

Staff Report

Devens
Enterprise
Commission

Date: December 15, 2025

To: Devens Enterprise Commission

From: Neil Angus, FAICP DEC Director

RE: Level 1 Application for Soil Relocation from BMS Site to Shepley Landfill Site

Applicant/ Owner: Bristol Myers Squibb, US Department of Defense, and MassDevelopment
Engineer: VHB Inc.
Location: Origin Site: 38 Jackson Road (Bristol Myers Squibb), Devens, MA
Receiving Site: 60/99 Cook Street (US Army & MassDev.) Devens, MA
Zoning: Origin Site: Rail, Industrial & Trade Related Uses, Open Space and Recreation,
Zone 2 Water Resource Protection Overlay District.

Proposed Project:

A Level One Development Permit application package was submitted to the Devens Enterprise Commission (DEC) on December 8, 2025 for Bristol Myers Squibb's proposal to relocate approximately 16,800 cu.yds. of material from portions of their campus located at 38 Jackson Road, to a ~3.7 acre portion of 60/99 Cook Street owned by The US Department of Defense, referred to as Shepley Hill Landfill parcel. Because the receiving site is within estimated priority habitat, the Applicant also submitted a request to MassWildlife through the Natural Heritage Endangered Species program.

The proposed relocated soil is from previously approved projects on BMS's campus. BMS is running out of space to store soils on their own property and have been working with MassDevelopment, the Army, and MassDEP on locating potential sites where clean soils could be deposited. Approximately 16,800 cubic yards of soil will be moved from the current stockpile location to the Project Site using dump trucks. The receiving site is an area that was formally excavated by the Army and is currently just exposed sandy substrate with little natural vegetative cover. The area will be graded to provide a flat surface and suitable sight lines for bird species and will also be reseeded with a native grassland mix. No change in impervious area is proposed, and no new disturbance of



Photograph 2



undisturbed land will occur as a result of the Project work.

The soils have been tested as required by the Devens Soil Management Policy and MassDevelopment. Haley & Aldrich prepared a written evaluation demonstrating the suitability of the soils for relocation. The evaluation determined that the soils meet the definition of Class A/Class 1 Soils, suitable for unrestricted use at Devens. There were elevated levels of arsenic present in the soils however these were consistent with existing background levels of arsenic in Devens and were not a concern by MassDEP, who approved the relocation on 13/3/25. MassDevelopment is in the process of finalizing approvals with the Army for the 13,400 cu.yds.

A number of measures will be implemented to minimize disturbance and maximize the benefits of this project:

1. The previously disturbed area will be graded to provide a flat surface and suitable sight lines for bird species.
2. Once final grading is established, the exposed areas will be reseeded with a native grassland mix in late March to allow for vegetation to establish prior to the start of the bird breeding seasons.
3. Seeded areas will be monitored for two years post-construction to confirm planting survival and minimize colonization by invasive species.
4. The relocation work will be conducted outside of the May 1st through July 31st timeframe to avoid potential conflicts with the nesting season for the grasshopper sparrow and eastern Meadowlark.
5. To minimize disturbance to the Project Site, portions of the existing access road off of Cook Street will be upgraded with a gravel surface to serve as the haul route for vehicles carrying the soil to the disposal site. A temporary vehicle turnaround area with a gravel surface will also be constructed near the receiving site. Erosion and sedimentation controls will be installed around the limits of work during soil movement and grading.
6. The gravel surface improvements to the access road and turnaround will be left in place to maintain stabilized access to the site as needed for long term inspection and maintenance of the existing stormwater swales.

Filling this area in and establishing a stable grassland habitat will achieve multiple objectives:

1. Provide BMS with additional space to build-out their previously approved warehouse expansion project.
2. Restore groundcover and vegetation that will help protect the underlying aquifer.
3. Expand habitat for the grasshopper sparrow and eastern Meadowlark (endangered bird species in MA).

