

**Record of Decision**  
**Veranova, LP**  
**25 Patton Road, Devens, MA (Parcel ID #009.0-0004-0500.0)**  
**Devens (Harvard), MA**  
**Unified Permit License Amendment**  
**March 5, 2026**

**1. Applicant:**

The Applicant and Owner is Veranova, LP, 25 Jackson Road, Devens (Harvard), MA 01434 (Deed Reference: Bk 43049 pg. 272).

**2. Premises and Proposed Project:**

The Applicant is seeking a Level 2 Unified Permit for an amendment to their existing License for the Storage of Flammables, Combustibles and Explosives, and associated minor exterior and interior modifications subject to a building permit. The request for amendment is for an increase of 4,000 gallons of flammable liquids to a total of 46,000 gallons and for 4,000 gallons of combustible liquids. No change to gases and solids is requested. The proposed amendment is for the property located at 25 Patton Road (Parcel ID #009.0-0004-0500.0), in Devens, MA. The Property currently has a license to store 42,000 gallons of flammable liquids, 3000 cu.ft. of gases and 1000 lbs. of solid flammable materials. The project is located within the Innovation and Technology Business District, Viewshed Overlay District, and Watershed Water Resources Protection Overlay District.

**3. Submission:**

The following is a list of exhibits included as part of the record for this Application:

- a. Unified Permit Application – Completed Level 2 Unified Permit Application (#D26-001) Application form, completed by Karmela Flynn of Veranova, LP, including the following attachments:
  - i. Level Two Unified Permit Checklist for Determination of Completeness, dated January 14, 2026.
  - ii. Appendix 1 (Zoning Conformance Summary and Dimensional Requirements).
  - iii. Appendix 2: Devens Project Checklist for Reducing Embodied Carbon.
  - iv. January 13, 2026 letter from Karmela Flynn, Veranova to Neil Angus, Re: 25 Patton Road, Devens MA Level 2 Permit Submission Narrative of Construction.
  - v. Bioconjugation Project Exterior Fire Access Plan 25 Patton Road, Devens, MA.
  - vi. Architectural Floor Plan – Level 01-02, prepared by Novel Architecture and Engineering, dated 12/12/25 (2 sheets).
  - vii. December 23, 2025 letter from Randall Goyette, Veranova to Neil Angus, Re: 2025 Amended Flammable License Application Narrative.
  - viii. Application for Amended License Commonwealth of Massachusetts, dated December 23, 2025.
  - ix. Hazard Assessment Summary, Bioconjugation, Veranova, Devens, MA, dated November 19, 2025.
  - x. Industrial Performance Standards Checklist.
  - xi. Veranova, Standard Operation Procedure, Spill Prevention, Control, and Countermeasure Plan for Devens.
- b. Certified Abutters List.
- c. Determination of Completeness Issued January 27, 2026;
- d. Public Hearing Notice Memo to Town Clerks of Ayer, Harvard, Shirley, Lancaster and MassDevelopment, from Neil Angus, dated January 28, 2026, Re Level 2 Unified Permit Application – 25 Patton Road Flammable License Amendment;
- e. Public Hearing Legal Notice e-mail to Nashoba Publications, from Neil Angus, dated January 28, 2026, Re Level 2 Unified Permit Application – 25 Patton Road Flammable License Amendment – to be published February 6 and 13, 2026.
- f. Copies of Legal notices from February 6 and 13, 2026 from Nashoba Valley Voice;

- g. Public Hearing Notice emailed to Community Service Cable Committee, from Neil Angus, dated January 28, 2026;
- h. Memo dated January 28, 2026 to Towns of Ayer, Harvard and Shirley Board of Selectman and Planning Board; RE: Level 2 Unified Permit Application – 25 Patton Road Flammable License Amendment (notification of Public Hearing on March 5, 2026 at 7:30AM), including return receipts;
- i. Memo dated January 28, 2026 from Neil Angus to Abutters and Interested Parties; Subject: Level 2 Unified Permit Application – 25 Patton Road Flammable License Amendment, Incl. Return receipts;
- j. Public Hearing Notice to Secretary of State, from Neil Angus, dated January 28, 2026;
- k. Certified List of Abutters from Devens Board of Assessors, dated January 16, 2026, including Certified Mail Return Receipts for abutter notifications;
- l. Unified Permit Fee Invoice (#OGIN-26-1) to Karmela Flynn of Veranova, dated January 16, 2026;
- m. Staff Report: Veranova Level 2 Request for Amendment to existing License to store flammables; dated March 2, 2026 (3 pages);
- n. Draft Record of Decision for Level 2 Unified Permit Application (#D26-001) (5 pages);
- o. Veranova Integrated Contingency Plan, dated January 22, 2026;
- p. E-mail correspondence as follows:

