

Mr. Neil Angus
Devens Enterprise Commission
33 Andrews Parkway
Devens, MA 01434
Re: 33 Jackson Rd

RE: Nitsch Project #9419 Task 38

Dear Mr. Angus,

IBI Placemaking has reviewed the submitted landscape and lighting plans and the two waiver requests for the 33 Jackson Road Unified Permit Application. It should be noted that the plant species for the southern, western, and northern edges of the project have not been identified on the plans, so a large portion of the site cannot be reviewed for compliance. The following additional comments are offered.

- *Applicant Response: Please find the applicant's responses to the IBI Placemaking review comments in red italics below.*

WAIVER REQUESTS

974 CMR 3.04(8)(h)2,3 - Landscape Treatment.

The Applicant seeks a waiver from adherence to this standard for the plaza in front of the building second floor entrance, and the parking area south of the. Compliance with this standard results in excessive vegetative screening of the building entry as viewed from the central driveway, south driveway, and Lake George Street as you approach the building from these locations.

We recommend this waiver request be denied. 3.04 (8) (B) sets forth the purpose of the Landscape Treatment Design Standards. The first purpose listed is to "Preserve and enhance the character of the Devens landscape." Meeting this goal, especially in light of the extensive tree removal being undertaken on the site, requires the planting of all required trees, at a minimum. In addition, the importance of shading the pavement is critical to mitigating the heat island impact of the large amounts of proposed parking. The planting of large canopy trees in these areas will, with time, allow clear views to the building under a limbed up canopy.

- *Applicant Response: Landscape site plans have been adjusted to include the limit of tree clearing with clear notation, and are coordinated across all site plan sheets.*

974 CMR 3.04 (8)(f)3 – Groundplane Treatment

The Applicant seeks a waiver from adherence to this standard for the 2:1 graded slope off the west parking field. In lieu of this treatment the Applicant proposes to install a jute mesh erosion control blanket with topsoil and hydroseed with an erosion control seed mix. The slope predominately faces the Devens stormwater management basin and maintenance path avoiding sensitive visual impact. Grading the slope at 2:1 allows preservation of existing trees along the west edge of the property and reduces potential retaining wall height at the property boundary.

We recommend this waiver request approved pending the meeting of the following

requirements. The proposed planting for this slope is the same as the proposed planting of the 2:1 and 3:1 slopes east of Building #3. Immediate stabilization of all three slopes is required. The applicant shall consult with the seed supplier to establish an in-depth protocol for achieving this immediate stabilization and for the long-term establishment of the plant material for all three slopes. Protocol should be established by the seasons and span the first three years. Protocol shall address immediate slope stabilization, watering, mulching, erosion control, weed and invasive species control, reseeding, and slope repair. Protocol for both of the 2:1 slopes shall not include mowing given the steepness of the slope. Without mowing, it should be understood that the seed mix will not prevent ecological succession from occurring on the slope; however, ecological succession and reforestation is recommended for both the subject of this waiver request and the other 2:1 slope on the site, as noted in Item #19 below.

- *Applicant Response: Landscape site plans will include protocol for establishing and maintaining proposed planted slopes, as noted above.*

3.0: SITE PLAN

3.02: REQUIREMENTS

1. 3.02 (3) (b) 6 (a) states that “All existing landscape features, especially existing trees and woodland to remain, shall be shown on ALL site plan sheets.

