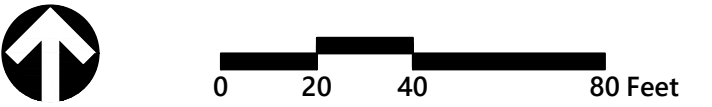


Key
Not To Scale

NOTES

Approved by:

Devens Enterprise Commission



**Commonwealth Fusion
Systems Campus
Building 3**

125, 117, & 111 Hospital Road
Devens (Harvard), MA

No.	Revision	Date	Appr.

Designed by	Checked by

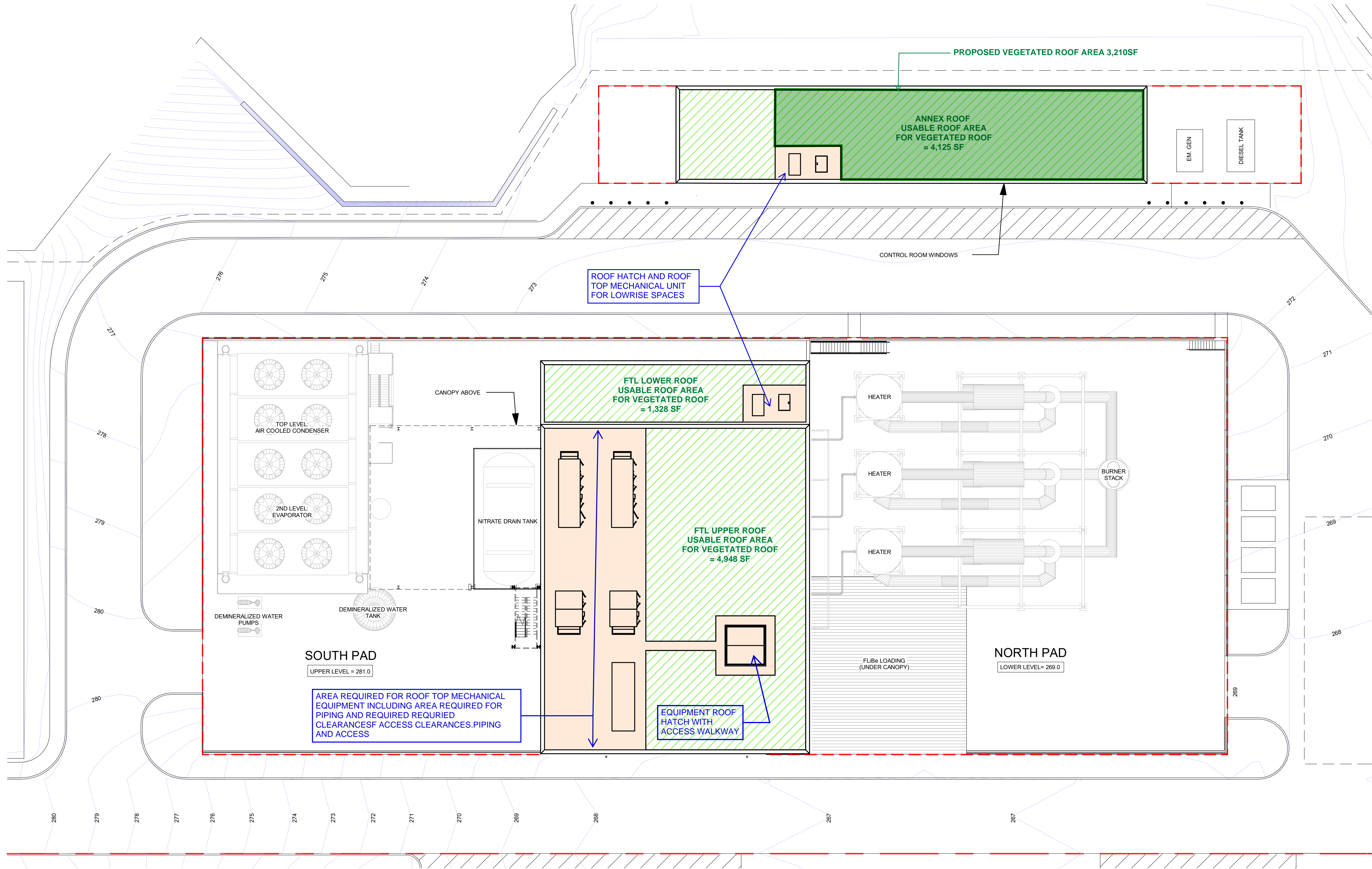
Issued for
Level Two Permit

Not Approved for Construction
**Construction Logistics
Oak Street Parcel**

Drawing Number

Sheet of

Project Number
14867.08



② CONCEPT VEGETATED ROOF PLAN
1" = 16'-0"

- ROOF AREA REQUIRED FOR MEP EQUIPMENT, ROOF HATCHES, AND REQUIRED CLEARANCES AND ACCESS
- USABLE ROOF AREA FOR VEGETATED ROOF
- FTL UPPER ROOF USABLE AREA = 4,948 SF
- FTL LOWER ROOF USABLE AREA = 1,328 SF
- ANNEX ROOF USABLE AREA = 4,124 SF
- TOTAL CFS-4 USABLE ROOF AREA = 10,400 SF
- 30% OF USABLE ROOF AREA = 3,210 SF
- PROPOSED VEGETATED ROOF 3,210 SF

Curtis Quitzau

From: Kelly, Tim <TKelly@Massdevelopment.com>
Sent: Tuesday, November 18, 2025 4:43 PM
To: Eric O'Brien
Cc: Whittier, Todd; Boucher, Ammie; Curtis Quitzau
Subject: RE: [External] RE: CFS-4 Fire Access Compliance Letter [Filed 18 Nov 2025 17:14]

Categories: Filed by Mail Manager

After speaking with Mr. O'Brien, we approve the turning plan and access plan as submitted.

