

January 19, 2022

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

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

Dear Mr. Lowitt:

On behalf of King 45 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 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 second free-standing sign on the premises. 45 Jackson Road is the first 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 MassDevelopment. 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, with the exception of 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:

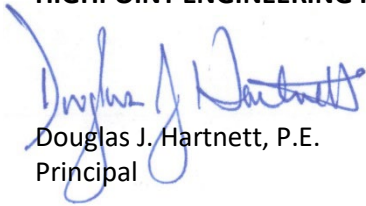
1. Level 2 Unified Permit Application Form
2. Plan entitled, "Sign Locations – 45 Jackson Road" dated 01/13/2022 prepared by Omloop, Inc.
3. Plans entitled, "Building Address – Details and Placement View", dated 01/10/2022 prepared by Omloop, Inc.
4. Application Fee check in amount of \$250.00 payable to Devens Enterprise Commission.

A certified abutters list will be submitted to the Commission under separate cover upon receipt from the Devens Assessor's Office.

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: Zack Skarzynski, King Street Properties  
Brian Pearce, Omloop  
Hilde Karpawich, Highpoint