- Identify and indicate all trees with a minimum caliper of 12” within 100’ of lot lines.
 - *Applicant Response: Updated landscape site plans identify and indicate all trees with a 12” minimum caliper.*
- The limit of tree clearing identified on C300, Soil Erosion and Sedimentation Control/Site Preparation Plan is incomplete on the south side of the property. Clarify the limit of clearing for all edges of the property.
 - *Applicant Response: Updated civil and landscape site plans indicate the limit of clearing for all edges of the property. All existing trees will be retained within 10’ of property line. Sheet C300 will be revised to depict limit of clearing on the plans. Design has been revised to provide a 10’ natural landscape buffer to North and South property lines. This will be reflected on revised plans.*
- The woodland to remain on the west side of the property on C300 (NOTE: the north arrow is incorrectly shown on C300) has not been hatched with the symbol included in the legend for Existing Trees to Remain. Clearly identify the woodland for protection with the selected symbol and reference tree protection requirements included elsewhere in the application.
 - *Applicant Response: Existing trees and edge of woodland to be protected will be noted with reference to tree protection requirements, and depicted on the revised plans.*
- The individual existing trees shown as being retained near the intersection with Lake George Street on L201 are not identified for protection on any plans. Include a symbol in the legend for L201, C300, and C500 Grading Plan that clearly identifies these trees for

**Wagner Hodgson Response
To Peer Review Comments – (IBI) 3/29/21**

33 Jackson Road | Devens, MA
April 16, 2021

protection and references the tree protection requirements included elsewhere in the application.

- *Applicant Response: Civil and landscape site plans will both identify individual existing trees to remain using symbols and will reference tree protection requirements on revised sheets L201, C300, and C500.*

· Some individual trees shown to remain near the intersection with Lake George Street fall within the parking area or within regraded areas. Adjust grading where possible to retain existing trees, clearly identify trees for protection, and identify others for removal.

- *Applicant Response: Civil and landscape site plans will both identify individual existing trees to remain using symbols and will reference tree protection requirements. There are a few trees in this area that were protected for the scope of 45 Jackson that will be removed for the scope of work for the Building 3 south entry drive.*

2. 3.02 (3) (b) 6 (b) requires planting plans to indicate the locations of all proposed lighting and the dimension, materials and finishes of all walks, walls and fences.

· Indicate light fixtures on the planting plan.

- *Applicant Response: Landscape site plans will include locations of all proposed lighting, and include dimensions and labels for materials and finishes for walks, walls and fences.*

· Provide information regarding the proposed site walks, low site walls, retaining walls, and screen fencing, including dimensions, materials, and finishes.

- *Applicant Response: Revised civil and landscape site plans will include dimensions, materials and finishes for low site walls, retaining walls and screen fencing.*

· The accessible route at the Level 1 Courtyard is shown as a ramp on C500 and a sloped walk on the landscape plans. Coordinate the plans and identify the nature of the edge of the accessible route—either curb with handrail or low wall.

- *Applicant Response: The updated accessible route for the Level 1 Courtyard will be coordinated and labelled on both civil and landscape plans.*

· The southernmost flight of steps down the 2:1 slope east of Building #3 is not shown with the landing on C500 that is indicated on the landscape plans. Coordinate the plans.

- *Applicant Response: The landscape plans have been adjusted so the site stairs south of Building 3 will not include a landing to maintain consistent grading for the 2:1 slope.*

· The raised table at the Level 2 Courtyard is not reflected on the grading plan. Coordinate the plans and identify the pavement for the table.

- *Applicant Response: Applicant is still testing the feasibility of providing a raised vehicular table east of the Level 2 Courtyard. If the Applicant determines that a raised traffic table is possible, the revised grading will be coordinated with the landscape plans and depicted on the revised plans.*

- The arced ramp at the northeast corner of the building may not be code compliant.

Code requires all cross slopes of a ramp to not exceed 1:50, which the compound curvature of an arced ramp complicates. Provide straight sections connected by landings or seek the advice of a code consultant to verify that the arced ramp is compliant.

- *Applicant Response: The accessible route on the north side of Building 3 has been adjusted to be a single curving series of ramps to ensure that a cross slope shallower than 1:50 can be achieved.*

- The walkway through the southeastern parking lot terminates at the east-west drive without any crosswalk indicated. The proposed grading for the terminus of the walk does not appear to mesh with the grading from the previous phase. Regrade as necessary.

- *Applicant Response: The site grading had been adjusted to reflect the crosswalk in this location.*

3. 3.02 (3) (b) 6 (d) requires that the complete layout of a proposed irrigation system be provided.