Chief Timothy Kelly (he/him)

Devens Fire Department

Devens: A MassDevelopment Community

182 Jackson Road, Devens, MA 01434

Direct: 978.772.4600

Mobile: 978.501.2220

tkelly@massdevelopment.com

DevensCommunity.com

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From: Eric O'Brien <EricOBrien@VHB.com>
Sent: Tuesday, November 18, 2025 9:45 AM
To: Kelly, Tim <TKelly@Massdevelopment.com>
Cc: Whittier, Todd <TWhittier@Massdevelopment.com>; Boucher, Ammie <ABoucher@Massdevelopment.com>; Curtis Quitzau <CQuitau@VHB.com>
Subject: RE: [External] RE: CFS-4 Fire Access Compliance Letter

From: Eric O'Brien
Sent: Tuesday, November 18, 2025 9:39 AM
To: 'Kelly, Tim' <TKelly@Massdevelopment.com>
Cc: Whittier, Todd <TWhittier@Massdevelopment.com>; Boucher, Ammie <ABoucher@Massdevelopment.com>; Curtis Quitzau <CQuitau@VHB.com>
Subject: RE: [External] RE: CFS-4 Fire Access Compliance Letter [Filed 18 Nov 2025 09:39]

Hi Tim,

Just in case there's any confusion, the Site Plans have already been submitted for Level 2 review and received staff and engineering comments. We are now in the process of responding to comments and will be submitting those responses and plan revisions today. One of the fire comments was to model truck movements using the two different Devens fire apparatus (we only modelled one before), and the other comment was to get a letter of approval from the fire department. I don't recall seeing your two follow-up questions on any of the comment letters, though I'm happy to answer them now.

1. The building is essentially split level, with the upper level accessible from the south side and the lower level accessible from the north side. If you look at the C4.01 and A-series sheets in Site Plans you can get a feel for how the building can be accessed. Happy to walk through this on a call if needed. I've attached those specific plans to this email for reference (the full set was too large to attach).
2. For fire access, I imagined the truck could park in the access drive and hoses could be run across the pads as needed. The curb is only 8-ft from the front of the building and 35-ft to the side door. With that in mind, from my perspective we were providing 3-sided access. Are you saying that a fire vehicle needs to be able to physically drive directly up in front of the side door in order for it to be considered access?

Thanks

Eric O'Brien, PE

Senior Project Engineer

RI - Land Development

Licensed in RI & MA

P 401.457.2025

www.vhb.com

From: Kelly, Tim <TKelly@Massdevelopment.com>

Sent: Tuesday, November 18, 2025 9:05 AM

To: Eric O'Brien <EricOBrien@VHB.com>

Cc: Whittier, Todd <TWhittier@Massdevelopment.com>; Boucher, Ammie <ABoucher@Massdevelopment.com>

Subject: [External] RE: CFS-4 Fire Access Compliance Letter

We have reviewed the Turning Radius Plan and have approved it with these questions:

- 1) As this building is a lower elevation from the primary road and will the elevation change effect the ability of apparatus to get to the site?
- 2) You have access to only 1 side of the Control building, Code requires 2 sided access and Devens requires 3 but will approve 2 on certain conditions. Based on the apparent size of the control building we do not believe 3 sided access is necessary but is the open space on the short side with no structures on it, accessible for the Engine to stretch a fire hose in that side door?

Chief Timothy Kelly (he/him)

Devens Fire Department

Devens: A MassDevelopment Community

182 Jackson Road, Devens, MA 01434

Direct: 978.772.4600

Mobile: 978.501.2220

tkelly@massdevelopment.com

DevensCommunity.com

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From: Eric O'Brien <EricOBrien@VHB.com>
Sent: Monday, November 17, 2025 10:20 AM
To: Kelly, Tim <TKelly@Massdevelopment.com>
Subject: FW: CFS-4 Fire Access Compliance Letter
Importance: High

Hi Tim,

Can you confirm that you have received the attached plan? If it's not possible to get this confirmation letter out today, we would like to respond to this comment by confirming that the fire department has received the plans and that they are under review. Thanks!

Eric O'Brien, PE
Senior Project Engineer
RI - Land Development
Licensed in RI & MA

P 401.457.2025

www.vhb.com

From: Eric O'Brien
Sent: Thursday, November 13, 2025 5:01 PM
To: 'Kelly, Tim' <TKelly@Massdevelopment.com>
Subject: CFS-4 Fire Access Compliance Letter [Filed 13 Nov 2025 17:01]

Hi Chief Kelly,

We received the following review comment from Nitsch on the CFS-4 project:

- **“974 CMR 3.04(3)(a)(5) requires that access to buildings be kept clear of hazardous substances and obstacles that may, in the opinion of the fire officials, impede the proper placement of fire apparatus and personnel in case of emergency. The Applicant shall obtain a letter from the Devens Fire Chief stating there is adequate access for fire equipment. Access for fire equipment shall be provided and maintained on at least two (2) sides of the building. Fire lanes shall be designated with pavement marking and signage. The Applicant should provide a letter from the Devens Fire Chief to confirm compliance with this requirement.**”

I've attached our Fire Equipment Access Plan (revised from our original submission to include both Devens Fire Engines) to this email. Beyond this plan, is there anything else you need from us in order to provide this letter?

We are trying to get these comments addressed by Tuesday 11/18, so it would be great to have that letter in hand before that. Thanks!



Eric O'Brien, PE
Senior Project Engineer
RI - Land Development
Licensed in RI & MA