

CITY OF LOWELL
PETITION

TO THE
CITY COUNCIL

Marbley Garipide (Marbley)
App. to Amend license
of fuel storage from
11,100 gallons diesel fuel
to 167,800 gallons diesel
fuel.

In City Council

September 23, 2025

Read and

Clerk



September 5, 2025

Ref: 13925.06

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

Re: Fuel Storage License Amendment
2 Prince Avenue
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 additional emergency generators, each with an aboveground diesel fuel belly tank. The diesel fuel belly tanks will hold between 6,000-gallons and 6,350-gallons each of diesel fuel. The total volume of diesel fuel proposed to be stored as part of this phase of construction is 96,700 gallons. This will increase the on-site diesel fuel storage from 71,100 gallons to 167,800 gallons.

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;
- Figure 2 Site Plan of the property (Northend Generator Yard);
- Cut sheet of the 3 MW Generator and 6,000 Gallon Tank;
- Cut sheet of the 3 MW Generator and 6,350 Gallon Tank
- A list of Tank features;
- Application for License Amendment;
- New Fuel License Form;

Engineers | Scientists | Planners | Designers

260 Arsenal Place #2, Watertown, MA 02472

P 617.924.1770 F 617.924.2286 www.vhb.com

City Clerk Michael Geary
Ref: 13925.06
September 5, 2025
Page 2



- Fuel Tank Registration Form;
- Fire Department Fuel Storage Permit Form; 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,

