



---

# Application For Level 2 - Unified Permit Site Plan Review

## Biomanufacturing Facility

### Project Address:

75 Jackson Road  
Devens, Massachusetts

### Applicant:

King Devens, LLC  
800 Boylston Street | Suite 2400  
Boston, MA 02199

### Date:

June 2, 2022

Prepared by:



Highpoint Engineering, Inc.  
45 Dan Road, Suite 140  
Canton, MA 02021

# TABLE OF CONTENTS

---

|  |    |
|--|----|
| <b>PROJECT TEAM</b>  | iv |
| <b>APPLICATION FORM</b>  |    |
| Level 2 Permit Application   | 1  |
| Level 2 Permit Application Checklist   | 2  |
| Certified Abutters List Report   | 8  |
| Filing Fee Determination   | 11 |
| <b>PROJECT NARRATIVE</b>   |    |
| Introduction   | 12 |
| Property Description   | 13 |
| Project Scope  | 13 |
| Access and Circulation   | 18 |
| Vehicular Parking  | 18 |
| Landscape, Irrigation and Lighting   | 20 |
| <b>EXISTING EASEMENTS, COVENANTS, RESTRICTIONS AND INSTITUTIONAL CONTROLS</b>              | 22 |
| <b>SOIL SUITABILITY TESTS AND ANALYSIS</b>   | 23 |
| <b>COMPLIANCE WITH THE DEVENS REUSE PLAN AND BYLAWS</b>                                    |    |
| Applicable Zoning Ordinances   | 24 |
| 974 CMR 4.00 - Industrial Performance Standards  | 25 |
| 2008-2013 Devens Open Space and Recreation Plan (DOSRP) and Devens Main Post Trails Report | 33 |
| USGBC – LEED – v4 for BD+C: New Construction and Major Renovation                          | 33 |
| <b>TECHNICAL APPENDICES</b>  |    |
| Appendix A – Campus Master Plan  | 34 |
| Appendix B – Determination of Use Decision   | 36 |
| Appendix C – Viewshed Analysis   | 39 |
| Appendix D – Industrial Performance Standards Checklist                                    | 41 |
| Appendix E – Water Management and Landscape Maintenance Plan                               | 47 |



## TABLE OF CONTENTS

---

|  |    |
|--|----|
| Appendix F – USGBC – LEED – v4 for BD+C: New Construction and Major Renovation ..... | 54 |
| Appendix G – Fire Apparatus Maneuvering Study .....                                  | 56 |

### TECHNICAL APPENDICES – SUPPLEMENTAL PLANS AND REPORTS

|  |  |
|--|--|
| Appendix H – 75 Jackson Road – Site Development Plan - Level 2 Unified Permit, dated June 2, 2022,<br>prepared by Highpoint Engineering, Inc. ....   |  |
| Appendix I – Supplemental Geotechnical Evaluation for Final Design and Supplemental Geotechnical<br>Evaluation – 57,59,75 Jackson Road, Devens, MA” dated December 18, 2020, prepared<br>by GZA Environmental, Inc. .... |  |
| Appendix J – Stormwater Management Report – 57-75 Jackson Road, Devens, MA, Dated June 2,2022<br>prepared by Highpoint Engineering, Inc. ....  |  |
| Appendix K – Traffic Impact and Access Study – 57-75 Jackson Road, Devens MA, Dated June 2022,<br>prepared by VHB, Inc. ....   |  |

### FIGURES

|                                    |    |
|------------------------------------|----|
| Figure 1 – Locus Plan .....        | 14 |
| Figure 2 – Aerial Plan .....       | 15 |
| Figure 3 – Site Context Plan ..... | 16 |

**75 Jackson Road – Level 2 Unified Permit Site Plan Review Application**  
**Biomanufacturing Facility**  
**PROJECT TEAM**

---

**OWNER**

King Devens, LLC  
800 Boylston Street | Suite 2400  
Boston, MA 02199

**ENVIRONMENTAL CONSULTANT**

Boston Environmental Corporation  
203 Spark Street  
Brockton, MA 02302

**APPLICANT**

King Devens, LLC  
800 Boylston Street | Suite 2400  
Boston, MA 02199

**CONSTRUCTION MANAGER**

B.W. Kennedy, Inc.  
2 Garden Street  
Arlington, MA 02474

**COUNSEL**

Goulston & Storrs, PC  
400 Atlantic Ave  
Boston, MA 02110

**CIVIL ENGINEER**

Highpoint Engineering, Inc.  
Dedham Executive Center  
980 Washington Street | Suite 216  
Dedham, MA 02026

**SURVEYOR**

WSP, INC.  
9 Executive Park Drive | Suite 101  
Merrimack, NH 03054

**ARCHITECT**

Vivo, Inc.  
123 N. Washington Street  
Boston, MA 02114

**LANDSCAPE ARCHITECT**

Wagner Hodgson Landscape Architects  
7 Marble Avenue  
Burlington, VT 05401

**TRANSPORTATION CONSULTANT**

Vanasse Hangen Brustlin, Inc.  
99 High Street | 10<sup>th</sup> Floor  
Boston, MA 02110



# DEVENS ENTERPRISE COMMISSION

## DEVENS REGIONAL ENTERPRISE ZONE PERMIT APPLICATION LEVEL 2

DEC NO. \_\_\_\_\_

DATE: \_\_\_\_\_

FEE: \_\_\_\_\_

ESTIMATED COST OF CONSTRUCTION / IMPROVEMENTS \$30,300,000

OWNER King Devens, LLC

ADDRESS 800 Boylston Street, Suite 2400

TOWN/STATE Boston, MA 02199

PHONE Julie Farrer - 508-331-1527

FAX \_\_\_\_\_

  
SIGNATURE

Thomas Ragno, Principal  
Type or print name and title

APPLICANT King Devens, LLC

ADDRESS 800 Boylston Street, Suite 2400

TOWN/STATE Boston, MA 02199

PHONE Julie Farrer - 508-331-1527

FAX \_\_\_\_\_

  
SIGNATURE

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 75 Jackson Road

LOT SIZE / TOTAL PARCEL / ZONING DISTRICT: 12.7 ac. | 19.9 ac. | ITB District

STATEMENT OF PROPOSED WORK OR ACTIVITY: Building construction with site development

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Site Plan                                | <input type="checkbox"/> Reconsideration |
| <input type="checkbox"/> Wetlands NOI  | <input type="checkbox"/> Zoning Variance |
| <input type="checkbox"/> Minor amendment or modification of an approved plan |  |
| <input type="checkbox"/> Historic District renovations/addition/alternations |  |
| <input type="checkbox"/> Other (Specify) _____                               |  |

Explain work to be performed: Construction of a 275,000 gsf R&D/biomanufacturing building with parking, utilities, and stormwater management improvements. Five-level structure parking garage for 512 spaces.

Comments from Notifying Agencies: \_\_\_\_\_



**LEVEL TWO UNIFIED PERMIT –  
CHECKLIST FOR DETERMINATION OF COMPLETENESS  
[Devens Enterprise Commission Rules and Regulations 2018]**

Name of applicant and project: King Devens, LLC - 75 Jackson Road Biomanufacturing Facility

Date of Issuance of this DOC: June 2, 2022

List Regulatory Components of this Unified Permit: Site Plan Review

Signature of LUA or Authorized Agent: \_\_\_\_\_

---

**1. Submission Requirements**

- ☒ (a) A completed Permit application form.
- ☒ (b) The required Administrative, Processing, and Peer Review Fee.
- ☒ (c) One (1) original and Six (6) copies of the application, supporting plans and materials and one (1) digital copy of the full submission.
- ☒ (d) A List of Abutters, certified if abutters are not located in Devens and a sketch plan showing the proximity of the abutters to the site.
- ☒ (e) Drainage calculations prepared by an Engineer complying with 974 CMR 3.04(4).
- ☒ (f) Request for Determination of Applicability (RFD) or a Notice of Intent (NOI) shall be submitted in accordance with Article XII of the By-Laws and 974 CMR 4.06 .
- ☒ (g) Copies of all existing easements, covenants, restrictions and Institutional Controls applying to the lot.
- ☒ (h) Soil suitability tests and analysis.
- ☐ (i) A list of Waivers requested by the applicant, identified as Waivers of Submission and Plan Form and Contents requirements or Design Standards, with the applicable section of the Regulations clearly identified or a statement that no waivers are being requested.
- ☐ (j) Copy of any variance applying to the land, granted or filed concurrently with the Site Plan.
- ☒ (k) A narrative demonstrating compliance with the Reuse Plan and By-Laws meeting the specifications of 974 CMR 1.02.



- ☐ (l) If proposed by the applicant, a plan for the phasing of the construction of the required improvements, including a description, schedule, and plan showing the location of each phase.
- ☒ (m) A written statement of compliance with the Devens Open Space and Recreation Plan (DOSRP) and the Devens Main Post Trails report dated July 2001, to determine the effects, if any, of proposed development on resource areas, proposed trail rights-of-way, active and passive recreation areas, and other amenities included in the DOSRP.
- ☒ (n) If an applicant proposes parking lot construction phasing, a written statement demonstrating that the portion to be constructed is sufficient for the needs of the users of the proposed structure, comparing the number of spaces required by the By-Laws to the number the applicant believes are adequate, written certification that no building or permanent accessory structure will be placed on the area reserved for additional parking spaces, and a draft covenant that the parking will be built when the DEC determines it is required.
- ☒ (o) An estimate of the number of vehicle trips daily and for the morning and evening peak periods (trip generation rates shall be based on the ITE "Trip Generation Manual" most recent edition, and if applicable, data about similar developments in Massachusetts) and a description of traffic mitigation measures proposed including traffic management plans, trip reduction methods, and car/vanpooling preferential parking.
- ☒ (p) An erosion and sedimentation plan.
- ☐ (q) A landscaping maintenance and water management plan.
- ☒ (r) A narrative demonstrating compliance with the Industrial Performance Standards.
- ☒ (s) The Sustainable Sites section of the LEED Green Building Rating System Checklist.
- ☒ (t) Building elevations or perspectives of those portions of the building visible from public ways and residential and open space zoning districts showing the general appearance, massing, building materials, proposed colors, and relationship to abutting premises and, prior to the public hearing, the design review letter from Mass Development.
- ☒ (u) Building design review materials and if located within the Viewshed District, viewshed impact analysis.
- ☐ (v) All Slope Resource Areas as identified in 974 CMR 3.06 Appendix B Figures (13) Figure M within the proposed plan area shall be shown on the site plan.
- ☒ (w) Climate change mitigation, adaptation and greenhouse gas emissions mitigation measures in accordance with the requirements of 974 CMR 4.11.

## 2. Surveying and Drafting Plan Requirements

APPLICANT SEEKS  
WAIVER TO  
PREPARE 1"=50'  
SCALE PLANS

- ☒ (a) Site plans shall be 24"x36" and at a scale of 1"= 40' unless alternate size is approved by the Director. All Site Plans must also conform to the Registry of Deeds requirements for recording.
- ☒ (b) The names and addresses of the record owner of the land and the applicant and the name, seal, and address of the designer, Engineer, Surveyor, and Registered Landscape Architect who made the plan, all of which shall appear in the lower right-hand corner.
- ☒ (c) The name of the development, scale, date of plan, and legend.
- ☒ (d) A locus plan indicating the general location of the site in relation to all adjacent and nearby roads, railroads, and waterways.
- ☒ (e) Ties from the development site to the nearest town and county bounds if within 1000 feet of the site. Bearings and curve data/distances of all lot lines, names of all adjoining property owners as they appear in the most recent tax list, and the location of easements, rights-of-way, and public and private ways.
- ☒ (f) Devens Lot number of the site, if available.
- ☒ (g) Topography for the entire site in two-foot intervals with contours and principal elevations of significant existing and proposed features related to the National Geodetic Vertical Datum (NGVD) of 1929. Existing contours shall be shown as dashed lines and, along with all other existing features, shall be screened. Proposed contours are to be shown as solid lines.
- ☒ (h) A space for the DEC's endorsement of the Site Plan by a majority of the members of the DEC on the front sheet and space for the chairperson or designee to sign all other sheets.
- ☒ (i) Lines of existing abutting Streets and Roads showing drainage and driveway locations and curb cuts.
- ☒ (j) Surveyed property lines showing distances and monument locations, all existing and proposed Easements, Rights-of-Way, utilities and other encumbrances, the size of the entire parcel, and the delineation and number of square feet of the land area to be disturbed.

## 3. Administrative Plan Requirements

- ☒ (a) Zoning district(s) and any boundary of zoning districts within the site, along any existing or proposed lot line, or within 50 feet.
- ☒ (b) The location, dimensions (including height), and general use of all existing and proposed buildings and structures to remain, including ground coverage, gross floor area, open area uses, and other facilities and improvements. Location of buildings existing on the site to be developed and on adjacent land under the same ownership within 500 feet of the lot line, indicating whether existing buildings are to be retained, modified or removed.



