

**Devens Enterprise Commission (DEC)**  
**Unified Permit Amendment**  
**Record of Decision:**  
**D&D Saratoga Boulevard Realty**  
**29 Saratoga Blvd. Devens MA**  
**(Parcel ID#: 21-13-1400)**  
**December 20, 2016**

**1. Applicant:**

The Applicant and landowner are D&D Saratoga Boulevard Realty, 29 Saratoga Boulevard, Devens, MA (the "Applicant") and the property subject to this Level 2 Unified Permit Amendment is located at 29 Saratoga Boulevard, Devens, MA 01434.

**2. Proposed Amendment:**

On February 23, 2016, the DEC issued a Level 2 Unified permit to Integra Companies for the construction of a +/-41,000 sq.ft. office/warehouse building addition and parking expansion – adding on to the existing +/-29,000 square foot building. The Applicant is requesting a number of minor modifications to the original approved plans, including the addition of a new overhead door to access the new trash compactor area, additional egress doors to the building, and a series of sidewalk and lighting modifications. The DEC regulations require a level 2 Unified permit for any loading/overhead doors that a facility proposes. The Project is located within the Rail, Industrial and Trade Related 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. Level 2 Unified Permit Completed Application (#D16-089), dated 11-3-2016.
2. Cover letter dated November 2, 2016 from Katie Enright to Devens Enterprise Commission (1 page);
3. Plan entitled: "Minor Modification Integra Companies Expansion, 29 Saratoga Boulevard, Devens, MA 01464", dated 10-6-16," prepared by Howard Stein Hudson 114 Turnpike Road, Chelmsford, MA 01824 (1 sheet);
4. Plans entitled "Integra Companied Expansion 29 Saratoga Boulevard, Devens MA." (construction set), dated 12-14-15, revised through 10-26-16; prepared by Howard Stein Hudson 114 Turnpike Road, Chelmsford, MA 01824, including the following sheets:
  - Sheet C1: Title Sheet;
  - Sheet C2-C3: Phasing Plan
  - Sheet C4: Phased Demo Plan & Erosion and Sedimentation Control;
  - Sheet C5-C6: Layout and Materials Plan;
  - Sheet C7-C8: Grading, Drainage and Utility Sheet;
  - Sheet C9-C10: Landscape Plan (prepared by Lorraine Black, ASLA);
  - Sheet C11-C12: Lighting Plan ;
  - Sheet C13-C-16: Details;
  - Sheet C-17: Curb Cut Exhibit.
5. Architectural Plan entitled: "Integra Building Addition Conceptual Floor Plan", dated 10-02-16, prepared by Richard P. DeCoste Architect, LLC., 12A Shea Lane, Foxborough, MA 02035 (Sheet A-200);
6. Determination of Completeness Issued November 7, 2016.
7. Devens, MA Abutter List, dated November 4, 2016, from Devens Board of Assessors;

8. Revised Plans entitled “Integra Companied Expansion 29 Saratoga Boulevard, Devens MA.” (construction set), dated 12-14-15, revised through 11-16-16; prepared by Howard Stein Hudson 114 Turnpike Road, Chelmsford, MA 01824, including the following sheets:
  - Sheet C1: Title Sheet;
  - Sheet C2-C3: Phasing Plan
  - Sheet C4: Phased Demo Plan & Erosion and Sedimentation Control;
  - Sheet C5-C6: Layout and Materials Plan;
  - Sheet C7-C8: Grading, Drainage and Utility Sheet;
  - Sheet C9-C10: Landscape Plan (prepared by Lorraine Black, ASLA);
  - Sheet C11-C12: Lighting Plan ;
  - Sheet C13-C-16: Details;
  - Sheet C-17: Curb Cut Exhibit.
9. Plan Entitled: “Office Bld’g/Warehouse Foundation Plan, Integra Companies Building Addition, 29 Saratoga Boulevard, Devens MA 01464”, drawing # S-1, dated 9/29/16, revised through 10/18/16, by Groton Engineering, LLC., 11 Highland Road, Groton, MA 01450 (1 sheet);
10. Memo dated November 8, 2016 from Peter Lowitt to Towns of Ayer, Harvard and Shirley Board of Selectman and Planning Offices; Subject: Level 2 Unified Permit Application – D&D Saratoga Boulevard Realty, 29 Saratoga Boulevard, Devens, MA (notification of Public Hearing on December 20, 2016 at 6:45PM), including certified mail return receipts (received 11-9-16);
11. Public Hearing Notice Memo to Town Clerks of Ayer, Harvard, Shirley, Lancaster and MassDevelopment, from Peter Lowitt, dated December 1, 2016;
12. Public Hearing Legal Notice emailed to Nashoba Publications, from Peter Lowitt, dated November 8, 2016 – to be published November 25, 2016 and December 2, 2016 (including printed Legal notices from the Nashoba Valley Voice).
13. Public Hearing Notice emailed to Community Service Cable Committee, from Peter Lowitt/Kate Clisham, dated December 1, 2016 (to run 12-1 to 12-20);
14. Public Hearing Notice to Secretary of State, from Peter Lowitt, dated December 1, 2016;
15. Memo dated November 15, 2016 from Peter Lowitt to Abutters and Interested Parties; Subject: Level 2 Unified Permit Application – D&D Saratoga Boulevard Realty, 29 Saratoga Boulevard, Devens, MA (notification of Public Hearing on December 20, 2016 at 6:45PM), including certified mail return receipts;
16. Staff Report dated December 13, 2016 Re: Level 2 Unified Permit Amendment Request – 29 Saratoga Blvd. (Integra Companies), prepared by Neil Angus (4 pages);
17. E-mail correspondence as follows:
 

