

June 2, 2022

Mr. Peter Lowitt, Director/Land Use Administrator
Devens Enterprise Commission
33 Andrews Parkway
Devens, MA 01434

Re: 39 Jackson Road – Waiver from Sign Control Regulations
Level 2 Unified Permit Application

Dear Mr. Lowitt:

On behalf of King 39 Jackson, LLC (Applicant), Highpoint submits to the Devens Enterprise Commission the enclosed Level 2 Unified Permit Application for construction of a second free-standing, ground mounted sign at 39 Jackson Road (the Property). The Applicant seeks a waiver from the Devens Zoning By-laws | Sign Control Regulations - Section 974 CMR 6.03(5)(b) to construct a second free-standing sign on the premises. 39 Jackson Road is the third building to be delivered to market under the Applicant's Pathway biomanufacturing campus master plan.

The Applicant proposes two freestanding signs on the Property. The primary freestanding address sign will be located at the main entrance driveway off Jackson Road, adjacent to the Jackson Road travelled way within the right of way layout. This sign location is subject to a license agreement with Mass Development. The second freestanding address sign, which is the basis for this waiver request, will be located adjacent to the site driveway and building entrance. The Applicant seeks a waiver from the Regulations to construct the second freestanding sign because a building entrance-canopy mounted address sign, when viewed from the primary access driveway, will be obscured by landscape vegetation that was previously approved under the 45 Jackson Road Level 2 Unified Permit.

The second freestanding sign design fully complies with the Regulations, except for the waiver request. The sign will be approximately 24 square feet in area, non-illuminated, and mounted on a 24" high cast in place concrete foundation pedestal which will be mostly obscured by shrubs and groundcovers when viewed from the site driveway.

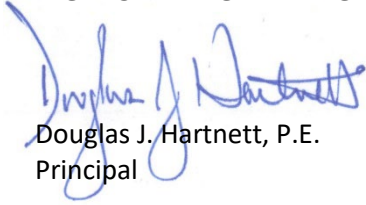
Enclosed please find the following in support of this application:

1. Level 2 Unified Permit Application Form
2. Plan entitled, "Sign Location Plans – 39 Jackson Road" dated 06/01/2022 prepared by Omloop, Inc.
3. Application Fee check in amount of \$250.00 payable to Devens Enterprise Commission.
4. Certified Abutters List

Thank you for your consideration of this Level 2 Unified Permit Application. If you have any questions, please contact the undersigned.

Best regards,

HIGHPOINT ENGINEERING INC.



Douglas J. Hartnett, P.E.
Principal

cc: Julie Farrer, King Street Properties
Brian Pearce, Omloop
Hilde Karpawich, Highpoint

DEVENS ENTERPRISE COMMISSION

DEC NO. _____

**DEVENS REGIONAL ENTERPRISE ZONE
PERMIT APPLICATION LEVEL 2**

DATE: _____

FEE: _____

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ESTIMATED COST OF CONSTRUCTION / IMPROVEMENTS _____

OWNER King 39 Jackson, LLC

APPLICANT King 39 Jackson, LLC

ADDRESS 800 Boylston Street, Suite 2400

ADDRESS 800 Boylston Street, Suite 2400

TOWN/STATE Boston, MA 02199

TOWN/STATE Boston, MA 02199

PHONE Julie Farrer - 508-331-1527

PHONE Julie Farrer - 508-331-1527

FAX _____

FAX _____





SIGNATURE

SIGNATURE

Thomas Ragno, Principal

Thomas Ragno, Principal

Type or print name and title

Type or print name and title

If appropriate, attach a separate sheet with the name(s), address(es), and telephone/fax numbers for the project engineer, attorney, or other "development team" personnel.

SITE / LOCATION / STREET 39 Jackson Road

LOT SIZE / TOTAL PARCEL / ZONING DISTRICT: 6.4 ac. | ITB District

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STATEMENT OF PROPOSED WORK OR ACTIVITY: Construction of a free-standing sign

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SCOPE OF WORK (pick the actions that best fit your project or application)

Site Plan Reconsideration

Wetlands NOI Zoning Variance

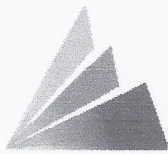
Minor amendment or modification of an approved plan

Historic District renovations/addition/alternations

Other (Specify) Waiver from Sign Control Regulations - 974 CMR 6.03(5)(b)

Explain work to be performed: Construct a second free-standing sign on the property in lieu of a building mounted address sign.