- ☒ (c) A statement noting the area of the site, the percentage of the site to be covered by impervious surfaces (such as buildings and parking areas), the area to be devoted to open space, the area to be paved for parking, driveways, loading spaces, and sidewalks, the number of proposed parking spaces and the number required by the By-Laws, the number of employees expected per shift, and the gross floor area of each proposed (commercial, industrial, office, or other) use. This data shall be tabulated to show the relationship of the required versus the proposed quantities.
- ☒ (d) Existing and proposed front, side, and rear setback dimensions.
- ☒ (e) Parking lots and loading docks, showing driveway entrances and exits designed for safe ingress and egress, curb cuts, layout of parking spaces, aisles, off-street loading facilities, pedestrian walks, bicycle racks or storage facilities, handicap ramps, and representative cross-sections of service and parking areas and driveways.
- ☒ (f) Existing and proposed landscape features such as fences, walls, planting areas, wooded areas, and walks. Scattered trees to be preserved shall also be shown as well as all "specimen trees" (trees exceeding a minimum caliper of twelve inches) within 100 feet of existing or proposed lot lines have been identified and indicated on the plan. All existing landscape features, especially existing trees and woodland to remain are shown on ALL site plan sheets. Planting details setback, screens, and other landscaped areas including quantities, species, and spacing of plantings, shown at sufficient scale to illustrate clearly the landscaping design. Plans for walks, walls, and fences including dimensions, materials, and finishes. Landscaping Plans, Irrigation Design plans, Planting Plans, Planting Detail sheets, and Planting Specifications shall be prepared by a Landscape Architect registered in the Commonwealth of Massachusetts and shall bear the seal and signature of the Registered Landscape Architect who prepared them.
- ☒ (g) Planting Plans shall indicate the locations of proposed Street, Road and site lighting, even if site lighting is shown elsewhere on a separate plan and designed by separate consultant. Planting plans shall also include details and locations for walks, walls, and fences including dimensions, materials, and finishes.
- ☒ (h) Quantities, species, and spacing of plantings in lot setback areas, screens, parking and loading areas, and other landscaped areas shall be shown at a minimum scale of 1"=40'. Detail plans for areas such as landscape treatments adjacent to buildings, tree clusters or shrub beds, landscaped islands in parking areas, or other densely landscaped areas shall be shown at a scale of 1"=20'.
- ☐ (i) If an irrigation system is proposed, the Submission shall include an irrigation plan complying with 974 CMR 8.09(11) showing the complete layout and of all components, complete schematic diagrams of all systems, a functional and sequential description of all systems, and irrigation details for installation of all components, including but not limited to piping, valves, valve boxes, sprinkler heads, backflow preventers, automatic control systems, pumps, meters, associated cabinets, and all appurtenances as needed.
- ☒ (j) Proposed means of fire equipment access.
- ☒ (k) Proposed traffic circulation systems, including the volume and proposed direction of traffic flows into, out of, and within the site for both vehicles and pedestrians for an average day and for peak hours.

APPLICANT SEEKS  
WAIVER TO  
PREPARE 1"=50'  
SCALE PLANS

- ☒ (l) Location and dimensions (including height) of all storage facilities for equipment, material, and other like items. Location of all underground and aboveground fuel, combustible, and flammable liquid storage tanks greater than 250 gallons.
- ☒ (m) Location and dimensions (including height) of facilities for garbage, rubbish, recycling, and other waste collection and disposal. Location and dimensions (including height) of facilities for garbage, rubbish, recycling, composting and other waste collection and disposal. **Note: Applicants should be aware of MA waste ban materials and plan for storage/reuse accordingly.** Info. on waste ban items can be found at <http://goo.gl/Qrea5>
- ☒ (n) Garage and pedestrian entrances and exits.
- ☒ (o) Maximum size vehicle, including trailers, expected to use the site after construction, by length, width, height, and American Association of State Highway and Transportation Officials (AASHTO) designation.
- ☐ (p) Location and dimensions (including height) of existing and/or proposed free-standing signs and the manner of illumination. All proposed signs shall conform with Article XIII of the By-Laws and 974 CMR 6.00: Sign Control as most recently amended.
- ☒ (q) Existing and proposed public and private utilities, above and below grade, along with their type, size, and class
- ☒ (r) If the project is to be phased, a plan for the phasing of the construction of the required improvements, including a description, schedule, and plan of affected areas
- ☒ (s) Any additional details that may be pertinent or required by the Director during the scoping or Pre-Permitting sessions

#### 4. Industrial Performance Standards Plan Requirements.

- ☒ (a) The site lighting information shall be provided on the Site Plan, including types of fixtures, heights, wattage, foot candle output directly under the light source, foot candle output at the lot line, and a photometric layout/diagram showing direction and intensity of outdoor lighting.
- ☒ (b) Notes shall be provided on the Site Plan stating:
  - (1) Existing or proposed use will not generate electromagnetic interference to any sensitive receptor. Interference with the Harvard-Smithsonian radio telescope (1400-1720 MHz) is specifically prohibited.
  - (2) Proposed or existing use will not cause pronounced, multiple patterns of noise or vibration nuisance to, or interfere with, any sensitive receptor.
  - (3) Either "A Massachusetts Department of Environmental Protection (DEP) air quality permit application has been made" or "A DEP air quality permit is not required."
- ☒ (c) Locations or uses deemed by the Director to be sensitive receptors in any given area of impact may be subject to field identification of the receptor and/or special



documentation or field data that helps to clarify the existence or absence of subject impacts. This documentation and data includes existing secondary data and studies, limited field testing by the applicant, or in the worst case scenario, retention of additional professional consultants to conduct further testing. Specifications for any additional information will be identified by the Director during the pre-permitting conference and shall be incorporated in the Site Plan.

- ☒ (d) A Copy of the completed Industrial Performance Standards Checklist shall be included: [http://www.devensec.com/forms/Industrial\\_Performance\\_Standards\\_Checklist.pdf](http://www.devensec.com/forms/Industrial_Performance_Standards_Checklist.pdf).

#### 5. Wetlands/Water Resources/Flood Plain Plan Requirements.

- ☒ (a) All Resource Areas as defined by 974 CMR 4.06, including existing natural features (ponds, brooks, wetlands, etc.), Federal Emergency Management Agency (FEMA) flood plain elevations on and/or adjacent to the lot, Flood Insurance Rate Map (FIRM) panel number, zone designation, and base flood elevation.
- ☒ (b) Erosion, siltation, and dust control measures before and during construction, in accordance with 974 CMR 3.02(3)(e).
- ☒ (c) Location of all private wells on or within 200 feet of the boundaries of the property, if any
- ☒ (d) Location of all public and community water supply wells on or within 1,000 feet of the boundaries of the property, if any.
- ☐ (e) Proposed conservation restrictions and easements.
- ☒ (f) For any site plan that stores fuel, combustible and flammable liquids, as defined by 42 U.S.C. section 6901-6922i, G.L. c. 148, and 527 CMR 9.00, compliance with 974 CMR 4.09 and an addendum to the DSPCC and the location of on-site materials and equipment for spill response in accordance with its specific DSPCC are required.

#### 6. Schedule:

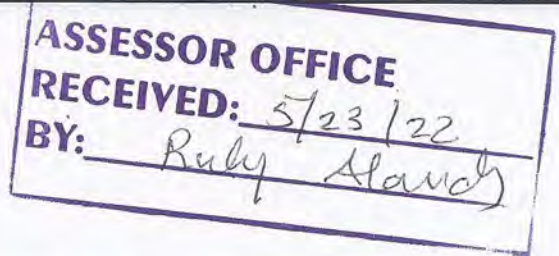
Transmitted to Nitsch and other consultants  
Pre-Permitting conference  
Date of Determination of Completeness  
Mail to Towns (30-day comment period begins)  
Advertisements  
Notification of abutters  
Public hearing  
End of 30-day comment period  
Tentative vote

#### 7. Notes/Comments



# 300 foot Abutters List Report

Devens, MA  
May 23, 2022



## Subject Property:

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-

## Abutters:

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: 013.0-0021-1000.0  
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: 013.0-0021-1100.0  
CAMA Number: 013.0-0021-1100.0  
Property Address: 59 JACKSON ROAD

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

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: 018.0-0021-0800.0  
CAMA Number: 018.0-0021-0800.0  
Property Address: 122 HOSPITAL ROAD

Mailing Address: STAGE REALTY LLC  
500 CLARK ROAD  
TEWKSBURY, MA 01876-

Parcel Number: 018.0-0021-0900.0  
CAMA Number: 018.0-0021-0900.0  
Property Address: 75 JACKSON ROAD

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



www.cai-tech.com

5/23/2022

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.

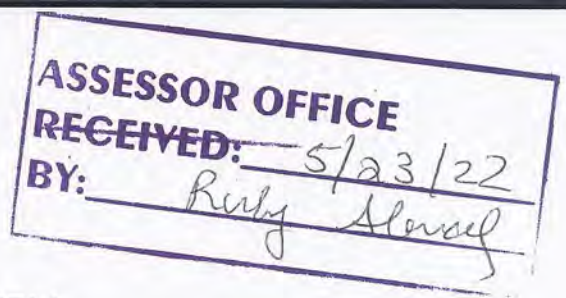
Page 1 of 1





# 300 foot Abutters List Report

Devens, MA  
May 23, 2022



## Subject Property:

Parcel Number: 013.0-0021-1100.0  
CAMA Number: 013.0-0021-1100.0  
Property Address: 59 JACKSON ROAD

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

## Abutters:

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: 013.0-0021-0100.0  
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: 013.0-0021-1001.0  
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: 018.0-0021-0900.0  
CAMA Number: 018.0-0021-0900.0  
Property Address: 75 JACKSON ROAD

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



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.

5/23/2022

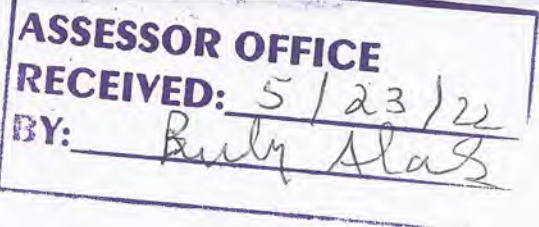
Page 1 of 1





# 300 foot Abutters List Report

Devens, MA  
May 23, 2022



## Subject Property:

Parcel Number: 018.0-0021-0900.0  
CAMA Number: 018.0-0021-0900.0  
Property Address: 75 JACKSON ROAD

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

## Abutters:

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: 013.0-0021-0100.0  
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: 013.0-0021-1100.0  
CAMA Number: 013.0-0021-1100.0  
Property Address: 59 JACKSON ROAD

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

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: 018.0-0021-0800.0  
CAMA Number: 018.0-0021-0800.0  
Property Address: 122 HOSPITAL ROAD

Mailing Address: STAGE REALTY LLC  
500 CLARK ROAD  
TEWKSBURY, MA 01876-

Parcel Number: 018.0-0021-1200.0  
CAMA Number: 018.0-0021-1200.0  
Property Address: 124 HOSPITAL ROAD

Mailing Address: MDFA / STORMWATER  
99 HIGH STREET 11TH FLOOR  
BOSTON, MA 02110-

Parcel Number: 019.0-0004-1500.0  
CAMA Number: 019.0-0004-1500.0  
Property Address: 94 JACKSON ROAD

Mailing Address: MDFA / BLDGS 88 - 94 - 100  
99 HIGH STREET 11TH FLOOR  
BOSTON, MA 02110-

Parcel Number: 019.0-0008-0400.0  
CAMA Number: 019.0-0008-0400.0  
Property Address: 11 GRANT ROAD

Mailing Address: MDFA/VACANT  
99 HIGH STREET 11TH FLOOR  
BOSTON, MA 02110-

Parcel Number: 019.0-0008-0401.0  
CAMA Number: 019.0-0008-0401.0  
Property Address: 37 GRANT ROAD

Mailing Address: MDFA/OPEN SPACE AREA  
99 HIGH STREET 11TH FLOOR  
BOSTON, MA 02110-



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.

5/23/2022

Page 1 of 1



**75 JACKSON ROAD BIOMANUFACTURING FACILITY**  
**UNIFIED PERMIT – LEVEL 2 APPLICATION FEE ESTIMATE**

The Project construction cost is estimated to be approximately \$30,300,000. Construction cost is based upon budget estimate prepared by Applicant's construction manager, B.W. Kennedy, Inc.

Application Fee Estimate in accordance with the Level 2 Unified Permit submission:

Gross Project Value greater than \$1,000,000 = \$ 13,000

Value Increment of \$11 for each additional \$1,000 above \$1,000,000

$$(\$29,300,000 / \$1,000 \times \$11) = \$322,300$$

**Estimated Filing Fee = \$335,300**

## Project Narrative

### Introduction

King Devens LLC (Proponent/King Street) is seeking approval from the Devens Enterprise Commission (DEC) of a Level 2 – Unified Permit for development of 75 Jackson Road. This project is to be developed under King Street’s biomanufacturing platform, Pathway. Pathway is a multi-phased six-building, 935,000± GSF biomanufacturing campus to provide state of the art facilities for production of medicines and associated life science products for market.

This Unified Permit Application includes site development plans and engineering reports to support the petition for approval to construct a maximum 275,000 GSF manufacturing/research and development facility at 75 Jackson Road (The Project). The Plans and Reports include analysis of both the Project with respect to the requirements outlined in the Devens Zoning Bylaws and Site Plan Review Regulations (974 CMR 3.0).

