

August 26, 2021

Peter Lowitt, Land Use Administrator
Devens Enterprise Commission
33 Andrews Parkway
Devens, MA 01434

Re: Level 1 Application for Adjustments to Utility Plan
Lake George Street (for 33 Jackson Road development)

Dear Mr. Lowitt,

On behalf of our client, King Devens LLC c/o King Street Properties (King Street), Highpoint submits the attached Level 1 Application for approval of “a shift in site utility connections, in order to provide improved hookup to the public system or to avoid a natural constraint” per Devens Regional Enterprise Zone Zoning By-Laws, Chapter III.D.2.c that requires a Level One application for the revised conduit location, concurrently with a Request for Determination of Applicability per the Wetlands Protection Act for work within a 100’ buffer to a Bordering Vegetated Wetland (“BVW”).

The original proposed electrical siting was approved by DEC per the Level 2 – Endorsement Set for 45 Jackson Road – Lot 1 site plans by Highpoint Engineering, Inc. The electrical siting was subsequently revised and approved by DEC to add the connection to 33 Jackson Road in the Level 2 – Endorsement Set for 33 Jackson Road – Lot 3 site plans by Highpoint Engineering, Inc. After discussions with Devens Utilities Department, it was determined that the Applicant could reduce the length of electrical main by approximately 180’ by connecting to the existing electrical system in Lake George Street along with a significant reduction in cost.

The relocated electrical main is partially located within a 100’ buffer to a BVW located to the south of 33 Jackson Road and to the west of Lake George Street. The proposed conduit is located entirely within a previously cleared area and therefore does not provide any significant habitat associated with the BVW. The proposed conduit will be installed within the easterly shoulder of Lake George Street which will ultimately connect to an existing electrical manhole located at 41 Lake George Street adjacent to the right-of-way.

The conduit from 33 Jackson Road will cross Lake George Street near the northerly extent of the roadway which will ultimately be resurfaced by King Street Properties. As previously mentioned, the conduit will continue along the easterly shoulder of Lake George Street through two unused driveway aprons and an overgrown landscaped area featuring a stone tree well and a dead tree stump. The pavement within the unused aprons will be removed, along with the vegetation and former tree well located in the landscaped area adjacent to Mount Wachusett’s Devens campus. After the trenches are backfilled, all areas will be restored with loam and seed. The conduit will then cross Lake George Street with a 6’ wide pavement trench to connect to an existing electric manhole in the proposed driveway of the future 41 Lake George Street construction project.

See attached plan “Primary Electric Duct Bank Route, 33 Jackson Rd, Devens, MA” dated 8/25/2021, prepared by Highpoint Engineering, Inc. for detailed design of the site work associated with the conduit installation.

The newly proposed duct bank routing has been informally reviewed with Devens Engineering and DPW, and both parties have tacitly approved the work as designed pending the issuance of utility / street opening permits.

Thank you for your consideration of this Application. Please do not hesitate to call or email with any questions, thank you.

Best regards,
HIGHPOINT ENGINEERING INC.



Hilde Karpawich
Project Manager

Enclosures:

Attachment A – Signed application form

Attachment B – Request for Determination of Applicability

Attachment C – “Primary Electric Duct Bank Route, 33 Jackson Rd, Devens, MA”