Frequency – Every 3-4 weeks in winter, 1 in summer (used for heat)

DiLeo Gas is a family-owned company that has been in operation for 30 years, with safety as our #1 priority. We are overseen by various compliance organizations, including, but not limited to: Department of Transportation (DOT), Occupational Safety and Health Administration (OSHA), Transportation Security Administration (TSA), State Fire Marshall, and other local Authorities Having Jurisdiction (AHJ).

Deliveries will be made as needed based on the readings from our cellular tank monitor. Once the monitor reads that the tanks are at a low level, an automatic delivery ticket is created and a delivery will be made. Consumption is based on a multitude of factors (ex. BTUs of the appliances, occupancy hours in the building, # of appliances, weather, etc.), so delivery frequency may be as low as every 2-4 days, or as far out as every 3-4 weeks.

Delivery Operations:

This procedure is the same regardless of the type of container you are filling at the customer site. 1. Position the bobtail. 2. Perform the site inspection and check the liquid level in the container. 3. Set the meter, open valves, and engage the PTO. 4. Prepare hoses and filler valve. 5. Connect hoses and check for leaks. 6. Fill the customer's container. 7. Disconnect hoses. 8. Prepare the bobtail for the next delivery.

During filling, always remember that: You should never leave the transfer area. If you must leave the area, stop the unloading operation. DOT regulations require that you remain within 150 ft of the truck and 25 ft of the delivery hose during unloading. On deliveries that take longer than 5 minutes to complete, you must observe the vehicle and the customer's tank once every 5 minutes while the liquid internal valve is open. Follow other emergency procedures, as appropriate.

Safety & Emergency Information:

Propane Odorant Smell Simulation PERC materials include a scratch-and-sniff feature that simulates the smell of propane odorant. This is to help familiarize and remind customers of the smell of propane odorant, which could indicate a propane leak. These materials also cover how a customer should respond to the smell of propane odorant and, specifically, how to turn off the propane supply at the containers. Carbon Monoxide and Customer Safety PERC provides helpful materials to help reduce the risk of carbon monoxide exposure. These materials explain the facts of carbon monoxide and how to avoid carbon monoxide poisoning. The materials also explain what to do if a customer suspects the presence of carbon monoxide in their home or workplace. Other Safety Information In addition to this safety information, PERC provides other consumer safety warnings, including other safety brochures,

container shutoff valve labels, hazard warning tags, and safety tips for using propane grills. Some marketers also have their own consumer safety materials they may use to provide their customers with propane safety information. Check with your supervisor to verify your company's policy regarding this information.

Different installations have different points where the flow of propane may be shut off, for example, the container service valves, manual shutoff valves, and primary shutoff valves. Turning off the gas at the container will immediately stop the flow of gas and thus greatly reduce the potential for fire or explosion. The new customer should also be instructed, in the event of an emergency, not to enter the building or structure until the gas company or emergency personnel state it is safe to do so. It is also a good idea to demonstrate to a new customer what propane smells like. You can do this by having the customer smell the odor of propane by opening the fixed maximum liquid level gauge for a few seconds. This will help them identify the smell of propane in the event there is a leak later on. Tell your new customer to close all valves, if it is safe to do so, when: They smell odorant or suspect a leak in or around the building. Flooding is predicted for their area. They should turn off the gas valve at the cylinder or tank before the water rises. Something doesn't look right after a storm. If their tank has shifted position, gas lines are bent, broken or damaged, or they see something else unusual about their system or appliance.

EMERGENCY NUMBERS If your new customer suspects a propane leak, the presence of carbon monoxide, or another propane emergency, they should evacuate their home or office. They should call your company's 24-hour emergency telephone number or 911 from another safe location. There is a company decal with a 24-hour emergency telephone number placed on a customer-owned or leased container, point that number out to your new customer as well. If your company's 24-hour emergency telephone number is not on a decal, provide that number when you are reviewing safety precautions with your new customer before you leave.

an uncontrolled release of propane is one that cannot be readily shut off. Causes may include an open valve, open or damaged container component, piping failure, or container breach. An uncontrolled release of propane liquid or vapor could lead to an explosion, fire, or other emergency situation. A propane-related emergency can occur anywhere propane is present; for example, at a residence, business, bulk plant, or en route to a location. Never attempt to respond to any emergency unless you have been properly trained and authorized to do so.

In the event of a propane emergency, you should always place personal safety first. This means you should: Evacuate the area immediately. Be aware of your surroundings. Call for help.

