



Industrial Performance Standards Checklist for Newly Proposed Projects

All projects within the Devens Regional Enterprise Zone (DREZ) must comply with the Devens Enterprise Commission (DEC) Industrial Performance Standards (IPS) under 974 CMR 4.00. This checklist is intended to assist Applicants in determining at the time of submittal, or ideally before submittal, if their project may or may not involve development and/or activities that may impact sound, vibration, air quality, or lighting within the DREZ.

Site layout, building(s) design/orientation, traffic patterns, location of outdoor equipment and numerous other project components can impact sound, vibration, air quality, and lighting within the DREZ. By identifying any potential IPS concerns early on in the review process, Applicants can design their projects to ensure compliance with the IPS at all times and avoid potential future violations of the IPS and costly mitigation after the fact.

Please note, if a project requires an air permit from the Massachusetts Department of Environmental Protection (DEP), the Applicant will need to initiate permitting through the DEP office as well. Even if a project requires a DEP air permit, the proponent still must demonstrate compliance with the DEC IPS.

Please circle the correct answer to each question in this checklist. Please note that by circling “NO”, the Applicant is not relieved of demonstrating compliance with the IPS requirements. If “NO” is circled and a potential concern is identified during the review process, it could temporarily suspend the approval process timeline until the concern is adequately addressed. If “YES” is answered, please explain and provide any supporting studies, modelling files, or information to aid the DEC in their evaluation of the project.

Project Name _____

Does the proposed project and associated activities involve any potential increases in sound, vibration, air quality, odor, dust, lighting and/or electromagnetic interference that are covered under the DEC Industrial Performance Standards?

YES	NO
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If you answered yes, will the Applicant demonstrate compliance directly or will the project proponent employ an expert to demonstrate compliance? Please provide pertinent contact information of the responsible official:

Industrial Performance Standards Checklist for Newly Proposed Projects cont...

Noise

Does the proposed project have the ability to increase sound?

1. Will the increase in sound plus background sound exceed 974 CMR 4.05 (3)a?
2. Will the total sound plus background sound exceed 974 CMR 4.05 (3)b?
3. Will the increase in sound create pure tones that will exceed 974 CMR 4.05 (3)c and/or 974 CMR 4.05 (3)d7?
4. Will the increase in sound create impulsive sounds that will exceed 974 CMR 4.05 (3)d1-6 and/or 974 CMR 4.05 (3)d8?
5. Are there procedures and controls proposed to reduce sound during earth removal per 974 CMR 4.07(10)?

YES NO

YES NO

YES NO

YES NO

YES NO

YES NO

Checklist Options to Demonstrate Sound Compliance

6. Have all of your potential sound sources been identified?
7. Will spreadsheet calculations of the potential increase in sound be provided?
8. Will sound modeling of the proposed project be provided?
9. Will the facility submit a protocol describing the potential sound monitoring, metrics, and modeling as required?
10. Does the project propose to collect background sound data (typically 7-days worth of valid data is sufficient)?
11. If the facility intends to collect background sound data will it include other qualifying weather data such as wind speed, wind direction, sky conditions, etc.?
12. Is mitigation to reduce the overall sound profile proposed?
13. Is sound mitigation to be assumed when calculations or modeling is performed? (modelling files are required to be submitted to the DEC)
14. Is compliance monitoring proposed to demonstrate that the project meets the estimated increases in sound?
15. Have increases in sound with respect to traffic been considered?

YES NO

YES NO

YES NO

YES NO

YES NO

YES NO

YES NO

YES NO

YES NO

YES NO

Industrial Performance Standards Checklist for Newly Proposed Projects cont...

Vibration

Does the proposed project have the ability to increase vibration?

