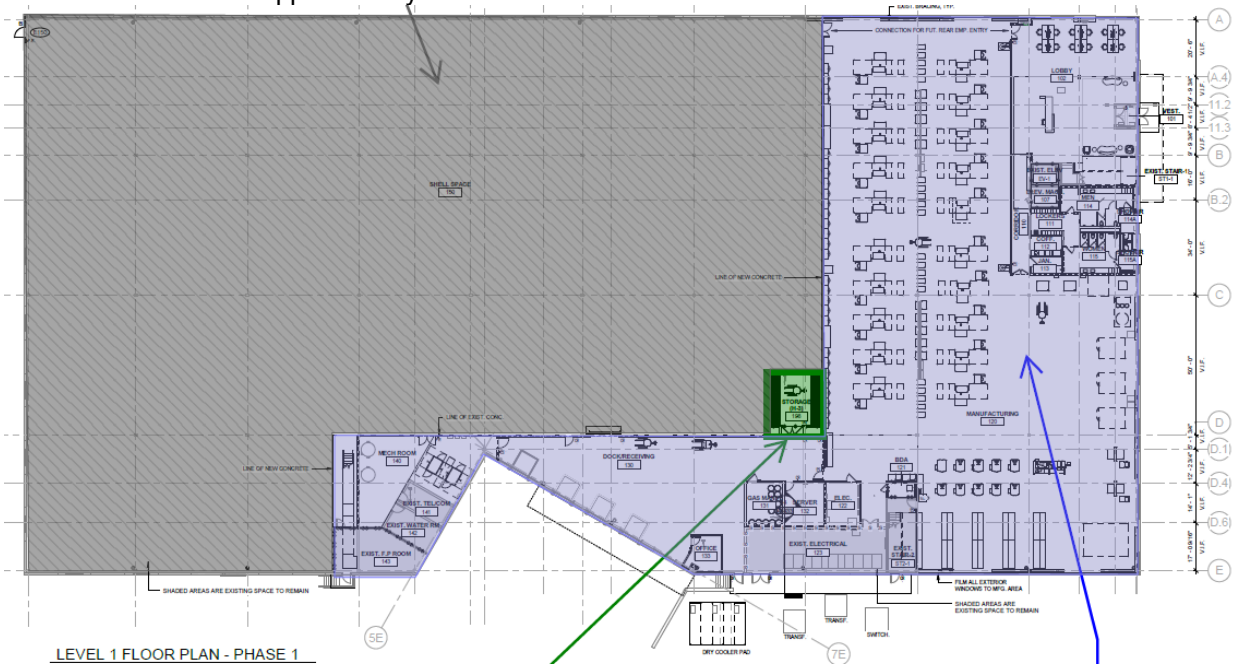


Staff Report

Date: May 11, 2026
To: Devens Enterprise Commission
Cc: Chief Kelly, Devens Fire Department
From: Neil Angus, Director/Administrator
RE: 39 Jackson Road, King Street Properties and Vulcan Forms - request for license to store flammables, combustibles, and explosives

Owner/Applicant: King 39 Jackson, LLC/Vulcan Forms, Inc.
Location: 39 Jackson Road, Devens, MA
Zoning: Innovation, Technology and Business District, Viewshed and Watershed Water Resources Protection Overlay Districts.

Request: The owner, on behalf of the Applicant, is in the process of building out a portion (Phase 1) of the existing 140,000 sq.ft. building on King Street's Pathway Devens campus at 39 Jackson Road and is seeking a Level 2 Unified Permit application for the storage of 20,000 lbs. of solid flammable materials (titanium powder) The material is the same titanium alloy (Ti) powder as previously permitted in Vulcan Forms current location at 112 Barnum Road. They are expanding Devens operations and will require a new license for this new facility. The majority of material will be stored in 10 Kg plastic containers on storage racks within a centrally located 380 sq.ft. storage room designed to accommodate such materials, with fire-rated walls and ceiling, along with smoke and heat detection as well as water fire suppression systems.



LEVEL 1 FLOOR PLAN - PHASE 1

Group H-3 - Flammable Solids Storage Room
1-hour fire-rated separation (walls and ceiling)

Centralized storage room for flammable solids (titanium alloy powder, refer to attached SDS for additional information) supporting 3D printing processes. Partial height ceiling at 14-ft within full height warehouse space.

Storage of flammable solids in 10-kg containers on racks.

Flammable Solids Storage Total: 19,500 lbs

Control Area 1 (Remainder of Fitout Area):
 100% MAQ with allowable increases for sprinkler protection and safe storage in flammable cabinets

Maximum Flammable Storage Quantities:

Class I Flammable Liquids Total: 30 gallons Isopropyl Alcohol
 Class II Combustible Liquids Total: 0 gallons
 Class IIIA Combustible Liquids Total: 0 gallons
 Class IIIB Combustible Liquids Total: 150 gallons (Lube Oil)
 Flammable Gases Total: 0 ft3
 Flammable Solids: 500 lbs (Titanium Alloy Powder)

An additional ~500 Kg will be utilized within the printer room floor area for active use in the 3D printing machines.

