

June 2, 2022

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

Re: 45 Jackson Road – Second Waiver from Sign Control Regulations
Level 2 Unified Permit Application

Dear Mr. Lowitt:

On behalf of King 45 Jackson, LLC and King 33 Jackson, LLC (Co-Applicants), Highpoint submits to the Devens Enterprise Commission (DEC) the enclosed Level 2 Unified Permit Application for construction of a third free-standing, ground mounted sign at 45 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 third free-standing sign on the premises. The DEC has previously granted approval of a second free standing sign waiver in record of decision issued March 3, 2022.

The Applicant has received approval of two freestanding signs on the Property. The third freestanding address sign will be for the benefit of 33 Jackson Road freestanding identity sign placement, but on 45 Jackson Road. This sign location is dictated by the internal driveway network, current property line configuration, and the need to properly identify the 33 Jackson second floor entrance.

The third 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.

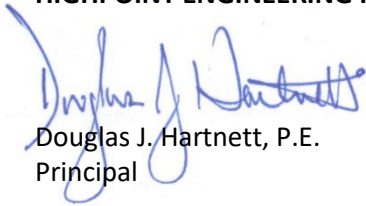
Enclosed please find the following in support of this application:

1. Level 2 Unified Permit Application Form
2. Plan entitled, "Sign Locations – 33 Jackson Road" dated 06/02/2022 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. _____
DATE: _____
FEE: _____

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

=====

ESTIMATED COST OF CONSTRUCTION / IMPROVEMENTS _____

OWNER King 33 Jackson, LLC
King 45 Jackson, LLC

APPLICANT King 33 Jackson, LLC
King 45 Jackson, LLC

ADDRESS 800 Boylston Street, Suite 2400

ADDRESS 800 Boylston Street, Suite 2400

TOWN/STATE Boston, MA 02199

TOWN/STATE Boston, MA 02199

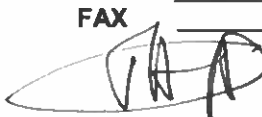
PHONE Julie Farrer - 508-331-1527

PHONE Julie Farrer - 508-331-1527

FAX _____

FAX _____





SIGNATURE

SIGNATURE

Thomas Ragno, Principal
Type or print name and title

Thomas Ragno, Principal
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 45 Jackson Road

LOT SIZE / TOTAL PARCEL / ZONING DISTRICT: 7.2 ac. | ITB District

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

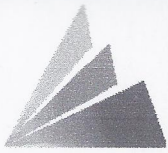
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SCOPE OF WORK (pick the actions that best fit your project or application)

- Site Plan
- Wetlands NOI
- 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)
- Reconsideration
- Zoning Variance

Explain work to be performed: Construct a free-standing sign for 33 Jackson Road to identify the 2nd floor entrance location, but place the sign on 45 Jackson Road property, resulting in a third free-standing sign on 45 Jackson Road. DEC previously granted waiver for second free-standing sign on 45 Jackson Road

Comments from Notifying Agencies: _____



300 foot Abutters List Report

Devens, MA
May 27, 2022

ASSESSOR OFFICE

RECEIVED: 5/31/22

BY: Ruby Hanley

Subject Property:

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-

Abutters:

Parcel Number: 004.0-0399-0200.0
CAMA Number: 004.0-0399-0200.0
Property Address: 78 HOSPITAL ROAD

Mailing Address: UNITED STATES OF AMERICA / OXBOW
DEPARTMENT OF INTERIOR
FISH & WILDLIFE SERVICE, FEDERAL
PARCEL FEDERAL PARCEL 1C
SUDBURY, MA 01776-

Parcel Number: 013.0-0021-0100.0
CAMA Number: 013.0-0021-0100.0
Property Address: 57 JACKSON ROAD

Mailing Address: WT DEVENS, LLC
1735 MARKET STREET, SUITE A- 400
PHILADELPHIA, PA 19103-

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: 013.0-0021-1001.0
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: 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-

