

EUGENE T. SULLIVAN INC.
Consulting Engineers & Construction Managers



April 21, 2022

PROJECT: **PROPOSED BUILDING**
35 Saratoga Boulevard
Devens, Massachusetts

We herein provide the following documents/ information regarding the proposed Industrial Building to be constructed at 35 Saratoga Boulevard, Devens, Massachusetts:

- Updated Civil Engineering drawings including Landscaping plans and Building Elevations.
- Stormwater Management Report

On behalf of **35 Saratoga Property Owner, LLC**, we hereby request a waiver for the retaining walls being located within the side yard setback. It is our opinion, that the site topography in combination with soil conditions [the majority of the site contains ledge, and we are designing the site to have a balanced soils condition] affect our property development significantly. Furthermore, we believe that the requested waiver does not substantially derogate from the intent of the bylaw.

- 1 (b): The permit fee was included in the original submission
- 1 (e): Stormwater calculations are included in this submission
- 1 (h): Soils suitability testing is included in this SW Report
- 1 (k): Avantor [currently in 29 Saratoga Boulevard] is the proposed tenant for this property. They provide design, manufacturing, and logistics to support the biomedical process. This facility will be used for warehousing, light manufacturing and office support which is consistent with the goals of the Rail Industrial and Trade related District.
- 1 (o): Avantor expects approximately 450 employees between this property and 29 Saratoga. Currently 29 Saratoga has 89 parking spaces, and we are proposing to construct 339 spaces.

Avantor has committed to become members of the Devens Transportation management Association [TMA] and will implement the following traffic mitigation measures:

- Encourage the use of bicycles by providing and maintaining bicycle parking areas
 - Encourage and ensure the use of public transportation opportunities utilizing high occupancy vehicles [HOV]
 - Preferential carpool/vanpool parking spaces have been provided near the main building entrance.
- 1 (p): All blasting operations will be performed in accordance with the Massachusetts General Laws Chapter 148 and 527 Board of Fire Prevention Regulations including pre-blast surveys and fire details. Permits will be obtained from the Devens Fire Department prior to the commencement of any work. All work will be coordinated with the Devens Fire Department.



The erosion controls notes are on EC.1

- 1 (t): Building Elevations are included in this submission
- 1 (u): Building Elevations are included in this submission
- 1 (w): As required by 974 CMR 4.11 this building will be required to comply with MA Stretch Energy Code. Additionally, Avantor will join the Devens Eco-Efficiency Center and demonstrate compliance with EcoStar Standard 24- Climate Change Mitigation.

- 3 (a): This has been corrected
- 3 (c): This table has been updated
- 3 (f,g,h): Landscaping plans are part of this submission
- 3 (k): Based upon the intended use by Avantor, we would estimate approximately 1,718 daily trips generated by this stie. We would anticipate 182 trips in the AM peak hour [131 in, 42 out] and 213 trips in the PM peak hour [77 in, 136 out].
- 3 (m): The compactors shown on the plan include waste and recycling and will be sealed to contain materials.
- 3 (p): We are not proposing business signage currently. Stop sign, "No-Left Turn" and a stop line are proposed for the Barnum Street truck entrance. Signs are shown for ADA, Electric vehicle, and car/vanpool vehicles adjacent to the main entrance [C.2]
- 4 (a): Refer to the fixture schedule on SL.1. All fixtures are specified with mounting heights and color temperature of 30k.
- 4 (c): Residential lands and homes along Adams Circle are noted as sensitive receptors.
- 5 (b): See response for 1 (p).
- 7: Retaining wall heights have been added to C.2

If you have any further questions regarding this project, please contact me.

Sincerely,



C:\docs\35 Saratoga Supplemental Filing.doc

