

Memo

Devens
Enterprise
Commission

Date: April 26, 2024
To: **Devens Enterprise Commission**
Cc: **Chief Kelly, Devens Fire Department**
From: Beth Suedmeyer, Associate Planner and Neil Angus, Director/Administrator
RE: **33 Jackson Road, King Street Properties and Electric Hydrogen - request for license to store flammables and combustibles**

Owner/Applicant: King 33 Jackson LLC
Location: 33 Jackson Road, Devens, MA
Zoning: Innovation and Technology Business District, Viewshed Overlay District.

Request: The owners of 33 Jackson Road are applying for a new license to store flammables and combustibles inside their facility at 33 Jackson Road. As per MGL 148 c.148s.13, storage of flammable liquids in excess of 793 gallons, flammable gases in excess of 3000 cu.ft. and flammable solids in excess of 100lbs., requires a license from the DEC. These licenses run with the land.

Electric Hydrogen is the tenant in this new King Street Properties building and seeks a license based on the quantities of flammable solids and liquids to be stored on-site. The Devens Fire Department has or will issue permits for the storage of these flammable solids and liquids, in addition to other flammable and combustible liquids and gasses being proposed for use and/or storage on-site (in quantities below the threshold requiring a License). The license application proposes the tenant be permitted to store up to 3,750 lbs. of solid flammable materials and 960 gallons of flammable liquids. The solids are Titanium Powder and Platinum on Carbon Black and the liquids are Isopropyl alcohol (IPA) and Ethyl acetate. The materials are to be stored in combustible / flammable storage cabinets, within a portion of the building that is properly designed to accommodate such materials with smoke and heat detection as well as water fire suppression systems. The facility operators have amended their Operations and Maintenance Plan to include appropriate plans, a Combustible Dust Program that provides safety protocols for training, handling, storage, maintenance, and disposal of these flammable materials.

As part of this license application, Electric Hydrogen submitted an updated list of their entire chemical inventory. The Devens Fire Department has reviewed this list, the proposed quantities of flammable materials, and the Combustible Dust Program and has signed off on the license application.

Process: The application was submitted on March 7, 2024. A Determination of Completeness was issued on March 8, 2024. Copies of the application were received by the surrounding Towns on March 12, 2024. Legal notices were placed in Nashoba Publications on March 29 and April 15, 2024. Certified Mail notice was sent to all abutters on March 8, 2024. The 30-day Town comment period expired on April 12, 2024. No comments have been received to date.

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 recommend approval of the license with the standard set of conditions for a license to store flammables and combustibles.

Attachments: Facility layout plan and supporting application information is available at:
<https://www.devensec.com/level2hearingsApril30.html>.