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
33 Jackson Road
Devens, MA

PROJECT #

KSP33

DRAWN BY

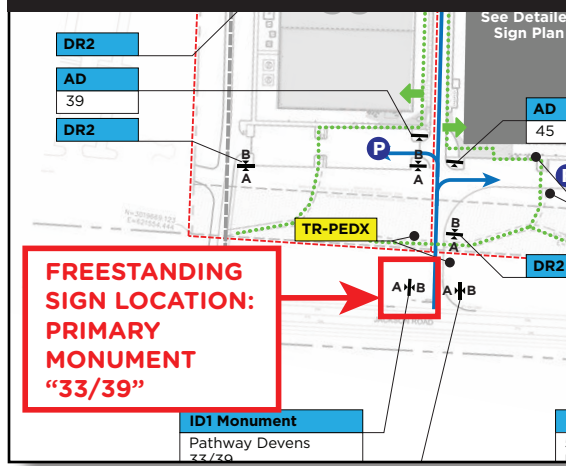
BP/JC/TJGP

SHEET TITLE

Sign Waiver

SHEET NUMBER

DETAIL: MONUMENT LOCATION FOR 33/39



FREESTANDING SIGN LOCATION: PRIMARY MONUMENT "33/39"

TREE PROTECTION FENCING TO BE PLACED MIN. 12" BEYOND PERIMETER OF DRIFLINE, FENCING TO REMAIN FOR ENTIRETY OF CONSTRUCTION ACTIVITY

DR2.EXT21
SIDE A:
→ 33 Deliveries
SIDE B:
↑ EXIT

RS.EXT03-05
Ride Share, qty. 3

C/H.EXT06-13
Compact/Hybrid, qty. 8

DR2.EXT01
SIDE A:
→ 33 Visitors
↑ 33 Deliveries
SIDE B:
← 33 Visitors
↑ EXIT

TR-PEDX.EXT16A-16B

VP.EXT78-82
Visitor Parking, qty.5

DR2.EXT19
SIDE A:
← EXIT

R1-1.EXT19A
STOP

DR2.EXT02
SIDE A:
→ 33 Visitors
→ 33 Deliveries
SIDE B:
← 33 Visitors
← 33 Deliveries

DR2.EXT20
SIDE A:
→ Exit
→ Building 45
SIDE B:
↑ 33 Visitors
↑ 33 Deliveries

See Sign Masterplan for location ↓

ID1.EXT43
33/39 Jackson Pathway by KSP

DR2.EXT26
SIDE A:
→ 33 Deliveries
SIDE B:
← 33 Deliveries
↑ EXIT

RP.EXT27-30
Parking (qty. 4)

RP/EV.EXT31
/Electric Vehicle

EV.EXT32
Electric Vehicle

RPV.EXT56
Parking (van)

Qty. 3 **IDL.EXT44A-44C**

NSP.EXT44
LD2.EXT45

DOCKS
5 4 3 2 1

DG1.EXT46
NS.EXT47
DN.EXT48

FDC.EXT45A

RS/EV.EXT32A-32B
Ride Share/ Elec. Veh. qty.2

EV.EXT33-38
Electric Vehicle, qty. 6

RP.EXT39-40
Parking, qty. 2

RS.EXT41

RS.EXT14-16
Ride Share, qty. 3

DG1.EXT49
NS.EXT50
DN.EXT51

AD.EXT52
33

TR-PEDX.EXT53

H.EXT17-18
Hybrid, qty. 2

VP.EXT83-87
Visitor Parking, qty.5

TR-PEDX.EXT25

DG1.EXT22
NS.EXT23
DN.EXT24

TR-PEDX.EXT57-58
SIDE A/B
Caution PED XING
qty. (2)

DR2.14
Deliveries
Sign in Blg. 45 scope

FREESTANDING SIGN LOCATION: ADDRESS "33"
Sign in Blg. 45 scope

Wayfinding & Signage

- Visitors
- ... Employees
- Delivery & Service
- ... Ped/Bicycle
- Building Entry
- P Visitors
- P Employees
- A+B Sign Locations
- Wayfinding Sign
- Regulatory Sign



