

Memo

Devens
Enterprise
Commission

Date: April 14, 2022
To: MassDevelopment, Nitsch Engineering, IBI Landscaping
From: Neil Angus, FAICP CEP, LEED AP, Environmental Planner
RE: **35 Saratoga Level 2 Unified Permit — Plan Circulation**

Project: 35 Saratoga New Industrial Building
Location: 35 Saratoga Blvd. (Parcel ID# 021.0-0-0013-01600.0)
Zoning District: Rail, Industrial, Trade-Related Uses, Open Space and Recreation Zone, Zone II and Watershed WRP Overlay Districts
Owner/Applicant: 35 Saratoga Property Owner, LLC
Project Engineer: Gene Sullivan, PE, Eugene T. Sullivan, Inc.: etspe@outlook.com
Date of Submittal: April 8, 2022
Public Hearing: May 31, 2022 @ 6:45PM <https://us06web.zoom.us/j/88149822668>

Summary of Project:

The new property owner is seeking approval to clear this site and construct a +/-154,000 sq.ft. new industrial building, with associated grading, landscaping, parking, stormwater, and utility improvements. The proposed tenant is Avantor (Bio-Tech) who currently owns and occupies the adjacent facility at 29 Saratoga Boulevard. This new development would be accessed via Barnum Road and Saratoga Boulevard, with the principle entry to the site off of Saratoga Boulevard via a shared driveway with Ryerson. The Barnum Road entry is being proposed for truck traffic and restricted to right turns only. A sight distance evaluation report has accompanied the application. As you will see in the Determination of Completeness, there are a number of items missing (most importantly the Stormwater Report and Landscaping Plan) that will be submitted by April 20, 2022. We will post those as soon as they are available.

The plans, application, supporting materials, and the determination of completeness are all accessible on the Common Drive (G:) [Devens/DEC/35 Saratoga Blvd 2022](https://cloud.massdevelopment.com/owncloud/index.php/s/Z60Nu1Bfqg35O9C) or you can download them at: <https://cloud.massdevelopment.com/owncloud/index.php/s/Z60Nu1Bfqg35O9C>

Please submit any written comments to the DEC office in person or by e-mail (neilangus@devensec.com) **on or before 12:00PM on May 4, 2022.**

DEC Office Use Only:

Copy of Application Package and Plans provided to:

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|---|---|
| ✓ Devens Engineering (J. Marc-Aurele) | ✓ Devens Public Safety/Fire (Chief Kelly) |
| ✓ Devens Utilities (J. Moore) | ✓ Devens Real Estate (E Starzec) |
| ✓ Devens Public Works (S. Malone) | ✓ Devens Environmental (R. Herzig) |
| ✓ Other: Jenn Johnson, Nitsch Engineering | Mike Lannan, Tech Environmental |