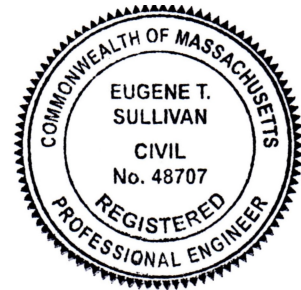


LEVEL 2 UNIFIED PERMIT APPLICATION

31 INDEPENDENCE DRIVE
DEVENS, MASSACHUSETTS

JUNE 29, 2022



Eugene T. Sullivan P.E.

PROJECT: Proposed Building
31 Independence Drive
Devens, Massachusetts

APPLICANT: 31 Independence Drive, LLC
133 Pearl Street
Boston, Massachusetts

DEVENS ENTERPRISE COMMISSION

**DEVENS REGIONAL ENTERPRISE ZONE
PERMIT APPLICATION LEVEL 2**

DEC NO. _____
DATE: _____
FEE: _____

=====

ESTIMATED COST OF CONSTRUCTION / IMPROVEMENTS \$ 7,102,600.00

OWNER 31 Independence Drive, LLC

APPLICANT same as Owner

ADDRESS 133 Pearl Street

ADDRESS _____

TOWN/STATE Boston, Massachusetts

TOWN/STATE _____

PHONE 617.292.0101

PHONE _____

FAX _____

FAX _____


SIGNATURE _____

SIGNATURE _____

Steve Goodman- Manager
Type or print name and title

Type or print name and title

If appropriate, attach a separate sheet with the name(s), address(es), and telephone/fax numbers for the project engineer, attorney, or other "development team" personnel.

SITE / LOCATION / STREET 31 Independence Drive

LOT SIZE / TOTAL PARCEL / ZONING DISTRICT: 5.6 Acres / Rail, Industrial and Trade

=====

STATEMENT OF PROPOSED WORK OR ACTIVITY: Site Improvements and Construction of a new 111,050 SF
Industrial Building

=====

SCOPE OF WORK (pick the actions that best fit your project or application)

Site Plan Reconsideration

Wetlands NOI Zoning Variance

Minor amendment or modification of an approved plan

Historic District renovations/addition/alternations

Other (Specify) _____

Explain work to be performed: Site Improvements and Construction of a new 111,050 SF
Industrial Building

Comments from Notifying Agencies: _____

EUGENE T. SULLIVAN INC.
Consulting Engineers & Construction Managers



June 29, 2022

PROJECT: PROPOSED BUILDING
31 Independence Drive
Devens, Massachusetts

We herein provide the following documents/ information regarding the proposed 111,050 SF Industrial Building to be constructed at 31 Independence Drive, Devens, Massachusetts:

- o Permit Application Form
- o Administrative, Processing and Peer Review Fee.
- o The Following Plans are included as a part of this Application:
 - o Civil Engineering Plans prepared by ETS Inc.
 - o Building Elevations and Floor Plan of the Proposed Building
 - o Landscaping Plan as prepared by James Emmanuel Associates
- o Stormwater Management Report prepared by ETS Inc.
- o Site Lighting plan and fixture cut sheets
- o Industrial Performance Standards Checklist
- o Long Term Pollution and Operation/Maintenance Plans
- o LEED Green Building Rating System Project Checklist
- o Certified Abutters list

Consistent with the LEVEL TWO UNIFIED PERMIT, we provide the following information:

1(b): The estimated hard Costs for Construction are as follows:

General Conditions	\$	200,000.00
Sitework and Utilities	\$	1,450,000.00
Concrete Work	\$	1,200,000.00
Masonry	\$	280,000.00
Steel	\$	1,850,000.00
Carpentry	\$	48,000.00
Thermal Moisture	\$	420,000.00
Doors, Glass, and Glazing	\$	128,000.00
Finishes	\$	175,000.00
Specialties	\$	12,600.00
Equipment	\$	156,000.00
Plumbing	\$	188,000.00
Fire Protection	\$	240,000.00
HVAC	\$	275,000.00
Electrical/Fire Alarm	\$	480,000.00

TOTAL PROJECT COST \$ 7,102,600.00

1(d): A list of abutters have been provided

1(e): Stormwater Calculations are included as part of this filing.



