

January 28, 2026

Brooke Simonds, VP Property Management
PPF Industrial 112 Barnum LLC
C/O Seyon Management
535 Boylston Street
Boston, MA 02116

Re: License Amendment for Storage of Flammables, Combustibles & Explosives @ 112 Barnum Road, Devens, MA

Dear Ms. Simonds,

Please find enclosed the original signed Unified Permit Record of Decision (ROD) for an amendment to expand your current license to store up to 40 gallons of flammable liquids, 4200 gallons of combustible liquids, 80 gallons of liquid propane gas, and 165,000 lbs. of solid flammable materials on property located at 112 Barnum Road in Devens. This approval was granted by the Devens Enterprise Commission (DEC) at its January 27, 2026 meeting.

Please ensure the ROD is recorded in the Worcester County Registry. **Please notify the DEC office of the Volume and Page number once the ROD has been recorded.** Please also note, there is a 30-day appeal period (from the date of the Decision) that expires on February 27, 2026. Commencement of any approved activities within this period is solely at your own risk.

Feel free to contact me with any questions.

Sincerely,



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

cc: Ayer Town Clerk
Harvard Town Clerk
Shirley Town Clerk
MassDevelopment
Larry Maglin, Vulcan Forms
Chief Kelly, Devens Fire Department



DEVENS ENTERPRISE COMMISSION

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

Record of Decision
PPF Industrial 112 Barnum LLC
112 Barnum Road (Parcel #027.0-0017-0500.0)
Devens (Harvard), MA
Unified Permit Amendment to Flammables and Combustibles License
January 27, 2026

1. Applicant:

The Applicant is VulcanForms, Inc. and owner is PPF Industrial 112 Barnum LLC.. Property located at 112 Barnum Road, Devens (Harvard), MA 01434 (Deed Reference: Bk 48805 pg. 112).

2. Premises and Proposed Project:

The owner, on behalf of the Applicant, is seeking a Level 2 Unified Permit application for an amendment to their existing Flammables, Combustibles, and Explosives License. Their current license allows for the storage of 40 gallons of flammable liquids, 4200 gallons of combustible liquids, 80 gallons of liquid propane gas, and up to 12,000 lbs. of solid flammable materials. The amendment request increases the solid flammable materials to 165,000 lbs.. The material is the same titanium alloy powder as previously permitted in 7-15 kg containers and will be stored within hoppers, drums and grounded flammable storage cabinets, within portions of the building that are properly designed to accommodate such materials, with smoke and heat detection as well as water fire suppression systems. Property located at 112 Barnum Road in the Rail, Industrial and Trade Related Uses Zoning District and Zone 2 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 - Level 2 Submittal package for, including the following:
 - Completed Level 2 Unified Permit Application form (D25-015) received 12/3/25;
 - Copy of Zoning and Reserve parking plan for 112 Barnum Road (1 sheet);
 - Completed Industrial Performance Standards Checklist;
 - Application for Amended License to store flammables, combustibles, or explosives (FP-002A);
 - Breakdown of Titanium Powder storage by the end of 2026
 - Completed Hazardous Materials Registration Form, Devens Fire; Department, dated 2/26/25, including floor plans and Fire Department additive manufacturing permit, Hazardous Processing permit, non-flammable pressurized tank permit, flammable pressurized tank permit, flammable and combustibles storage permit, LPG storage tanks permit, dumpster permit;
 - Combustible Dust Program Plan (Form 1500-ALL-EHS-P-0021) Rev. 3 (6 pages);
 - Vulcan Forms Health and Safety Policy (POL-HSSE-009 version 1, 13 pages), effective 9/16/24;
2. Certified Abutters List for 112 Barnum Road from Devens Assessor, dated 12/4/25;
3. Determination of Completeness Issued 12/5/25;
4. Public Hearing Legal Notice e-mail to Nashoba Publications, from Neil Angus and Dawn Babcock, dated 12/9/25 – to be published 12/19/25 and 12/26/25;
5. Copies of Legal notices from 12/19/26 and 12/26/25 from Nashoba Valley Voice;
6. Public Hearing Notice Memo to Town Clerks of Ayer, Harvard, Shirley, Lancaster and MassDevelopment, from Neil Angus and Dawn Babcock, dated 12/9/25;
7. Public Hearing Notice emailed to Community Service Cable Committee, from Neil Angus and Dawn Babcock, dated 12/9/25;
8. Memo dated 12/9/25 from Neil Angus to Towns of Ayer, Harvard and Shirley Board of Selectman and Planning Board; Subject: Level 2 Unified Permit Application – 112

Barnum Road Flammables (notification of Public Hearing on 1/27/26 at 6:45PM), including return receipts;