Comments from Notifying Agencies: _____



300 foot Abutters List Report

Devens, MA
May 27, 2022

ASSESSOR OFFICE
RECEIVED: 5/31/22
BY: Ruby Alaroly

Subject Property:

Parcel Number: 013.0-0021-1002.0
CAMA Number: 013.0-0021-1002.0
Property Address: 39 JACKSON ROAD

Mailing Address: WENDY PIERCE
91 HARTWELL AVE SUITE 2475
LEXINGTON, MA 02421-

Abutters:

Parcel Number: 009.0-0004-0200.0
CAMA Number: 009.0-0004-0200.0
Property Address: 38 JACKSON ROAD

Mailing Address: BRISTOL-MYERS SQUIBB PO BOX 5326
ATTN: C.2055-PPKC-TAX
PRINCETON, NJ 08543-5326

Parcel Number: 013.0-0004-0600.0
CAMA Number: 013.0-0004-0600.0
Property Address: 64 JACKSON ROAD

Mailing Address: SEYON MANAGEMENT, LLC
PPF INDUSTRIAL 66 SARATOGA BLVD,
LLC. 43 BROAD STREET, SUITE C404
HUDSON, MA 01749-

Parcel Number: 013.0-0021-0500.0
CAMA Number: 013.0-0021-0500.0
Property Address: 27 JACKSON ROAD

Mailing Address: ONE JACKSON PLACE, LLC
80 ERDMAN WAY
LEOMINSTER, MA 01453-

Parcel Number: 013.0-0021-0600.0
CAMA Number: 013.0-0021-0600.0
Property Address: 41 LAKE GEORGE STREET

Mailing Address: LAKE GEORGE REALTY, LLC.
123 OAK HILL ROAD
WESTFORD, MA 01886-

Parcel Number: 013.0-0021-0700.0
CAMA Number: 013.0-0021-0700.0
Property Address: 45 LAKE GEORGE STREET

Mailing Address: MDFA / WETLANDS STORM WATER
POND
99 HIGH STREET 11TH FLOOR
BOSTON, MA 02110-

Parcel Number: 013.0-0021-1000.0
CAMA Number: 013.0-0021-1000.0
Property Address: 45 JACKSON ROAD

Mailing Address: WENDY PIERCE
91 HARTWELL AVE SUITE 2475
LEXINGTON, MA 02421-

Parcel Number: 013.0-0021-1001.0
CAMA Number: 013.0-0021-1001.0
Property Address: 45 JACKSON ROAD

Mailing Address: WENDY PIERCE
91 HARTWELL AVE SUITE 2475
LEXINGTON, MA 02421-

Parcel Number: 018.0-0021-0300.0
CAMA Number: 018.0-0021-0300.0
Property Address: 53 JACKSON ROAD

Mailing Address: DOGWOOD REAL ESTATE LLC
319 KING STREET
LITTLETON, MA 01460-

Parcel Number: 018.0-0021-1300.0
CAMA Number: 018.0-0021-1300.0
Property Address: 84 HOSPITAL ROAD

Mailing Address: MDFA / VACANT
800 BOYLSTON STREET SUITE 1570
BOSTON, MA 02199-



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

5/27/2022

Page 1 of 1

DATE

06.01.22

These drawings are not for construction. They are approved concept and design-intent level drawings only. The contractor shall provide original shop drawings and construction details to owner and designer prior to fabrication. Contractor shall verify all dimensions and field conditions prior to performing the work. Contractor is responsible for structural engineering and electrical design as required.