- 1(f): This project is outside the jurisdiction of the Wetlands Protection Act.
- 1(g): There are no new easements, covenants, restrictions and or Industrial Controls as part of this application. There are existing easements for utilities on the property which will be reconfigured and/or abandoned.
- 1(h): Soil testing logs are included in the Stormwater Report.
- 1(i): We are not requesting any Waivers of Submission, Plan Form and Contents requirements.
- We are requesting the following waivers from Design Standards:
- We are requesting a waiver from 974 CMR 3.03 (a) (1) to allow loading and parking in the front of the building.
- We are requesting a waiver from the parking lot planting requirements under 974 CMR 3.04 (8) (h) along the parking area on the south property line adjacent to Independence Drive.
- 1(j): There are not any variances applying to the land, granted or filed concurrently with this site plan.
- 1(k): The proposed tenant will utilize this facility for warehousing and distribution of their goods which is consistent with the allowed uses in the Rail, Industrial and Trade zoning district
- 1(l): This project does not involve phasing of the construction of the project.
- 1(m): Based upon our review of the Devens open Space and Recreation Plan [DOSRP] and the Devens Post Trails Report, it is our opinion that our proposed development will not have any adverse effects on resource areas, proposed trail rights of way, active and passive recreation areas or other amenities included in the DOSRP.
- 1(n): N/A
- 1(o): Based upon the ITE Trip Generation Manual [10th Edition], this site would be expected to generate approximately 16 trips during the peak hour for the office personnel [2.54 trips per 1,000 GSF] and 70 trips during the peak hour for manufacturing areas [0.67 trips per 1,000 GSF]. Based upon similar projects of this type, we would anticipate approximately 60 employees at this property.
- 1(p): An Erosion and Sediment Controls plan [EC.1] is part of this application
- 1(q): A landscaping maintenance and water management plans is included in this application
- 1(r): This development is in compliant with the Industrial Performance Standards. The proposed development and associated activities will not produce any increases in sound, vibration, air quality, odor, dust, lighting and/or electromagnetic interference. The development will not have any adverse impacts on its neighbors and surrounding facilities within Devens.
- 1(s): The checklist has been included in this application
- 1(t): Building Elevations and floor plans are included as part of this application.
- 1(u): The building elevations will be submitted to Mass Development design review.
- 1(v): N/A
- 1(w): The Proposed Tenant will join the Devens Eco-Efficiency Center and demonstrate compliance with EcoStar Standard 24- Climate Change Mitigation.
- 3(c,d): See zoning calculations and table on C.1



- 3(l): No irrigation is proposed as part of this development
- 3 (j): We have added a fire lane around the building to allow access for the fire department.
- 3 (l): We are not proposing any new underground tanks on this property.
- 3 (m): Dumpster locations and fencing details are shown on the plan set.
- 3 (o): The largest vehicles serving this site will be an Interstate Semitrailer [WB-67] which is 8.5 feet wide by 73.5 feet long.
- 3 (p): All proposed business signage [to be designed later] will be in conformance with Article XIII of the By-Laws and 974 CMR 6.00.
Signs are shown for ADA, Electric vehicle, and car/vanpool vehicles adjacent to the office entrance [C.2]
- 3 (r): This project does not involve phasing of the construction of the project.
- 4 (a): A site lighting layout, lighting specifications and a photometric is part of this application
- 5 (a): There are no resources located on this property.
- 5 (c): There are not any private wells within 200 feet of the boundaries of the property.
- 5 (d): There are not any public or community wells supply wells within 1,000 feet of the property boundaries.
- 5 (e): There are no proposed conservation restrictions associated with this project.
- 5 (f) We are not proposing to store fuel, combustible and/or flammable liquids as part of this application.

If you have any questions regarding this project, please contact me.

Sincerely,

C:\31 Independence Project Description.doc



Industrial Performance Standards Checklist for Newly Proposed Projects

All projects within the Devens Regional Enterprise Zone (DREZ) must comply with the Devens Enterprise Commission (DEC) Industrial Performance Standards (IPS) under 974 CMR 4.00. This checklist is intended to assist Applicants in determining at the time of submittal, or ideally before submittal, if their project may or may not involve development and/or activities that may impact sound, vibration, air quality, or lighting within the DREZ.