The following references are offered for clarity in evaluating the proposed work under this Unified Permit Application:

- **Master Planned Development** - References the full-build development plan proposed for the entire 44± acres of land controlled by the Proponent at 33, 39, 45, 57, and 75 Jackson Road.
- **Property** – References the original 19.9 ± acre parcel of land comprising 57, 59, & 75 Jackson Road. The combined parcels will be re-subdivided to accommodate the proposed development plan.
- **Project Site** – References approximately 12.7 acres of land at 75 Jackson Road and adjacent 57 Jackson Road. These projects will be developed simultaneously.
- **Project** – References the construction of a maximum 275,000 GSF biomanufacturing building with associated site improvements, driveways, and utility/stormwater infrastructure. Also included within the project scope is the future development of a five-level structured parking garage for approximately 512 cars.

See Appendix A and Site Development Plans for the Campus Master Plan.

See the accompanying plans entitled, “75 Jackson Road – Level 2 unified permit” dated June 2, 2022, prepared by Highpoint Engineering, Inc. (The Plans)

## Property Description

57, 59 & 75 Jackson Road is a combined 19.9± acre parcel of land located within the west-central area of the Devens Enterprise Zone (see Figure 1 – Locus Map). The property is bounded by Jackson Road to the east, 53 Jackson Road (Northrup Grumman) to the south, 53 Jackson Road and 100 Studio Way (New England Studios) to the west, and Mass Development Property/Givry Street to the north. An Open Space and Recreation Easement is located on the Property along the Jackson Road frontage.

The Project Site is approximately 12.7 acres of land within the north half of the Property which includes construction of 75 Jackson Road. This will be constructed in tandem with 57 Jackson Road.

The Property was the former location of a Devens Army Installation housing area and support facilities. Lake George Street once extended through the Property. The facilities and foundations were removed and the section of Lake George Street that extended through the Property was discontinued, with the abandoned surface roads and underground utilities remaining.

The site slopes downgradient east to west and north from Jackson Road. Vegetation includes a mix of open grass meadow within sparse trees associated with the previously developed areas. Miscellaneous paved and open space areas associated with the housing and utility infrastructure still exist.

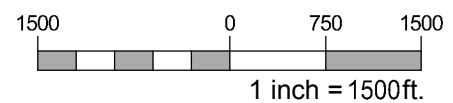
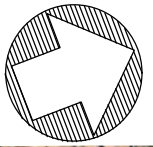
See Figure 2 – Site Aerial Plan and Figure 3 – Site Context Plan.

## Project Scope

The Project includes site and building construction activities associated with developing a core and shell industrial/manufacturing building for either single or multiple life sciences/biomanufacturing tenants. The building is designed to provide maximum flexibility to accommodate future tenant fit-out requirements. Therefore, the building will initially be constructed with no interior rough or finish improvements. Building support systems including electrical, heating and cooling, and domestic/fire protection water systems will be constructed to achieve minimum life-safety requirements for a “cold, dark shell” as allowed under applicable building code requirements.

The building footprint will be approximately 168,000 SF, with a potential 107,000 SF second floor resulting in a maximum building gross floor area of approximately 275,000 GSF. Depending on future tenant requirements, the base building is designed with architectural, structural, and building system upgrades to allow for flexible expansion of the second floor as either occupied or tenant equipment support area.



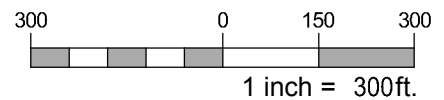
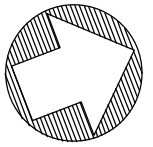


Copyright (c) by Highpoint Engineering, Inc.. All Rights Reserved.

## LOCUS PLAN

57/75 JACKSON ROAD





Copyright (c) by Highpoint Engineering, Inc.. All Rights Reserved.



FIGURE 3

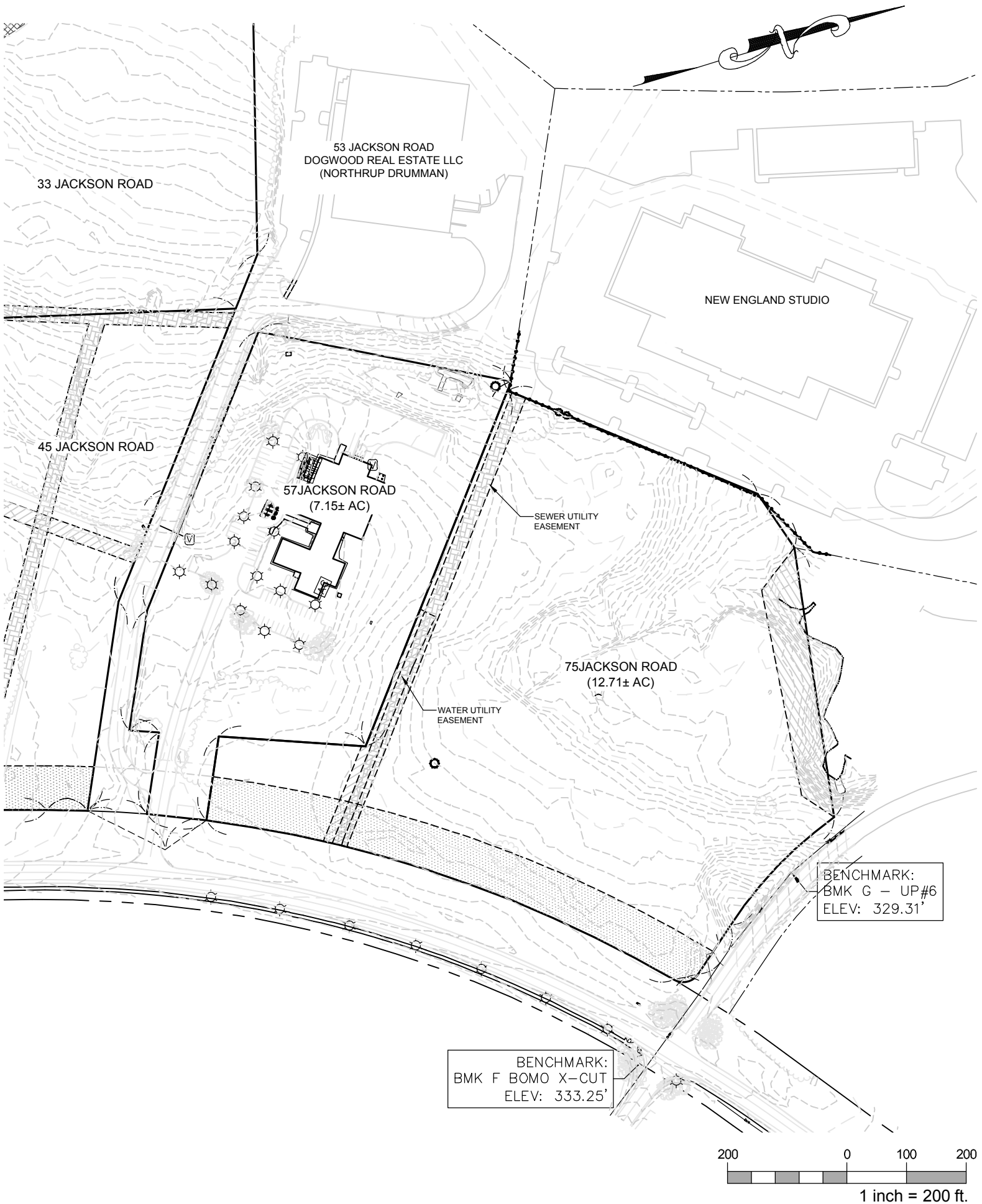
## AERIAL PLAN

57/75 JACKSON ROAD



06-02-2022





Copyright (c) by Highpoint Engineering, Inc. All Rights Reserved.

A summary of activities proposed for the Project includes the following:

- Site mobilization, installation of soil erosion and sedimentation controls, and trailer/equipment mobilization to stage the construction work.
- Demarcation of forested areas and specimen trees to be protected via installation of orange construction fence or similar barriers.
- Vegetation removal within the proposed development areas including clearing of trees, stumps, shrub understory, and ground covers.
- General earthwork and soil management including cuts, fills, temporary soils stockpiling, and testing within the future development areas in accordance with the Geotechnical Engineer's recommendations and a Site-Specific Soil Management Plan prepared in accordance with the following documents:
  - Devens Soil Management Policy as amended, January 2020
  - General Excavated Soil Management Plan, Devens Massachusetts, prepared by Haley & Aldrich, Inc. (November 1996), as amended in March 2000
  - Devens Stormwater Pollution Prevention Plan
  - Massachusetts Erosion and Sediment Control Guidelines for Urban and Suburban Areas
  - Various institutional control documents referenced in this report
  - The MCP and all other applicable environmental laws, rules or regulations
- Utility and stormwater infrastructure abandonment and/or relocation where applicable to align with driveway configurations, and to clear areas for future building and parking construction.
- Construction of access driveways from Jackson Road and Givry Street. Extend utilities as required from these locations.
- Construction of a 275,000 GSF two-story core and shell building including parking lots, loading areas, and utility/pad mounted equipment areas.
- Construction of 400 surface parking spaces to support 275,000 GSF maximum buildout. Surface parking will be shared with the 57 Jackson Road Development.
- Potential construction of a five-level, 512 space structured parking garage to serve the full build potential of 57-75 Jackson to achieve a 2.06/1000 parking ratio for the property should future tenants require additional parking.

- Construction of site landscape/hardscape improvements throughout the driveway network and development site.

## Access and Circulation

Site access will occur from two curb cuts, one located off Jackson Road, and one located off Givry Street. Proposed curb cuts will serve both 75 Jackson, 57 Jackson, and the amenity building. The existing 53 Jackson curb cuts will remain and is dedicated to that parcel.

The site driveway alignments have been designed to provide adequate width and maneuvering area to accommodate the largest Devens Fire Department ladder apparatus as provided by the Department. The building can be accessed from four sides of the structure.

The maneuvering studies have also been conducted to ensure that the driveway and loading areas provide adequate width and maneuvering area to accommodate a WB-67 tractor trailer unit as defined by AASHTO. The primary tractor trailer and load dock access will originate from Givry Street, to avoid introducing truck traffic into the vehicle/pedestrian plaza that connects the three buildings.

See Appendix G for Fire Apparatus Maneuvering Study.

## Vehicular Parking

The Project use is defined as manufacturing. Based upon the Devens Bylaws, the required parking ratio is 2 spaces/1000 gsf. The intended facility use for biomanufacturing dictates a lower parking demand ratio due to a significant amount of building GFA being dedicated for process equipment. However, the industry tenant requirements can vary significantly depending on operations and process. Based upon the Proponent's understanding of regional biomanufacturing market trends, a parking ratio of 1.5/1000 is a reasonable base line to meet the needs of the future tenant, but requires flexibility to achieve a higher ratio through the construction of structured parking. The Regulations encourage reductions in surface parking if a Project can demonstrate a lower parking demand will serve the requirements of the facility.

The Project proposes a 275,000 GSF building, with the flexibility to modify or expand the second-floor area within the building to accommodate equipment, storage, or manufacturing/office uses. The proposed parking will therefore be constructed as allows depending on tenant requirements:

1. Base parking - will include construction of surface parking only, for a maximum of 401

spaces located on the 75 Jackson parcel. This parking will also be shared with 57 Jackson, which will have 83 parking spaces for a total parking supply of 484 parking spaces (1.15/1000).

2. Parking Garage Alternate - if tenant demand requires, construct a maximum of five-level, 512 space structured parking garage. This parking will also be shared with 57 Jackson, for a total parking supply of 882 spaces (2.06/1000).

Proposed parking for the Project is summarized in Table 1:

*Table 1: Summary of Parking Requirements – 75 Jackson Road*

| Description                           | Building GSF | Parking Ratio | Parking Space Required |
|---------------------------------------|--------------|---------------|------------------------|
| 75 Jackson Road<br>(Biomanufacturing) | 275,000 GSF  | 2/1000        | 550                    |
| Total                                 | 275,000      | -             | 550                    |

*Table 2: Proposed Parking for combined 57 Jackson/75 Jackson Development*

| Description                 | Building GSF | Parking Ratio | Parking Spaces Required |  |
|-----------------------------|--------------|---------------|-------------------------|--|
| 75 Jackson Road             | 275,000      | 2/1000        | 550                     |  |
| 57 Jackson/Amenity Building | 153,300      | Varies        | 319                     |  |
| Total                       | 428,300      | -             | 869                     | 485 – Base Parking<br>882 – Parking Garage |

*Proposed Parking Ratio (Base Parking) = 1.15/1000*

*Proposed Parking Ratio (Parking Garage) = 2.05/1000*

Parking areas will include preferred spaces dedicated to electric vehicle charging stations, rideshare, and low-emitting hybrid or electric vehicles. The electric vehicle charging stations will be assigned for both standard and dedicated hybrid/electric vehicle stalls.



## **Landscape, Irrigation, and Lighting**

The Project is centered around a pedestrian plaza connecting the 75 and 57 Jackson main entries to the Amenity building, which include a raised central roadway, special paving for informal seating and gathering, proposed planted landforms, a diverse tree, shrub, and perennial palette, and pedestrian-scale site lighting. Existing adjacent campus buildings and Jackson Road are accessible by lit pedestrian connections to the public walkways and adjacent recreational trails, including connections to the Nashua River corridor. The landscape plan also includes driveway, parking, and utility area landscape design strategies to compliment the site layout and building architecture and is designed in general conformance with the Regulations and in coordination with the adjacent landscapes surrounding 33, 39, and 45 Jackson. To retain soils on site to the extent practicable, the Project proposes to fill the northern area of the site, to continue the series of planted landforms along the Jackson Road frontage to increase visual screening and create additional planted landforms within the central pedestrian plaza area. Mature trees will be retained where possible at the boundary edges, and proposed trees at the perimeter of the site development create a naturalized edge.

