

**Devens Enterprise Commission  
DEC Public Hearing & Meeting  
Minutes June 29, 2021**

**Members:** Dix Davis, Jim DeZutter, Melissa Fetterhoff, Christopher Lilly, Robert Gardner, Robert Markley, William Marshall, Marty Poutry, Debra Rivera, Duncan Chapman, Robert Gardner,

**Staff:** Peter Lowitt, Neil Angus

**Absent:** Jim Pinard, Paul Routhier, Melissa Fetterhoff

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This meeting was held virtual via Zoom Meeting in accordance with the Governor's Executive Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A. s.20.

W. Marshall called the meeting to order at 6:45PM and read the agenda and took roll call and went over the virtual meeting procedures. The following individuals were also in attendance: Doug Hartnett, Jeffery Hodgeson, Hilde Karpawich, Jo Kelhofer, Zack Skarzynski, Rob Nagi, Travis Condon, Matthew O'Brien, Tyson Reynoso, Mark Cohen.

**M/S/V (roll call)** R. Gardner, M. Poutry to appoint D. Rivera as a voting member; approved unanimously. Members of the Public present: Doug Hartnett, Jeffery Hodgeson, Hilde Karpawich, Jo Kelhofer, Zack Skarzynski, Rob Nagi, Travis Condon, Matthew O'Brien, Tyson Reynoso, Mark Cohen.

Chairman reviewed the Agenda. No minutes this evening

**Public Hearing: Level 2 Unified Permit Application submitted by King Devens, LLC including Site Plan approval for the construction of a +/- 140,000 gross square foot Research and Development/Manufacturing building and associated site improvements on a +/- 6.4 acre portion 45 Jackson Road - Parcel ID #013.0-0021-1000.0 (building to be assigned 39 Jackson Road address) located in the Innovation & Technology Business Zoning District.**

Tyson Reynoso KSP. Introduces project team. This is the next phase of the biomanufacturing campus (3<sup>rd</sup> building) at 45 Jackson Road.

Doug Hartnett shared his screen and presented the project to the public and the commission. Neil noted there are no wetlands within 100' of the site. Doug reviewed the master plan for the properties. Then focused on 39 Jackson and its development details as shown on the plans. 140,000 gsf bio-manufacturing facility (includes a potential for a 80,000 sq.ft. mezzanine). Parking shows a mix of 157 parking spaces with use of a 700 space parking garage if additional spaces are warranted. Site infrastructure has been designed and approved as part of the previous project (45 Jackson Building #1) and this project is plugging into it.

Landscape design was discussed and the screening and buffering of the building was discussed including the public pathway in the open space district with berms and plantings. Existing landscaping is being preserved and augmented to meet viewshed requirements. The Applicant will eventually connect the multi-purpose trail proposed in the front of the property along Jackson Road to Givry Street to the north. The loading docks are laid out so as to be screened from Jackson Road.

Doug discussed stormwater management, access to the campus and architecture of the building facing Jackson. He noted MassDevelopment design review approval letter should be forthcoming. Drainage has gone through review by the DEC's peer review engineers, Nitsch. Doug made a case that the building will not be visible from the viewshed. Traffic was discussed as being included in prior approvals which addressed the impacts of this building as well. Improvements to the driveways require the access

improvements listed in the traffic report needing to be completed prior to the completion of 39 Jackson. Industrial performance standards were reviewed as well. Earth removal was discussed with excess soil planning to go to Red Tail Golf course driving range (MassDevelopment property). Stormwater and MS4 requirements will be met with on-site treatment and infiltration. Project will meet stretch code requirements. One waiver requested 974CMR 304(3)b. to allow more than 10% of parking in front of building. Waiver supported by peer review landscape architect and peer review engineer as there will be no visual impact from viewshed.

No questions from the public.

