



# DEC Continued Public Hearing

111 Hospital Road – CFS-1 Building

January 07, 2021

Commonwealth Fusion Systems



## Project Status since 12/14/2020 DEC public hearing - Administrative

- Submit revised Plans and Reports on 01/06/2020 to demonstrate compliance with commitments in Response to Comments submitted 12/14/2020 including:
  - Site Development Plans
  - Landscape and Site Lighting Plans
  - Stormwater Management Report
  - Traffic Impact and Access Study (submitted 12/23/20 – 2<sup>nd</sup> peer review completed)
- Withdraw waiver requests for:
  - Irrigation Design – Administrative Review
  - Soil Erosion and Sedimentation Control Plans – Submitted
- Acoustic/Noise Study – Substantially completed – to be submitted
- Energy Stretch Code Compliance – Not Applicable
- Coordinate with DEC staff regarding miscellaneous comments.



# Project Status – Substantive Site Plan Revisions

- Master Plan
  - Add 3 ac. “Impact Area” to overall Property area. Update zoning conformance tables.
  - Define campus building GFA by intended use.
- Site Plans – Civil and Infrastructure
  - Update zoning conformance table for revised parking and lot/impervious cover.
  - Reduce east driveway width to 24’ – impervious reduction.
  - Minor modifications to stormwater management system.
  - Offsite sewer relocation per Devens Utilities – 105 Hospital Road.
  - Continued coordination with Devens Utilities and Engineering.



# Project Status – Substantive Site Plan Revisions

- Landscape and Lighting
  - Enhance vegetative screening/buffering as viewed from Hospital Road.
  - Reduce site lighting fixture counts and luminaire illumination/temperature rating.
  - Prepare Project phasing plan that depicts CFS-1 completed interim site improvements during CFS-2 construction.
  - Prepare interim security plan to be implemented upon completion of CFS-1 during CFS-2 construction.
  - Miscellaneous revisions in response to peer review comments.

# Project Status | Traffic Impact and Access Study Response to Peer Review Comments



- Comment letter from Nitsch Engineering - December 4, 2020
- VHB provided direct responses and revised TIAS – December 23, 2020
- In addition to Nitsch comments, revised TIAS also included two additional background developments as requested by DEC
- All Nitsch comments were addressed in the December 23, 2020 TIAS and the study conclusions remained the same



# Questions/Comments