- The current irrigation plan does not address the perimeter of the site, parking islands on the west edge of the site, and the areas seeded with New England Erosion Control/Restoration Seed Mix. Identify those areas of the site to receive temporary drip irrigation or no irrigation. Where no irrigation is to be provided, describe how water will be provided for establishment of the planting.

- *Applicant Response: The irrigation plan has been adjusted to include temporary drip irrigation for the perimeter of the site and permanent drip irrigation for the western parking island and perimeter areas.*

- Given the added water required for lawn areas, the reduced use of manicured lawn on the site is appropriate. From this water conservation standpoint and the simplification of site maintenance, four additional scattered areas identified as lawn would be better planted with shrubs or the restoration seed mix—the west face of Building #3, northeast corner flanking the ramp, the southwest corner near the generators, and the southwest corner of the Lake George Street intersection.

- *Applicant Response: Some proposed lawn areas have been adjusted due to changes to site layout. For the west face of Building 3, we included the lawn strip due to potential de-icing damage if shrubs were abutting, and including a strip of meadow would not be aesthetically pleasing. For the northwest corner, lawn will be eliminated with the ramp realignment. For the southwest corner we have adjusted the plans to include shrubs, and the Lake George area has been adjusted to accommodate seeded meadow.*

4. 3.02 (3) (b) 6 (c) 1 states that all site lighting information shall be provided on the site plan, including types of fixtures and heights.

Provide cut sheets and pole height information for proposed fixtures.

- *Applicant Response: Cut sheets and pole height information will be included for proposed lighting fixtures.*

5. 3.02 (3) (5) I requires all slopes to be immediately stabilized upon completion.

Consult with the seed supplier to establish an in-depth protocol for achieving immediate stabilization and for the long-term establishment of the plant material for all slopes. Protocol should be established by the seasons and span the first three years. Protocol shall address immediate slope stabilization, watering, mulching, erosion control, weed and invasive species control, reseeding, and slope repair. Protocol for the 2:1 slopes shall not include mowing given the steepness of the slope. Without mowing, it should be understood that the seed mix will not prevent ecological succession from occurring on the slope; however, as noted under the waiver request, this is recommended for both 2:1 slopes on the site.

- *Applicant Response: We will consult with the seed supplier and include detailed methods for slope stabilization and establishment in the landscape notes, noting that mowing is not recommended for slopes steeper than 3:1, and that succession may occur.*

3.04: DESIGN STANDARDS

1. 3.04 (3) describes the requirements for site lighting levels and fixtures.

• Several walkways at the edges of parking lots, the Level 1 Courtyard, the long flight of steps down the slope, the Level 2 Courtyard and bridge, and many directed pedestrian crossings through the parking areas have light levels that fall below the required minimum of .5 footcandles for all vehicular and pedestrian ways. Adjust the locations of light fixtures to ensure adequate lighting across the site.

- *Applicant Response: Many drive aisles and walkways have been adjusted to address perimeter site wall and planting concerns; light fixture locations will be adjusted to meet minimum lighting levels across the site.*

• Provide cut sheets and pole height information for proposed fixtures.

- *Applicant Response: Cut sheets and pole height information will be included for proposed lighting fixtures.*

• Indicate light fixtures on the planting plan to enable review of the coordination of lighting and planting.

- *Applicant Response: Lighting fixture locations will be shown on the landscape plans to coordinate lighting and planting.*

2. 3.04 (6) (a) 3e calls for there to be no conflict between proposed lights and proposed/existing trees.

Show lighting and planting on the same drawing so that this can be evaluated.

- *Applicant Response: Lighting fixture locations will be shown on the landscape plans to coordinate lighting and planting.*

3. 3.04 (6) (a) 1d calls for pedestrian paved areas larger than 20 sf to be paved with concrete with an SRI of 29 or greater or at least 50% permeable.

Indicate on the drawing that the pavement of the Level 1 and Level 2 Courtyards will meet

this requirement.