Emergency Procedure

If an unintentional release of product occurs during unloading, perform the following:

- 1.) *Immediately* activate the main liquid withdrawal (belly) valve remote closure to stop the flow of propane.
- 2.) *Shut-off* the truck engine as quickly as possible to remove a potential source of ignition and stop the PTO.
- 3.) *If unable to stop leak:*
 - Evacuate all persons in the area of the leak. Ask all persons not to smoke, not to activate any electrical equipment (such as radios, fans, light switches, etc.), or start a vehicle motor in the area of the leak as they leave.
 - Notify emergency authorities (911) and district office as soon as possible using a safe means of communication. Do not use the truck radio in the areas of the leak. Ask someone nearby to notify the authorities for you. Do not leave the area of the leak unprotected.
 - Do not activate any electrical equipment yourself, such as radio, light switches, or hose reel switch if there is a propane leakage present.
 - Remain at a safe distance and continue to secure the area until help arrives.
- 4.) *If able to stop leak:*
 - Follow the procedures for evacuating the area as outlined above, until all propane has dissipated.
 - Notify the district office of the situation, using a safe means of communication.
 - After all propane has dissipated, determine the cause of the leak and secure equipment as necessary.
 - If unable to move the truck safely, notify your district office, and continue to secure the area until help arrives.

Important Propane Safety Information for You and Your Family



IF YOU SMELL GAS

- 1. NO FLAMES OR SPARKS!** Immediately put out all smoking materials and other open flames. Do not operate lights, appliances, telephones, or cell phones. Flames or sparks from these sources can trigger an explosion or a fire.
- 2. LEAVE THE AREA IMMEDIATELY!** Get everyone out of the building or area where you suspect gas is leaking.
- 3. SHUT OFF THE GAS.** Turn off the main gas supply valve on your propane tank if it is safe to do so. To close the valve, turn it to the right (clockwise).
- 4. REPORT THE LEAK.** From a neighbor's home or other nearby building away from the gas leak, call your propane retailer right away. If you can't reach your propane retailer, call 911 or your local fire department.
- 5. DO NOT RETURN TO THE BUILDING OR AREA** until your propane retailer, emergency responder, or qualified service technician determines that it is safe to do so.
- 6. GET YOUR SYSTEM CHECKED.** Before you attempt to use any of your propane appliances, your propane retailer or a qualified service technician must check your entire system to ensure that it is leak-free.

CAN YOU SMELL IT?

Propane smells like rotten eggs, a skunk's spray, or a dead animal. Some people may have difficulty smelling propane due to their age (older people may have a less sensitive sense of smell); a medical condition; or the effects of medication, alcohol, tobacco, or drugs.

ODOR LOSS. On rare occasions, propane can lose its odor. Several things can cause this including:

- The presence of air, water, or rust in a propane tank or cylinder
- The passage of leaking propane through the soil



Since there is a possibility of odor loss or problems with your sense of smell, you should respond immediately to even a faint odor of gas.

PROPANE GAS DETECTORS

Under some circumstances, you may not smell a propane leak. Propane gas detectors sound an alarm if they sense propane in the air. They can provide an additional measure of security. You should consider the purchase of one or more detectors for your home.

GUIDELINES regarding propane gas detectors:

- Buy only units that are listed by Underwriters Laboratories (UL).
- Follow the manufacturer's instructions regarding installation and maintenance.
- Never ignore the smell of propane, even if no detector is sounding an alarm.

APPLIANCE MAINTENANCE

LEAVE IT TO THE EXPERTS. Only a qualified service technician has the training to install, inspect, service, maintain, and repair your appliances. Have your appliances and propane system inspected just before the start of each heating season.

DO NOT TRY TO MODIFY OR REPAIR valves, regulators, connectors, controls, or other appliance and cylinder/tank parts. Doing so creates the risk of a gas leak that can result in property damage, serious injury, or death.

CO AND YOUR SAFETY

WHAT IS CARBON MONOXIDE (CO)? You can't taste or smell CO, but it is a very dangerous gas. High levels of CO can come from appliances that are not operating correctly, or from a venting system or chimney that becomes blocked.

CO CAN BE DEADLY! High levels of CO can make you dizzy or sick. In extreme cases, CO can cause brain damage or death. Symptoms of CO poisoning include: headache, dizziness, fatigue, shortness of breath, and nausea.



IF YOU SUSPECT CO IS PRESENT, ACT IMMEDIATELY!

1. If you or a family member shows physical symptoms of CO poisoning, get everyone out of the building and call 911 or your local fire department.
2. If it is safe to do so, open windows to allow entry of fresh air, and turn off any appliances you suspect may be releasing CO.
3. If no one has symptoms, but you suspect that CO is present, call your propane retailer or a qualified service technician to check CO levels and your propane equipment.

CO DETECTORS CAN IMPROVE SAFETY.

For an extra measure of safety, consider installing a CO detector listed by UL on each level of your home.

