

# Memo

**Devens  
Enterprise  
Commission**

**Date:** March 4, 2026

**To:** Devens Enterprise Commission

**Cc:** Applicant

**From:** Neil Angus, Director and Beth Suedmeyer, Environmental Planner

**RE:** Veranova Level 2 Request for Amendment to Existing License to store Flammables

**Owner/Applicant:** Veranova, LP

**Location:** 25 Patton Road, Devens, MA (Parcel ID #009.0-0004-0500.0)

**Zoning:** Innovation and Technology Business Zoning District, Watershed Water Resources Protection Overlay District.

**Request:** Veranova is seeking a Level 2 Unified Permit for an amendment to their existing License for the Storage of Flammables, Combustibles and Explosives for a new pharmaceutical manufacturing operation, and associated minor exterior and interior modifications subject to a building permit. In accordance with 974 CMR 4.09(6) and as per MGL 148 c.148s.13, storage of flammable liquids in excess of 10,000 gallons, flammable gases in excess of 3000 cu. ft. and flammable solids in excess of 100lbs., requires a license from the DEC. In 2015, the DEC issued an amended license to store up to 36,000 gallons of flammable liquids, 3000 cu. ft. of gases and 1000 lbs. of solid flammable materials (the original permit was for 15,000 gallons of flammables back in 2010). The 2025 amendment to the license resulted in approval to increase the total storage of flammable liquids to 42,000 gallons. The current request for amendment is for an increase of 4,000 gallons of flammable liquids to a total of 46,000 gallons and for an addition of 4,000 gallons of combustible liquids. No change to gases and solids is requested.

The following summarizes the past license amendments and the proposed maximum licensed materials within the campus buildings for this current amendment request. The amounts of each chemical stored onsite will vary but the following table represents maximum estimates.

## Flammables and Combustibles License Amendments

Product Type	Class	Licensed 2015	Licensed 2025	2026 Requested Max. Qty.	Current Change Requested	Units	Storage Type
Flammable Liquids	1A	3,000	3,000	3,000	0	Gal.	Drums
Flammable Liquids	1B	26,900	32,900	<b>36,900</b>	4,000	Gal.	Drums
Flammable Liquids	1C	5,000	5,000	5,000	0	Gal.	Drums
Flammable Liquids	II	1,100	1,100	1,100	0	Gal.	Drums
Total Flammable Liquids		36,000	42,000	<b>46,000</b>	4,000	Gal.	Drums
Combustible Liquids	II or IIIA*			<b>4,000</b>	4,000	Gal.	Drums
Flammable Gasses		3,000	3,000	3,000	0	Cu. Ft.	Cylinders
Flammable Solids		1,000	1,000	1,000	0	Gal.	Drums

\*Only one type will be stored at a time

**Safety:**

The flammable and combustible materials will be stored within a warehouse that is properly designed to accommodate such materials (smoke and heat detection as well as water/aqueous film forming foam fire suppression systems). Modifications to Building 2 are designed to safely accommodate the increase in flammables and addition of combustible liquids storage and use.

As part of this license application, Veranova submitted an updated list of their chemical inventory. The Devens Fire Department has reviewed this list and the proposed increase in quantities of flammable materials and has no immediate concerns with this license application.

The additional storage of flammable and combustible materials over the existing license will not occur until the new build-out is completed and the Applicant obtains new permits for increased storage of flammables and combustibles from the Devens Fire Department. The Applicant has submitted their most recent emergency spill response plan and Integrated Contingency Plan. These plans will need to be updated as a condition of this approval.

**Minor Site Modifications:**

The exterior work proposed to the site is minor and mostly temporary in nature. The project will involve installing a new concrete transformer pad, adding duct bank from that new transformer to the building, and removing the old concrete transformer pad. Around 1200 sf will be temporarily disturbed, and the new transformer concrete pad will be no larger than 300 s.f. There are no significant changes that impact exterior storage that would cause the need for additional stormwater management measures or site plan review from the DEC. With the concurrence of the DEC, Staff will handle the minor modification to the site plan as an Administrative approval.

**Industrial Performance Standards for Noise:**

The project includes a small number of rooftop mechanical units and air handling units that have the potential to increase facility sound. The Applicant completed the Industrial Performance Standards Checklist as part of their application submittal but indicated that there would be no noise impacts associated with this project. Staff has reviewed the proposed rooftop mechanicals and while they are minimal for this project, there are a number of existing pieces of equipment on the building already. The applicant is also planning a future addition to the facility (not part of this permit). As the incremental addition of rooftop mechanical equipment can have cumulative impacts to the facility sound profile, it is important that Veranova conduct a comprehensive noise analysis for the future building addition that includes the entire campus and this project. Staff would recommend this be a condition of this Unified Permit (prior to the addition of any further rooftop mechanicals beyond this permit).

**Viewshed Impacts:**

The property is within the Viewshed Overlay District. While the existing buildings are surrounded by quite large existing trees, are set back from Jackson and Patton Roads, and have not had any visibility issues in the past, it is important to ensure that any new development does not negatively impact the viewshed sensitive receptors. All rooftop mechanical units should be screened from view from the sensitive receptors and rooftop equipment and building materials should not have any reflective surfaces/finishes. This can be a condition of any approval as well for this project, but like the noise study, any future building addition would require a full viewshed analysis to be performed from the viewshed sensitive receptors, as well as from any visible areas along Patton and Jackson Roads, to determine if additional screening is required.

**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 January 28, 2026. The 30-day Town comment period expired on March 4, 2026. 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 as per the DEC Flammables Licensing Policy. Staff would recommend the DEC approve the Level 2 Unified Permit for minor site plan modifications and the amended license with 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).