- *Applicant Response: Pavement at the Level 1 and Level 2 Courtyards will be a combination of standard concrete (SRI >29), pigmented concrete (small area near Level 1 door only), and broad areas of permeable pavers. The permeable paver area for both Levels 1 and 2 will exceed 50% permeable for both paved pedestrian areas.*

4. 3.04 (8) (c) 2 calls for native plants.

· Plant species for the southern, western, and northern edges of the project have not been identified on the plans, so a large portion of the site cannot be reviewed for compliance. Complete the identification of all proposed planting.

- *Applicant Response: The site layout has changed, and plant species for the southern, western, and northern edges of the site are identified in updated plans.*

· The grading of the parking island called out as a rain garden is not compatible with a rain garden. Eliminate the note.

- *Applicant Response: The location of the rain gardens on site has been adjusted, and the previous note eliminated.*

· While the proposed plant list is predominantly comprised of native species, non-native species for the ground plane have been featured in key locations where native species would be preferable. Daylilies, Karl Foerster grass, catmint, and Russian sage are used prominently where native plants could be featured. The substitution of ornamental native grasses, native shrubs such as New Jersey tea, or native perennials such as *Rudbeckia sp.*, *Coreopsis sp.*, or New England aster is recommended.

- *Applicant Response: Daylilies are used for small beds adjacent to roadways due to their superior salt tolerance where natives would not do well. We will review locations for the species noted above and make native substitutions where feasible.*

· The non-native Ivory silk tree lilac, *Syringa reticulata*, continues to mark pedestrian pathways through the parking areas. Its use in narrow plant beds between curb and walk require its placement 2' from walkways and curbs, requiring these low-branching trees to be pruned up for walking and vehicular clearance. (See item #17 regarding other issues with this placement.) A large canopy native tree would better shade the walkways and parking area.

- *Applicant Response: Landscape plans will substitute the *Syringa reticulata* with *Quercus palustris* 'Green Pillar' to address branching concerns.*

· The non-native English oak, *Quercus robur* 'Fastigata' was selected for its columnar form; replace this non-native species with a narrower native species such as Tupelo or native cultivar such as the Armstrong maple pending an understanding of the snow clearing and removal protocols for the site to ensure that the maples would not be affected by road salt applications.

**Wagner Hodgson Response
To Peer Review Comments – (IBI) 3/29/21**

33 Jackson Road | Devens, MA
April 16, 2021

- *Applicant Response: Landscape plans will substitute the Quercus robur 'Fastigiata' with Quercus palustris 'Green Pillar' or Acer rubrum 'Armstrong' depending on proximity to roadways.*

5. 3.04 (8) (c) 3 prohibits the planting of plants that are recognized by IPANE as invasive.

While Fountain grass, *Pennisetum alopecuroides*, is currently not recorded as invasive in New England, it is invasive in the mid-Atlantic states. Recognizing that climate change will likely make this species problematic in New England in the near future, it should be replaced by a native grass.

- *Applicant Response: Landscape plans will substitute Pennisetum alopecuroides with the non-seeding 'Hameln' cultivar.*

6. 3.04 (8) (c) 6 calls for landscape treatments to “be laid out in informal drifts rather than formal rows and shall undulate with site topography.”

Plant massing across the site is defined by rectilinear shapes in contrast to the contours of the ground plane; this is especially noticeable at the Level 2 Courtyard where the proposed slopes and mounds are not reflected in the planting. Make adjustments to the plant layout to reflect the topography and proposed grading.

- *Applicant Response: Landscape plans will adjust the plant masses to drifts to indicate proposed grading conditions.*

7. 3.04 (8) (c) 8 calls for trees within 20' of a road or paved area to be salt tolerant.

Replacement of proposed Pin oak, *Quercus palustris*, with other oaks should be considered.

- *Applicant Response: Landscape plans will consider substitutions for Q. palustris, but we also want to balance salt tolerance with potential for creating a monoculture.*

8. 3.04 (8) (c) 11 calls for disturbed areas intended for natural re-growth to be, at a minimum, graded, loamed and seeded.