The landscape plant palette will include a mix of deciduous/coniferous trees, shrubs, and ground covers. Drought tolerant plant species will be selected that provide visual interest to complement the Project, and turf grass areas are minimized. The planting strategies seek to minimize future maintenance and seasonal irrigation demand.

The landscape design limits lawn areas within the development that will be used by tenants and guests; lawn areas will be the only permanent irrigation for the project. Perimeter areas are proposed to be a “no-mow” conservation seed mix of native grasses. Proposed tree and shrub areas are designed as a combination of native, drought tolerant trees, shrubs, ornamental grasses, and perennials that only require irrigation for the first year (establishment period). This will be accommodated by installing frequent yard hydrants or drip irrigation on a temporary basis.

Irrigation design is not fully completed as of the date of this submission, though as noted, drought tolerant plant materials selection and minimizing of turf grasses will reduce areas requiring typical seasonal irrigation. To minimize use of potable water for irrigation from the Devens Water System, the Proponent proposes an irrigation well on the Property as a source of water for the Project and future phases. An irrigation plan will be submitted to DEC staff for administrative review upon installation of an irrigation well and final design of the irrigation distribution system.

Site lighting will include a thematic selection of poles and fixtures for the entire campus, to ensure lighting continuity with 45, 39, and 33 Jackson. Pole heights will vary depending on driveway,

parking, and pedestrian areas. Fixtures will provide direct cut-off/back shields to eliminate light trespass at the Property boundary. Site lighting design will be done in accordance with the requirements outlined in the Industrial Performance Standards. A site lighting and photometric study is included in the Plans.

An informational meeting was held between the design landscape architects and landscape peer reviewers to better understand Devens regulatory requirements as they apply to our site for specifying plant material. Using the adjacent 33-39-45 Jackson as precedent, the design team found that applying all plant material regulations on the site resulted in plans that had limited biodiversity, standing in conflict with the intent of the design regulations. Consensus was made that the distance between pavement and some native tree species could be reduced due to the low traffic speed of cars through the site. This allowance opened the possibility to plant a wider diversity of native trees in the parking lot and adjacent to drives and walkways relating to salt tolerance. Smaller, ornamental native trees used in lieu of columnar trees where space was limited up against buildings was recommended, reserving columnar trees only for very tight locations. No trees with European or Asian origins are specified; non-native trees have been proposed only where urban condition warrants their use. Straight species for native trees and shrubs have been proposed wherever possible, using cultivars only where cultivar size traits are preferable for safety and visibility.

---

## Existing Easements, Covenants, Restrictions and Institutional Controls

The Property is subject to land uses and easement restrictions as referenced in the Land Disposition Agreement between Massachusetts Development Finance Agency (MDFA) and King Devens LLC, dated March 25, 2020:

### Access Easements

One access easement for the benefit of the abutting property, 53 Jackson Road, encumbers the Property as set forth below:

- 53 Jackson Road Driveway Access: To allow right of access to pass over Property via existing driveway off Jackson Road. This access easement will remain in place for the benefit of 53 Jackson including the curbs cut.

### Drainage Easements

One drainage easement encumbers the Property at 75 Jackson including:

- Drainage easement: To allow operation and maintenance of existing surface stormwater detention facility in north area of site. Site drainage will discharge to this detention facility.

### Utility Easements

Two utility easements encumber the Property at 75 Jackson including:

- Water Easement: To allow operation and maintenance of existing water distribution system on the Property. This utility easement will be reconfigured upon reconstruction and relocation of the water distribution system as part of the project.
- Sewer Easement: To allow operation and maintenance of existing sewer collection system throughout the site. This sewer easement will be reconfigured upon reconstruction/relocation of the existing sewer collector that flows east to west through the property as part of the project.

---

## Soil Suitability Tests and Analysis

Detailed soil investigations and testing have been conducted on the Property by GZA Environmental, Inc. (GZA - Geotechnical Engineer), Boston Environmental Corporation, Inc. (BEC – Environmental Engineer), and Highpoint Engineering, Inc (Highpoint – Civil Engineer).

The soil and environmental investigations conducted by the consultants include the following:

- Soil borings and test pits to establish general soil conditions, groundwater elevations, and depth to bedrock. Sampling and analysis of soil composition.
- Composite topsoil sampling and testing to evaluate soil texture, chemistry, and organic content.
- Soil permeability tests using falling head single-ring infiltrometer methodology.
- Soil classification by a Licensed Soil Evaluator to establish soil classification and estimated seasonal high groundwater elevations based upon observed redoximorphic soil features.

The results of soil investigations and recommendations regarding soil suitability, reuse, and management are summarized in the following appendices:

- Reports entitled, “Supplemental Geotechnical Evaluation for Final Design” and “Supplemental Geotechnical Evaluation – 57,59,75 Jackson Road, Devens, MA” dated December 18, 2020, prepared by GZA Environmental, Inc. (See Technical Appendices)

A separate Soil Management Report for 57 Jackson Road and 75 Jackson Road will be prepared and submitted to the DEC staff for review and approval at the time of building permit application.



## Compliance with the Devens Reuse Plan and Bylaws

### Applicable Zoning Ordinances

The Property and Project are subject to the following zoning and overlay protection districts as outlined in the Devens Reuse Plan and the Devens Zoning Bylaws (hereafter referred to as The Regulations):

#### **Innovation and Technology Business (ITB) Zoning District**

The uses proposed for the Property are allowed by-right as summarized in the Devens Bylaws. The Proponent petitioned the DEC for approval of a Determination of Use for the uses contemplated under the 45-75 Jackson Master Planned Development. On January 9, 2020 the DEC approved the Determination of Use petition for the Project located within the ITB District.

The Project construction activities are consistent with work typically performed to construct buildings and supporting site and infrastructure amenities as approved in the Determination of Use issued by the DEC.

See Appendix B for DEC meeting minutes approving Determination of Use petition.

#### **Viewshed Overlay District**

The Property falls within the Viewshed District as depicted in 974 CMR 3.08 (8) Figure H: Viewshed Overlay District. The interests of the Devens Bylaws, “seek to protect scenic vistas from the top of Prospect Hill and the Fruitland Museum”.

In accordance with the Regulations, a Viewshed Analysis has been conducted for the Project with respect to the interests of the Regulations and the required building and site design mitigation measures to be considered. The Proponent has completed the following under the Viewshed Analysis to address the regulations:

- Conducted a picture inventory of the Property as viewed from important vantage points located at the Fruitland’s Museum property buildings, and the Sears Estate Property as viewed from the Prospect Hill Road overlook adjacent to the Museum site. This picture inventory was obtained on October 10, 2020.
- Prepared a perspective of the Project building position within the existing landscape at the Property by superimposing the building and parking garage into the

10/10/2020 photographs as viewed from the Fruitland’s Museum and the Prospect Hill Road overlook. The perspective allows the DEC to determine the suitability of existing tree canopy heights and existing building positions to provide natural screening to satisfy the interests of the Regulations.

- Prepared a representative cross-section of the scenic view corridor between Fruitland’s Museum/Prospect Hill and the Property. This provides relative topographic features, building locations/heights, and approximated existing tree canopy heights between the Property and the sensitive receptors.
- Use the lower surface elevation and lower the building and parking garage to take advantage of the natural tree canopy screening between the building and the sensitive receptor.
- Design the building façade with non-reflective building materials if determined a portion of the upper roof line can be viewed from the sensitive receptor.

Based upon the Viewshed Analysis, the Proponent has undertaken all reasonable efforts to design the Project building and site to take advantage of natural screening, and design building facade treatments and colors to blend the building into the adjacent landscape and minimize significant visual impacts.

See Appendix C for Viewshed Analysis.

#### **Water Resource Protection Overlay District**

The Property falls within the Watershed District as depicted on the map entitled, “Water Resource Protection Overlay Districts, revised through August 2011”. The interest of the Regulations including reporting and mitigation as outlined in 974 CMR 4.09 are summarized in the Compliance with the Devens Reuse Plan and Bylaws section of this Report.

### **Industrial Performance Standards – 974 CMR 4.0**

Activities proposed for the Project are subject to conformance with the Industrial Performance Standards (IPS) as outlined in the Devens Reuse Plan and Bylaws. The Project scope is limited to site infrastructure improvements and construction of a core/shell building for leasing to future biomanufacturing tenants.

See Appendix D – Industrial Performance Standards Checklist for evaluation of Project impacts with respect to the 974 CMR 4.02-4.05.

Upon securing a tenant for the building, the tenant-specific building use requirements will be evaluated with the DEC administrator for compliance with the IPS.

#### **974 CMR 4.02 – Air Quality, Odor, and Emissions**

The Project as proposed is not expected to exceed air contaminant release thresholds listed in the MassDEP Air Quality Permit as outlined in 310 CMR 6.0-8.0. Upon tenant leasing and determination of final building equipment and/or process system requirements, the Proponent will submit to DEC administrative staff a verification that an Air Quality Permit is not required.

During site and core/shell building construction, the Proponent will direct their construction manager to meet the requirements of 974 CMR 4.02(3) Air Quality Standards including the following:

- Construction equipment will be maintained in satisfactory condition to minimize potential noxious exhaust emissions during operation. Operation times will be in accordance with the Regulations.
- Open burning of construction debris will be prohibited.
- Dust and odor control will be maintained by the Contractor including periodic water application to construction areas to minimize wind-driven dust. Sanitary facilities will be kept in proper working order and cleaned/maintained on a periodic basis to minimize potential noxious odors.

#### **974 CMR 4.03 – Electromagnetic Interference**

The Project as proposed is not expected to generate Electromagnetic Interference that could interfere with External Receptor or Special External Receptors or direct radiation by means of the power distribution system. Upon tenant leasing and determination of final building equipment and/or process system requirements, the Proponent will submit to DEC administrative staff a verification that no equipment or building processes will be operated that can potentially result in Electromagnetic Interference in accordance with the IPS.

#### **974 CMR 4.04 – Illumination and Astrophysical Compatibility**

The Project will meet the requirements of 974 CMR 4.04(3) Illumination Standards – Internal Impacts as follows:

- Pole mounted roadway, parking, and pedestrian lighting and building mounted wall packs will meet requirements for sharp cutoff luminaires. Luminaire mounting heights will not exceed 30’.
- High-pressure sodium lamps are not proposed.
- Light levels for driveways and parking areas will refer to Illuminating Engineering Society Lighting Handbook/Reference & Application (8<sup>th</sup> edition, 1993) as applicable for roadways and parking lots.
- Pavement finishes will be black asphalt with dark aggregate.
- Landscape lighting will exclude up-lighting and fixtures will be meet the IES criteria for sharp cutoff luminaires.
- Building floodlighting will be excluded in accordance with the Regulations
- Identity signage will meet the sign lighting requirements of the Regulations. Identity signage has not been designed. The Proponent will submit to DEC administrative staff verification that identity signage will meet the requirements of the Regulations prior to installation.
- Lighting operational controls will be dictated by future tenant requirements relating to evening or night business operation. The Proponent will submit to DEC administrative staff verification of tenant time of operation and related conformance to the Regulations.

#### **974 CMR 4.05 Noise and Vibration:**

The Project as proposed is not expected to exceed the requirements for background sound pressure levels for a core and shell building. Upon securing a tenant, the Proponent will review the tenant building ground pad/rooftop mounted HVAC and/or process system mechanical equipment specifications and locations with DEC administrative staff. Sensitive receptors identified by DEC administrative staff will be analyzed for potential impacts and determination of the Project’s tenant equipment compliance with the IPS.



At the request of DEC administrative staff, the Proponent previously commissioned an acoustic noise study to establish existing ambient background sound pressure levels, and the construction of 57 and 75 Jackson was taken into consideration when performing that effort. Where appropriate the Proponent will provide alternative equipment specifications, acoustic screening, and/or landscape and landform buffering to meet the objectives of the IPS.

#### **974 CMR 4.06 – Wetlands Protection**

Based upon a review of MassGIS datasets and evaluation of the Property, there are no observed environmental resource areas subject to protection under 310 CMR 10.00 - Massachusetts Wetlands Protection Act located on the property.

#### **974 CMR 4.07 – Earth Removal**

Construction activities will be conducted in conformance with sections 1-13 of the Regulations and the Devens Soil Management Plan. Excavated soils not reused for mass earthwork will be stockpiled to the extent feasible within the constraints of the site.

Excess topsoil and general fill that is not retained on site will be exported to another location in coordination with MassDevelopment. The quantity of topsoil and general fill to be exported will be communicated to MassDevelopment in a timely manner. Any export of soil shall be conducted in accordance with the Land Disposition Agreement (LDA) between the Proponent, the Massachusetts Development Finance Agency dated March 25, 2020, and an approved Soil Management Plan, in addition to the following:

- Devens Soil Management Policy as amended, January 2020
- General Excavated Soil Management Plan, Devens Massachusetts, prepared by Haley & Aldrich, Inc. (November 1996), as amended in March 2000
- Devens Stormwater Pollution Prevention Plan
- Massachusetts Erosion and Sediment Control Guidelines for Urban and Suburban Areas
- Various institutional control documents referenced in this report
- The MCP and all other applicable environmental laws, rules or regulations

The Plans depict temporary soil management and stockpile areas to be located within the project site and coordinated concurrently with development of 57 Jackson.