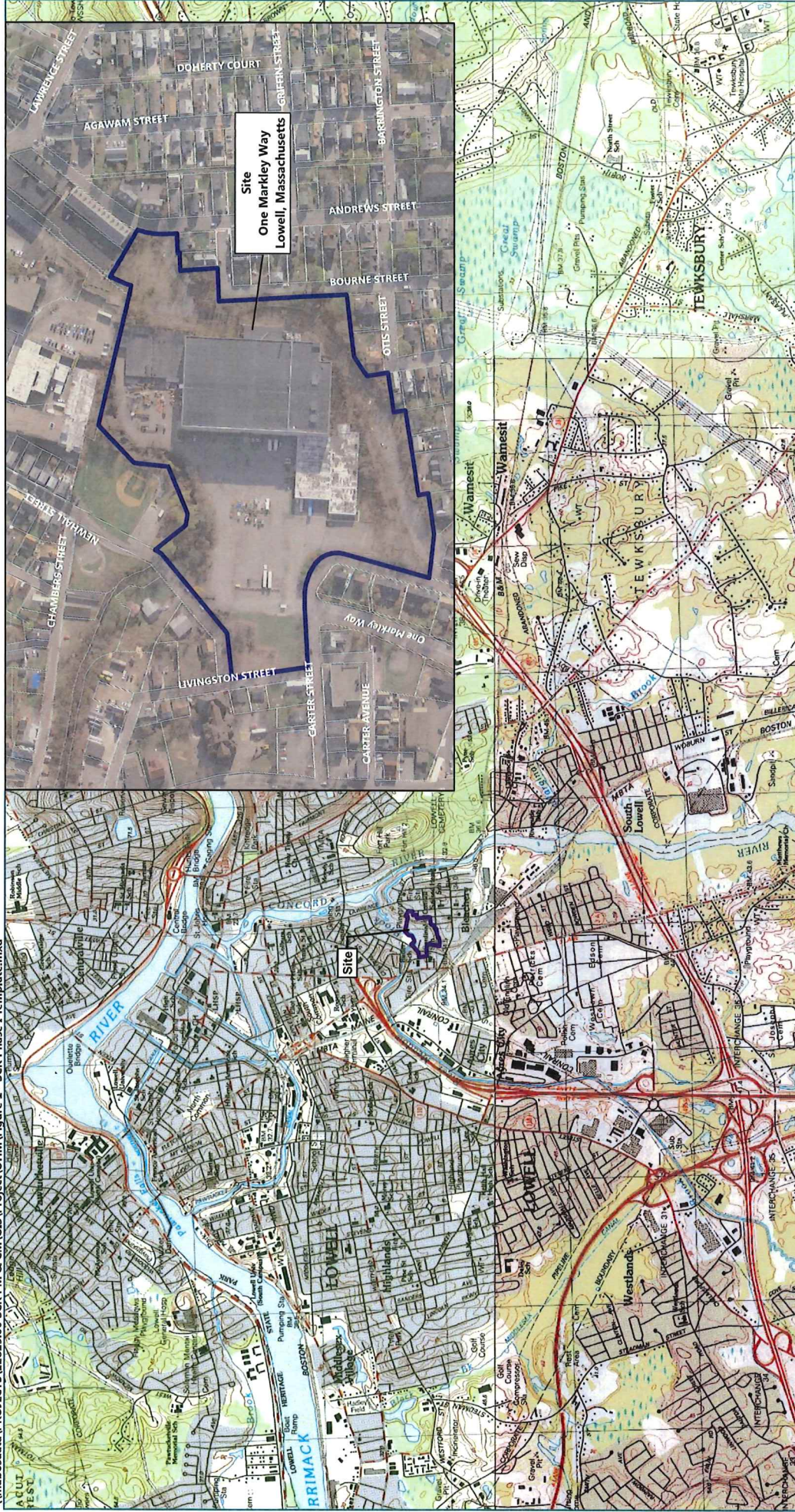
VHB

A handwritten signature in blue ink that reads "William S. Taber".

William S. Taber, PE
Senior Project Manager
wtaber@vhb.com

cc: Markley Staff
Attachments

\\mabosdata\PROJECTS\12815.00 SCR PM & CM\GIS\Project\OHM\Figure 1 - SCR Phase I Template.mxd



Legend

- Site Boundary