Vulcan Forms will have roughly 80-100 employees over 2-12 hour shifts (6AM-6PM - ~60 employees & 6PM-6AM ~40 employees). The existing building has 157 existing parking spaces so there is plenty of parking to accommodate this tenant. The building is located within the Viewshed overlay District and the Applicant will need to ensure all new rooftop mechanicals are non-reflective and/or properly screened. A preliminary sound study was prepared for this initial phase but all exterior mechanicals will need to be factored into the final sound study for the entire facility and campus. These items were included in the conditional approval of the building permit that has already been issued for the partial interior fit-up of this building (see attached letter dated 4/2/26)

Devens Fire Department has reviewed the plans for this facility and issued a permit to process hazardous materials and a hazardous materials registration form. The Applicant has submitted supporting information confirming the existing sprinkler system already installed in 39 Jackson Road building is sufficient to accommodate the new H-3 Flammable Solids Storage Room.

Climate change mitigation, adaptation and greenhouse gas emissions mitigation measures in accordance with the requirements of 974 CMR 4.11 still need to be identified, including a completed copy of the Devens Project Checklist for Reducing Embodied Carbon.

Devens Fire Department, along with the DEC Building Commissioner, will need to sign off on the final Certificate of Occupancy for this build-out and will help ensure the tenant is making every effort to control the inherent risks associated with the storage. Conditions of approval that will be applied to this license will also ensure the proper safety procedures and protocols are in place prior to occupancy of the building, including facility operations, maintenance, and safety plans, as well as combustible dust program.

Process: The application was submitted on April 10, 2026 and Determination of Completeness was issued on April 10, 2026. Copies of the application were received by the surrounding Towns on April 13, 2026. Legal notices were placed in Nashoba Publications on April 17 and 24, 2026. Certified Mail notice was sent to all abutters on April 13, 2026. The 30-day Town comment period expires on May 13, 2026. To date, no comments have been received. The 75-day time limit for the Commission to render a decision expires on June 24, 2026.

Recommended Action: There are no waiver requests as part of this application. Once all questions have been addressed, if there is no additional information required, Staff would recommend the commission close the public hearing. As per the Massachusetts Fire Prevention Regulations, this license would run with the land (Owner) and be valid for 1 year and can be renewed annually through an administrative registration process as per the DEC Flammables Licensing Policy. Staff has prepared a draft Record of Decision with conditions for the commission's consideration, should you wish to act on the application once the hearing is closed.

Attachments:

- Full application and supporting information is available at: <https://www.devensec.com/level2hearings14MAY2026.html> .
- 4/2/26 Building Permit Approval Conditions

April 2, 2026

Kevin Butler
BW Kennedy Company
2 Garden Street
Arlington, MA 02474

Re: Building Permit Application (#B-26-11) – 39 Jackson Road Vulcan Forms Phase -1 Fit-out,

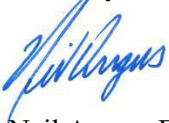
Dear Mr. Butler,

I have reviewed the above-referenced Building permit application and reference plans entitled “Vulcan Forms Phase -1 Fit-out”, 39 Jackson Road, Devens Massachusetts, ISSUE FOR PERMIT 03/11/26, prepared by Dimella Saffer and BW Kennedy for VulcanForms. I have signed off on the application subject to the following conditions:

1. The site plan modifications on Sheets C100 and C 200 of the plan set indicate the revisions form the original endorsed plan set approved with the Level 2 Record of Decision. These minor site modifications are temporary in nature and will be removed once additional construction plans are developed for phase 2 of this project.
2. All building finishes, rooftop mechanicals and exhaust shall not contain any reflective materials, including but not limited to metal flashing, mechanical enclosures, window frames/treatments, doors, roofing material or building trim.
3. The rooftop units should not be visible from the roadways or Viewshed Sensitive Receptors. A Visual Impact Assessment from viewshed sensitive receptor locations shall be provided prior to issuance of a final Certificate of Occupancy for this building.
4. Roof top mechanicals and exhaust may need to be screened to fully comply with viewshed requirements. Any such requirements shall be completed prior to the issuance of a Final Certificate of Occupancy.
5. The noise study for this project and campus is still under review by our sound consultants. Any required noise mitigation to comply with the DEC’s Industrial Performance Standards for Noise shall be installed prior to issuance of a Final Certificate of Occupancy.
6. Any disturbed soil must be protected and controlled through appropriate sediment and erosion controls and compliance with the [Devens Soil Management Policy](#) is required at all times. Permeable surfaces, including permeable pavement, must be adequately protected during, and restored following construction.
7. Any disturbed vegetation will need to be restored prior to issuance of a Final Certificate of Occupancy.

The Building Commissioner is currently reviewing the application and will be in contact if there is anything else required. Good luck with your project and thank you for your continued co-operation. Feel free to contact me with any questions.

Sincerely,



Neil Angus, FAICP, LEED AP
Director/Land Use Administrator

cc: Gabe Vellante, Building Commissioner
Chief Kelly, Devens Fire Chief/Public Safety Officer
Tyson Reynoso, King Street Properties



DEVENS ENTERPRISE COMMISSION

33 Andrews Parkway • Devens, MA 01434 • Phone: (978) 772-8831 • Fax: (978) 772.8831