A separate Soil Management Report for 57 Jackson Road and 75 Jackson Road will be prepared and submitted to the DEC staff for review and approval at the time of building permit application.

No soil shall leave the Master Planned Development without the written permission of MassDevelopment and the DEC.

### **974 CMR 4.08 – Stormwater Management**

The Project qualifies as New Development under the MassDEP Stormwater Management Handbook, Vol. 1 and 2, as amended (the Handbook), and is subject to the Handbook and the requirements of the Devens Bylaws and Site Plan Review regulations. Furthermore, stormwater discharges from the Project must comply with the contributing watershed assumptions summarized in the following documents provided by MassDevelopment:

- Notice of Intent Application entitled, “Roadway, Utility and Drainage Improvements | Jackson Road Route 2 Gate to Hospital Road, Devens, Massachusetts, dated July 1999” (BETA Report)
- Document entitled, “Stormwater Management Narrative and Calculations | Roadway Reconstruction of Jackson Road, Devens, MA (undated)”
- Jackson Road Reconstruction Phase 1 and Phase 2 - Proposed Watershed Maps #1 and #2 | prepared by Beta Engineering, Inc. (undated)
- Jackson Road Reconstruction – Phase 1 – Record Drawings Drainage Plan and Profile No. 3, 6, 7, and 10, dated June 2002.

Based upon a review of the referenced documents, and interview with John Marc-Aurele, MassDevelopment, the following assumptions are made with respect to the stormwater management design for the Project:

- Rainfall data to reference “TP-40 – Rainfall Frequency Atlas of the United States”. 24-hour total rainfall data to match rainfall data assumptions for the design of the Jackson Road watershed areas.
- Existing impervious areas on the Property are assumed to have a land use of open space in good condition when calculating existing conditions weighted runoff curve number.

- The Hospital Road detention pond located north of the property was previously designed and constructed under the BETA Report, and was designed to provide stormwater runoff pretreatment, infiltration and peak rate of runoff attenuation for future development of a portion of 57-75 Jackson Road site. The stormwater analysis prepared at the time of the BETA Report assumed that 75% of the contributing sub-watershed referenced in the analysis (defined as watershed Lot 14(a14)) is impervious, and the Time of Concentration ( $T_c$ ) for the watershed is one-half of the  $T_c$  calculated for the existing conditions watershed.

The Project stormwater analysis has modeled watershed Lot 14 (a14) on the existing conditions plan and established a peak rate of runoff limit ( $Q_{max}$ ) based upon the BETA Report post-development watershed design assumptions. The estimated  $Q_{max}$  peak rate of runoff value from the BETA Report assumptions, is assumed to be the maximum rate that can be discharged to the Hospital Road detention basin from the 57-75 Jackson Road development. See Stormwater Management Report dated 06-02-2022 for detailed information regarding this analysis.

- Proposed development within the remaining 57-75 Jackson development shall assume that post-development stormwater runoff rates shall not exceed pre-development runoff rates for up to the 25-yr storm event. Where possible Project development stormwater discharges shall store and infiltrate runoff volume on-site. Stormwater discharges exceeding the 25-year storm up to and including the 100-year storm can be released to the drainage system. Stormwater discharges to the south and east of the Project site eventually flow to the Devens detention basin behind 33 Jackson Road. The Stormwater Management Report demonstrates that this standard is met as required in the Regulations.

Proposed stormwater Best Management Practices (BMP's) include a combination of passive and proprietary components including the following:

- Closed drainage collection system consisting of deep sump catch basins, precast concrete manholes, and HDPE pipe.
- Proprietary water quality units including Contech CDS hydrodynamic separators.
- Bioretention Facilities west of 75 Jackson Road within parking lot islands. Rain gardens include overflow grates to subsurface stormwater infiltration system.
- Underground stormwater detention/infiltration facilities including perforated corrugated metal pipe of varying diameters encased in stone with overflows piped to

the Hospital Road detention pond. These underground stormwater detention/infiltration facilities provide infiltration and peak flow attenuation prior to discharge, with the requirement that peak flow discharges do not exceed  $Q_{max}$  for the Hospital Road detention basin.

Onsite soil evaluations were performed by Highpoint Engineering, Inc. and the geotechnical engineer for the project, GZA GeoEnvironmental. This includes borings by GZA in November 2019 and September 2020, test pits by GZA in September 2020, test pits by Highpoint in November 2019, and test pits by GZA and Highpoint in March 2022. Hydrologic Group A and Group B soils were encountered during the field testing which confirmed that the soils were suitable for infiltration.

Additional in-situ field permeability testing was performed by the geotechnical engineer, where a minimum rate of  $5.5 \times 10^{-3}$  cm/s, or 7.8 in/hr was measured at the test sites. The lowest value was encountered in TP-103 which was in close proximity to the proposed stormwater systems. The infiltration rate for the proposed systems was assumed to be half of the measured field rate and is modeled as 3.9 in/hr for all subsurface pipes with crushed stone.

Please see the Supplemental Geotechnical Evaluation by GZA GeoEnvironmental, Inc. for additional information.

The hydrologic model demonstrates that the stormwater management design meets the requirements of the Regulations and the design assumptions for those contributing watersheds that discharge to the Hospital Road or Devens detention facilities, respectively.

#### **974 CMR 4.09 – Water Resource Protection Overlay District**

Based upon *Figure 1: Water Resource Protection Overlay District Map* referenced in the Regulation, the Property lies within the Watershed District. Whereas the Project is limited to a core and shell building, the Proponent will comply with 974 CMR 4.09 (2)(a) – Watershed WRP Requirements including:

- Compliance with the applicable regulatory requirements for site and building uses associated with the core and shell building. Tenant specific requirements for hazardous materials and waste transport and storage, waste management, etc. will be reviewed with DEC administrative staff for determination of regulatory and permit compliance.



- Water conservation plumbing fixtures to be utilized in accordance with the Massachusetts Plumbing Code within future tenant improvement plans.
- A Spill Pollution Prevention Control and Countermeasures Plan (SPPCC) meeting the requirements of 40 CFR 112 and the Devens Master SPCC Plan will be submitted for fuel storage for the selected emergency generator if storage capacity exceeds 1,320 gallons.
- Pesticide applications will not be used. If required organic fertilizers will be used and an Integrated Pest Management Plan will be submitted to DEC for administrative approval if anticipated coverage exceeds one acre.
- Hazardous materials and fuel storage facilities will be registered with the Devens Fire Department and applicable local/state regulatory agencies depending on future tenant requirements.

#### **974 CMR 4.10 – Renewable Energy Facility Requirements**

Not Applicable

#### **974 CMR 4.11 – Greenhouse Gas Mitigation**

The Project will comply with the general requirements of the Regulations by incorporating the following measures:

- The Proponent will join the Devens Eco-Efficiency Center and demonstrate compliance with EcoStar Standard 24 – Climate Change Mitigation.
- The Proponent will comply with 780 CMR 120AA Stretch Energy Code as the campus will create greater than 300 parking spaces.

The proponent will submit a stretch energy code compliance audit for the core/shell building to the DEC staff for review. Tenant fit out audits to demonstrate compliance with stretch energy code will be submitted as required.

### **2008-2013 Devens Open Space and Recreation Plan (DOSRP) and Devens Main Post Trails Report**

The Project is in compliance with the DOSRP and the Devens Main Post Trails report and furthers the objectives set forth in these planning documents. The development site consists of a previously-developed unregulated upland area that is bordered by public ways and adjoining developed parcels. Accordingly, the development will not have any adverse impact on resource areas, sensitive environmental areas or significant landscape features. 75 Jackson will extend the trail network along Jackson Road that is being developed for 45,39 & 33 Jackson. The Project will provide pedestrian connections via sidewalks to the open space/recreation district and trail network along Jackson Road and amenity building. The Campus Master Plan preserves the opportunity to develop and enhance connections for pedestrians and bicyclists along Jackson Road by the construction of an additional sidewalk or multi-modal path on the western side of Jackson Road (to supplement the sidewalk on the eastern side of the roadway) with any future improvements of Jackson Road.

### **USGBC – LEED – v4 for BD+C: New Construction and Major Renovation**

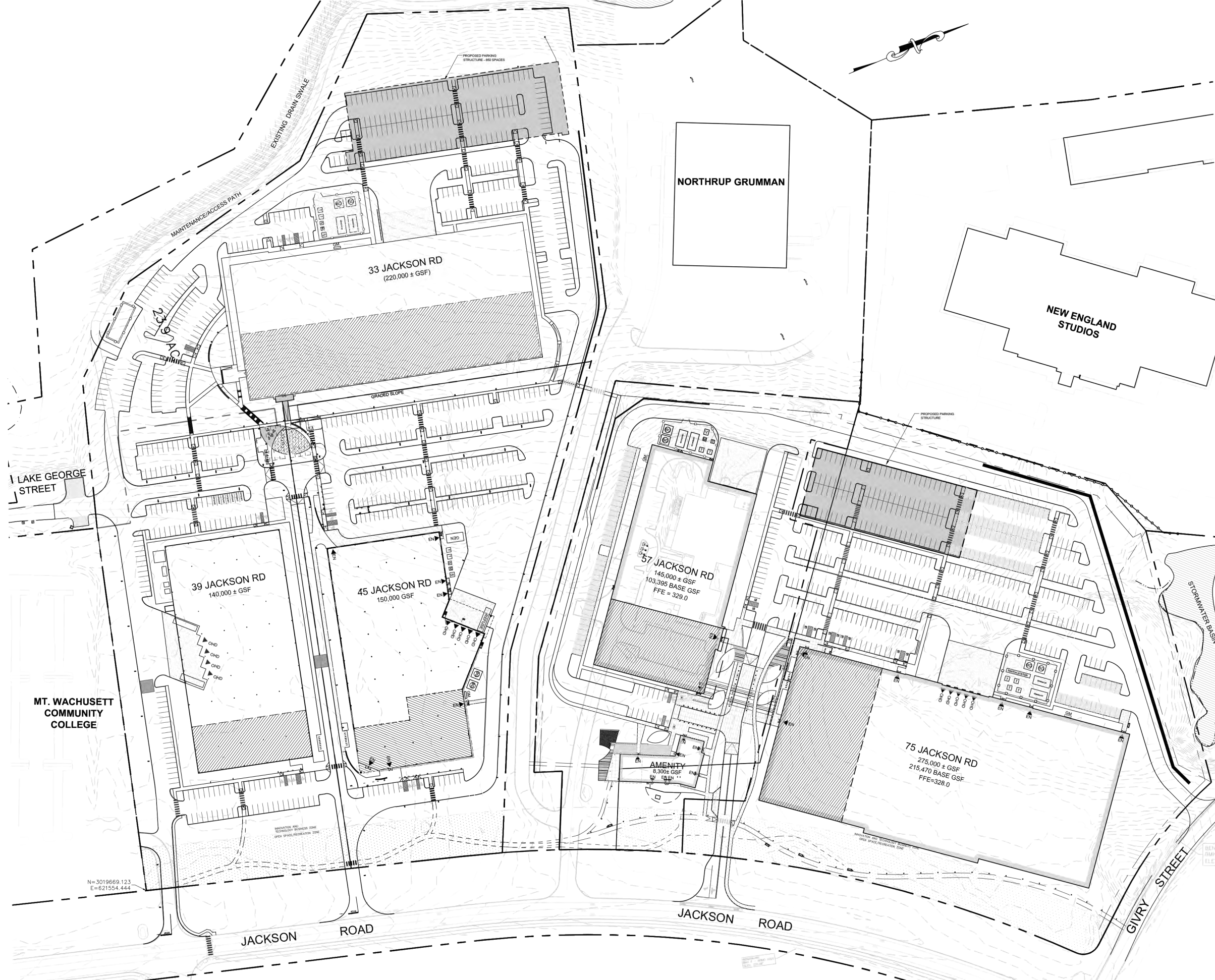
The Project proposes construction of a core/shell building for future manufacturing tenants including site and utility infrastructure improvements and is evaluated with respect to the USGBC – LEED – v4 for BD+C: New Construction and Major Renovation. The Project scope is assessed for qualification of specific LEED point credits based upon the objectives summarized in the LEED Sustainable Sites design recommendations. Evaluation of the Location and Transportation, Sustainable Sites, and Water Efficiency sections of the LEED checklist indicates the potential to achieve 6 LEED points and possibly achieve an additional 13 LEED points.

See Appendix F – USGBC – LEED v4 for BD+C: New Construction and Major Renovation included in supplemental submission dated June 2, 2022.

## **APPENDIX A**

### **CAMPUS MASTER PLAN**



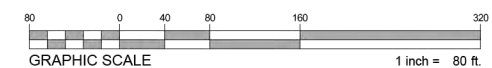


Copyright (c) by Highpoint Engineering, Inc. All Rights Reserved.

# MASTER PLAN AMENDED

## 45-75 JACKSON RD

05-02-2022



## **APPENDIX B**

### **DETERMINATION OF USE DECISION**

**Devens Enterprise Commission  
DEC Public Hearing & Meeting  
Minutes January 9, 2020**

**Members:** Duncan Chapman, Dix Davis, Jim DeZutter, Christopher Lilly, Robert Markley, William Marshall, Marty Poutry, Paul Routhier

**Staff:** Peter Lowitt, Neil Angus, Kate Clisham

**Absent:** William Castro, Melissa Fetterhoff, Bob Gardner

---

Chairman Marshall called the meeting to order at 7:33 AM and read the agenda.