The southern edge of the site includes some disturbed areas for which no planting is identified. Call for the planting or seeding of all disturbed areas.

- *Applicant Response: Landscape plans will indicate proposed planting or seeding for all disturbed areas on the plan.*

9. 3.04 (8) (d) 4-7 describes in depth the care to be taken to ensure the survival of existing trees.

· The straw wattle erosion control barrier called for on the south and west sides of the property on C300 may serve as tree protection. Include it on all drawings, labeling and requiring it to be in place for the duration of all construction activity for the purposes of tree protection as well as erosion control.

- *Applicant Response: Civil and landscape plans will label straw wattle erosion control barriers used for tree protection on all drawings, noting that it shall stay for the duration of all construction activity.*

· The straw bale and silt fence called for on the north side of the project on C300 may serve as tree protection if it remains in place for the duration of construction activity.

**Wagner Hodgson Response
To Peer Review Comments – (IBI) 3/29/21**

33 Jackson Road | Devens, MA
April 16, 2021

Include it on all drawings, labeling and requiring it to be in place for the duration of all construction activity for the purposes of tree protection as well as erosion control.

- *Applicant Response: Civil and landscape plans will label straw wattle erosion control barriers used for tree protection on all drawings, noting that is shall stay for the duration of all construction activity.*

· The separation of tree protection notes onto two sheets, L200 and L203, that have not been cross-referenced is confusing. Place on one sheet.

- *Applicant Response: Landscape notes for tree protection have been adjusted to appear on a single sheet.*

· Note #10 on L203 references the indication of tree protection fencing on the drawings. Clearly identify all individual trees with a symbol indicating the installation of tree protective fencing and clearly identify all woodland edges to remain on the site and on adjacent properties.

- *Applicant Response: Civil and landscape plans will label woodland edges and tree protection on all drawings.*

· Note #13 on L203 shall be revised to direct tree protective fencing to remain for the duration of construction activities.

- *Applicant Response: Civil and landscape plans will note that tree protection fencing shall stay for the duration of all construction activity.*

10. 3.04 (8) (f) 1 requires a minimum pitch of 1:50 for all maintained lawns. The lawn at the Level 2 Courtyard lacks is insufficiently sloped for drainage; inadequate drainage is further compounded by the landscape mounds shown on the landscape plans that do not appear on the grading plan. Coordinate both plans and ensure that the area is adequately drained.

- *Applicant Response: Civil and landscape plans will coordinate grading shown and ensure that the Level 2 Courtyard lawn area is adequately drained and will be depicted in the revised plans. Grading plans will reflect the proposed mounds, and area drains will be introduced in the courtyard area if necessary to provide adequate drainage.*

11. 3.04 (8) (f) 2 requires the coverage of all unpaved areas.

The southern edge of the site includes some undisturbed areas for which no planting is identified. Identify any undisturbed areas for protection where the existing herbaceous layer is appropriate and is to remain.

- *Applicant Response: Landscape plans will indicate undisturbed areas along the southern edge of the site where existing trees and herbaceous layer is to remain undisturbed.*

12. 3.04 (8) (f) 3 requires any unpaved areas steeper than 1:3 to be planted with shrubs or groundcovers with fibrous root systems.

The planting plans calls for large steep, 2:1 slopes on the site—at the east face of Building #3, south of the Level 2 Courtyard, and the west face of both the alternatives for the western parking lot—to be seeded with New England Erosion Control/Restoration Seed Mix. As 2:1 slopes cannot be safely mown, consult with the seed supplier to establish an in-depth

protocol for achieving immediate stabilization. Protocol should be established by the seasons and span the first three years. Protocol shall address immediate slope stabilization, watering, mulching, erosion control, weed and invasive species control, reseeding, and slope repair. It should be understood that without mowing, the seed mix will not prevent ecological succession from occurring on these slopes; however, as noted under the waiver request, this is recommended for both 2:1 slopes on the site.

- *Applicant Response: We will consult with the seed supplier and include detailed methods for slope stabilization and establishment in the landscape notes, noting that mowing is not recommended for slopes steeper than 3:1, and that succession may occur.*

13. 3.04 (8) (g) 3 & 4 describe screening requirements.