- Property Boundaries

Source:
USGS Topographic Imagery 2001
MassGIS Aerial Imagery 2013
MassGIS Level 3 Assessor's Parcels
MassGIS MassDOT Roads



Figure 1 - Site Location and Local Area Map

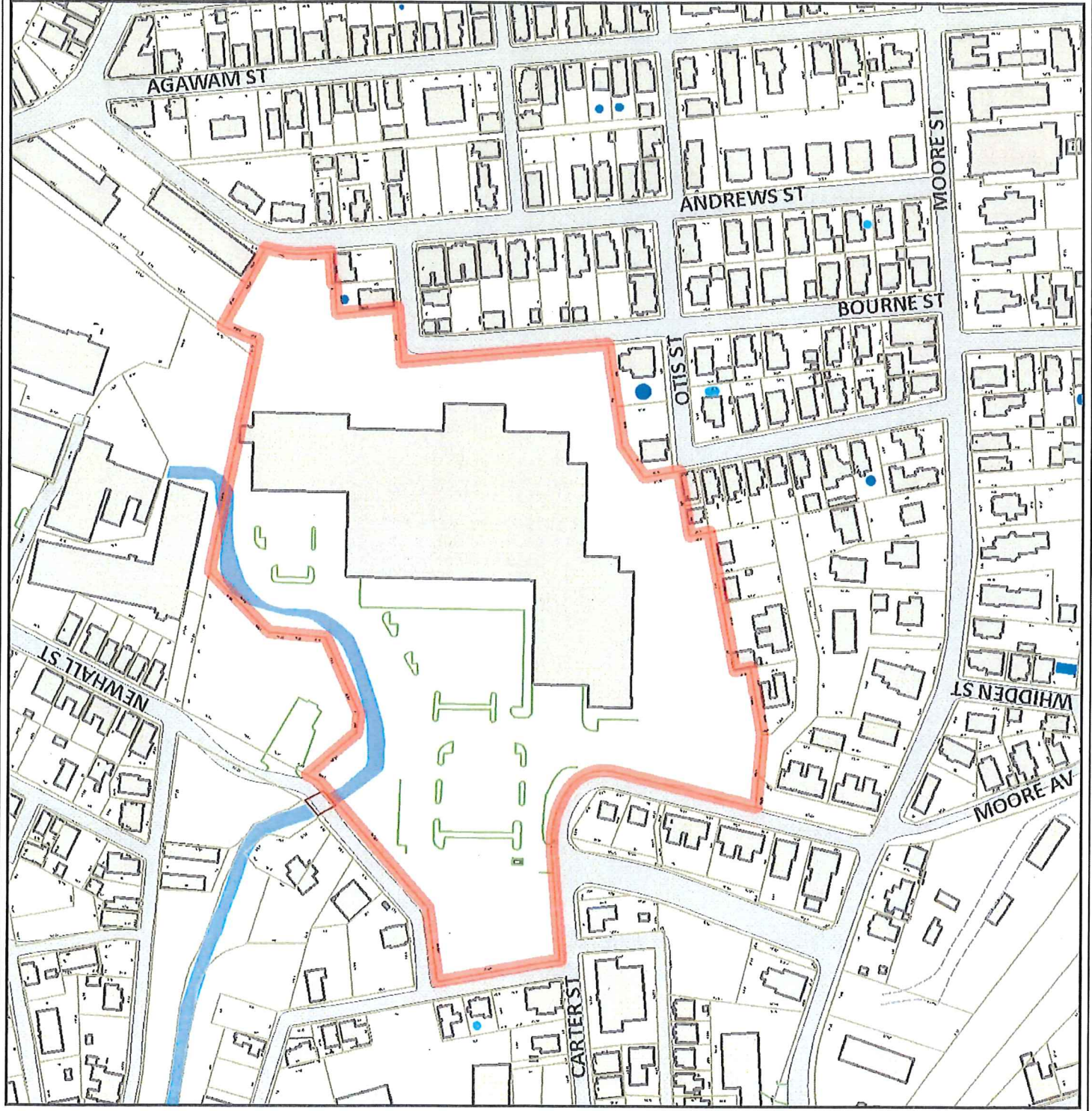
Fuel Storage License
One Markley Way
Lowell, Massachusetts
Prepared By: VHB



