



August 29, 2022

Gene Sullivan
230 Lowell Street – Suite 2A
Wilmington, Massachusetts 01887

Re: 31 Independence Drive Level II Unified Permit Application (#D22-084)

Dear Mr. Sullivan,

We have completed our initial review of the above referenced application. Below are the comments from the DEC and MassDevelopment. Review comments on the site plan, stormwater and traffic from our peer review engineers are being provided in separate letters.

Please Note: The applicant is encouraged to submit a response to comments using this electronic file. Responses should be added after each comment as individual paragraphs with italicized colored text. Responding in this manner will improve clarity and context of responses and will expedite review time.

Emergency/Access Comments:

1. Fire Department review of the plans indicates they will require access to the rear of the building. The current design proposes accessing a private drive on the adjacent property. This would require permission and a legally binding agreement with this property owner. Alternative options would be to provide an emergency turn-around at the northwest corner of the building or continue the access drive around the building to reconnect back to the front parking area.
2. The driveway apron is excessive and should be reduced in width. There also appear to be opportunities to minimize the large expanses of pavement in front of the proposed building.

Preliminary Lighting/Landscaping Comments*:

3. Lighting levels exceed 974 CMR 3.04(6)(a)3. in numerous areas and are 0.0 in the center of the site. Lighting levels should be closer to 0.5fc consistently across the site. Need fixture details to ensure compliance with fixture type and shielding requirements.
4. Parking lots in front of buildings in the Rail, Industrial and Trade Related Uses District require a 60' landscape buffer as per 974 CMR 3.04(3)(a)1.a. Screening proposed is insufficient to comply.
5. Landscaping and snow storage areas are conflicting.
6. The proposed landscaping plan does not include sufficient parking perimeter plantings. 974 CMR 3.04(3)(a)3. requires There are no interior plantings proposed in any of the pavement areas and perimeter screening is insufficient.
7. The proposed landscaping plan does not include sufficient perimeter plantings around all four sides of the site. Please review 974 CMR 3.04(8) and submit updated plans that comply with all Groundplane Treatment, Screening, and Landscape Treatment in Parking Areas requirements.

**Further comments will be provided once updated landscaping plans are submitted for review.*

Devens Utilities Comments:

8. An existing 4" gas line that serves the Devens Recycling Center is not shown on the site plans but should be since it may be very close to the property line, immediately adjacent to where work may take place. See the attachment for the location of that gas line as it shows up on the Devens GIS.

9. Note 1 on the Water Service Detail on Plan C.4.2 refers to the Town of Wilmington rules and regulations. That should be revised.
10. The primary electric service to the site appears to be shown as connecting via an electric handhole near a light pole adjacent to the Independence Drive roadway. Devens utilities will require an electrical connection to the existing manhole on the opposite side of Independence Drive.

General Comments:

11. Ensure project addresses requirements of 974 CMR 4.11. Has the Applicant considered white roof or green roof options for reduced heat island, energy efficiency, stormwater management, etc...
12. Provide all details for exterior site improvements such as utility pads, loading docks, all drainage structures, stairs, railings, utilities, etc...

Please provide responses and supporting information by **September 12, 2022**. In the meantime, feel free to contact me with any questions.

Sincerely,



Neil Angus, FAICP CEP, LEED AP
Environmental Planner
Devens Enterprise Commission

cc: Halely Palazola, GFI Partners



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31 INDEPENDENCE DRIVE
26-13-1800

EX. 4" GAS LINE
NOT SHOWN ON
SITE PLANS