The parking areas north and west of Building #3 can be presumed to be visible from the main entry of the Xinetics Inc. building at 53 Jackson Rd. The planting on the north edge of the site atop the retaining wall has not been identified on the planting plan. Ensure that these plantings provide year-round visually impermeable screening, are a minimum of two shrubs deep to a minimum depth of 6', are 3' upon installation, and are spaced at such an interval to achieve a visually impermeable screen within three growing seasons.

- *Applicant Response: The site plan has been adjusted to fully eliminate the retaining wall along the northern edge of the site. Planting for screening between properties is provided.*

14. 3.04 (8) (g) 5 requires that 50% of built screens such as walls and fences be softened with plantings.

· Ensure that the north side of the 5-6' high retaining wall on the north edge of the site is planted with vegetative screening to soften 50% of the length of the wall. Vegetative screening shall be a minimum of two shrubs deep to a minimum depth of 6', and shall be 3' upon installation.

- *Applicant Response: The site plan has been adjusted to fully eliminate the retaining wall along the northern edge of the site. Planting for screening between properties is provided.*

· Soften 50% of the south side of the screen fencing surrounding the electrical switching station with vegetative screening.

- *Applicant Response: The site plan has been adjusted to include the switching station in the utility enclosure closer to the SW coern of the building. Planting is provided around the perimeter of the enclosure.*

15. 3.04 (8) (g) 6 describes screening for parking areas to be visually impermeable year -round at a height of 6'.

The planting on the north edge of the site has not been identified on the planting plan. Ensure that these plantings provide year-round visually impermeable screening to 6'.

- *Applicant Response: The site plan has been adjusted to fully eliminate the retaining wall along the northern edge of the site. Planting for screening between properties is provided.*

16. 3.04 (8) (h) 2 calls for shade trees at the perimeter of parking areas.

Many of the perimeters of parking areas are insufficiently treed, lacking the one tree required for every 25' lineal feet of parking perimeter. Provide additional deciduous canopy

trees to meet the requirement.

- *Applicant Response: The landscape plan has been adjusted to provide the required number of trees along parking perimeters. For visibility of Building 3 from the south entry drive, we are requesting a waiver on the perimeter tree requirement on the proposed upper parking lot, south of the Level 2 Courtyard area.*

17. 3.04 (8) (h) 3 calls for trees to be set back at least 5' minimum from the face of the curb.

· More than 24 of the proposed trees are located less than 5' from the face of curb. For some of the trees the 5' minimum distance can be attained through the adjustment of the tree centers; adjust to ensure the 5' minimum distance.

- *Applicant Response: The landscape plan proposed tree locations have been adjusted so that the trees are placed a 5' minimum distance from the face of curb.*

· Other trees are planted in a parking island that is less than 10' wide. Provide the required deciduous canopy to satisfy the requirement for one tree per 20 parking spaces in areas where the island is 10' or greater.

- *Applicant Response: The landscape plan proposed tree locations have been adjusted so that there is a minimum of 1 tree per 20 parking spaces for areas where the parking island is 10' minimum width.*

· For other trees, where pedestrian connections through the parking areas are within parking islands, the placement of the walkway at the center of the island creates two planting beds on either side of the walkway that are too narrow to accommodate a tree. Modify the parking islands to allow for trees to be planted at the 5' minimum dimension from the face of the curb.

- *Applicant Response: The landscape plan has been adjusted where possible so that the trees are placed a 5' minimum distance from the face of curb.*

18. 3.04 (8) (h) 4 requires parking islands to contain no more than 25% impervious surfaces with proposed shrubs not to exceed 4' in height.

· The parking islands that include pedestrian walkways have more than 25% impervious surfaces. Modify the parking islands to reduce the percentage of impervious surface; consider the use of permeable pavement to meet this requirement.