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/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.

1" = 226 ft
October 2, 2015



City of Lowell
Massachusetts
2 Prince Avenue, Lowell

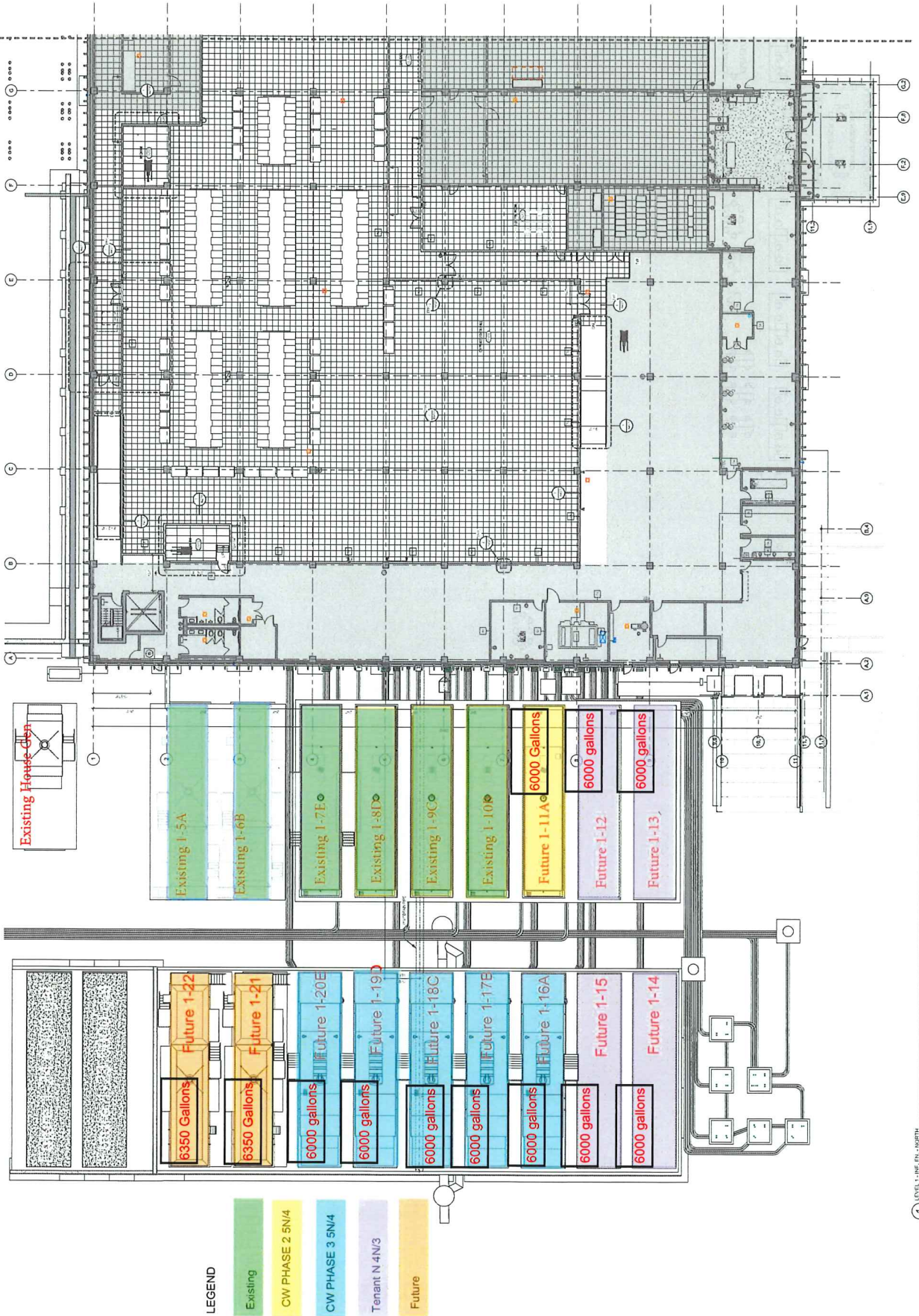
- Lowell Boundary
- Parcels



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1" = 226 ft
October 2, 2015

Figure 2
Northend Generator Yard

Future 1-26 6000 gal
Future 1-25 6000 gal



1-10B, 1-11A, 1-12, 1-13, 1-14, 1-15, 1-16A, 1-17E, 1-18C, 1-19D, 1-20E, 1-21, 1-22

TANK FEATURES

UL-142 Listed Steel Tanks

Steel Dikes for Secondary Protection

High Level Alarm

Low Level Alarm

Leak Detection Alarm

Alarms Connected to Building Management System for Remote Notification

Emergency Vents

Tanks to be installed on Concrete Pads

Facility Fenced and Guarded to prevent Vandalism

Tanks & Generators located behind gates providing protection from site traffic

Fill Connections located inside Locked Spill Containment Basins

Diesel Fuel Fill Drop Tubes

Overfill Prevention Valves



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

42° 37' 46" N

LAT.

-71° 18 19" W

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

The original License was issued in May 2016 and the most recent amendment was issued on June 2025.

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 #2	II	71,100 (Current Licensed Amount)	Gallons	AST's
Diesel Fuel #2	II	96,700	Gallons	AST's

Total quantity of all flammable liquids to be stored: _____

Total quantity of all combustible liquids to be stored: 167,800 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, _____, 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 _____

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. Charron, Head of the Lowell Fire Department endorse this application with my