16. Will the increase in vibration exceed 974 CMR 4.05 (4)a??

Checklist Options to Demonstrate Vibration Compliance

17. Have all of the potential vibration sources been identified?

18. Will spreadsheet calculations of the potential increase in vibration be provided?

19. Will the proponent provide vibration modeling of the proposed project?

20. Does the project propose to collect background vibration data?

21. Is mitigation proposed to reduce the overall vibration profile?

22. Is vibration mitigation to be assumed when the calculations or modeling performed?

23. Is compliance monitoring proposed to demonstrate that the project meets the estimated increases in vibration as proposed?

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Industrial Performance Standards Checklist for Newly Proposed Projects cont...

Air Quality

Does the proposed project have the ability to create air, visible, and/or odor emissions?

24. Will the proposed project meet the air quality standards in 974 CMR 4.02(3)

25. Are there procedures and controls proposed to minimize impacts during earth removal per 974 CMR 4.07(7)?

26. Will the proposed project require a MassDEP air quality permit per 974 CMR 4.02 (1)

If the project will require an air permit, then the proponent should set up a meeting with the regional MassDEP office to determine air permitting requirements, and answer the following:

27. Will the proposed project submit a Limited Plan Approval application?

28. Will the proposed project submit a Non-Major Comprehensive Plan Approval application?

29. Will the proposed project submit a Major Comprehensive Plan Approval application?

30. Will the proposed project be a Title V source?

31. Will the proposed project be a PSD source?

Checklist Options to Demonstrate Air Quality Compliance

32. Have you identified all of your potential air, visible and/or odor sources?

33. Will there be any visible emissions?

34. Will there be any dust emissions?

35. Will there be any odor emissions?

36. Will there be any potential increases in air, odor or dust emissions within the DREZ that will impact any internal or external receptors?

37. Will the project proponent provide spreadsheet calculations of the potential increase in air and/or odor emissions within the DREZ to demonstrate how the increase will not impact any internal or external receptors?

	YES	NO
1. Do you have a current, valid driver's license?		
2. Do you have a current, valid vehicle registration?		
3. Do you have a current, valid insurance policy?		
4. Do you have a current, valid title?		
5. Do you have a current, valid sales tax certificate?		
6. Do you have a current, valid license plate?		
7. Do you have a current, valid title transfer fee?		
8. Do you have a current, valid title transfer tax?		
9. Do you have a current, valid title transfer fee?		
10. Do you have a current, valid title transfer tax?		

YES	NO
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YES	NO
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YES	NO
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YES	NO
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YES	NO
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Industrial Performance Standards Checklist for Newly Proposed Projects cont...

Checklist Options to Demonstrate Air Quality Compliance (cont.)

38. Will the project proponent provide air and/or odor modeling of the proposed project within the DEC or into the neighborhood surrounding the DEC??

YES NO

39. Is mitigation proposed to reduce the overall air and/or odor profile?

YES NO

40. Is air pollution and/or odor control to be assumed when the calculations or modeling is performed?

YES NO

41. Is compliance monitoring proposed to demonstrate that the project meets the estimated increases in air and/or odor as proposed?

YES NO

Lighting/Illumination

Does the proposed project have the ability to create additional Illumination?

YES NO

42. Will lighting meet the illumination standards set forth in 974 CMR 4.04(3)?

YES NO

43. Have all of the potential light sources been identified?

YES NO

44. Will spreadsheet calculations of the potential increase in light and how it will not affect the Observatory outlined in 974 CMR 4.04(1) or any external or internal receptors be provided?

YES NO

45. Is mitigation proposed to reduce the overall light profile?

YES NO

Electromagnetic Interference

Does the proposed project have the ability to create electromagnetic interference?

YES NO

46. Have you identified all your potential electromagnetic sources?

YES NO

47. Are you proposing to provide spreadsheet calculations of the potential increase in electromagnetic interference and how it will not affect any internal or external receptors as per 974 CMR 4.03(3)?

YES NO

48. Are you proposing any mitigation to reduce your overall electromagnetic profile?

YES NO

49. Will your project comply with all the electromagnetic requirements under 974 CMR 4.03?

YES NO