- *Applicant Response: Parking area islands west of Building 3 at crosswalk locations are largely interconnected with perpendicularly adjacent landscaped islands, including large raingardens. These contiguous areas should be counted toward the 25% impervious surface calculations.*

· The *Aronia arbutifolia* 'Brilliantissima' proposed for the edges of the large parking island achieves a height of 6-8'; replace with a lower-growing plant.

- *Applicant Response: Aronia arbutifolia 'Brilliantissima' will be substituted with Aronia melanocarpa 'Autumn Magic', which achieves a shorter appropriate height.*

19. 3.04 (8) (i) Viewshed Overlay Districts protects scenic vistas by requiring planting on the

side of the building facing Prospect Hill where existing tree canopies do not provide adequate screening.

Views from the Prospect Hill overlook place the parking area for Mount Wachusett Community College and the proposed site parking in the immediate foreground of Building #3, thereby providing little tree canopy for screening. Provide this screening by planting the top of the slope at the southeast corner of the building with large canopy deciduous trees, planting the slope with a large quantity of young trees—all large canopy deciduous native species, and allowing the slope to progress through successional stages and achieve the reforestation of the slope that has been recommended above.

- *Applicant Response: For visibility of Building 3 from the south entry drive, the applicant is respectfully requesting a waiver on the perimeter tree requirement on the proposed upper parking lot, south of the Level 2 Courtyard area, given the importance of this area to the overall development upon entering the site along south drive.*

20. 3.04 (8) (n) 2 Maintenance

· L203 includes notes for Ornamental Grass Plugs; however, no plugs are noted on the drawings. Please clarify.

- *Applicant Response: Notes for ornamental grass plugs have been omitted from the landscape plans.*

· L203 includes notes for Seed Mix Establishment. Clarify that this is directed toward the seeding of the New England Erosion Control/Restoration Seed Mix, and amend the protocol based on specific input from New England Wetland Plants for the proposed seed mix. Ensure that two protocols are provided—one for slopes less than 3:1 that can be mowed and slopes greater than 3:1 that cannot be mowed.

- *Applicant Response: The text for Seed Mix Establishment has been adjusted to be specific to the Erosion Control/Restoration Seed Mix, and notes have been added for both slopes <3:1 and >3:1 that cannot be mowed.*

· L203 includes notes for Meadow Maintenance; however, no meadow areas are indicated on the drawings. If the notes refer to the areas seeded with New England Erosion Control/Restoration Seed Mix. Relabel for clarity and amend the protocol based on specific input from New England Wetland Plants for the proposed seed mix.

- *Applicant Response: Proposed seeded meadow does refer to the Erosion Control/Restoration Seed Mix, and notes will reflect specific input from New England Wetland Plants.*

· The Seed Mix Establishment notes on L203 direct the contractor to “Protect seeded areas from hot, dry weather or drying winds by applying peat or compost mulch...” Given the negative environmental impact of peat extraction, delete the option of using peat. Amend the protocol based on the specific input obtained from New England Wetland Plants.

**Wagner Hodgson Response
To Peer Review Comments – (IBI) 3/29/21**

33 Jackson Road | Devens, MA
April 16, 2021

- Applicant Response: *Seed Mix Establishment notes will remove reference to peat, and will reflect specific input from New England Wetland Plants.*
- Call for coordination of snow storage plan with planting plan to ensure compatibility of the weight of the snow with the proposed planting.
 - Applicant Response: *Snow storage plan will be coordinated with planting plans to ensure the planting can sustain weight of snow storage during winter months.*
- Call for the maintenance plan to address rodent control.
 - Applicant Response: *Maintenance Plan requirements shall address rodent control.*

21. 3.04 (8) (n) 2(g)., calls for the applicant to identify invasive plant species on the parcel and means and methods for removal and long-term maintenance.

Indicate any invasive species growing on the site.

- Applicant Response: *Invasive species are not noted on the site survey. The landscape architect will walk the site to identify any invasive species and include recommendations and detailed methodology for removal to be included in the site maintenance documentation.*

Sincerely,
John N. Amodeo, ASLA, LEED AP B+C