☒ Approval ☐ Disapproval

Signature of Head of the Fire Department

September 18, 2025

Date

Recommendations: _____



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13 ANDREWS ST UNIT 13
LOWELL, MA 01852**RE: 17 ANDREWS ST #17**TSANG ALEXANDER WING CHAK
LEE AVA
17 ANDREWS ST
LOWELL, MA 01852**RE: 21 ANDREWS ST #21**KELLEHER MICHAEL S
LONG BOON MEE
21 ANDREWS ST UNIT 21
LOWELL, MA 01852**RE: 25 ANDREWS ST #25**MEAS DAVID
25 ANDREWS ST UNIT 25
LOWELL, MA 01852**RE: 29 ANDREWS ST #29**WANG WENHONG
5 DAYLILY DR
NASHUA, NH 03062-3090**RE: 33 ANDREWS ST #33**PHELPS LAKEISHA I
33 ANDREWS ST UNIT 33
LOWELL, MA 01852**RE: 40 ANDREWS ST #A**NAMADZUNDA CHIMWEMWE
40 ANDREWS ST #A
LOWELL, MA 01852**RE: 40 ANDREWS ST #C**SEXTON JOSEPH H III
SEXTON MEALEA K
40 ANDREWS ST UNIT C
LOWELL, MA 01852**RE: 40 ANDREWS ST #E**CAVALCANTI ANTONIO B
40 ANDREWS ST UNIT E
LOWELL, MA 01852**RE: 48 ANDREWS ST**CITYWIDE PROPERTIES LLC
11 ALFRED DR
DRACUT, MA 01826**RE: 15 ANDREWS ST #15**MACHARIA ANN W
KOIGI RICHARD K
15 ANDREWS ST #15
LOWELL, MA 01852**RE: 19 ANDREWS ST #19**PALMA VASHKAR
19 ANDREWS ST UNIT 19
LOWELL, MA 01852**RE: 23 ANDREWS ST #23**BOWERS TOMMY L
23 ANDREWS ST UNIT 23
LOWELL, MA 01852**RE: 27 ANDREWS ST #27**SAMUELMAN AUDREY E
27 ANDREWS ST UNIT 27
LOWELL, MA 01852**RE: 31 ANDREWS ST #31**MAZGELIS JOSHUA J
31 ANDREWS ST UNIT 31
LOWELL, MA 01852**RE: 35 ANDREWS ST #35**SOUTHWORTH RICHARD C
35 ANDREWS ST UNIT 35
LOWELL, MA 01852**RE: 40 ANDREWS ST #B**CAMPBELL ASHLEY
40 ANDREWS ST UNIT B
LOWELL, MA 01852**RE: 40 ANDREWS ST #D**DEANGELIS KRISTIN
DEANGELIS NICHOLAS
40 ANDREWS ST UNIT D
LOWELL, MA 01852**RE: 40 ANDREWS ST #F**DORZIN MARGARET
40 ANDREWS ST UNIT F
LOWELL, MA 01852**RE: 48.1 ANDREWS ST**CITYWIDE PROPERTIES LLC
11 ALFRED DR
DRACUT, MA 01826



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181 MARKET ST, APT 21
LOWELL, MA 01852**RE: 87 ANDREWS ST**CARNEY LAWRENCE W JR
12 MANCHESTER ST
LOWELL, MA 01852**RE: 77 BOURNE ST**CARLOS JOSEPH A
4 INDIAN VALLEY RD
PELHAM, NH 03076-2603**RE: 101 BOURNE ST**LAFFIN FREDERICK M
LAFFIN ELAINE
101 BOURNE ST
LOWELL, MA 01852**RE: 35 CARTER ST**CITYWIDE PROPERTIES LLC
11 ALFRED DR
DRACUT, MA 01826**RE: 1 IOWA ST**MAXWELL PROPERTIES LOWELL LLC
339 MAIN ST #1A
NASHUA, NH 03060**RE: 34 IOWA ST**ORTIZ DANIELA D
34 IOWA ST
LOWELL, MA 01852**RE: 37 IOWA ST**MONTEER BILLY A JR
MONTEER ROSA I
37 IOWA ST
LOWELL, MA 01852**RE: 685 LAWRENCE ST**685-689 LAWRENCE STREET REALTY TRUST
C/O DAVID PISCATELLI
3 GEORGE ROOT WAY
N READING, MA 01864**RE: 75 ANDREWS ST**ZARUMA MANUEL E PICHASACA
40 OAK ST
LOWELL, MA 01852**RE: 83 ANDREWS ST**MERLINA RICHARD J JR
83 ANDREWS ST
LOWELL, MA 01852**RE: 53 BOURNE ST**TIGHE BERYL M
105 ANDREWS ST
LOWELL, MA 01852-4629**RE: 100 BOURNE ST**CORKLIN SALINA A
CHRISTIE TIMOTHY J
100 BOURNE ST
LOWELL, MA 01852**RE: 15 CARTER ST**CITY OF LOWELL
SCHOOL DEPT
375 MERRIMACK ST
LOWELL, MA 01852**RE: 84 CHAMBERS ST**CITY OF LOWELL
PARK DEPT
375 MERRIMACK ST
LOWELL, MA 01852**RE: 30 IOWA ST**MAXWELL PROPERTIES LOWELL LLC
339 MAIN ST #1A
NASHUA, NH 03060**RE: 36 IOWA ST**FORTES JOSEPH MICHAEL
FORTES NANCY J
36 IOWA ST
LOWELL, MA 01852-4614**RE: 38 IOWA ST**CITY OF LOWELL
375 MERRIMACK ST
LOWELL, MA 01852**RE: 669 LAWRENCE ST**685-689 LAWRENCE STREET REALTY TRUST
C/O DAVID PISCATELLI
3 GEORGE ROOT WAY
N READING, MA 01864