7:34 AM **M/S/V** J. DeZutter, D. Davis to approve December 5, 2019 minutes as written; approved unanimously.

**New Business:**

7:35 AM **King Street Properties – Request for Determination of Use: 45 Jackson Rd (Parcel ID #13-21-1000); 59 Jackson Rd (Parcel ID #13-21-900) and 75 Jackson Rd (Parcel ID #18-21-900)**

P. Lowitt turned it over to the attendees here on behalf of King Street Properties who were – Stephen Lynch, Patrick Gallagher, Tyson Reynoso and Doug Hartnett. T. Reynoso gave a brief overview of the proposed project and noted they have been working on coming to Devens for some time due to its excellent location, proximity to Boston as well as the utilities and zoning. He indicated they are currently in the due diligence stage prior to purchasing the parcels. P. Gallagher spoke about the request for the zoning determination and noted their proposed uses are consistent with current zoning for the Innovation and Technology Business District (ITB) and Devens Reuse Plan. S. Lynch reported King Street Properties (KSP) vision for Devens noting they provide place making for sciences and provide space for bio-manufacturing and clean tech companies. He reported their company is based in Boston and they have 15 current projects/properties with 30% research and development; 70% manufacturing with 10% of the tenants in the discovery phase. He indicated Devens would be geared toward production and there are not a lot of places that can handle the production his tenants would be looking for. S. Lynch reported they expect to have low-rise buildings with multiple tenants in each building – a campus like setting. KSP has the idea that our tenants feel the building should match their needs and be suited to their particular use. D. Hartnett gave a brief presentation on the campus and building locations showing a draft master plan. He reported the tenants are unique users who require larger floor plates, generally 100,000 sf. The three (3) properties total about 44 acres (45 Jackson 24 acres and 57 & 75 Jackson combined have 20 acres) and the overall plan is to have roughly 700,000 sf in five (5) buildings. He indicated this is the conceptual plan, designed for maximum use but tenants may want something to fit their exact needs. D. Hartnett noted they plan to propose reduced parking with reserve areas for additional parking if necessary. He reported they did a preliminary viewshed analysis since this location is within the viewshed. T. Reynoso indicated they plan to continue with next steps and anticipate a closing date in April 2020. D. Davis thought the plan was very ambitious and asked about their timeline to complete. S. Lynch reported it is a large project with 700,000 sf and 5-7 tenants – fit out often takes a year after initial construction. He indicated it will depend on the rate of demand and time to construct but they anticipate 3-5 years. J. DeZutter asked if this would be incubator space. S. Lynch said no, incubators are quite small usually 500 sf for 4-6 people in early discovery phase for about 12-24 months. He indicated this Devens location would house mature companies. J. DeZutter asked if they expect tenant turnover. S. Lynch reported the reason they are looking at all three (3) parcels is to have room for expansion with tenants in a 10-20 year term. P. Gallagher reported the phasing and master plan will allow flexibility to develop to specific tenants needs and he noted Devens By-Laws allow for phasing. M. Poutry asked about noise from mechanicals and roof top units so they would be mindful of noise impacts and regulations. T. Reynoso indicated they are very accustomed to noise restrictions and acoustical screening. W. Marshall asked about turnover or challenges in their current facilities. S. Lynch reported Devens will house production facilities and there is very little turnover and noted the research areas are more common with turnover. W. Marshall indicated we have experienced some companies that went from great to zero with specialty floor plans making it harder for reuse. S. Lynch noted they would work with their tenants to build to suit but also building a highly reusable shell. He indicated this is a big venture for KSP as well as for each tenant. P. Lowitt reported staff has reviewed the use letter request with regards to uses with bio-manufacturing and research and development uses that are authorized within the Innovation & Technology, Business Zoning District (ITB). Staff concurs these are allowed uses and noted as individual tenants come in staff will work with each applicant to be sure those uses are also consistent with the ITB zoning. P. Lowitt noted the height restrictions within the Viewshed, indicating certain restrictions and possible vegetative roofing. Staff recommends the DEC make a finding these uses are consistent with the ITB. C. Lilly asked about construction and potential disruption for neighbors. N. Angus noted there are a number of Regulations in place to minimize nuisance concerns.



**M/S/V** D. Davis, W. Marshall to approve the Use Determination for King Street Properties at 45, 57 & 75 Jackson Road; approved unanimously.

**8:22 AM Seasonal Population Estimate for the Alcoholic Beverages Control Commission (ABCC):**

P. Lowitt indicated the ABCC requests a population estimate each year. For 2020, we have estimated Devens population at 485. **M/S/V** J. DeZutter, P. Routhier to approve the population estimate at 485; approved unanimously.

P. Lowitt noted the Devens Forward Climate Action surveys have been handed out and we ask each of you to complete the form before you leave here today.

**8:24 AM Old Business:**

None

**8:24 AM Montachusett Regional Trails Coalition**

N. Angus reported he has been attending meetings and the coalition has been growing. He feels DEC should stay involved especially with the trail connections here in Devens. He indicated part of Devens Complete Streets also lists connections. He would like DEC to officially join and noted he is happy to continue attending meetings and staying involved but if anyone else would like to join he's included the membership application as well. **M/S/V** P. Routhier, D. Davis to join the Montachusett Regional Trails Coalition; approved unanimously.

P. Lowitt indicated its annual report time and he will have a draft for the February morning meeting for review. He reported the State Auditor's Office has been here to audit the DEC's goals – specifically regarding the Devens shuttle and Devens affordable housing units.

**8:29 AM United Nations Sustainable Development Goals**

N. Angus reported the Devens Enterprise Commission has undertaken a series of internal and external audits to help evaluate how the Devens redevelopment process is meeting the goal of sustainability over the past decade. From case studies and regular Sustainable Indicators Reports, to a 4-STAR Community rating and LEED for Cities and Communities designation, Devens has been monitoring and measuring development and conservation efforts not only to celebrate its achievements but also to strive for continuous improvements. According to the United Nations the UN Sustainable Development Goals, comprised of 17 overarching goals, are the blueprint to achieve a better and more sustainable future for all. They address the global challenges we face, including those related to poverty, inequality, climate change, environmental degradation, peace and justice. The UN Sustainable Development Goals framework presents another opportunity to evaluate our redevelopment efforts and identify how Devens is contributing to the advancement of these global goals and where we need to improve in our efforts. N. Angus presented an outline of the UN's 17 goals and assessing how Devens is contributing to further those goals along with recommendations to advance Devens efforts.

**8:42 AM Public Comment:**

None

W. Marshall noted our next meeting is scheduled for Tuesday January 28, 2020 at 6:45 PM.

**8:43 AM M/S/V** to adjourn, approved unanimously.

**List of Exhibits –**

- Agenda, Draft Minutes – 12/5/2019
- Request for Determination of Zoning Compliance from Goulston & Storrs 1/3/2020 (King Street Properties)
- Memo 1/2/2020 from P. Lowitt RE: King Street Properties Determination of Use ITB
- Memo 1/8/2020 from N. Angus RE: Montachusett Regional Trails Coalition
- PowerPoint Presentation RE: King Street Properties (5 slides)
- UN Sustainable Development Goals assessment with Devens

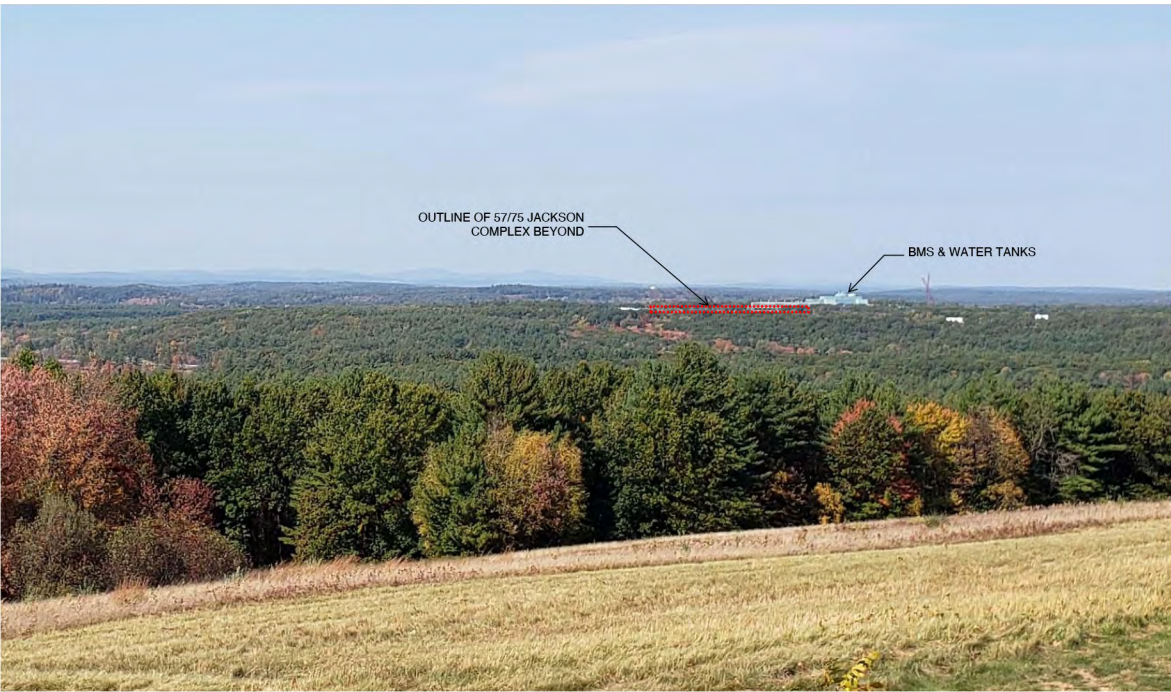
## **APPENDIX C**

### **VIEWSHED ANALYSIS**

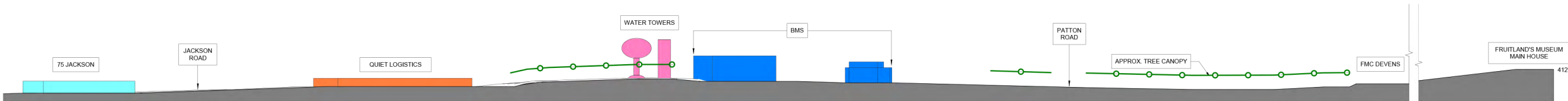




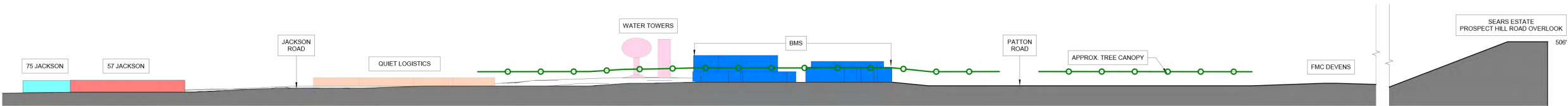
VIEW FROM FRUITLAND'S MUSEUM MAIN HOUSE



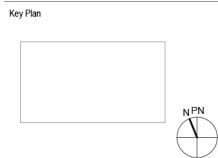
VIEW FROM SEARS ESTATE PROSPECT HILL OVERLOOK



2 SECTION FROM FRUITLAND'S MUSEUM MAIN HOUSE  
1" = 160'-0"



1 SECTION FROM SEARS ESTATE PROSPECT HILL ROAD OVERLOOK  
1" = 160'-0"



Issue Schedule

| Date | Description |
|------|-------------|
|      |             |

Project No.  
22106.11 & 22107.11

Project Name  
**57 & 75  
JACKSON ROAD**

Project Address  
**57 & 75 JACKSON ROAD  
DEVENS,  
MASSACHUSETTS**

Stamp

Sheet Title  
**VIEWSHED CORRIDOR**

Approved By: MO  
Checked By: MO  
Drawn By: NT  
Scale: As indicated  
Sheet Number



## **APPENDIX D**

### **INDUSTRIAL PERFORMANCE STANDARDS CHECKLIST**





## Industrial Performance Standards Checklist for Newly Proposed Projects

All projects within the Devens Regional Enterprise Zone (DREZ) must comply with the Devens Enterprise Commission (DEC) Industrial Performance Standards (IPS) under 974 CMR 4.00. This checklist is intended to assist Applicants in determining at the time of submittal, or ideally before submittal, if their project may or may not involve development and/or activities that may impact sound, vibration, air quality, or lighting within the DREZ.

Site layout, building(s) design/orientation, traffic patterns, location of outdoor equipment and numerous other project components can impact sound, vibration, air quality, and lighting within the DREZ. By identifying any potential IPS concerns early on in the review process, Applicants can design their projects to ensure compliance with the IPS at all times and avoid potential future violations of the IPS and costly mitigation after the fact.

Please note, if a project requires an air permit from the Massachusetts Department of Environmental Protection (DEP), the Applicant will need to initiate permitting through the DEP office as well. Even if a project requires a DEP air permit, the proponent still must demonstrate compliance with the DEC IPS.

