



**CITY COUNCIL ENVIRONMENTAL & FLOOD ISSUES SUB/COMMITTEE
WILL MEET AT 5:30 PM ON TUESDAY, JUNE 3, 2025 IN CITY COUNCIL CHAMBER, 375
MERRIMACK ST. / ZOOM(HYBRID).**

1. ROLL CALL

1.1. Members: C. Belanger, C. Robinson, C. Yem.

2. MEETING CALLED TO ORDER

2.1. Communication Remote / Zoom Participation:

Meetings Will Be Held In Council Chamber With Public Welcome And By Using Remote Participation As Follows:
Members Of The Public May View The Meeting Via LTC.Org (On-Line; Live Streaming; Or Local Cable Channel 6). Those Wishing To Speak Regarding A Specific Agenda Item Shall Register To Speak In Advance Of The Meeting By Sending Email To City Clerk Indicating The Agenda Item And A Phone Number To Call So That You May Be Issued Zoom Link To The Meeting. Email Address Is MGEARY@LOWELLMA.GOV. If No Access To Email You May Contact City Clerk At 978-674-4161. All Request Must Be Done Before 4:00 PM On The Day Of Meeting. For Zoom - [HTTPS://SUPPORT.ZOOM.US/HC/EN-US/ARTICLES/201362193-JOINING-A-MEETING](https://support.zoom.us/hc/en-us/articles/201362193-joining-a-meeting)

3. ORDER OF BUSINESS

- 3.1. Discussion - VHB (Markley Group, LLC) Installation Of Four (4) Above Ground Emergency Generators (Total - 24,000 Gals. Diesel Fuel) On Site At One Markley Way.

Documents:

[2025 APRIL 8 VHB THE MARKLEY GROUP LLC REQ TO INCREASE DIESEL FUEL STORAGE ABOVE GROUND 24,000 GLS \(1\).PDF](#)

4. ADJOURNMENT

CITY OF LOWELL
PETITION

TO THE
CITY COUNCIL

VHB Greenfield Group LLC
Pkg to install 4 additional
VBE emergency generators with
an active demand load of
diesel fuel subject to the
total volume of allowed fuel
for the storage 24,000 gals

In City Council

Opinion 8, 2005

Read and

Clerk



March 31, 2025

Ref: 13925.05

City Clerk Michael Geary
Lowell City Clerk's Office
375 Merrimack Street
First Floor, Room 31
Lowell, MA 01852

Re: Fuel Storage License Amendment
One Markley Way
Lowell MA 01854

City Clerk Michael Geary :

On behalf of the Markley Group LLC (Markley), Vanasse Hangen Brustlin, Inc. (VHB) is submitting this application for a fuel storage license amendment for review and approval by the Lowell City Council. Markley is working on their next phase of construction at their Internet Data Center located at One Markley Way (2 Prince Avenue) in the former Prince Macaroni factory and warehouse. As part of this phase of construction they are proposing to install four (4) additional emergency generators each with an aboveground 6,000-gallon diesel fuel belly tank. The total volume of diesel fuel proposed to be stored as part of this phase of construction is 24,000 gallons. This will increase the on-site diesel fuel storage from 47,100 gallons to 71,100 gallons. Please note that Markley will be proposing additional generators with aboveground fuel tanks for this site during future phases of development.

In accordance with State Fire Code and the National Fire Protection Association (NFPA) Code 30 for Flammable and Combustible Liquids, the tanks are located greater than fifteen (15) feet from the property line and greater than five (5) feet from any important building on the property. The storage of greater than 10,000 gallons of combustibles in Massachusetts requires a license from the City Council, a permit to store combustibles from the Fire Department and the fuel storage must also be registered with the City Clerk. Included with this cover letter are the following documents:

- A Site Locus Map;
- Assessor's Maps of the Site;
- A Site Plan of the fuel tank locations;
- Cut sheets of the Generators and Tanks;
- A list of Tank features;
- Application for License Amendment;
- New Fuel License Form;
- Fuel Tank Registration Form;



- Fire Department Fuel Storage Permit; and
- Abutters List.

If you have any questions or comments regarding this submission please call me at (617) 607-2171 or email me at wtaber@vhb.com. Thank you for your time and attention to this matter.

