

Memo

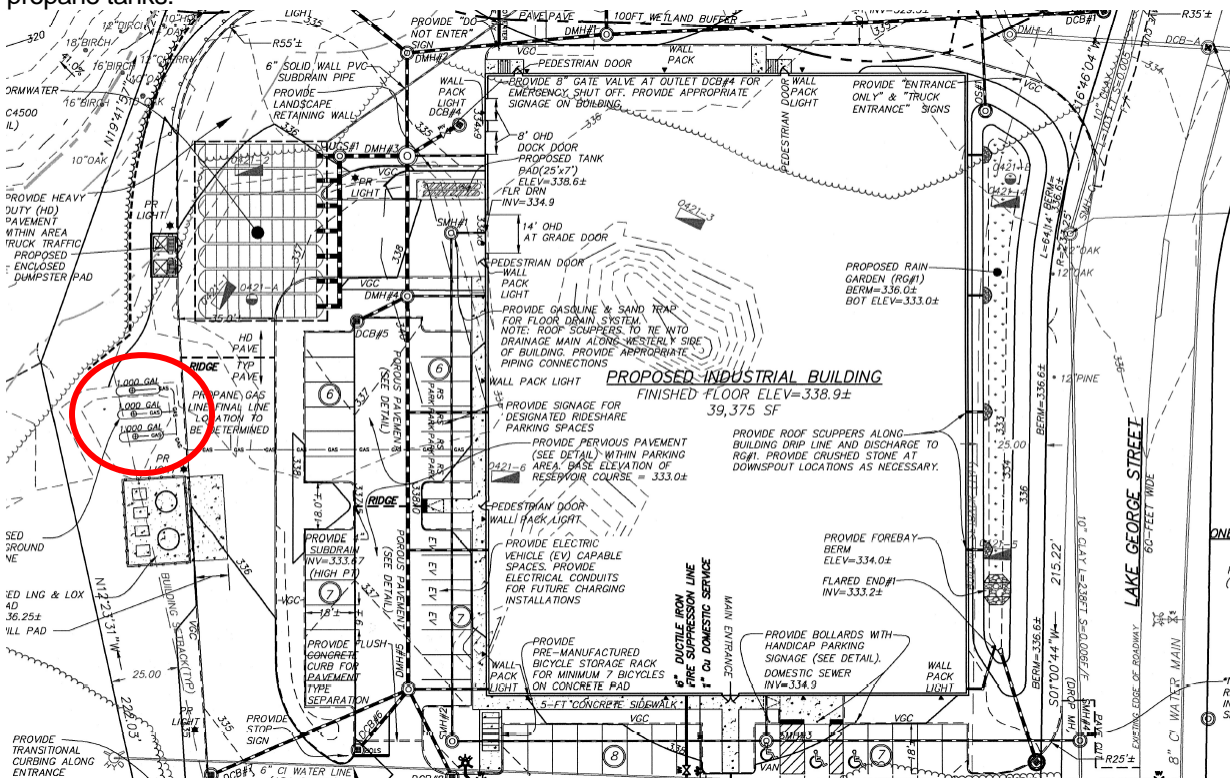
Devens
Enterprise
Commission

Date: October 18, 2023
To: Devens Enterprise Commission
From: Neil Angus, Director
RE: 41 Lake George - request for license to store flammables and combustibles

Owner/Applicant: Lake George Realty LLC (Accumet Engineering)
Location: 41 Lake George Street, Devens, MA
Zoning: Innovation and Technology Business District, Watershed Water Resources Protection Overlay District, Viewshed Overlay District

Request: The owners of 41 Lake George Street are applying for a new license to store flammables and combustibles outside of their facility at 41 Lake George Street. As per 527 CMR 6.08(b), and the DEC's Policy for the Storage of Flammables and Combustibles, propane gas stored in excess of 2,000 gallons, requires a license from the DEC. These licenses run with the land.

The DEC approved the Accumet Engineering site plan back in 2021. That site plan included three 1,000 gallon propane tanks:



The Applicant was informed of the Devens Enterprise Commission Licensing and Registering the Storage of Flammables, Combustibles and Explosives Requirements at that time but was uncertain of the actual quantities they would need to store. Condition #15 of the August 5, 2021 Unified Permit stated:

Tank permits shall be obtained from the Devens Fire Department prior to installation of any gas tanks. A Flammables and Combustibles License is required for fluids in quantities in excess of those allowed under 527 CMR 14.03. As per 527 CMR 6.08(b), propane gas stored in excess of 2,000 gal. also requires a license from the DEC.

The Applicant has installed the tanks underground as depicted on the approved site plans and has obtained all the necessary tank permits from the Devens Fire Department. Safety bollards are in place to protect the area above the tanks (next to the above-ground Oxygen and Nitrogen tanks) from vehicles:



The propane runs underneath the parking lot into the building. Gas deliveries are expected to occur once in the summer and every 3-4 weeks in the winter, as the gas is used for heating the building. Deliveries will occur on weekdays during the day. The applicant has contracted with DiLeo Gas who has submitted their delivery process and procedures and safety information, including emergency procedures and contacts.

The Devens Fire Department has reviewed the application and has no concerns. The Applicant will need to comply with all MassDEP requirements for underground storage tanks under 310 CMR 80.00 (registration and inspection requirements).

Process: The application was submitted on August 28, 2023. Copies of the application were received by the surrounding Towns on September 18, 2023. Legal notices were placed in Nashoba Publications on October 6 and 13, 2023. Certified Mail notice was sent to all abutters on September 18, 2023. The 30-day Town comment period expired on October 18, 2023. No comments were received.

Recommended Action: As per the Massachusetts Fire Prevention Regulations, this license amendment would run with the land and be valid for 1 year and can be renewed annually through an administrative registration process in accordance with the DEC Flammables Licensing Policy. Staff has prepared a draft record of decision for the Commission’s consideration.

Attachments: Full application and supporting information is available at: https://www.devensec.com/meetings/Applications_and_site_map_Sept_2023.pdf

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.