9. Memo dated 12/9/25 from Neil Angus to Abutters and Interested Parties; Subject: Level 2 Unified Permit Application – 112 Barnum Road Flammables, including return receipts;
10. Public Hearing Notice to Secretary of State, from Neil Angus, dated 12/9/25;
11. Staff Report dated 1/15/26 Re: Level 2 Unified Permit – 112 Barnum Road/Vulcan Forms, prepared by Neil Angus (2 pages);
12. Draft Record of Decision, dated 1/27/26;
13. VulcanForms public hearing presentation entitled “License Application for Titanium Powder Alloy at Devens Site”, prepared by Vulcan Forms (10 slides);
14. E-mail correspondence as follows:

Date	From	To	Subject
10/29/25	Todd Whittier	Neil Angus	Vulcan Forms License update
12/5/25	Neil Angus	Larry Maglin	RE: Application for increased powder storage at 112 Barnum Road
1/16/26	Larry Maglin	Neil Angus	RE: Application for increased powder storage at 112 Barnum Road
1/27/26	Larry Maglin	Neil Angus	PowerPoint for tonight

4. Unified Permit Components and Actions:

The Unified Permit request is for an amendment to an existing Flammables, Combustibles, and Explosives License to increase the solid flammable materials storage to 165,000 lbs.. The material is the same titanium alloy powder as is currently being stored at 112 Barnum Road in Devens (Harvard), MA.

5. Process:

The application was submitted on December 3, 2025. A Determination of Completeness was issued on December 5, 2025. Copies of the application were received by the surrounding Towns on December 15, 2025. Legal notices were placed in Nashoba Publications on December 19 and 26, 2025. Certified Mail notice was sent to all abutters on December 9, 2025. The 30-day Town comment period expired on January 14, 2026. No comments were received. The Public Hearing opened on January 27, 2026 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 storage of flammable solids will be entirely within the building, thereby minimizing any concern for release into the environment.
2. The Devens Fire Department has reviewed the amended materials and storage requirements with the Applicant and will issue updated permits for storage in accordance with National and State Fire Code Standards and Regulations.
3. The proposed manufacturing processes are an allowed use within the Rail, Industrial and Trade-Related Uses District.
4. Regarding the approval criteria listed in 974 CMR 3.03(2):
 - (a) The Plan complies with 974 CMR 3.00 and applicable provisions of the By-Laws.
 - (b) The development lies on a lot that is recorded at the Registry of Deeds;

- (c) The application is Complete.
- (d) All drives, parking lots, loading areas, paths, sidewalks, and streets are designed to provide safe vehicular and pedestrian travel.
- (e) Access/site circulation will enable prompt fire, police, and emergency response.
- (f) Adequate capture, treatment, infiltration and discharge of stormwater and surface water runoff and compliance with applicable portions of the "Devens Stormwater Pollution Prevention Plan", has been included in the design.
- (g) Connections with utility, power and communication systems available in the abutting infrastructure currently exist and were approved by Devens Utilities.
- (h) Facilities required under the Water Resources Protection Bylaw and the related Design Standards have been included.
- (i) The plans are in compliance with the Landscaping Design Standards 974 CMR 3.04(8).
- (j) A Wetlands Order of Conditions is not required for this project.
- (k) The Devens Fire Department has reviewed the application.
- (l) The project is in compliance with the Devens Industrial Performance Standards.
- (m) Sufficient parking for current needs exists.
- (n) Traffic control measures are adequate for this project.
- (o) The development is required to participate in the Devens traffic management association.
- (p) Adequate water supply exists in terms of quantity, quality, and water pressure for domestic needs and fire protection.
- (q) Connection to sanitary sewers has been authorized by Devens Utilities.
- (r) There are no new buildings as part of this application and therefore no requirement to meet any design standards as established by Mass Development for the district in which the lot is located.
- (s) There is no soil disturbance proposed.
- (t) The development has been designed with due consideration for public health.
- (u) Adequate climate change mitigation, adaptation and greenhouse gas emissions mitigation measures have been incorporated in accordance with 974 CMR 4.11.

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. Once the appeal period has expired, the Applicant shall file the Record of Decision with the Registry of Deeds and proof of recordation shall be submitted to the DEC.
3. 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 the increase in storage. Copies of permits issued by those other than the DEC must be filed with the DEC.

- 4. All materials shall be stored inside the building within the flammable storage cabinets and in accordance with NFPA 30, NFPA 55, NFPA 400 and 527 CMR14.03. No exterior storage of solid flammables is permitted.
- 5. The existing Facility Safety Plan shall be updated to include the phased storage of additional flammable solids and hazardous materials being used as part of this process, along with and required updates for safe storage, handing and disposal procedures. An updated plan shall be submitted to the DEC and the Devens Fire Department prior to final sign off on this license.

9. Decision:

The DEC closed the hearing on January 27, 2026 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 amended License to store Flammables and Combustibles at 112 Barnum Road with conditions.

10. Building Permit

No building permit is required.

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 January 28, 2026 and terminates February 27, 2026, is "at risk".

Date: 1/28/26

Approved by:

Neil Angus
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.

Jan. 28, 2026
Date

Dawn M Babcock
Dawn Babcock, Notary
My Commission expires March 2, 2029