SIGN LOCATIONS BUILDING 33 GS.1

DATE

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33 Jackson Road
Devens, MA

PROJECT #

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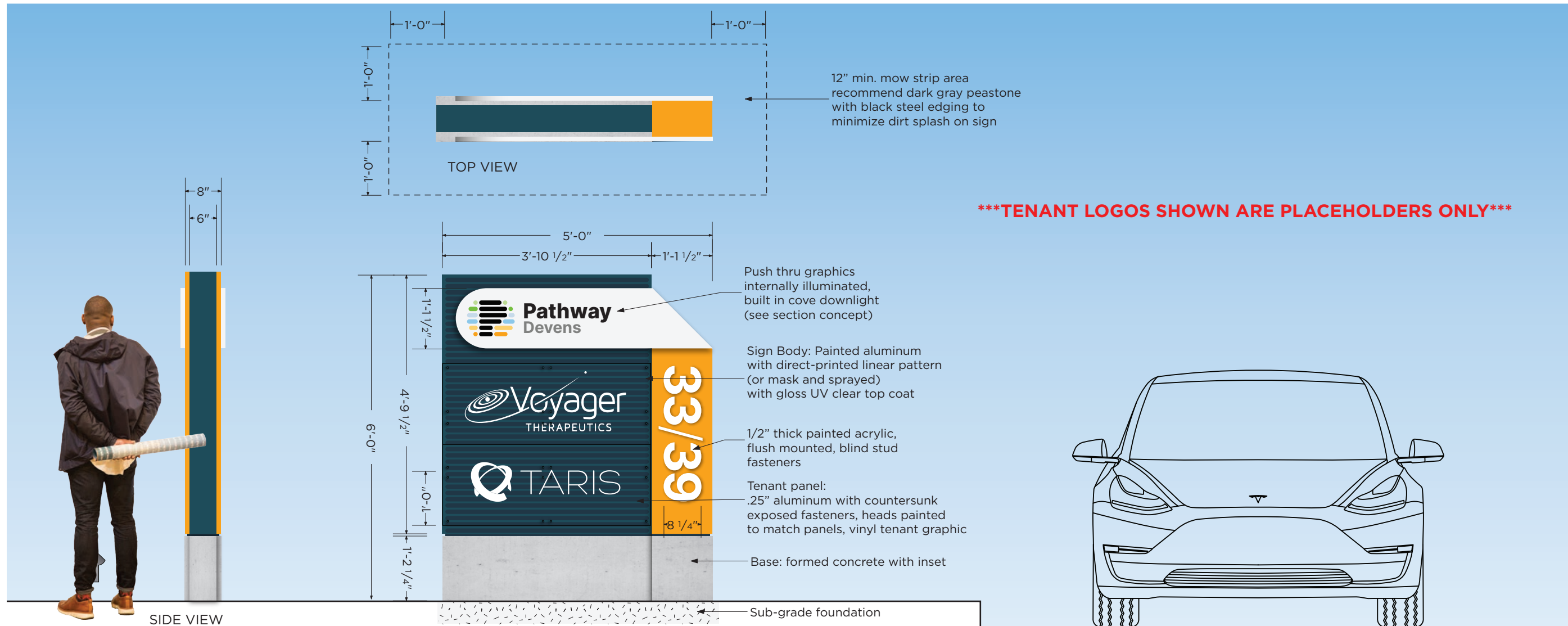
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BP/JC/TJGP

SHEET TITLE

Sign Waiver

SHEET NUMBER



Buildings 33/39 layout

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

Total area of sign panel, excluding base: **24SF**
Total area of sign and base: **30SF**
Understood to be compliant with DEC bylaws