Sincerely,

VHB

A handwritten signature in cursive script that reads "William S. Taber".

William S. Taber, PE
Senior Project Manager

cc: Markley staff
Attachments

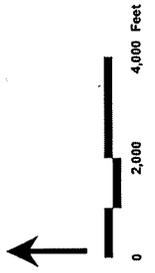
\\masbosdata\PROJECTS\12815_00_SCR_PM & CM\GIS\Project\OHM\Figure 1 - SCR Phase I Template.mxd



Figure 1 - Site Location and Local Area Map
Fuel Storage License
2 Prince Avenue
Lowell, Massachusetts
Prepared By: VHB



Legend
Site Boundary
Property Boundaries
Source:
USGS Topographic Imagery 2001
MassGIS Aerial Imagery 2013
MassGIS Level 3 Assessor's Parcels
MassGIS MassDOT Roads

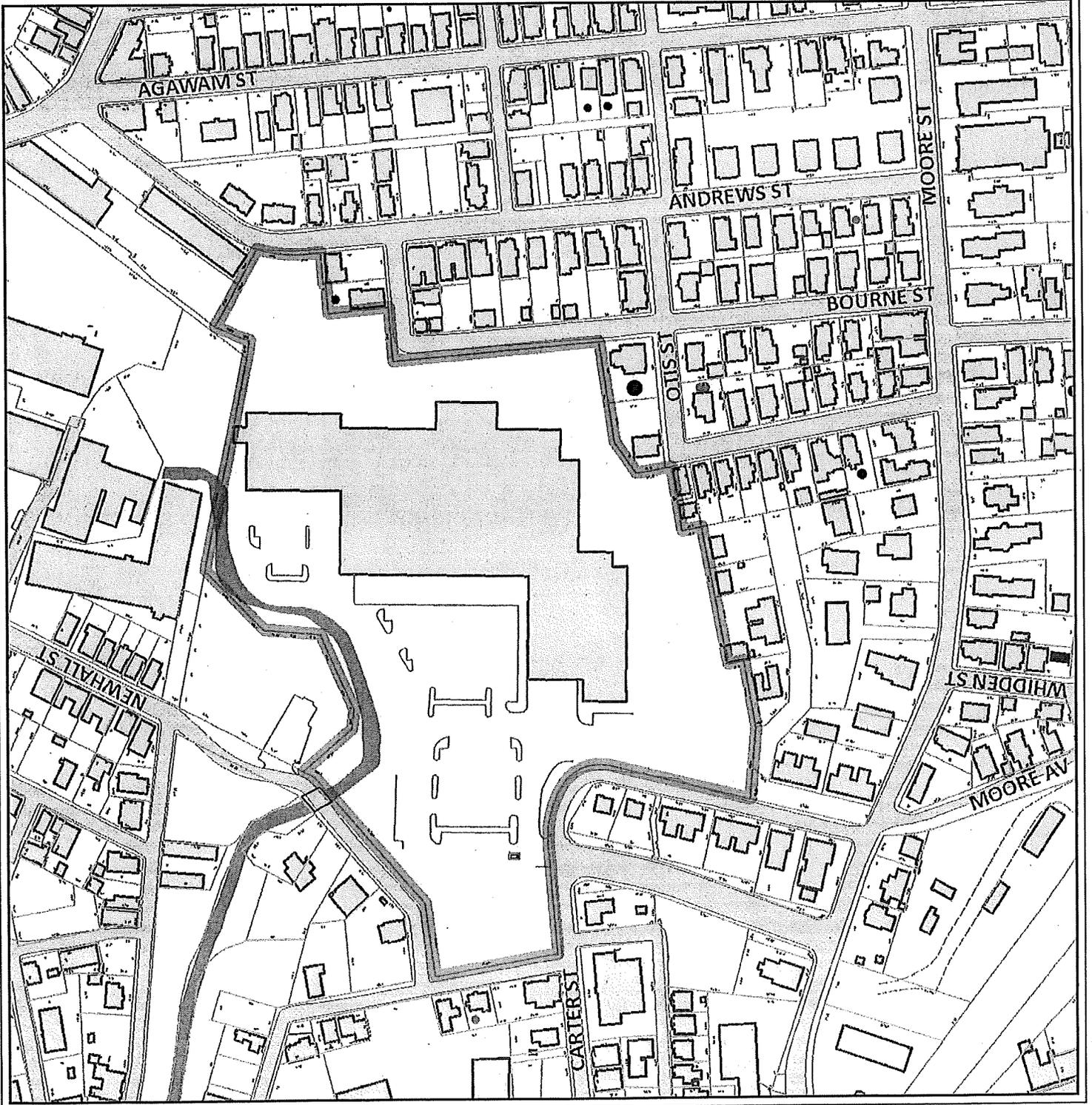




City of Lowell Massachusetts

2 Prince Avenue, Lowell

- Lowell Boundary
- Parcels
- Buildings
- Building Foundation
- Mobile Home
- Tank
- Deck
- Pool - Above Ground
- Pool - In-Ground
- Paved Roads
- Water Bodies
- Open Water
- River
- Border Town Parcels



DISCLAIMER
 Any map printed from this system is considered unofficial unless it has been stamped/logged/certified by the Office of the City Assessor. The City of Lowell makes no warranty or representation as to the accuracy, timeliness or completeness of any of the data. The City of Lowell shall have no liability for the data or lack thereof, or any decision made or action taken or not taken in reliance upon any of the data.