Date	From	To	Subject
1/12/26	Karmela Flynn	Neil Angus	RE: Veranova Building Permit
1/13/26	Neil Angus	Jake Wagner, Karmela Flynn	Level 2 Unified Permit for Flammables License Amendment
1/16/26	Karmela Flynn	Neil Angus	RE: Level 2 Unified Permit for Flammables License Amendment
1/16/26	Dawn Babcock	Karmela Flynn	RE: Level 2 Unified Permit for Flammables License Amendment
1/16/26	Karmela Flynn	Dawn Babcock	RE: Level 2 Unified Permit for Flammables License Amendment
1/28/26	Neil Angus	Jake Wagner, Karmela Flynn	RE: Level 2 Unified Permit for Flammables License Amendment (DOC)
2/4/26	Randall Goyette	Neil Angus	RE: Veranova Integrated Contingency Plan - Large Quantity Generator of Hazard Waste
2/26/26	Captain Whittier	Neil Angus	Re: Veranova license amendment
2/27/26	Beth Suedmeyer	Karmela Flynn	RE: Level 2 Unified Permit for Flammables License Amendment
2/27/26	Karmela Flynn	Beth Suedmeyer	RE: Level 2 Unified Permit for Flammables License Amendment
3/2/26	Beth Suedmeyer	Karmela Flynn	RE: Level 2 Unified Permit for Flammables License Amendment
3/2/26	Karmela Flynn	Beth Suedmeyer	RE: Level 2 Unified Permit for Flammables License Amendment

**4. Unified Permit Components and Actions:**

The Unified Permit includes an amendment to the Applicant’s existing license for storage of flammables and combustibles to a total of 46,000 gallons of flammable liquids and 4,000 gallons of combustible liquids. on a portion of their existing +/- 19 acre parcel located at 25 Patton Road in Devens (Harvard), MA.

**5. Process:**

The application was submitted on January 16, 2026. A Determination of Completeness was issued on January 27, 2026. Copies of the application were received by the surrounding Towns on February 2, 2026. Legal notices were placed in Nashoba Publications on February 6 and 13, 2026. Certified Mail notice was sent to all abutters on February 28, 2026. The 30-day Town comment period expired on March 4, 2026. No comments were received. The Public Hearing opened on March 5, 2026 and closed at that same meeting.

**6. Waivers**

No waivers were requested or granted as part of this Unified Permit Amendment.

**7. Findings**

The DEC made the following findings:

- a. The proposed modifications for bio-pharmaceutical manufacturing processes are accommodating an allowed use and comply with the approval criteria listed in 974 CMR 3.03(2). The existing lot size

and frontage are in accordance with the minimum requirements for development within the Innovation and Technology Business District.

- b. The proposed modifications, with conditions, will conform to the viewshed requirements as set forth in the by-laws and rules and regulations and will not be visible from the sensitive receptors.
- c. The project, with conditions, will comply with the Devens Industrial Performance Standards for noise.

**8. Conditions:**

The DEC voted to impose the following conditions:

1. Wherever “Applicant” is referenced in the Conditions set forth herein, it refers to the Applicant, its successors and assigns. Wherever “DEC” is referenced, it shall refer to the Devens Enterprise Commission, its successors and assigns.
2. In accordance with the Devens By-Laws, Article III, Section K 1. a., no soil, loam, sand, gravel, or other earth materials shall be permanently removed from any lot within Devens, except in accordance with the Devens Soil Management Policy and approval from the DEC. Prior to commencing any intrusive earth work within Devens (due diligence, construction of otherwise) all personnel to be on site shall view an Unexploded Ordinance/Munitions of Explosive Concern (UXO/MEC) video briefing provided by the Devens Fire Department.
3. Once the appeal period expires, the Applicant shall file the Record of Decision with Registry of Deeds. Proof of recording shall be submitted to the DEC prior to issuance of building permit or amended license.
4. The Applicant shall obtain permits from the Devens Fire Department prior to the storage of additional flammables allowed under this amended license. All materials shall be stored in accordance with NFPA 1 (National Fire Protection Association), NFPA 30 (Flammables and Combustibles liquids code), NFPA 55 (Compressed Gases and Cryogenic Fluids Code), NFPA 400 (Hazardous Materials Code) and 527 CMR14.00 (MA Board of Fire Prevention Regulations - Flammable and Combustible liquids, Flammable solids or flammable gases). All applicable federal, state, and local permits necessary for the construction and operation of the facility (including but not limited to those required by the Devens Fire Department) shall also be obtained by the Applicant prior to issuance of a Certificate of Occupancy for any interior improvements. Copies of permits issued by those other than the DEC must be filed with the DEC.
5. The existing license for storage of flammables and combustibles (#D10-071) is hereby amended to allow the storage of 46,000 gallons of flammable liquids, 4,000 gallons of combustible liquids, and maintaining the existing 3000 cu.ft. of gases and 1000 lbs. of solid flammable materials. All original license conditions still apply. If the conditions, capacities or restrictions of the license change, the Applicant is required to come back before the DEC to amend the license.
6. The Applicant shall update their existing SPCC Plan and Integrated Contingency Plan. Copies of these updated plans shall be provided to the DEC and the Devens Fire Department prior to the storage of additional flammables allowed under this amended license.
7. Ultra-low-noise fans shall be specified for all new rooftop mechanicals. Exhaust fans shall be directed into the campus and away from perimeter property boundaries. A comprehensive noise analysis is required for any future building addition that includes the entire campus and any future planned additions.
8. All rooftop mechanical units shall be screened from view from the sensitive receptors and rooftop equipment and building materials shall not have any reflective surfaces/finishes. The proposed transformer shall be screened from Jackson Road. Privacy screening shall be added where necessary. if required by the DEC. A full viewshed analysis from the viewshed sensitive receptors, as well as from any visible areas along Patton and Jackson Roads, shall be required for any future building addition.

9. Any additional site lighting shall comply with 974 CMR 3.04 (down-lit, fully shielded, and no greater than 3000K).

**9. Decision:**

The public hearing was opened on March 5, 2026 and the DEC closed the hearing that same evening and voted to issue findings, including that the application complied with Approval Criteria in 974 CMR 3.03(2), to impose conditions, and to approve the minor site plan modifications and Flammables and Combustibles License amendment for Veranova at 25 Patton Road, Devens, MA (Parcel ID #009.0-0004-0500.0).

**10. Building Permit**

The Building Commissioner, along with the Electrical and Plumbing Inspectors, must review architectural/structural drawings and specifications and approve them in writing, prior to issuance of a building permit. All requirements in the Massachusetts Building Code, the Massachusetts Sanitary Code, and those of the State Fire Marshalls office and the Devens Fire Chief must be met. When these approvals are obtained, the building permit may then be integrated with this Record of Decision and the amended license for storage of flammables and combustibles. Together they will constitute this Unified Permit Amendment, which will, in turn, allow construction to commence.

**11. Permit Duration**

In accordance with 974 CMR 1.10, unified permits shall remain in effect so long as the approved activities are commenced within six months of the date of the DEC’s written decision and completed within two years. It is further noted that a thirty-day “reconsideration period” during which an applicant, a Town, or an aggrieved person may request the DEC reconsider its action (By-Laws, Article IV, Sections C through F). Work performed during this period, which begins on March 6, 2026 and terminates April 7, 2026, is “at risk”. Final plans must be submitted to the Commission for endorsement by September 5, 2026.

Approved by:

Date: \_\_\_\_\_

\_\_\_\_\_  
Neil Angus, FAICP, Director  
Devens Enterprise Commission

***Certification***

***Middlesex,SS***

I certify the above is a true action and record of the Devens Enterprise Commission and that Neil Angus, Devens Land Use Administrator/Director, is empowered by the Devens Enterprise Commission to sign this Record of Decision on its behalf.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dawn Babcock, Notary  
My Commission expires \_\_\_\_\_