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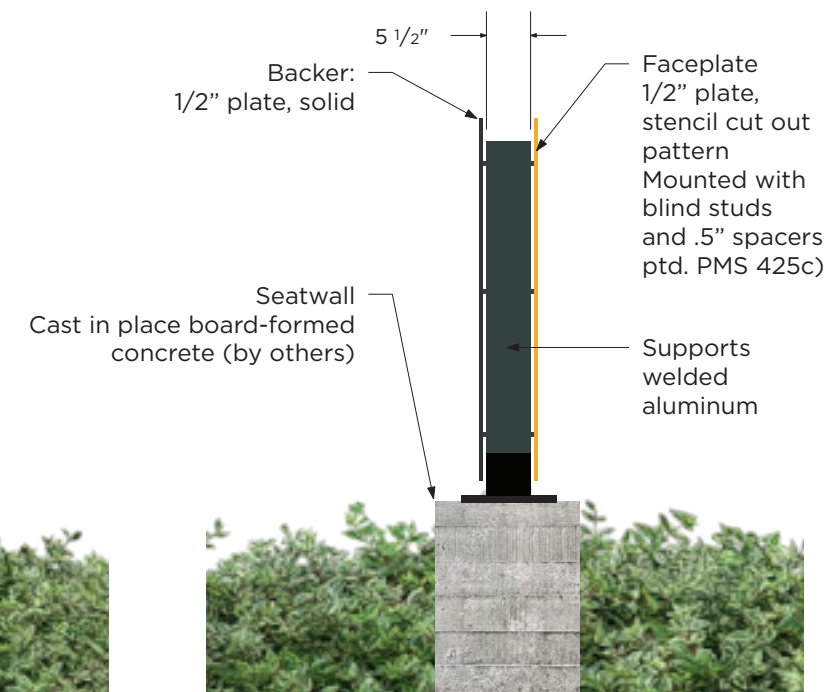
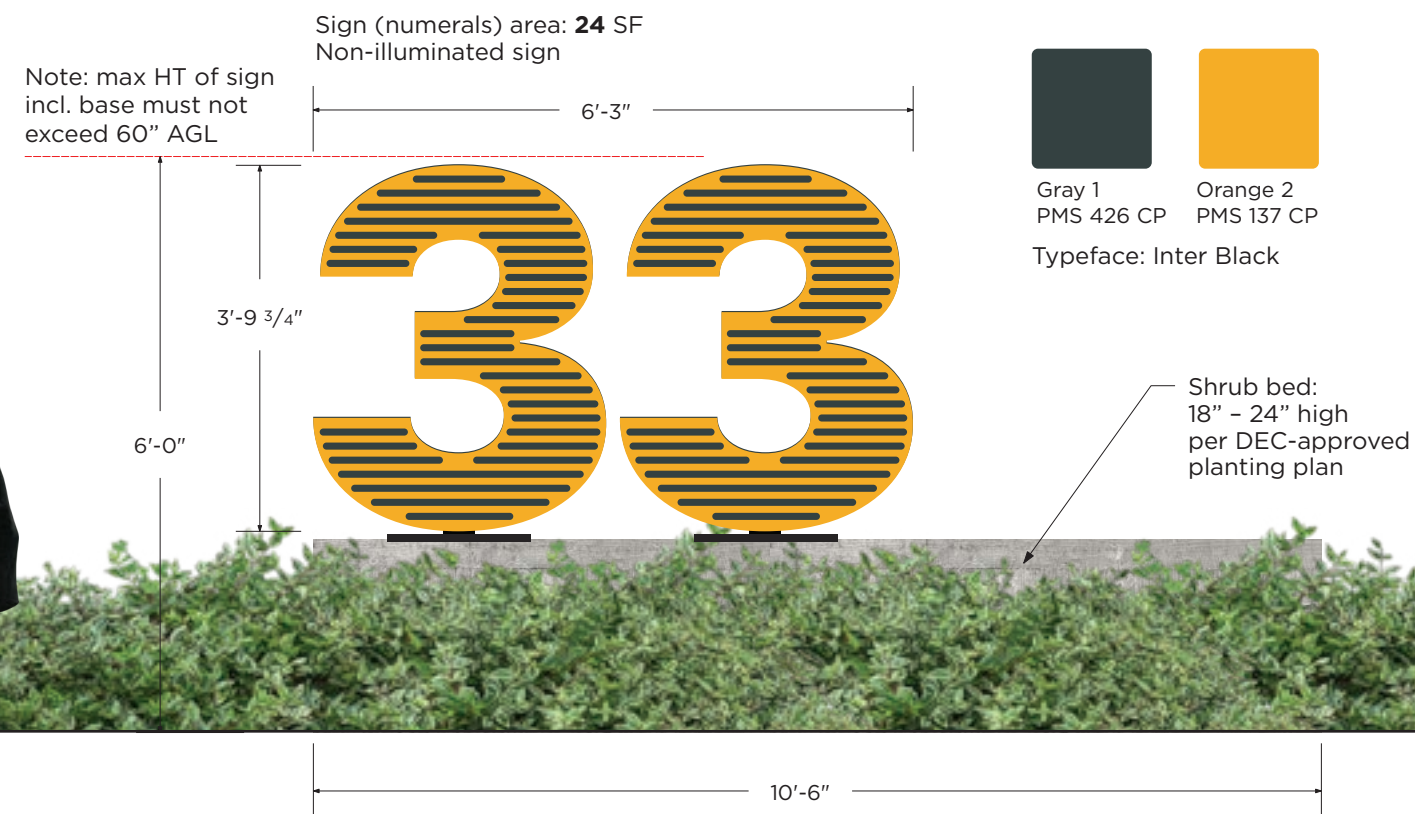
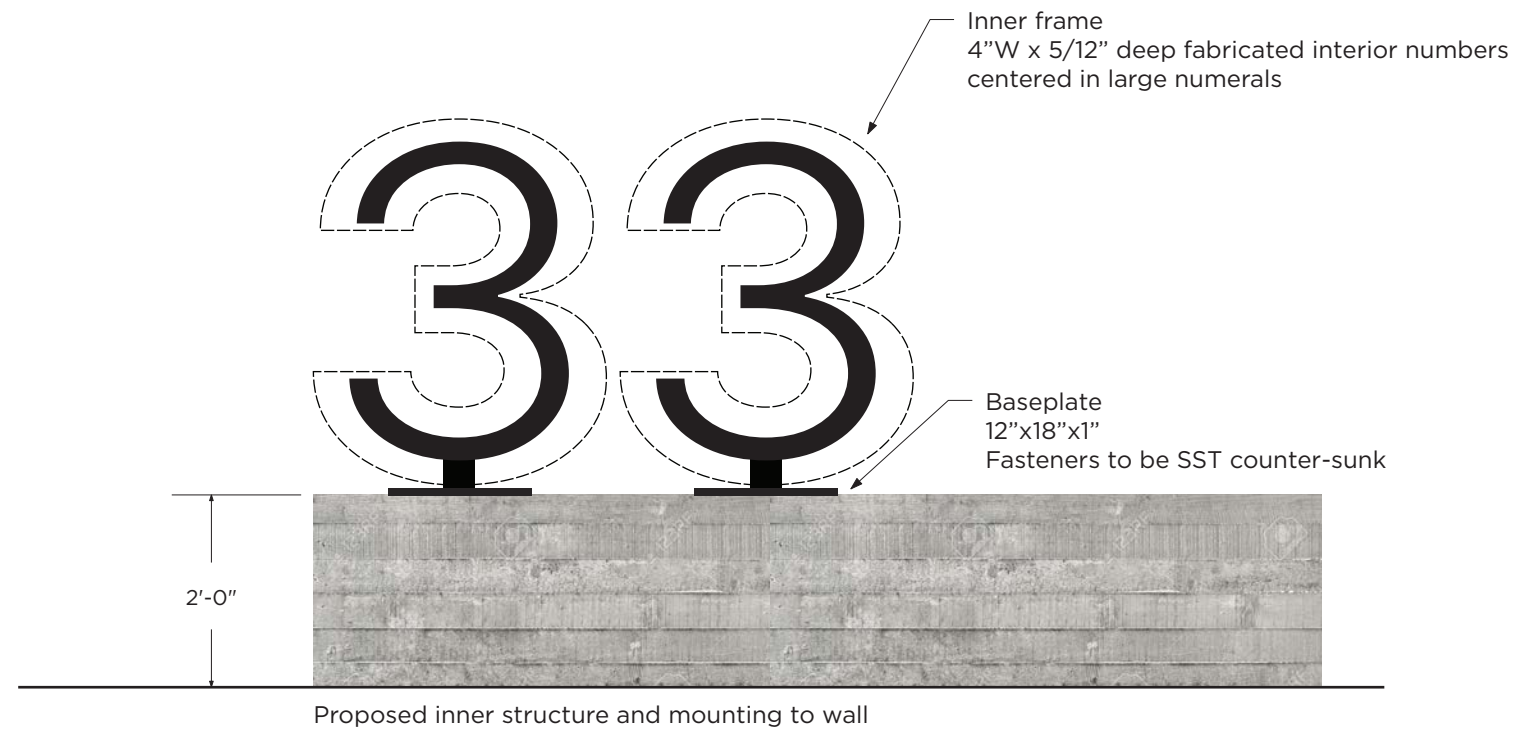
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Sign Waiver

SHEET NUMBER



SIDE VIEW

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



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