Record of Decision
Veranova, LP
25 Patton Road, Devens, MA (Parcel ID #009.0-0004-0500.0)
Devens (Harvard), MA
Unified Permit License Amendment
April 29, 2025

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 minor exterior modifications, interior fit-up, and amendment to their existing License for the Storage of Flammables, Combustibles and Explosives. The proposed building modifications will result in the need to utilize and store flammables and combustibles in the amount of 42,000 gallons of flammable liquids, 3000 cu.ft. of gases and 1000 lbs. of solid flammable materials on their property located at 25 Patton Road (Parcel ID #009.0-0004-0500.0), in Devens, MA. Property currently has a license to store 38,000 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:

1. Unified Permit Application – Completed Level 2 Unified Permit Application (#D25-002) Application form, completed by the Cardinal Group, including the following attachments:
    - Level Two Unified Permit Determination of Completeness (completed by Applicant), dated March 10, 2025.
    - Appendix 1 (Zoning Conformance Summary and Dimensional Requirements)
    - Appendix 2: Devens Project Checklist for Reducing Embodied Carbon.
    - March 10, 2025 letter from Cardinal Group to Neil Angus, re: 25 Patton Road, Devens MA Level 2 Permit Submission Narrative of Construction.
    - Veranova Fire Equipment Access Plan 0 25 Patton Road, Devens, MA.
    - Initial Construction Control Affidavits for Structural, Plumbing, Mechanical, Fire Protection, Architectural, Electrical.
    - Teir 1 Construction Documents letter dated March 6, 2025 from SFC Engineering (12 pages).
    - Veranova – HPAPI Manufacturing Product List, Level 2 DEC Submission – 3/10/25 (18 pages).
    - Cerificate of Liability Insurance for Veranova
    - Industrial Performance Standards Checklist;
    - Construction Supervisor License for Mitchell Salkovitz, expires 4/3/26.
    - Certified Abutters List;
2. Plans entitled “HPAPI Manufacturing, dated March 6, 2025, ” compiled by Clark, Richardson and Biskup Consulting Engineers, Inc and CRB Architects-Engineers P.C; 101 Station Landing, Suite 210, Medford, MA 02155; 230 sheets, including Civil Site Plan Sheet C30-10 depicting site plan modifications, prepared by Vanasse Hangen Brustlin, Inc., 101 Walnut Street, Watertown, MA 02472.
3. Determination of Completeness Issued March 20, 2025;

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4. Public Hearing Notice Memo to Town Clerks of Ayer, Harvard, Shirley, Lancaster and MassDevelopment, from Neil Angus, dated March 20, 2025, Re: Level 2 Unified Permit Application – Veranova LP for minor exterior alterations and flammables license amendment;
5. Public Hearing Legal Notice e-mail to Nashoba Publications, from Neil Angus, dated March 20, 2025, Re: Level 2 Unified Permit Application – Veranova LP for minor exterior alterations and flammables license amendment – to be published March 27 and April 4, 2025;
6. Copies of Legal notices from March 27 and April 4, 2025 from Nashoba Valley Voice;
7. Public Hearing Notice emailed to Community Service Cable Committee, from Neil Angus, dated March 20, 2025;
8. Memo dated March 20, 2025 to Towns of Ayer, Harvard and Shirley Board of Selectman and Planning Board; RE: Unified Permit D25-002 25 Patton Road (notification of Public Hearing on April 29, 2025 at 6:45PM, including return receipts;
9. Memo dated March 20, 2025 from Neil Angus to Abutters and Interested Parties; Subject: Level 2 Unified Permit Application – Bristol-Myers Squibb, incl.return receipts;
10. Public Hearing Notice to Secretary of State, from Neil Angus, dated March 20, 2025;
11. Certified List of Abutters from Devens Board of Assessors, dated March 10, 2025, including Certified Mail Return Receipts for abutter notifications;
12. Unified Permit Fee Invoice (#OGIN-25-3) to Cardinal Group, dated March 14, 2025;
13. Determination of Completeness Response Letter from Cardinal Group, dated April 11, 2025 (2 pages);
14. Amended License Application form (FP-002), submitted April 11, 2025;
15. Revised Civil Site Plan Sheet C30-10 depicting site plan modifications, prepared by Vanasse Hangen Brustlin, Inc., 101 Walnut Street, Watertown, MA 02472, dated April 9, 2025;
16. Veranova Exterior Elevation drawing/photo entitled: Architectural – Exterior Elevations, Drawing # ASK-01, prepared by CRB Architects-Engineers P.C; 101 Station Landing, Suite 210, Medford, MA 02155;
17. Completed Checklist for Reducing Embodied Carbon in Devens, submitted April 11, 2025;
18. Veranova Viewshed Receptors Map, prepared by Neil Angus and provided to Applicant on April 17, 2025;
19. Letter from Ana Celaya, Environmental Lead, Veranova, to Neil Angus, re: April 2025 Amended Flammables License Application Narrative, dated April 24, 2025 (2 pages);
20. Revised Application for Amended License (Form FP-002A) with corrected quantities, submitted on April 24, 2025, including copy of original site plan and proposed site plan;
21. Staff Report: Veranova Level 2 Site Plan and Request for Amendment to existing License to store flammables; dated April 24, 2025 (3 pages);
22. Draft Record of Decision for Level 2 Unified Permit Application (#D25-002) (5 pages);
23. Veranova Spill Prevention and Countermeasure Control Plan, updated July 2024;
24. Veranova Integrated Contingency Plan Devens and North Andover Massachusetts, dated February 2024;
25. E-mail correspondence as follows:

Date	From	To	Subject
3/21/25	Brian Walsh	Neil Angus	RE: [EXT] RE: [EXT] RE: Veranova Permitting Discussion
3/26/25	Ana Celaya-Morgan	Neil Angus	RE: Devens Flammables License Registration Renewal
3/26/25	Dawn Babcock	Ana Celaya-Morgan	RE: Devens Flammables License Registration Renewal
3/26/25	Neil Angus	Jake Wagner	Re: [EXT] RE: Veranova Permitting Discussion
3/27/25	Dawn Babcock	Ana Celaya-Morgan	RE: Devens Flammables License Registration Renewal

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Date	From	To	Subject
4/3/25	Maurice Taylor	Neil Angus	C8114 HPAPI - Hazardous Storage
4/8/25	Ana Celaya-Morgan	Neil Angus	RE: [EXT] RE: Veranova Permitting Discussion
4/11/25	Brian Walsh	Neil Angus	RE: [EXT] RE: [EXT] RE: Veranova Permitting Discussion
4/17/25	Ana Celaya-Morgan	Neil Angus	RE: [EXT] RE: [EXT] RE: Veranova Permitting Discussion
4/17/25	Neil Angus	Tim Kelly	RE: [EXT] RE: [EXT] RE: Veranova Permitting Discussion
4/17/25	Neil Angus	Ana Celaya-Morgan	RE: [EXT] RE: [EXT] RE: Veranova Permitting Discussion
4/21/25	Jake Wagner	Neil Angus	RE: Upcoming Public Hearing
4/23/25	Ana Celaya-Morgan	Neil Angus	RE: [EXT] RE: [EXT] RE: Veranova Permitting Discussion
4/23/25	Jake Wagner	Neil Angus	RE: [EXT] RE: [EXT] RE: Veranova Permitting Discussion
4/23/25	Neil Angus	Tim Kelly	RE: [EXT] RE: [EXT] RE: Veranova Permitting Discussion
4/23/25	Neil Angus	Ana Celaya-Morgan	RE: [EXT] RE: [EXT] RE: Veranova Permitting Discussion
4/24/25	Ana Celaya-Morgan	Neil Angus	RE: [EXT] RE: [EXT] RE: Veranova Permitting Discussion
4/24/25	Neil Angus	Tim Kelly	Veranova Amended License
4/24/25	Neil Angus	Ana Celaya-Morgan	RE: [EXT] RE: [EXT] RE: Veranova Permitting Discussion
4/24/25	Tim Kelly	Neil Angus	Re: Veranova Amended License

4. Unified Permit Components and Actions:

The Unified Permit request includes a minor site plan amendment and an amendment to the Applicant's existing license for storage of flammables and combustibles on a portion of their existing an existing +/- 19 acre parcel located at 25 Patton Road in Devens (Harvard), MA.

5. Process:

The application was submitted on March 10, 2025. A Determination of Completeness was issued on March 20, 2025. Copies of the application were received by the surrounding Towns on March 20, 2025. Legal notices were placed in Nashoba Publications on March 27 and April 4, 2025. Certified Mail notice was sent to all abutters on March 20, 2025. The 30-day Town comment period expired on April 21, 2025. No comments were received. The Public Hearing opened on April 29, 2025 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:

1. The proposed minor site plan 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.
2. The height, location and situation of the site 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.
3. 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 has expired, the Applicant shall submit final approved site plans to the DEC for endorsement. The plans shall be amended to include the Zoning Conformance Summary and Dimensional Requirements in Appendix 1 of the application. The Applicant shall file the endorsed plans with the Registry of Deeds and proof of recordation shall be submitted to the DEC prior to the issuance of a building permit. Plans shall conform to Worcester Registry recording requirements.

4. 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) must be obtained prior to completion of the project. Copies of permits issued by those other than the DEC must be filed with the DEC.

5. The Applicant shall provide As-Built Plans and accompanying information for all site improvements in accordance with the DEC As Built Policy, prior to filling the new tanks.

6. The existing license for storage of flammables and combustibles (#D10-071) is hereby amended to allow the storage of 42,000 gallons of flammable liquids, 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.

7. 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).

8. 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.

9. 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.

10. 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 utility yard shall be screened from Jackson Road. Privacy screening shall be added to the proposed 6’ utility yard fence if required by the

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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.

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

12. A building permit shall be obtained for all interior work proposed in Buildings 1 and 3.

9. Decision:

The public hearing was opened on April 29, 2025 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 April 30, 2025 and terminates May 31, 2025, is "at risk". Final plans must be submitted to the Commission for endorsement by October 30, 2025.

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_____

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