TO HELP REDUCE THE RISK OF CO POISONING:

- Have a qualified service technician check your propane appliances and venting systems annually, preferably before the heating season.
- Install UL-listed CO detectors on every level of your home.
- Never use a gas oven or range-top burners to provide space heating.
- Never use portable heaters indoors unless they are designed and approved for indoor use.
- Never use a barbecue grill (propane or charcoal) indoors for cooking or heating.
- Regularly check your appliance exhaust vents for blockage.

RUNNING OUT OF GAS



DON'T RUN OUT OF GAS. SERIOUS SAFETY HAZARDS, INCLUDING FIRE OR EXPLOSION, CAN RESULT.

- If an appliance valve or a gas line is left open, a leak could occur when the system is recharged with propane.
- If your propane tank runs out of gas, any pilot lights on your appliances will go out. This can be extremely dangerous.
- **A LEAK CHECK IS REQUIRED.** In many states, a propane retailer or a qualified service technician must perform a leak check of your propane system before turning on the gas.

LIGHTING PILOT LIGHTS

IF A PILOT LIGHT REPEATEDLY GOES OUT or is very difficult to light, there may be a safety problem. **DO NOT** try to fix the problem yourself. It is strongly recommended that only a **QUALIFIED SERVICE TECHNICIAN** light any pilot light that has gone out.

YOU ARE TAKING THE RISK of starting a fire or an explosion if you light a pilot light yourself. Carefully follow all of the manufacturer's instructions and warnings concerning the appliance before attempting to light the pilot.

PROJECT INFORMATION

Table with 2 columns: Category (Land Information, Zoning and Land Use Information, Land Use Areas, etc.) and Value (e.g., 13/21-6, 3.11 ACRE, etc.)



LOCUS MAP SCALE: 1"=2000'

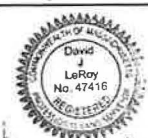
LEGEND

Legend table listing symbols for existing contours, property lines, wetlands, drainage structures, etc., with corresponding graphical representations.