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59 LIVINGSTON ST
LOWELL, MA 01852**RE: 34 MOORE ST**MARKLEY GROUP LLC
2 PRINCE AVE
LOWELL, MA 01852**RE: 48 NEWHALL ST**SICARD MANAGEMENT SERVICE INC
48 NEWHALL ST
LOWELL, MA 01852**RE: 85 NEWHALL ST**CITY OF LOWELL
375 MERRIMACK ST
LOWELL, MA 01852**RE: 115 NEWHALL ST**KING FAMILY REAL ESTATE TRUST
KING FRANCIS R JR ET AL TRUSTEES
421 FOREST ST
DUNSTABLE, MA 01827**RE: 42 OTIS ST**MANIRATH MANNY
MANIRATH AMY VE
42 OTIS ST
LOWELL, MA 01852**RE: 46 OTIS ST**SHIRLEY PATRICIA M
46 OTIS ST
LOWELL, MA 01852**RE: 55 OTIS ST**FOSTER ROBERT R
FOSTER EMILY C ET AL
55 OTIS ST
LOWELL, MA 01852**RE: 2 PRINCE AVE**MARKLEY GROUP LLC
ONE SUMMER ST
BOSTON, MA 02110**RE: 9 PRINCE AVE**STREETE DIANA
9 PRINCE AVE
LOWELL, MA 01852**RE: 75 LIVINGSTON ST**MPD PROPERTIES LOWELL II LLC
29A ADAMS ST
BURLINGTON, MA 01803**RE: 70 MOORE ST**DEMOS REALTY LLC
4 KEYSTONE WAY
ANDOVER, MA 01810**RE: 56 NEWHALL ST**DUDE'S PLACE LLC THE
56 NEWHALL ST
LOWELL, MA 01852**RE: NEWHALL ST BRIDGE OVER MEADOW BROOK**CITY OF LOWELL
375 MERRIMACK ST
LOWELL, MA 01852**RE: 139 NEWHALL ST**KING FAMILY REAL ESTATE TRUST
KING FRANCIS R JR ET AL TRUSTEES
421 FOREST ST
DUNSTABLE, MA 01827**RE: 44 OTIS ST**LEMIRE CRAIG A
LEMIRE MARY SUSAN
18 TOWER FARM RD
BILLERICA, MA 01821**RE: 50 OTIS ST**VALERIO MARIA M
50 OTIS ST
LOWELL, MA 01852-4628**RE: 64 OTIS ST**CASTLE EILEEN
64 OTIS ST
LOWELL, MA 01852-4628**RE: 3 PRINCE AVE**MAXWELL PROPERTIES LOWELL LLC
339 MAIN ST #1A
NASHUA, NH 03060**RE: 21 PRINCE AVE**21 PRINCE REALTY LLC
30 SANDERSON RD
LEXINGTON, MA 02420



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LOWELL INVESTCO LLC
C/O ENO, MARTIN, DONAHUE, LLP
491 DUTTON ST STE 206
LOWELL, MA 01854

RE: 38 PRINCE AVE

LOWELL INVESTCO LLC
C/O ENO, MARTIN, DONAHUE, LLP
491 DUTTON ST STE 206
LOWELL, MA 01854