

**Devens Enterprise Commission  
DEC Public Hearing & Meeting  
Minutes September 29, 2020**

**Members:** Duncan Chapman, Dix Davis, Jim DeZutter, Robert Gardner, Christopher Lilly, Robert Markley, William Marshall, Debra Rivera, Paul Routhier

**Staff:** Peter Lowitt, Neil Angus, Kate Clisham

**Absent:** Jim Pinard, Marty Poutry

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This meeting was held virtual via Zoom Meeting in accordance with the Governor's Executive Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A. s.20. W. Marshall called the meeting to order at 6:47 PM and read the agenda. W. Marshall took roll call and went over the virtual meeting procedures. The following individuals were also in attendance: Brian McCarthy, Marc Lavoie, Dave Claremont, Kip Wyman, Anoupum Hildead, Ann Columbia, Kristen Cullen, Doug Hartnett, Tyson Reynoso, Roy Herzig (MassDevelopment), J. Black (VHB), Curt Quitzau (VHB)

6:53 PM **M/S/V** J. DeZutter, R. Gardner to appoint D. Rivera as a voting member; approved unanimously.

**Minutes:**

**M/S/V** M. Fetterhoff, R. Gardner to approve March 24, 2020 minutes as written; approved unanimously.

**M/S/V** M. Fetterhoff, R. Gardner to approve April 9, 2020 minutes as written; approved unanimously.

**M/S/V** D. Davis, M. Fetterhoff to approve May 7, 2020 minutes as written; approved unanimously.

6:58 PM **Level 2 Unified Permit application submitted by AD Barnum Road Owner, LLC for proposed site work to add two loading docks on the southwest side of the building, along with +/- 75' long porous pavement access drive to an existing roll-up door. Property located at 112 Barnum Road (Parcel ID # 27-17-500), Devens, MA in the Rail, Industrial Trade-Related Zoning District.**

W. Marshall opened the hearing and read the public notice. N. Angus turned it over to A. Hildead from Vulcan Forms to introduce his team. A. Hildead indicated Vulcan Forms is an additive manufacturing startup out of MIT that builds metal printing systems. He reported the company has developed a new technology to possibly make them the largest metal additive factory in the world. B. McCarthy of RJ O'Connell Civil Engineer displayed the site plan showing the locations of the proposed work. He reported they are adding two additional loading docks on the south of the building and a new drive on the north to the existing man doors in that location. He noted they will cut the existing grade down by 4' in that area to allow for truck access. B. McCarthy reported the drive will be paved with asphalt and it will have a trench drain connected to a deep sump catch basin. He indicated the site parking will not be altered as there are 380 parking spaces onsite and the other tenant Nypro/Jabil uses roughly 200 and Vulcan Forms will use roughly 70. R. Gardner asked if this project will result in any additional truck noise for the residents on the Harvard side. B. McCarthy indicated no impact. N. Angus pointed out the staff report noting the residents are on the other side of the brook and there will be no trucks on that side. He reported Vulcan Forms intends to install an argon tank and there are existing ground mounted pumps to avoid nuisance. N. Angus reported this is a fairly minor project considering the scale of the existing building noting there will be very few additional truck deliveries and ample parking for both tenants. N. Angus indicated Industrial Performance Standards regarding noise was a critical issue but the applicant is not adding any additional equipment and the existing cooling towers are located behind the existing sound wall. He reported he toured Vulcan Forms current operation in Burlington, MA and noted there is very little if any concern for noise. He noted the biggest concern with this project was the stormwater management but the applicant has met the regulations. N. Angus reported the regulations have a higher standard for pavement thickness to allow for truck traffic but we do allow a lesser standard if the applicant provides justification. The applicant has provided justification to allow for a lesser pavement thickness that is allowed so there are no waivers as part of this application. He noted the 30-day comment period has expired and staff has prepared a draft Record of Decision for review.

Public comment: none. **M/S/V** R. Gardner, D. Davis to close the public hearing; approved unanimously.

N. Angus noted there are several additional email correspondence that will need to be added to the Record of Decision. He reviewed the draft Record of Decision and went through the Findings and Conditions and noted Condition #11 for tank permits through the Devens Fire Department. N. Angus reported the operation and maintenance plan will need to be updated to include this tenant. There is no expansion to the building and the loading docks are fairly well screened. The 30-day comment period has expired and staff recommends approval.

**M/S/V** J. DeZutter, R. Gardner to approve the Level 2 Unified Permit; approved unanimously by roll call vote.

W. Marshall welcomed Vulcan Forms to Devens.

7:32 PM **New Business:**

**Discussion 111 Hospital Rd Slope Area Recourse Issues – Commonwealth Fusion Systems (CFS)**

P. Lowitt reported since the zoning determination CFS has been working to design the site layout for their proposed facilities and they've reviewed the existing topography and Slope Resource Area (SRA) portions of the existing site at 111 Hospital Road. T. Reynoso indicated CFS has retained King Street Properties (KSP) to advise on the campus development. KSP is currently working on the due diligence review and has engaged VHB, Inc. and High Point Engineering to obtain a detailed site survey. He reported they are seeking a finding to establish the SRA boundaries, a critical first step for their site design. C. Quitzau displayed a map of 111 Hospital Road. He reported they are trying to establish a clean line to follow the SRA. C. Quitzau reviewed the proposed limits of the SRA and noted the seven characteristics that define an SRA and went through their analysis. W. Marshall asked about the slope and D. Chapman asked if the right of way could be cut back under the power lines to use for future parking. N. Angus reported this meeting is specific to the SRA not for future site development. He noted VHB provided a very thorough analysis of the natural resource to the river and all the factors that come into play. C. Lilly asked if staff agrees with this methodology. N. Angus reported staff has had in depth discussion regarding the seven qualifiers that were identified. He indicated in general we agree with this approach. N. Angus noted this was a former military housing area and there has been some disturbance in the area with the utility lines. He indicated the slope is not 35% overall but there are some pieces that exceed the 35%. Staff has recommended some areas be added and some subtracted noting some portions are important to protect as they connect to the river. Based on the applicants findings staff recommends approval with the modifications staff recommends. M/S/V R. Gardner, J. DeZutter to approve the applicants delineation of the SRAs as modified by DEC staff; approved unanimously by roll call vote.

8:15 PM **Old Business:**

**Devens Climate Action Plan Update/Release:**

P. Lowitt reported after all the hard work we are planning to release the website this week. N. Angus displayed the Devens Forward website and showed the promotional video. He went through the many facets of the website noting it's a great resource and can be used as a toolkit for businesses on reducing greenhouse gas emissions. N. Angus noted the plan is very in depth and we received a great deal of public participation. It was a collaborative effort with key partners and the final result shows real resources to implement the action items completed. W. Marshall indicated this is a great representation of what we've done in the past and what we can achieve in the future. He noted he hopes we'll get other communities involved in the program. N. Angus reported Devens has already partnered with the Towns of Bolton and Harvard on a regional plan for greenhouse gas emission reductions and we'll continue to lead by example.

8:24 PM **Public Comment:** None

W. Marshall noted our next meeting will be held on October 8, 2020 at 7:30 AM via Zoom Meeting.

8:26 PM **M/S/V** R. Gardner, D. Davis to adjourn, approved unanimously.

**List of Exhibits –**

- Agenda, Minutes 4/9/20 & 5/7/20
- Virtual Hearing Procedures
- Staff Report 3/20/2020 RE: CPVNE Dog Festival
- Staff Report 3/20/20 RE: BMS CTF Phase 3
- PowerPoint Presentation 3/24/2020 RE: BMS CTF Phase 3 by VHB