

**Devens Enterprise Commission
DEC Public Hearing & Meeting
Minutes January 29, 2019**

Members: Duncan Chapman, Dix Davis, Jim DeZutter, Melissa Fetterhoff, Robert Markley, William Marshall, Marty Poutry, Paul Routhier

Staff: Peter Lowitt, Neil Angus, Kate Clisham

Absent: William Castro, Armen Demerjian, Christopher Lilly, Jim Pinard

W. Marshall called the meeting to order at 6:45 PM and read the agenda.

7:32 PM **M/S/V** J. DeZutter, M. Fetterhoff to appoint D. Chapman as the Harvard representative; approved unanimously.

7:33 PM **M/S/V** D. Davis, M. Fetterhoff to approve January 10, 2019 minutes as written; approved unanimously.

6:50 PM **Continued Public Hearing: Level 2 Unified Permit application submitted by MassDevelopment (Devens Utilities) for the construction of a new public drinking water well, control building, watermain, underground utilities, repair of a gravel road. Project located on portions of 88 Sheridan Road (Parcel ID #2-99-202) and 98 Patton Road (Parcel ID #6-99-201) in Devens, MA. The Unified Permit includes Site Plan, Building Permit and a Wetlands Notice of Intent for proposed site improvements within 100 feet of wetlands.**

P. Lowitt introduced Christine Catalini the consultant from Wright-Pierce here on behalf of the applicant today. C. Catalini reported the Trustees of Reservations (TTOR) are satisfied with the conditions for the well testing. N. Angus indicated staff had meetings with the consultant and the TTOR and walked the site. He reported there is new personnel on the TTOR so we went through the full process and added several conditions for the Wetlands Request for Determination of Applicability (RDA) to ensure there is no impact to Mirror Lake. D. Davis asked what will be done to protect the Blandlings turtles. C. Catalini reported they will install fencing and will train the construction staff. N. Angus explained it's a fairly simple plan with a silt fence installed during construction to keep the turtles out of the construction zone.

M/S/V M. Fetterhoff, D. Davis to close the public hearing; approved unanimously.

N. Angus read the Negative Determination of Applicability and list of Conditions noting Condition #9 was requested by the TTOR. P. Lowitt read the draft Record of Decision (ROD). He reported staff recommends granting with the stated Conditions. **M/S/V** M. Fetterhoff, D. Davis to the Unified Permit and Wetland Negative Determination of Applicability and Conditions; approved unanimously by roll call vote.

7:15 PM **Level 2 Unified Permit application submitted by Bristol-Myers Squibb for the construction of a +/- 26,500 gross-square foot building addition to the existing Laboratory/Office/Cafeteria. Construction includes associated grading, drainage, landscaping, and lighting improvements. Property located at 38 Jackson Road (Parcel ID #9-4-200) in the Innovation & Technology Business zoning district.**

W. Marshall opened the public hearing and read the public notice. P. Lowitt introduced Curtis Quitzau from VHB here on behalf of the applicant. C. Quitzau provided a PowerPoint showing the existing BMS campus along with the renderings of proposed building expansion at the Lab/Office/Cafeteria (LOC). He noted this area at the LOC has always been targeted for expansion. He indicated the proposed 26,500 square foot addition is a 2-story addition in order to accommodate expanded conference facilities, cafeteria seating and health and fitness facilities as well as outdoor patios and fitness lawns and walking paths to connect to the existing campus. He reported there are no new employees or new parking as part of this expansion rather a reconfiguration for existing employees. C. Quitzau indicated the building expansion height and location have no impact on the viewshed. He went through their viewshed analysis showing the building addition is completely obscured by the Biologics Development Building (BDB) and not visible from Prospect Hill (Harvard). C. Quitzau reported the stormwater system was designed for future expansion and has the capacity to accommodate this addition. He indicated utilities are also in place for this expansion as well as future expansion. C. Quitzau reported the plan is to clear a majority of the trees between the existing building, parking garage and emergency access drive in order to accommodate the temporary construction laydown area. He indicated the area is not level and in order for the laydown area to be in close proximity to the construction they feel they will need to remove most if not all of the trees behind and beside the parking garage. He reported they plan to keep the trees in the front of the building and will replant trees after construction has been completed. He noted once BMS has chosen the contractor they will revisit the limits of clearing to determine just how much of the mature tree line will be removed. C. Quitzau went over the two waiver requests for lighting levels. He reported both waivers were approved as part of previous Level 2 permits. P. Lowitt reported C. Quitzau nicely covered the staff report in his presentation. He indicated staff had no concerns with the waiver requests as they both have

minimal impact on lighting levels and will reduce light trespass. P. Lowitt noted for the record that future additions in this area should plan to incorporate a vegetated roof to fulfill past commitments. Public comment: none. **M/S/V** M. Fetterhoff, D. Davis to continue the public hearing to February 7, 2019 at 7:30 AM; approved unanimously.

7:53 PM New Business:
Draft DEC FY2020 Budget

P. Lowitt indicated the draft budget is included for your review. We plan to review development with Mika and review the budget at an upcoming meeting.

7:55 PM Old Business:
DEC 2018 Annual Report

N. Angus reviewed the draft report and presented it on the screen. He asked the Commission to review and provide feedback with any suggested edits. He noted only half the photos are included at this point and will be updated. P. Lowitt explained once the Commission approves the final version a link will be sent to the towns for inclusion in each of their annual reports.

7:43 PM Public Comment:
None

7:50 PM **M/S/V** J. DeZutter, M. Fetterhoff to adjourn, approved unanimously.

List of Exhibits –

- Agenda
- Draft Minutes 1/10/19
- Staff Report 1/28/19 RE: New Sheridan Well & RDA
- Sheridan Well – Draft Record of Decision
- Draft DEC FY2020 Budget
- Draft DEC 2018 Annual Report