PROJECT NAME

KSP King Street Properties



Pathway by King Street
39 Jackson Road
Devens, MA

PROJECT #

KSP39J

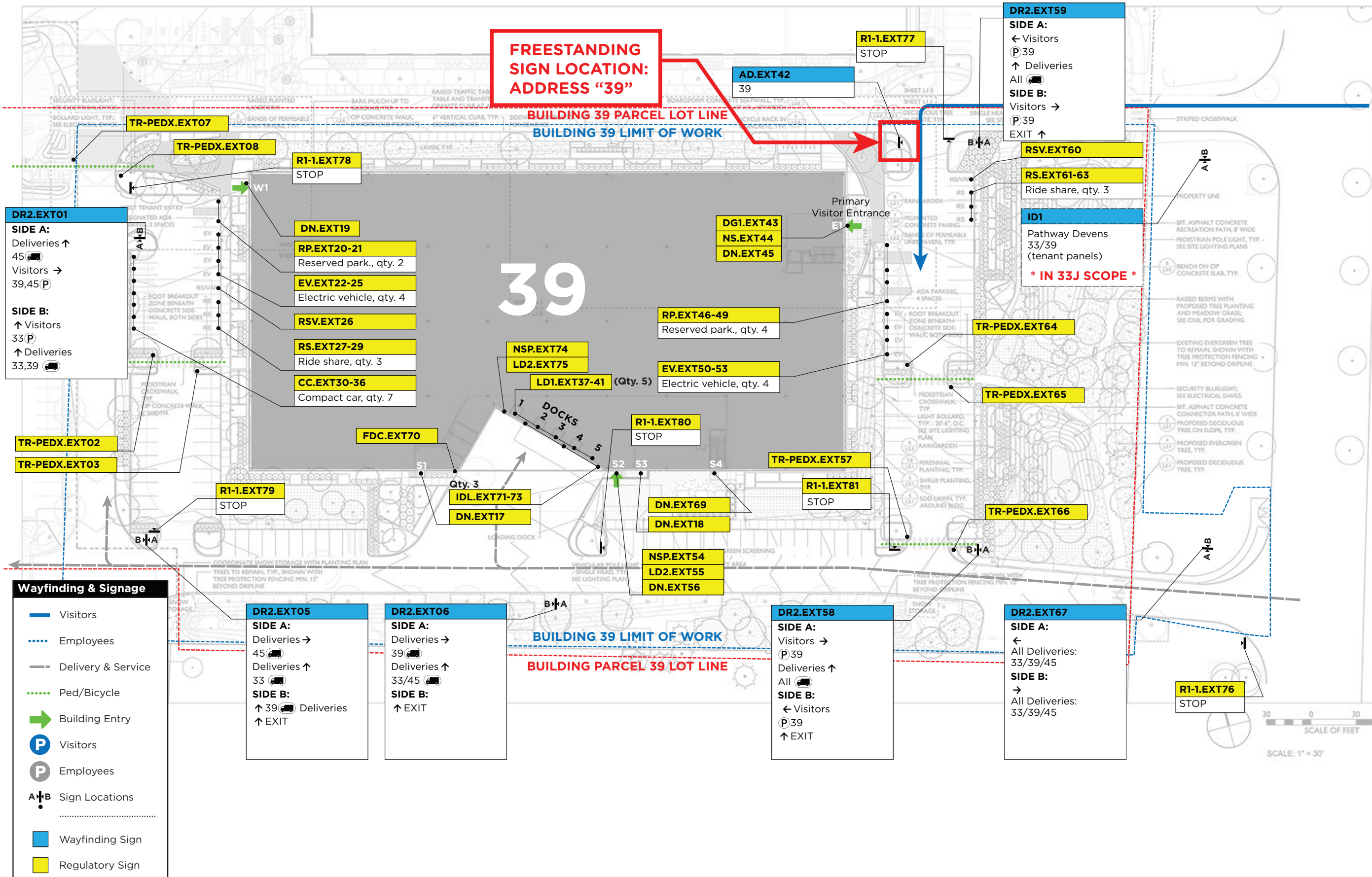
DRAWN BY

BP/JC/TJGP

SHEET TITLE

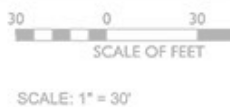
Sign Waiver

SHEET NUMBER



SIGN LOCATIONS ARE DIAGRAMMATIC ONLY
