LEVEL TWO UNIFIED PERMIT –
CHECKLIST FOR DETERMINATION OF COMPLETENESS
[Devens Enterprise Commission Rules and Regulations 2025]

Name of applicant and project: **CFS-3 – 125, 111 and 105 Hospital Road**

Date of Issuance of this DOC: 10/30/25

List Regulatory Components of this Unified Permit: Site Plan, Building Permit

Signature of LUA or Authorized Agent: _____

1. Submission Requirements

☒ (a) A completed Permit application form.
Project involves work on adjacent parcels owned by Commonwealth Fusion Systems. Provide confirmation letter/email from owners of 105 and 111 Hospital Road for associated site work/construction laydown. Provide by 11/10/25.

☒ (b) The required Administrative, Processing, and Peer Review Fee.
Application fee based on estimated cost of site work. Balance of Unified Permit fee due at time of building permit application.

☒ (c) One (1) original and three (3) copies* of the application, supporting plans (no larger than 24"x36") and materials and one (1) digital (PDF) copy of the full submission.
Copies shall not contain any plastic binders or covers.

☒ (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.
Abutters list provided for 105, 111 and 117 Hospital Road Parcels which include 125 (125 not yet listed in Devens Assessors database).

☒ (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.
NA – no wetland resource areas within 100', only slope resource areas.

☒ (g) Copies of all existing easements, covenants, restrictions and Institutional Controls applying to the lot.

☐ (h) Soil suitability tests and analysis.
Provide copy of final Geotechnical report when completed.

☒ (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.
Please clarify waiver request 974 CMR 3.02(3)(b)6.a. for trees. The requirement is to show all trees exceeding 12" caliper on the plans so it is clear which trees are being proposed to be removed and which will be preserved. Obviously, any adjustments to limits of disturbance should be considered to save as many large canopy trees as possible, but not all are required to be saved.

☒ (j) Copy of any variance applying to the land, granted or filed concurrently with the Site Plan.
None.

☒ (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.
Project not being phased but construction and coordination with existing CFS-2 construction and operation, CFS-4 construction, as well as CFS-1 operations is critical. Construction Phasing and Logistics Plan provided for CFS-3 and 4 in Attachment J. Will need to include details for limits of disturbance, proposed temporary grading and stabilization, duration of use, and restoration for laydown areas on 105 Hospital Road Parcel. Provide details by November 26, 2025.

☒ (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, etc. Refer to the Devens Transportation Management Initiative Overview for full details and parking/trip reduction guidance.
Includes CFS-3 and CFS-4.

☒ (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) A copy of the LEED Green Building Rating System Project Checklist with the Location and Transportation, Sustainable Sites, and Water Efficiency Categories completed: https://www.usgbc.org/resources/leed-v4-building-design-and-construction-checklist .
Remainder of scorecard to be completed at time of building permit application.

☒ (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.
As structures are pushing up against the maximum height limits (75') a visibility analysis shall be provided from specific existing and future residential receptor locations to determine visibility and any need for any mitigation. A viewshed analysis was requested for CFS-4 and the CFS-3 project should be included in this analysis. Of particular concern is the height of the parking garage and the lighting, in addition to noise and headlights from vehicles driving up and down the ramps. Please provide by November 6, 2025. Will need to comply with the MassDevelopment Devens Design Guidelines for Devens Industrial Park. Design review letter to be provided by MassDevelopment prior to public hearing.

☐ (u) Building design review materials and if located within the Viewshed District, viewshed impact analysis.
Provide above requested viewshed analysis by November 6, 2025.

☒ (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.
Project requires building to be constructed to MA Strech Code and include a vegetated roof in accordance with 974 CMR 4.11. This building will also be required to include the 30% green roof requirement for CFS-4 building roof area.

☒ (x) A completed copy of the Devens Project Checklist for Reducing Embodied Carbon (highlighted rows only) – see Appendix 2.
A final copy of this completed checklist (all rows) will be required prior to issuance of a Certificate of Occupancy.

☐ (y) All project submittals subject to DEC review shall require the stamp and signature of a registered Professional Engineer in the Commonwealth of Massachusetts certifying that the project complies with the requirements of 974 CMR 3.04(4), Stormwater Management Design Standards, and 974 CMR 4.08, General: Stormwater Management
MassDEP SWM Standards Checklist stamped and signed. Revise Stormwater management design narrative to include this statement, stamp and signature by November 26, 2025.

2. Surveying and Drafting Plan Requirements

☒ (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.

Final endorsed plan sheets will need to meet all registry recording requirements.

☐ (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.
Include owner information for adjacent parcel (CFS 105 Hospital Road). Cover sheet is stamped but no other plans are stamped and signed. Provide for final plan set.

☒ (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.
Include ties to County/Town Boundary (Shirley- Nashua River) on final plans.

☒ (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.
Include Endorsement line and date on all plan sheets prior to endorsement.

☒ (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. See Appendix 1 for table template.

☒ (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. See Appendix 1 table template.

☒ (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.
Waiver requested. Please clarify waiver request 974 CMR 3.02(3)(b)6.a. for trees. The requirement is to show all trees exceeding 12" caliper on the plans so it is clear which trees are being proposed to be removed, and which will be preserved. Obviously, any adjustments to limits of disturbance should be considered to save as many large canopy trees as possible, but not all are required to be saved.

☒ (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.
Irrigation plan for central green does not include any details. Provide by November 26, 2024. Rainwater harvesting from CFS-3 roof required to offset irrigation demand.

☒ (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.

☒ (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
Utility lines shown but pipe material type not shown for all utilities. Provide details on utility yard elements, including height and quantities of chemical storage. Include by November 26, 2025.

☒ (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.
Residential areas along Grant Road and Shirley Meadows and future residential development to the north and along Goddard Street as closest sensitive receptors.

☒ (d) A Copy of the completed Industrial Performance Standards Checklist shall be included: http://www.devensec.com/forms/Industrial_Performance_Standards_Checklist.pdf .
Please Include an updated response to the Electromagnetic Interference (EMI) assessment for CFS-2 and Magnetic Fields at Devens memo from Commonwealth Fusion Systems, dated 01/15/25, that includes a cumulative assessment of CFS-1 through 4. Please provide by November 26, 2025.

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
None

☒ (d) Location of all public and community water supply wells on or within 1,000 feet of the boundaries of the property, if any.
None

☒ (e) Proposed conservation restrictions and easements.
None

☒ (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.
Provide listing of proposed chemicals and quantities to determine if a License for Flammables, Combustibles, and/or Explosives is required. Provide by November 26, 2025. Due to accumulating quantities of chemicals and hazardous materials, a more formal SPCC Plan may be required for this site.

6. Schedule:

Transmitted to Nitsch and other consultants	10/31/25
Pre-Permitting conference	10/2/25
Date of Determination of Completeness	10/30/25
Mail to Towns (30-day comment period begins)	10/30/25
Advertisements	11/28/25 & 12/5/25
Notification of abutters	11/3/25
Public hearing	12/16/25
End of 30-day comment period	11/29/25
Tentative vote	1/8/26

7. Notes/Comments