Neil Angus presented the staff report. He showed the traffic improvements proposed from VHB's traffic report. He noted a few outstanding items to address public safety issues including traffic control measures, parking spaces proposed (157) and if more are needed there is the garage. The need for reduced lighting levels was noted as important for viewshed regulation compliance. An existing background noise study was conducted and a full study will be completed once tenants are selected and their equipment specified. Same goes for air quality permits if required. The DEC's Landscape Architects want to be sure landscaping is robust to protect the viewshed. There were a few open stormwater management items which we expect to be addressed prior to the next meeting or wrapped into conditions of approval.

Neil noted that Staff would support the waiver request as long as the additional plantings and size of plantings as specified by our landscape Architects are included. The 30 day town comment period expired. Neil recommended continuing the hearing to July 15 at 7:30 AM at which time a draft ROD will be presented for DEC's consideration.

Commissioner Chris Lilly asked about traffic mitigation including changes to Jackson Road. Doug Hartnett replied that it involves a slight widening of Jackson on the west side of Jackson Road and will be coordinated with MassDevelopment.

Public comment: none.

**M/S/V J. DeZutter/D. Davis (roll call)** Continue hearing to 7/15/21 DEC meeting at 7:30 AM - approved unanimously.

**New Business: MacPherson Road Sewer Pump Station minor upgrades – Request for Level One Review and Approval.**

Mark Cohen from Devens Utilities reviewed the proposed MacPherson Road Sewer Pump Station minor upgrades and requested this be considered a Level One (administrative approval). The project includes a small canopy expansion to the existing building to cover a dumpster, a wash press to remove liquids from wastewater sludge, and a small expansion of pavement to accommodate turning movements of trucks. Neil mentioned that they had worked with the engineers to minimize pavement for truck turnaround and keep all work outside of the floodplain. They are using porous pavement to reduce stormwater impacts. A vote was held to authorize staff to review and approve administratively.

**M/S/V J. D. Davis/DeZutter/ (roll call)** - to approve staff handling this as level 1 - approved unanimously.

**Personnel Policy Update:** Add Juneteenth as a federal holiday to list of national holidays in DEC Policy.

**M/S/V M. Poultry/J. DeZutter (roll call)** to add Juneteenth as a federal holiday to the list of national holidays in the DEC personnel policy - approved unanimously.

Peter noted that the Commission is looking for an accountant/treasurer to replace Shirley.

**Public Comment:** None

**Adjournment:** This was Commissioner Markley's last meeting and the Commission and Staff thanked him for his service to Shirley and the Commonwealth. The Commission agreed to let him keep his i-Pad in gratitude for years of his service to the DEC. **M/S/V M. Motion to Adjourn at 7:48PM. M. Poutry/J. DeZutter (roll call vote)** approved unanimously.

Meeting materials:

- June 29 Agenda
- King Devens, LLC (39 Jackson Road) Application Cover Letter
- King Devens, LLC (39 Jackson Road) Application Supporting Information
- King Devens, LLC (39 Jackson Road) Site Plans
- King Devens, LLC (39 Jackson Road) Geotechnical Report
- King Devens, LLC (39 Jackson Road) Supplemental Stormwater Management Report
- King Devens, LLC (39 Jackson Road) Soil Management Plan
- King Devens, LLC (39 Jackson Road) Traffic Impact Analysis
- King Devens, LLC (39 Jackson Road) Traffic Impact Analysis Appendix
- King Devens, LLC (39 Jackson Road) Determination of Completeness
- King Devens, LLC (39 Jackson Road) Public Hearing Notice
- King Devens, LLC (39 Jackson Road) Staff Report
- King Devens, LLC (39 Jackson Road) Final Traffic Impact Study — June 28, 2021
- King Devens, LLC (39 Jackson Road) Revised Site Plans — June 28, 2021
- King Devens, LLC (39 Jackson Road) Revised Stormwater Management Report — June 28, 2021
- King Devens, LLC (39 Jackson Road) Review Comments to Applicant Compiled — June 28, 2021
- Highpoint Engineering Powerpoint Presentation – 39 Jackson Road