This project will be overseen by multiple regulatory entities to ensure there are no negative impacts. For these reasons, Staff is comfortable with approving this soil relocation administratively as a Level One Development permit – consistent with previous approvals for soil relocation from sites like 45 and 57 Jackson Road to the Golf Course, and 11 Grant Road to 59 Grant Road.

Staff will include the appropriate conditions of approval to ensure the above requirements and additional requirements of NHESP are included. If the Commission is satisfied with Staff's determination, a motion should be made to authorize the DEC Director to administratively approve this request.

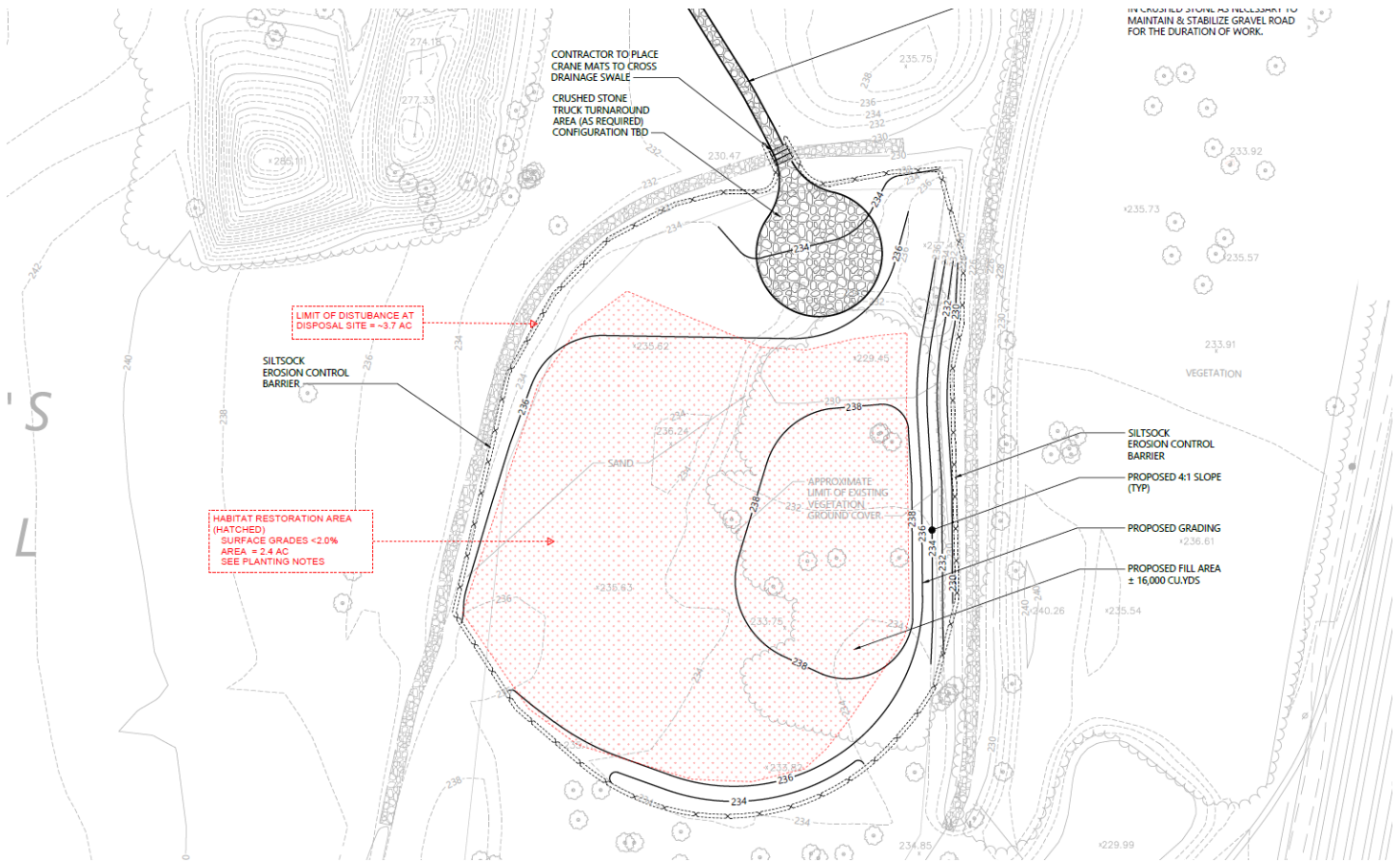
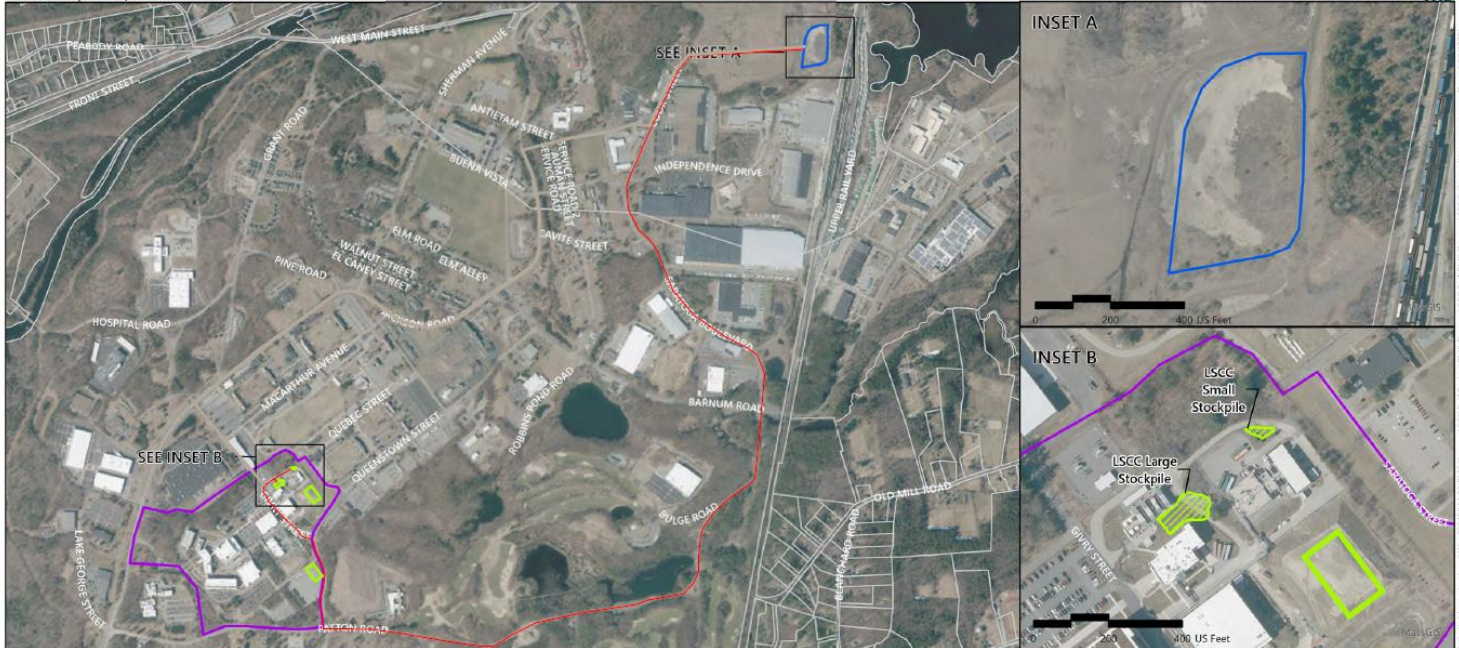


Figure 1: Approximate Location of Designated Area Adjacent to the Shepley Hill Landfill Site

LSCC Drains | Davens, Massachusetts



- Approximate Site Boundary
- Required Truck Route
- Approximate Location of Stockpile
- Designated Area Adjacent to the Shepley Hill Landfill Site