1" = 226 ft
 October 2, 2015

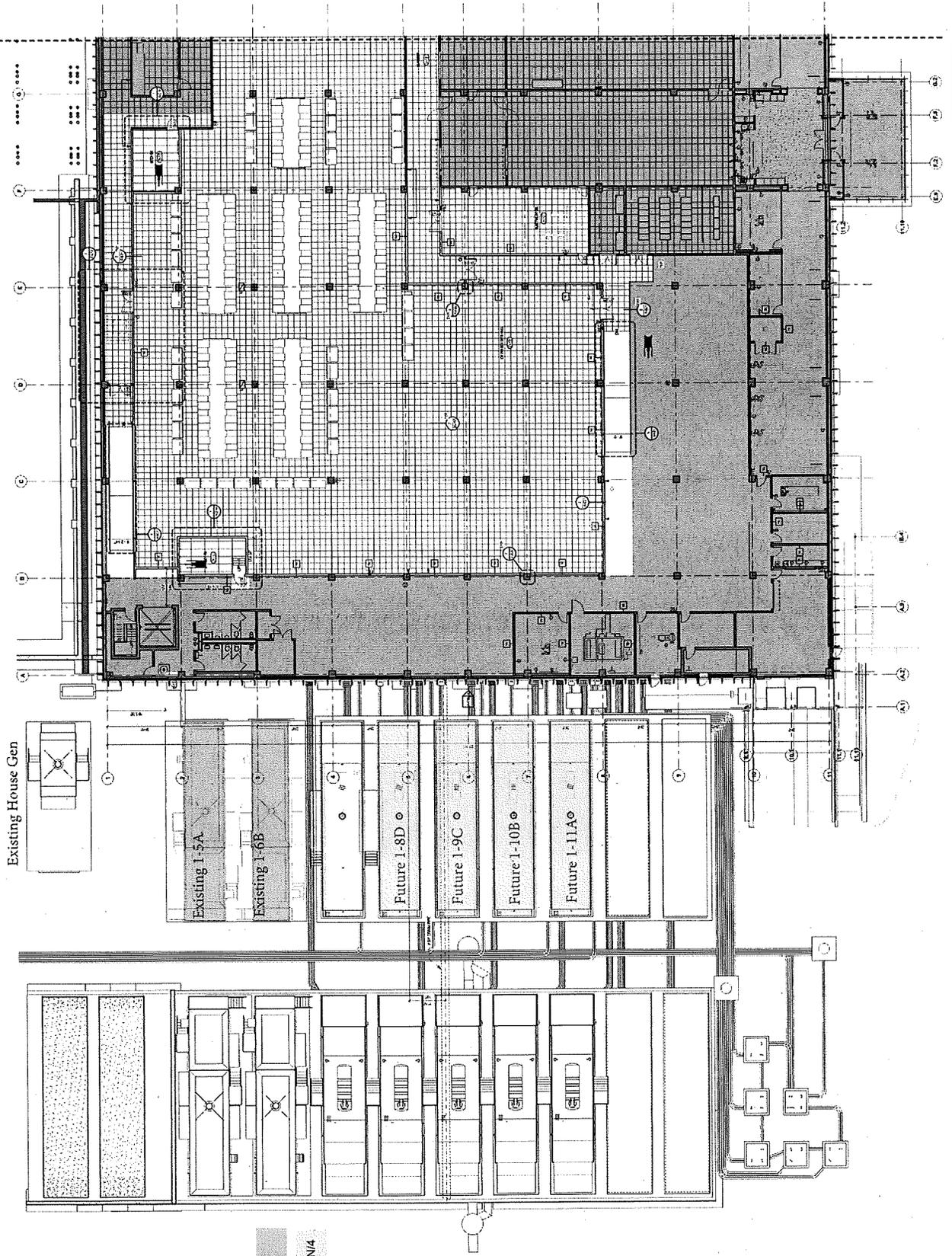


City of Lowell
Massachusetts
2 Prince Avenue, Lowell

- Lowell Boundary
- Parcels



DISCLAIMER
Any map printed from this system is considered unofficial unless it has been stamped/signed/certified by the Office of the City Assessor. The City of Lowell makes no warranty of representation as to the accuracy, timeliness or completeness of any of the data. The City of Lowell shall have no liability for the data or lack thereof, or any decision made or action taken or not taken in reliance upon any of the data.
October 2, 2015
1" = 226 ft



LEGEND

Existing

CW PHASE 2 SN14

TANK FEATURES

UL-142 Listed Steel Tank

Steel Dike for Secondary Protection

High Level Alarm

Low Level Alarm

Leak Detection Alarm

Alarms Connected to Building Management System for Remote Notification

Emergency Vents

Tank to be installed on a Concrete Pad

Facility Fenced and Guarded to prevent Vandalism

Tanks & Generators located behind gates providing protection from site traffic

Fill Connection located inside Spill Containment Basin

Diesel Fuel Fill Drop Tube

Overfill Prevention Valve



FP-002A
(Rev. 6/23)

The Commonwealth of Massachusetts

City/Town of Lowell

Application For License

Massachusetts General Law, Chapter 148 §13

New License Amended License

GIS Coordinates
<u>42° 37' 46" N</u>
LAT.
<u>-71° 18' 19" W</u>
LONG.
License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: One Markley Way, Parcel #0184 4765 0002 0000
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: The Markley Group LLC

Address of Land Owner: One Summer Street, Boston, MA 02110

Use and Occupancy of Buildings and Structures: Computer Internet Data Center

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments

Attach a copy of the current license

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet	CONTAINER UST, AST, IBC, drums
Diesel Fuel	II	24,000	Gallons	ASTs

Total quantity of all flammable liquids to be stored: _____

Total quantity of all combustible liquids to be stored: 71,100 Gal.