Please circle the correct answer to each question in this checklist. Please note that by circling “NO”, the Applicant is not relieved of demonstrating compliance with the IPS requirements. If “NO” is circled and a potential concern is identified during the review process, it could temporarily suspend the approval process timeline until the concern is adequately addressed. If “YES” is answered, please explain and provide any supporting studies or information to aid the DEC in their evaluation of the project.

**Project Name** Proposed Biomanufacturing Facility - 75 Jackson Road

**Does the proposed project and associated activities involve any potential increases in sound, vibration, air quality, odor, dust, lighting and/or electromagnetic interference that are covered under the DEC Industrial Performance Standards?**

|            |           |
|------------|-----------|
| <b>YES</b> | <b>NO</b> |
|------------|-----------|

If you answered yes, will the Applicant demonstrate compliance directly or will the project proponent employ an expert to demonstrate compliance? Please provide pertinent contact information of the responsible official:

The proponent will prepare required studies as outlined in the Devens Reuse Plans and Bylaws upon securing

a tenant lease for the building. The proponent will coordinate with the DEC staff regarding analysis and

reporting requirements for each performance standard section that is applicable.

## Industrial Performance Standards Checklist for Newly Proposed Projects cont...

### Noise

**Does the proposed project have the ability to increase sound?**

1. Will the increase in sound plus background sound exceed 974 CMR 4.05 (3)a?
2. Will the total sound plus background sound exceed 974 CMR 4.05 (3)b?
3. Will the increase in sound create pure tones that will exceed 974 CMR 4.05 (3)c and/or 974 CMR 4.05 (3)d7?
4. Will the increase in sound create impulsive sounds that will exceed 974 CMR 4.05 (3)d1-6 and/or 974 CMR 4.05 (3)d8?
5. Are there procedures and controls proposed to reduce sound during earth removal per 974 CMR 4.07(10)?

|            |           |
|------------|-----------|
| <b>YES</b> | <b>NO</b> |
| YES        | <b>NO</b> |
| YES        | <b>NO</b> |
| YES        | <b>NO</b> |
| YES        | <b>NO</b> |
| YES        | <b>NO</b> |

### Checklist Options to Demonstrate Sound Compliance

6. Have all of your potential sound sources been identified?
7. Will spreadsheet calculations of the potential increase in sound be provided?
8. Will sound modeling of the proposed project be provided?
9. Will the facility submit a protocol describing the potential sound monitoring, metrics, and modeling as required?
10. Does the project propose to collect background sound data (typically 7-days worth of valid data is sufficient)?
11. If the facility intends to collect background sound data will it include other qualifying weather data such as wind speed, wind direction, sky conditions, etc.?
12. Is mitigation to reduce the overall sound profile proposed?
13. Is sound mitigation to be assumed when calculations or modeling is performed?
14. Is compliance monitoring proposed to demonstrate that the project meets the estimated increases in sound?
15. Have increases in sound with respect to traffic been considered?

|            |           |
|------------|-----------|
| <b>YES</b> | <b>NO</b> |
| YES        | <b>NO</b> |
| YES        | <b>NO</b> |
| YES        | <b>NO</b> |
| YES        | <b>NO</b> |
| YES        | <b>NO</b> |
| YES        | <b>NO</b> |
| YES        | <b>NO</b> |
| YES        | <b>NO</b> |
| YES        | <b>NO</b> |

## Industrial Performance Standards Checklist for Newly Proposed Projects cont...

### **Vibration**

**Does the proposed project have the ability to increase vibration?**

|            |           |
|------------|-----------|
| <b>YES</b> | <b>NO</b> |
| <b>YES</b> | <b>NO</b> |

16. Will the increase in vibration exceed 974 CMR 4.05 (4)a??

### **Checklist Options to Demonstrate Vibration Compliance**

17. Have all of the potential vibration sources been identified?

|            |           |
|------------|-----------|
| <b>YES</b> | <b>NO</b> |
|------------|-----------|

18. Will spreadsheet calculations of the potential increase in vibration be provided?

|            |           |
|------------|-----------|
| <b>YES</b> | <b>NO</b> |
|------------|-----------|

19. Will the proponent provide vibration modeling of the proposed project?

|            |           |
|------------|-----------|
| <b>YES</b> | <b>NO</b> |
|------------|-----------|

20. Does the project propose to collect background vibration data?

|            |           |
|------------|-----------|
| <b>YES</b> | <b>NO</b> |
|------------|-----------|

21. Is mitigation proposed to reduce the overall vibration profile?

|            |           |
|------------|-----------|
| <b>YES</b> | <b>NO</b> |
|------------|-----------|

22. Is vibration mitigation to be assumed when the calculations or modeling performed?

|            |           |
|------------|-----------|
| <b>YES</b> | <b>NO</b> |
|------------|-----------|

23. Is compliance monitoring proposed to demonstrate that the project meets the estimated increases in vibration as proposed?

|            |           |
|------------|-----------|
| <b>YES</b> | <b>NO</b> |
|------------|-----------|

## Industrial Performance Standards Checklist for Newly Proposed Projects cont...

### Air Quality

**Does the proposed project have the ability to create air, visible, and/or odor emissions?**

24. Will the proposed project meet the air quality standards in 974 CMR 4.02(3)

25. Are there procedures and controls proposed to minimize impacts during earth removal per 974 CMR 4.07(7)?

26. Will the proposed project require a MassDEP air quality permit per 974 CMR 4.02 (1)

**If the project will require an air permit, then the proponent should set up a meeting with the regional MassDEP office to determine air permitting requirements, and answer the following:**

27. Will the proposed project submit a Limited Plan Approval application?

28. Will the proposed project submit a Non-Major Comprehensive Plan Approval application?

29. Will the proposed project submit a Major Comprehensive Plan Approval application?

30. Will the proposed project be a Title V source?

31. Will the proposed project be a PSD source?

### Checklist Options to Demonstrate Air Quality Compliance

32. Have you identified all of your potential air, visible and/or odor sources?

33. Will there be any visible emissions?

34. Will there be any dust emissions?

35. Will there be any odor emissions?

36. Will there be any potential increases in air, odor or dust emissions within the DREZ that will impact any internal or external receptors?

37. Will the project proponent provide spreadsheet calculations of the potential increase in air and/or odor emissions within the DREZ to demonstrate how the increase will not impact any internal or external receptors?

|   |                             |
|---|-----------------------------|
| <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| YES                                     | <input type="checkbox"/> NO |
| <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| YES                                     | <input type="checkbox"/> NO |
| YES                                     | <input type="checkbox"/> NO |
| YES                                     | <input type="checkbox"/> NO |
| YES                                     | <input type="checkbox"/> NO |
| YES                                     | <input type="checkbox"/> NO |
| <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| YES                                     | <input type="checkbox"/> NO |
| YES                                     | <input type="checkbox"/> NO |



# Industrial Performance Standards Checklist for Newly Proposed Projects cont...

## Checklist Options to Demonstrate Air Quality Compliance (cont.)

38. Will the project proponent provide air and/or odor modeling of the proposed project within the DEC or into the neighborhood surrounding the DEC??
39. Is mitigation proposed to reduce the overall air and/or odor profile?
40. Is air pollution and/or odor control to be assumed when the calculations or modeling is performed?
41. Is compliance monitoring proposed to demonstrate that the project meets the estimated increases in air and/or odor as proposed?

|     |                             |
|-----|-----------------------------|
| YES | <input type="checkbox"/> NO |
| YES | <input type="checkbox"/> NO |
| YES | <input type="checkbox"/> NO |
| YES | <input type="checkbox"/> NO |

## Lighting/Illumination

**Does the proposed project have the ability to create additional Illumination?**

42. Will lighting meet the illumination standards set forth in 974 CMR 4.04(3)?
43. Have all of the potential light sources been identified?
44. Will spreadsheet calculations of the potential increase in light and how it will not affect the Observatory outlined in 974 CMR 4.04(1) or any external or internal receptors be provided?
45. Is mitigation proposed to reduce the overall light profile?

|   |                             |
|---|-----------------------------|
| <input checked="" type="checkbox"/> YES | NO                          |
| <input checked="" type="checkbox"/> YES | NO                          |
| <input checked="" type="checkbox"/> YES | NO                          |
| YES                                     | <input type="checkbox"/> NO |
| <input checked="" type="checkbox"/> YES | NO                          |

## Electromagnetic Interference

**Does the proposed project have the ability to create electromagnetic interference?**

46. Have you identified all your potential electromagnetic sources?
47. Are you proposing to provide spreadsheet calculations of the potential increase in electromagnetic interference and how it will not affect any internal or external receptors as per 974 CMR 4.03(3)?
48. Are you proposing any mitigation to reduce your overall electromagnetic profile?
49. Will your project comply with all the electromagnetic requirements under 974 CMR 4.03?

|     |                             |
|-----|-----------------------------|
| YES | <input type="checkbox"/> NO |
| YES | <input type="checkbox"/> NO |
| YES | <input type="checkbox"/> NO |
| YES | <input type="checkbox"/> NO |
| YES | <input type="checkbox"/> NO |

## **APPENDIX E**

### **WATER MANAGEMENT AND LANDSCAPE MAINTENANCE PLAN**

June 2, 2022

Peter C. Lowitt, FAICP  
Devens Enterprise Commission  
33 Andrews Parkway  
Devens, MA 01434

## **57 Jackson and 75 Jackson | Water Management and Landscape Maintenance**

### **WATER MANAGEMENT PLAN**

It is our intent to limit lawn areas only to core internal spaces within the development that will be used by tenants and guests. Proposed plantings around the site perimeter are a mix of native trees and shrubs, and “no-mow” seed mix of native grasses, only cut once annually to manage weeds and woody planted volunteers. Though we have selected plants for their draught tolerance, proposed tree and shrub areas around the perimeter of the building and in some parking areas will include irrigation. For the remote parking lot west of the building, drought tolerant trees and shrubs will not have permanent irrigation, and only require irrigation for the establishment period. Water needs for the 57 Jackson and 75 Jackson projects shall be met through the use of a drilled well within the 57-75 Jackson Road property.

A Water Management Plan comprising the measures listed below shall be followed by the landscape maintenance contractor to further promote water conservation:

- Periodic adjustments to the controller’s programming in response to weather changes and growth seasons.
- Limit irrigation operations to maximize soil absorption of irrigation water and minimize losses due to evaporation during warm periods of the day.
- Maintain the automatic rain sensor in good working order and to assure automatic shut-down of the irrigation when natural rainfall is excessive to conserve water and to prevent over-watering.
- Follow a weekly program of inspections for leak detection and make prompt repairs to maintain efficiency of the system.
- Eliminating irrigation water for shrub and ground cover beds as they become established.
- Trees will receive slow drip water during the establishment period via watering bags.

As part of the Water Management Plan, the Contractor shall adjust water application rate to meet each planting area’s water requirements. Do not set the system to water more than every three days and regularly monitor plants and lawns for drought stress to fine tune system settings. Maintenance contractor shall provide a schedule and report to the Owner’s maintenance department that details his planned maintenance activities and schedule including any subcontractors.

### **MAINTENANCE**

The Owner will provide for landscape maintenance from an experienced local American Association of Nurserymen (AAN) certified nursery business capable of performing the work outlined herein. Maintenance will begin immediately after final approval and acceptance of the landscaping by the Owner’s representative.

The area to be maintained under the terms of this contract include all meadows, lawns, groundcover, perennial, grasses, and shrub beds, and tree planting within the Owner’s property. Landscape maintenance shall include all pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings, replacement of dead plant material (labor only), mowing of turf areas, replacement of mulch that has been displaced by erosion, repairing water rings or saucers, and repair of soil erosion by reseeding or replanting affected areas.

Only pesticides registered and approved by the EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application will be used. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices when possible to minimize use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.

Pre-Emergent Herbicide (Selective and Nonselective): Effective for controlling the germination or growth of weeds within planted areas at the soil level directly below the mulch layer.

Post-Emergent Herbicide (Selective and Nonselective): Effective for controlling weed growth that has already germinated

### **Plant Replacements**

During the initial one-year plant guarantee period, any replacement of plant material shall be the responsibility of the general contractor under the original construction contract for the facility. After the lapse of the initial one-year guarantee period, dead plants shall be replaced at the expense of the Owner. Determination of trees to be replaced will be made by an Owner representative. Acceptable trees shall have less than 25% dead branches and branch tips, and shall bear foliage of normal density, size, and color.

### **Irrigation**

The irrigation system shall be used by the maintenance contractor for the watering program, but any failure of the system does not eliminate the Contracted Manager's responsibility of maintaining the desired level of moisture necessary to maintain vigorous, healthy growth. Report irrigation system problems to the Owner's maintenance department immediately. On site water shall be furnished through use of a drilled well on-site. Hose and other watering equipment shall be furnished by the Contractor.

### **Weed Control**

Maintenance contractor shall monitor all lawn and planting areas for weeds. If results of the scouting and monitoring program indicate areas exceed thresholds identified in the project specifications, appropriate controls shall be implemented to address the specific infestation. The identified problem shall first be addressed through the implementation of suitable cultural controls. Generally speaking, the cultural controls will likely result in the least impacts to any adjacent environmentally sensitive areas.