OWNER: LAKE GEORGE REALTY, LLC 123 OAK HILL ROAD WESTFORD, MA 01886

ACCUMET ENGINEERING, INC. 41 LAKE GEORGE STREET

OWNER: LAKE GEORGE REALTY, LLC 123 OAK HILL ROAD WESTFORD, MA 01886



HANNIGAN ENGINEERING, INC. CIVIL ENGINEERS & LAND SURVEYORS

8 MONUMENT SQUARE LEWISTON, MASSACHUSETTS 01453 (978) 534-1334 (F) (978) 534-0860 (P) WWW.HANNIGANENGINEERING.COM

AS-BUILT PLAN IN DEVENS, MASSACHUSETTS

PREPARED FOR: ACCUMET ENGINEERING, INC. GREGORY SEXTON, PRESIDENT 123 OAK HILL ROAD WESTFORD, MASSACHUSETTS 01886

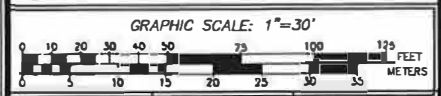


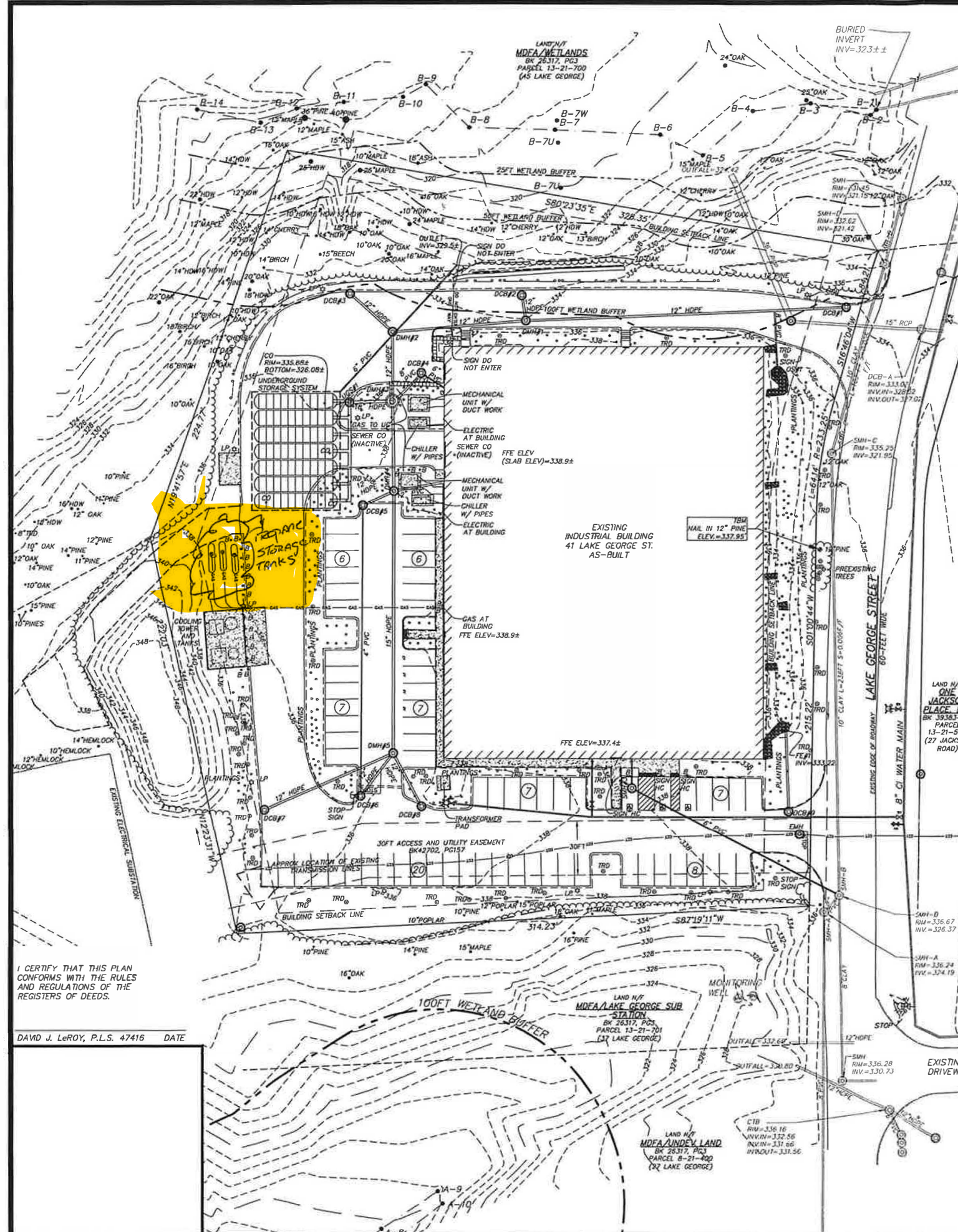
Table with 3 columns: Field (CALC, CHKD, SRV, TAB), Value (D.J.L, I.E.H, D.J.L, ASB), and Field (SCALE, DATE, JOB NO, PLAN NO) (1"=30', AUG 2, 2023, 2984, 11-14)

SCHEDULE OF DRAINAGE STRUCTURES & ELEVATIONS table with columns: FROM, PIPE, TO. Lists drainage components like DCB#1 through DCB#12 with their respective elevations and pipe types.

Main SCHEDULE OF DRAINAGE STRUCTURES & ELEVATIONS table with columns: FROM, PIPE, TO. Lists drainage components from DCB#1 through DCB#12 with detailed elevation and pipe specifications.

SCHEDULE OF SEWER STRUCTURES & ELEVATIONS table with columns: FROM, PIPE, TO. Lists sewer components like building domestic, manholes (SMH-A, SMH-B, SMH-C), and manholes (MH#1, MH#2, MH#3).

SPECIAL NOTES: 1) ALL PROPOSED SIGNS SHALL CONFORM WITH ARTICLE XII OF THE BY-LAWS AND 97A CMR 6.00. SIGN CONTROL AS MOST RECENTLY AMENDED. 2) THE PROPOSED SITE LAYOUT HAS BEEN DESIGNED TO ACCOMMODATE AASHTO DESIGNATED HD-67 VEHICLES (SEMI-TRUCK DELIVERY VEHICLES) AND SO-40 VEHICLES (DELIVERY VEHICLES, GARAGE TRUCKS, FIRE EQUIPMENT, ETC.). 3) EXISTING OR PROPOSED USE WILL NOT GENERATE ELECTROMAGNETIC INTERFERENCE TO ANY SENSITIVE RECEIVER INTERFERENCE WITH THE HARRIS-BIRDSONG RADIO TELESCOPE (1400-1700 MHz) IS SPECIFICALLY PROHIBITED. 4) PROPOSED OR EXISTING USE WILL NOT CAUSE PROMINENT MULTIPLE PATTERNS OF NOISE OR VIBRATION MESSAGE TO OR INTERFERE WITH ANY SENSITIVE RECEIVER. 5) A DEP AIR QUALITY PERMIT IS NOT REQUIRED. 6) THE APPLICANT AND OPERATOR (SITE CONTRACTOR) SHALL BE RESPONSIBLE FOR MAINTAINING A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT ON-SITE, OR IN ANOTHER DESIGNATED LOCATION, AS NOTED IN THE SWPPP. NOTICE WITH THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) SHALL BE MADE PRIOR TO THE START OF CONSTRUCTION, PURSUANT TO THE U.S.E.P.A.'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT PROGRAM FOR STORMWATER DURING CONSTRUCTION ACTIVITIES.



I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DAWD J. LeROY, P.L.S. 47416 DATE