Total quantity of all flammable gases to be stored: _____

Total quantity of all flammable solids to be stored: _____

LP-gas (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 CMR 1.00 Table 1.12.8.50)

- ❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: _____
List sizes and capacities of all aboveground containers used for storage: _____
- ❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: _____
List sizes and capacities of all underground containers used for storage: _____
- Total aggregate quantity of all LP-gas to be stored: _____

Fireworks (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

- ❖ Maximum amount (in pounds) of Class 1.3G: _____ Type/class of magazine used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.4G: _____ Type/class of magazine used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.4: _____ Type/class of magazine used for storage: _____
- Total aggregate quantity of all classes of fireworks to be stored: _____

Explosives (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

- ❖ Maximum amount (in pounds) of Class 1.1: _____ Number of magazines used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.2: _____ Number of magazines used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.3: _____ Number of magazines used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.4: _____ Number of magazines used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.5: _____ Number of magazines used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.6: _____ Number of magazines used for storage: _____

I, Jack Montanaro, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature _____ Date _____ Name Jack Montanaro

PLEASE NOTE THAT ONLY APPLICATIONS WITH ORIGINAL WET SIGNATURES WILL BE ACCEPTED. PHOTOCOPIES OF APPLICATIONS WILL NOT BE PROCESSED.

Fire Department Use Only

I, Phillip A. J. Charron, Head of the Lowell Fire Department endorse this application with my

Approval Disapproval

[Signature] March 25, 2025
Signature of Head of the Fire Department Date

Recommendations: _____