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December 15, 2025

Mr. Neil Angus, Director
Devens Enterprise Commission
33 Andrews Parkway
Devens, MA 01434

RE: Level 2 Unified Permit – CFS-3 and CFS-4 Level 2 Unified Permit Applications

Dear Mr. Angus:

Thank you for circulating the Level 2 Unified Permit applications for Commonwealth Fusion Systems (CFS) Phases 3 (CFS-3) and 4 (CFS-4) for MassDevelopment's design review. MassDevelopment has reviewed the materials included in the applications, which include plans for a 294,100-square-foot office and manufacturing facility, a 600-space parking garage with associated surface parking, and the proposed Flibe Thermal Loop research facilities located northeast of Tokamak Hall. Our review focused on consistency with the applicable design guidelines, the character of the surrounding Innovation and Technology Business District, and the relationship of the proposed improvements to nearby land uses and public ways.

Maura Healey
Governor

Kim Driscoll
Lieutenant Governor

Eric Paley, Chair
*Secretary,
Executive Office of
Economic Development*

Navjeet K. Bal
President and CEO

MassDevelopment continues to value the presence of Commonwealth Fusion Systems in Devens and supports the ongoing growth of its campus. After evaluating the application materials, the following design comments are offered for the Devens Enterprise Commission's consideration.

Given the scale of the proposed structures and their proximity to current and potential residential uses, it is important that these structures are adequately screened with natural buffers. The proponent should continue to work with the Devens Enterprise Commission to ensure sufficient screening, which may be provided through a combination of topography and landscaping, including evergreens, shade trees, shrubs, hedges, and groundcover plants.

MassDevelopment appreciates the opportunity to review these applications and looks forward to continued coordination as the projects move forward. Please feel free to contact me if you would like to discuss any of these comments further.

Sincerely,

Erikk Hokenson
SVP Real Estate Development

cc: Beth Suedmeyer, Devens Enterprise Commission
Jessica Strunkin, Commonwealth Fusion Systems
Curtis Quitzau, VHB
Gary Walker, MassDevelopment