LANDSCAPE ARCHITECT TO PROVIDE DIMENSIONED SIGN AND FOOTING LOCATIONS

SIGN LOCATIONS BUILDING 39 GS.1



DATE

06.01.22

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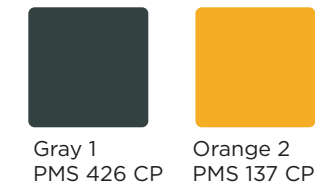
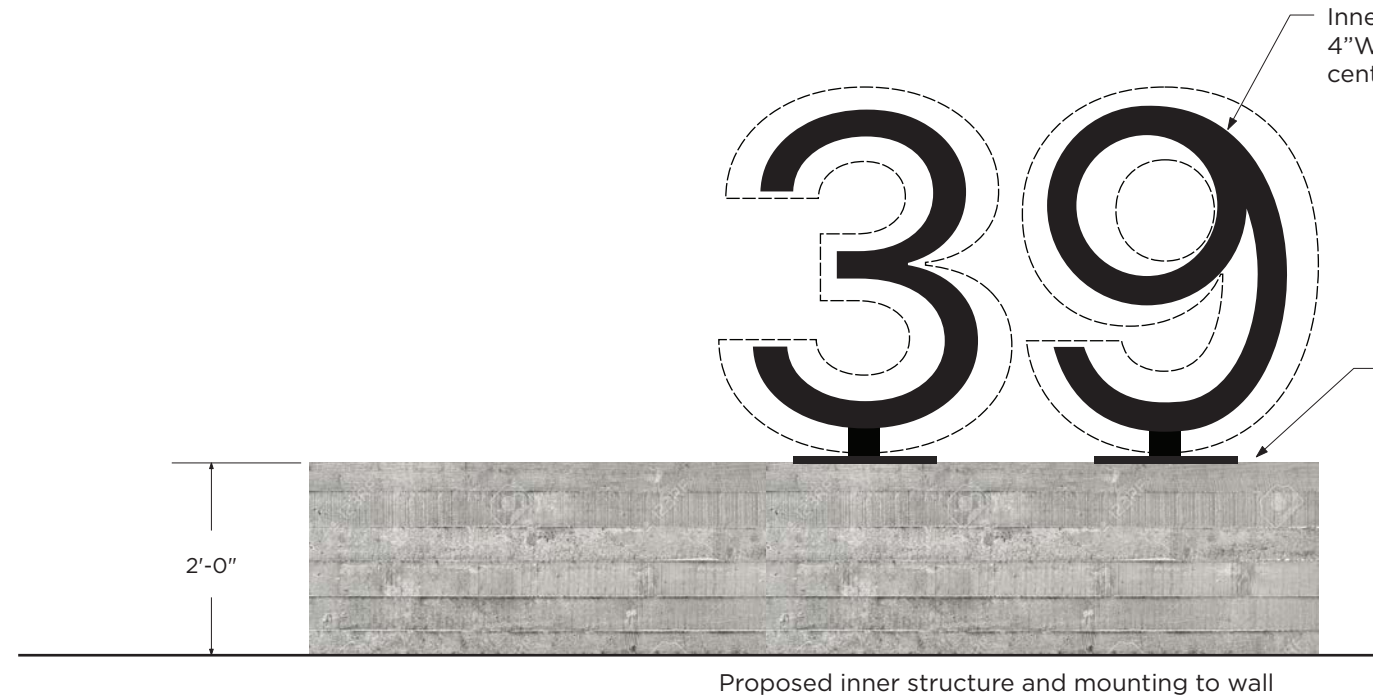
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Sign Waiver