Cultural controls are mechanical practices that can often provide effective treatment of weed, disease and pest outbreaks. The cultural controls that shall be utilized for lawn areas are summarized below:

- Remove clippings, fallen leaves/limbs and other debris from turf areas
- Minimize shading and optimize air circulation of turf areas
- Hand eradicate outbreaks of weeds when practicable
- Maintain proper soil moisture levels and avoid over watering
- Set mowing heights appropriately for each season
- Increase mowing heights to relieve turf stress as necessary
- Adjust mowing frequency to relieve turf stress as necessary
- When appropriate, apply top dressing following aeration

The application of chemicals to maintained lawn areas shall follow the guidelines below. These controls shall only be utilized if the cultural measures presented above are not effective in treating a particular weed, disease, or pest infestation.

### **Guidelines for fertilizers are as follows:**

- Perform soil nutrient testing at regular intervals
- Use organic/environmentally sensitive blends when feasible
- Regulate application of nitrogen to optimize turf vigor
- Use slow release nitrogen when possible
- Avoid over application of nitrogen and phosphorus



**Guidelines for pesticides, herbicides and fungicides are as follows:**

- Only use when action thresholds have been exceeded
- Confirm identity of outbreak requiring treatment
- Use organic/environmentally sensitive products when feasible
- Use target specific products
- Calibrate application equipment (sprayer/spreader) prior to use
- Apply to target areas only
- Minimize drift by limiting applications to periods when winds are 5 mph or less

**Disease and Pest Control**

Inspect all plant material to locate any disease or insect pest infestations on a regular basis. Upon the discovery of any disease or insect pest infestation, identify, or have identified, the nature or species of the infestation. Report this condition to the Owner's maintenance department immediately. A method of control in accordance with common Integrated Pest Management standards shall be immediately implemented.

**Guying**

Maintenance contractor shall adjust tree guys on new trees as necessary to prevent stem injury. Remove all stakes, guys, tree wrap, and rubber hose collars one year after planting.

**Fertilizing**

Maintenance Contractor is to conduct yearly soil tests at various locations on the lawn to test for plant nutrients and pH. Soil should be amended with a liming, and/or a fertilizer mix at a rate of application as indicated by the soil test.

Fertilization should also be based on visual assessment, as indicated below (i.e. yellowing may indicate nitrogen deficiency, a dark blue-green color and excessive thatch indicate excessive nitrogen.)

Fertilize established turf with a slow release fertilizer.

Fertilize trees and shrubs only if visual assessments and soil tests indicate that it is necessary. Soil should be amended with a fertilizer mix at a rate of application as indicated by the soil test. Follow manufacturer's instructions.

**Pruning**

The amount of pruning shall be limited to the minimum necessary to remove dead, diseased, or injured branches or to maintain safety in vehicular use areas. Pruning shall be done in such a manner as to not change the natural habit or shape of the plant. All cuts shall be to the branch collar. Do not cut flush with trunk. Comply with pruning standards in the American National Standards Institute, (ANSI).

**Mowing & Brush Hogging**

Mow at regular intervals to maintain grass height.

Observation of heavily clumped grass clippings is a sign of a too infrequent mowing schedule. The maintenance contractor shall increase the number of mowings to prevent this.

Reduce frequency of lawn mowing during the summer dormant season and periods of stress from drought.

Lawn mower blades shall be kept sharp at all times. Mowing pattern shall be alternated weekly to keep grass blades erect and assure an even cut. Leave light accumulations on the lawn. Remove heavy accumulations of clippings and dispose of off-site.

Mow lawns in such a manner as to prevent clippings from blowing onto paved areas and walks. Clean up after mowing shall include sweeping or blowing paved areas.

Repair eroded lawn areas by loaming, aerating, over-seeding, or topdressing, as needed.

Brush Hog meadow and conservation areas late in the fall after seed has been set in order to reduce the natural establishment of woody and invasive plants.

**Mulching**

Maintenance contractor shall maintain a bed of native shredded natural hardwood mulch or pine mulch in shrub beds and around trees. Mulch shall be 100% organic, composted for a minimum of 6 months, having a maximum moisture content of 40%, and free of any disease and insects. Mulch shall not be placed against root flares of shrubs or trees.

## **MAINTENANCE CALENDAR**

### **March**

- Clean up all winter debris, sand, leaves, trash, etc.
- Re edge mulch beds in places where metal edging does not exist.
- Prune all dead, broken, and storm damaged branches on trees and shrubs.
- Aerate, over-seed, and top-dress turf with compost, if necessary.
- De-thatch if needed.

### **April**

- Re seed or sod all bare or thin grass areas.
- Test soil in turf areas for pH and fertility.
- Fertilize turf, if required by test results.
- Lime, if required by test results.
- Start mowing lawn areas.

### **May**

- Mow lawn areas.
- Weed as necessary.
- Check for disease and pest problems in both turf and plants.
- Irrigation system startup.

### **June**

- Mow lawn areas.
- Fertilize turf, if necessary.
- Monitor operation of the irrigation system.
- Weed plant beds and median islands.
- Check for disease and pest problems in both turf and plants; treat immediately if necessary.

### **July – August**

- Mow lawn areas.
- Check for disease, pest and weed problems. Treat as necessary.
- Monitor operation of the irrigation system.
- Prune shrubs if needed.
- Weed plant beds and median islands

### **September**

- Mow lawn areas.
- Re seed bare or thin lawn areas.
- Fertilize turf and groundcover/shrub areas with a fertilizer designed for fall season application.
- Monitor operation of the irrigation system.
- Check for disease problems. Treat as necessary using approved.

### **October**

- Mow lawn areas.
- Clean up leaves, trash. etc.
- Irrigation system shut down.

### **November**

- Final mowing of lawn areas.
- Brush hog meadow areas.
- De-thatch lawn areas, if necessary.
- Prune trees and shrubs, if necessary.
- Final clean up of leaves and trash.

### **December, January and February**

- Prune storm damaged trees as needed.
- Remove trash as needed.
- Apply wilt pruf antidessicant to evergreen shrubs.
- Cut off bagworm cocoons.

## **IRRIGATION SYSTEM MAINTENANCE**

The landscape maintenance contractor shall maintain the overall irrigation system in good operating condition through periodic monthly inspections of all system components and make repairs as necessary. This includes checking and verifying operation in each zone, the alignment of heads, rain sensors, controller, and checking for leaks. The Owner shall be responsible for replacement of component parts in the irrigation system which become worn after normal use and after the original period of warranty has expired. If replacement is required due to mishandling or misuse of these items on the part of the maintenance contractor, replacement shall be the maintenance contractor's responsibility.

### **Spring Start Up**

Spring start up procedure as follows:

- Reconnect backflow prevention if it has been disconnected for the winter season.
- Close all manual drain valves.
- Slowly turn water on at main gate valve.
- Check for leaks and proper alignment of heads.
- Repair and adjust system as required for proper operation.
- Set controller for spring season watering levels.

### **Winter Shut Down**

When cold weather approaches and the chance for freezing conditions exist, the system should be drained after each use.

Winter shut down procedure as follows:

- Shut water off at main gate valve.
- Open all manual drain valves.
- Blow out each section twice with compressed air.
- Set controller to cycle through each section the minimum time available, once a day through winter months.
- If backflow prevention is installed with unions, remove and store out of the weather.

## **APPENDIX F**

### **USGBC - LEED V4 FOR BD+C: NEW CONSTRUCTION AND MAJOR RENOVATION**





# LEED v4 for BD+C: New Construction and Major Renovation

## Project Checklist

Project Name: 75 Jackson Road

Date: 6/2/22

Y ? N

|   |   |        |                     |   |
|---|---|--------|---------------------|---|
| Y | 1 | Credit | Integrative Process | 1 |
|---|---|--------|---------------------|---|

| 3 | 3 | 8 | Location and Transportation |  | 16 |
|---|---|---|-----------------------------|--|----|
|   |   |   | Credit                      | LEED for Neighborhood Development Location | 16 |
|   |   |   | Credit                      | Sensitive Land Protection                  | 1  |
| 1 |   |   | Credit                      | High Priority Site                         | 2  |
|   | 1 | 4 | Credit                      | Surrounding Density and Diverse Uses       | 5  |
|   | 1 | 4 | Credit                      | Access to Quality Transit                  | 5  |
| 1 |   |   | Credit                      | Bicycle Facilities                         | 1  |
| 1 |   |   | Credit                      | Reduced Parking Footprint                  | 1  |
|   | 1 |   | Credit                      | Green Vehicles                             | 1  |

| 3 | 1 | 5 | Sustainable Sites |   |                      | 10       |
|---|---|---|-------------------|---|----------------------|----------|
| Y |   |   | Prereq            | Construction Activity                         | Pollution Prevention | Required |
| 1 |   |   | Credit            | Site Assessment                               |                      | 1        |
|   |   | 2 | Credit            | Site Development - Protect or Restore Habitat |                      | 2        |
|   |   |   | Credit            | Open Space                                    |                      | 1        |
| 1 | 1 | 1 | Credit            | Rainwater Management                          |                      | 3        |
|   |   | 2 | Credit            | Heat Island Reduction                         |                      | 2        |
| 1 |   |   | Credit            | Light Pollution Reduction                     |                      | 1        |

| 0 | 9 | 2 | Water Efficiency |                               | 11       |
|---|---|---|------------------|-------------------------------|----------|
| Y |   |   | Prereq           | Outdoor Water Use Reduction   | Required |
| Y |   |   | Prereq           | Indoor Water Use Reduction    | Required |
| Y |   |   | Prereq           | Building-Level Water Metering | Required |
|   | 1 | 1 | Credit           | Outdoor Water Use Reduction   | 2        |
|   | 6 |   | Credit           | Indoor Water Use Reduction    | 6        |
|   | 2 |   | Credit           | Cooling Tower Water Use       | 2        |
|   |   | 1 | Credit           | Water Metering                | 1        |

| 0 | 0 | 0 | Energy and Atmosphere                             | 33       |
|---|---|---|---|----------|
| Y |   |   | Prereq Fundamental Commissioning and Verification | Required |
| Y |   |   | Prereq Minimum Energy Performance                 | Required |
| Y |   |   | Prereq Building-Level Energy Metering             | Required |
| Y |   |   | Prereq Fundamental Refrigerant Management         | Required |
|   |   |   | Credit Enhanced Commissioning                     | 6        |
|   |   |   | Credit Optimize Energy Performance                | 18       |
|   |   |   | Credit Advanced Energy Metering                   | 1        |
|   |   |   | Credit Demand Response                            | 2        |
|   |   |   | Credit Renewable Energy Production                | 3        |
|   |   |   | Credit Enhanced Refrigerant Management            | 1        |
|   |   |   | Credit Green Power and Carbon Offsets             | 2        |

| 0 | 0 | 0 | Materials and Resources |   | 13       |
|---|---|---|-------------------------|---|----------|
| Y |   |   | Prereq                  | Storage and Collection of Recyclables   | Required |
| Y |   |   | Prereq                  | Construction and Demolition Waste Management Planning                             | Required |
|   |   |   | Credit                  | Building Life-Cycle Impact Reduction  | 5        |
|   |   |   | Credit                  | Building Product Disclosure and Optimization - Environmental Product Declarations | 2        |
|   |   |   | Credit                  | Building Product Disclosure and Optimization - Sourcing of Raw Materials          | 2        |
|   |   |   | Credit                  | Building Product Disclosure and Optimization - Material Ingredients               | 2        |
|   |   |   | Credit                  | Construction and Demolition Waste Management                                      | 2        |

| 0 | 0 | 0 | Indoor Environmental Quality |   | 16       |
|---|---|---|------------------------------|---|----------|
| Y |   |   | Prereq                       | Minimum Indoor Air Quality Performance          | Required |
| Y |   |   | Prereq                       | Environmental Tobacco Smoke Control             | Required |
|   |   |   | Credit                       | Enhanced Indoor Air Quality Strategies          | 2        |
|   |   |   | Credit                       | Low-Emitting Materials                          | 3        |
|   |   |   | Credit                       | Construction Indoor Air Quality Management Plan | 1        |
|   |   |   | Credit                       | Indoor Air Quality Assessment                   | 2        |
|   |   |   | Credit                       | Thermal Comfort                                 | 1        |
|   |   |   | Credit                       | Interior Lighting                               | 2        |
|   |   |   | Credit                       | Daylight  | 3        |
|   |   |   | Credit                       | Quality Views                                   | 1        |
|   |   |   | Credit                       | Acoustic Performance                            | 1        |

| 0 | 0 | 0 | Innovation |                              | 6 |
|---|---|---|------------|------------------------------|---|
|   |   |   | Credit     | Innovation                   | 5 |
|   |   |   | Credit     | LEED Accredited Professional | 1 |

| 0 | 0 | 0 | Regional Priority |                                    |   | 4 |
|---|---|---|-------------------|------------------------------------|---|---|
|   |   |   | Credit            | Regional Priority: Specific Credit | 1 |   |
|   |   |   | Credit            | Regional Priority: Specific Credit | 1 |   |
|   |   |   | Credit            | Regional Priority: Specific Credit | 1 |   |
|   |   |   | Credit            | Regional Priority: Specific Credit | 1 |   |

|   |    |    |               |                             |
|---|----|----|---------------|-----------------------------|
| 6   | 14 | 15 | <b>TOTALS</b> | <b>Possible Points: 110</b> |
| Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110 |    |    |               |                             |

## **APPENDIX G**

### **FIRE APPARATUS MANEUVERING STUDY**

## OWNER/APPLICANT: KING DEVENS, LLC

ISSUED FOR : UNIFIED PERMIT