Date	From	To	Subject
12/13/16	Neil Angus	Katie Enright	Re: Integra - Dec. 20th
12/20/16	Katie Enright	Neil Angus	FW: Integra Shed
18. DEC Unified Permit Record of Decision Draft, dated December 20, 2016;

**Unified Permit Components and Actions:**

The Unified Permit components include amendments to the previously approved site plan that consist of the addition of an overhead door, alterations to walkways and lighting and new water service connections. Property located at 29 Saratoga Boulevard (parcel ID# 21-13-1400), Devens, MA.

**5. Process:**

The application was submitted on November 3, 2016 and the Determination of Completeness was issued on November 7, 2016. Copies of the application were received by the

surrounding Towns on November 9, 2016. Legal notices were placed in Nashoba Publications on November 25, 2016 and December 7, 2016. All abutting property owners were duly notified by certified mail. The 30-day Town comment period expired on December 9, 2016. No written comments were received. The public hearing opened and closed on December 20, 2016.

**6. Waivers:**

None requested.

**7. Findings**

The DEC made the following findings:

1. The proposed light manufacturing, warehousing and distribution operations are consistent with the Rail or Trade Related permitted uses within the Devens Bylaws.
2. The pre-existing lot has more than 100 feet of frontage on Saratoga Boulevard Road and the lot is over 2 acres in area and is therefore in compliance with the minimum lot requirements as per the Devens Bylaws.
3. Regarding the approval criteria listed in 974 CMR 3.03(2):
  - (a) The amended Site Plan, complies with 974 CMR 3.00 and with the applicable provisions of the By-Laws.
  - (b) All previous findings from the February 23, 2016 Record of Decision are still applicable.

**8. Conditions:**

Conditions 1 through 16 within the February 23, 2016 Record of Decision are still applicable. The DEC also voted to impose the following additional conditions:

17. The lighting plan shall be revised to ensure full compliance with 974 CMR 3.04.
18. Site plans shall be revised to include sidewalks that provide unobstructed connections to building entries/exits.

**9. Decision:**

The public hearing closed on December 20, 2016. The DEC voted on December 20, 2016, to issue findings, including that the application complied with Approval Criteria in 974 CMR 3.03(2), to impose additional conditions, and to approve the Unified Permit site plan amendments for 29 Saratoga Boulevard (parcel ID# 21-13-1400), Devens, MA.

**10. Building Permit**

The Building Commissioner, along with the Electrical and Plumbing Inspectors, must review all amended architectural/structural drawings and specifications and approve them in writing, prior to issuance of a building permit for these amendments. All requirements in the Massachusetts Building Code, the Massachusetts Sanitary Code, and those of the Devens Fire Chief must be met. When these approvals are obtained, the building permit may then be integrated with this Site Plan Record of Decision. Together they will constitute the Amended Unified Permit for D&D Saratoga Boulevard Realty, at 29 Saratoga Boulevard, Devens, MA, which in turn, will allow construction of the amendments to commence.

11. **Permit Duration**

In accordance with 974 CMR 1.10, unified permits shall remain in effect so long as the approved amendment activities are commenced within six months of the date of the DEC or the LUA produces a written decision and completed within two years. It is further noted that there is 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 on any of these approved amendments that is performed during this period, which begins on December 21, 2016 and terminates January 20, 2017, is "at risk". Final amended plans must be submitted for endorsement by the Commission on or before June 20, 2017.

Approved by:

Date: 12/21/16

*Neil J. Angus*  
Neil J. Angus, Environmental Planner  
Devens Enterprise Commission

**Certification**

**Middlesex,SS**

I certify the above is a true action and record of the Devens Enterprise Commission and that Peter C. Lowitt, Devens Land Use Administrator/Director, is empowered by the Devens Enterprise Commission to sign this Record of Decision on its behalf.

Date: 12/21/2016

*Kathryn Clisham*  
Kathryn Clisham, Notary  
My Commission expires 3/16/2018