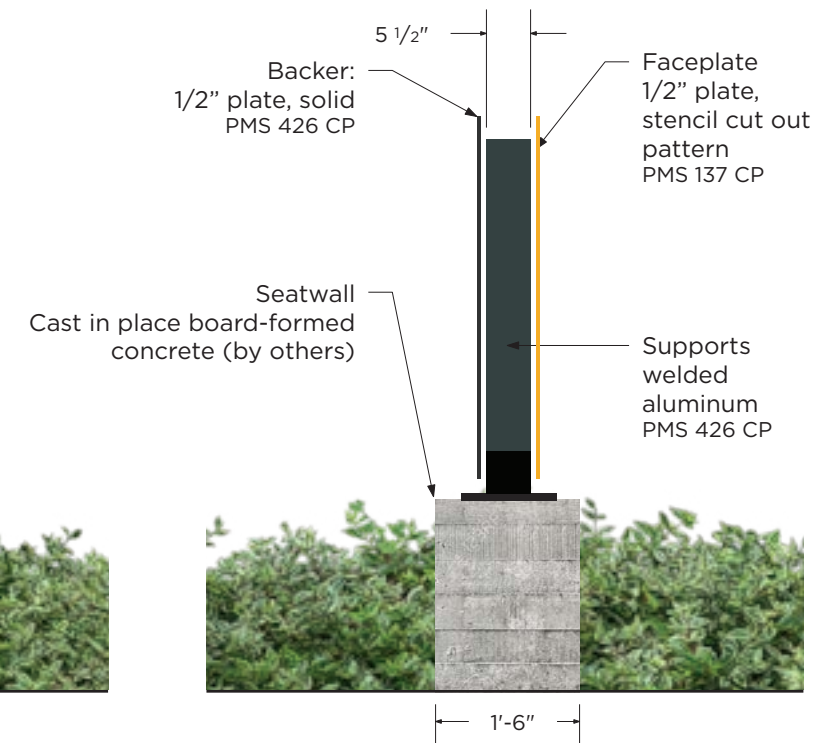
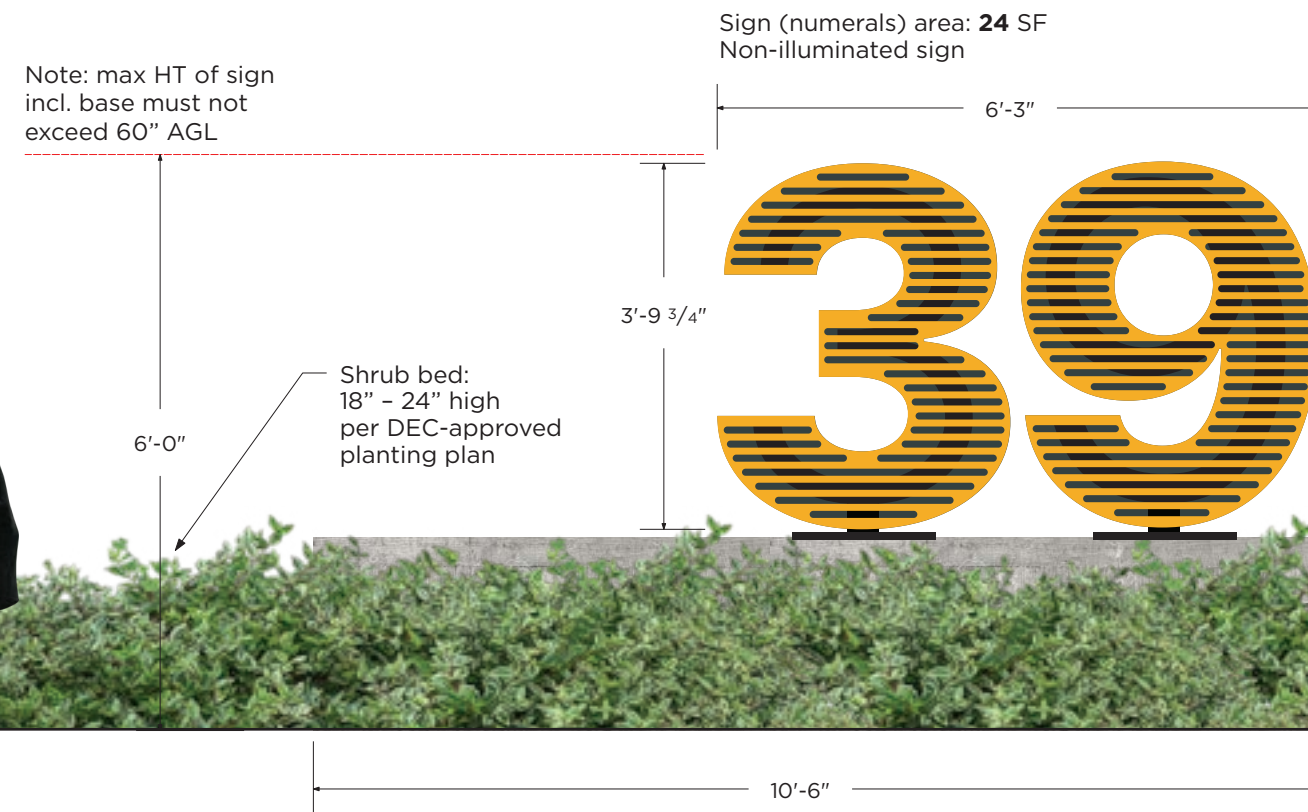
SHEET NUMBER

Inner frame
4"W x 5/12" deep fabricated interior numbers
centered in large numerals

Baseplate
12"x18"x1"
Fasteners to be SST counter-sunk



Typeface: Inter Black



SIDE VIEW

1 Elevation
Scale: 1/2" = 1'-0"

DATE

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