Site layout, building(s) design/orientation, traffic patterns, location of outdoor equipment and numerous other project components can impact sound, vibration, air quality, and lighting within the DREZ. By identifying any potential IPS concerns early on in the review process, Applicants can design their projects to ensure compliance with the IPS at all times and avoid potential future violations of the IPS and costly mitigation after the fact.

Please note, if a project requires an air permit from the Massachusetts Department of Environmental Protection (DEP), the Applicant will need to initiate permitting through the DEP office as well. Even if a project requires a DEP air permit, the proponent still must demonstrate compliance with the DEC IPS.

Please circle the correct answer to each question in this checklist. Please note that by circling "NO", the Applicant is not relieved of demonstrating compliance with the IPS requirements. If "NO" is circled and a potential concern is identified during the review process, it could temporarily suspend the approval process timeline until the concern is adequately addressed. If "YES" is answered, please explain and provide any supporting studies or information to aid the DEC in their evaluation of the project.

Project Name 31 INDEPENDENCE DRIVE

Does the proposed project and associated activities involve any potential increases in sound, vibration, air quality, odor, dust, lighting and/or electromagnetic interference that are covered under the DEC Industrial Performance Standards?

YES	NO
-----	----

If you answered yes, will the Applicant demonstrate compliance directly or will the project proponent employ an expert to demonstrate compliance? Please provide pertinent contact information of the responsible official:

Industrial Performance Standards Checklist for Newly Proposed Projects cont...

Checklist Options to Demonstrate Air Quality Compliance (cont.)

- 38. Will the project proponent provide air and/or odor modeling of the proposed project within the DEC or into the neighborhood surrounding the DEC??
- 39. Is mitigation proposed to reduce the overall air and/or odor profile?
- 40. Is air pollution and/or odor control to be assumed when the calculations or modeling is performed?
- 41. Is compliance monitoring proposed to demonstrate that the project meets the estimated increases in air and/or odor as proposed?

YES	NO
YES	NO
YES	NO
YES	NO

Lighting/Illumination

Does the proposed project have the ability to create additional Illumination?

- 42. Will lighting meet the illumination standards set forth in 974 CMR 4.04(3)?
- 43. Have all of the potential light sources been identified?
- 44. Will spreadsheet calculations of the potential increase in light and how it will not affect the Observatory outlined in 974 CMR 4.04(1) or any external or internal receptors be provided?
- 45. Is mitigation proposed to reduce the overall light profile?

YES	NO
YES	NO
YES	NO
YES	NO
YES	NO

Electromagnetic Interference

Does the proposed project have the ability to create electromagnetic interference?

- 46. Have you identified all your potential electromagnetic sources?
- 47. Are you proposing to provide spreadsheet calculations of the potential increase in electromagnetic interference and how it will not affect any internal or external receptors as per 974 CMR 4.03(3)?
- 48. Are you proposing any mitigation to reduce your overall electromagnetic profile?
- 49. Will your project comply with all the electromagnetic requirements under 974 CMR 4.03?

YES	NO
YES	NO
YES	NO
YES	NO
YES	NO



LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: 31 INDEPENDENCE DRIVE
Date: 08/04/2021

Y	?	N
Credit		
	Integrative Process	1

2	0	0	Location and Transportation	16
			Credit	
			LEED for Neighborhood Development Location	16
			Credit	
			Sensitive Land Protection	1
		0	Credit	
			High Priority Site	2
			Credit	
			Surrounding Density and Diverse Uses	5
			Credit	
			Access to Quality Transit	5
			Credit	
			Bicycle Facilities	1
			Credit	
			Reduced Parking Footprint	1
			Credit	
			Green Vehicles	1
			Credit	

0	0	0	Materials and Resources	13
			Credit	
			Storage and Collection of Recyclables	Required
			Credit	
			Construction and Demolition Waste Management Planning	Required
			Credit	
			Building Life-Cycle Impact Reduction	5
			Credit	
			Building Product Disclosure and Optimization - Environmental Product Declarations	2
			Credit	
			Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
			Credit	
			Building Product Disclosure and Optimization - Material Ingredients	2
			Credit	
			Construction and Demolition Waste Management	2
			Credit	

2	0	0	Sustainable Sites	10
			Credit	
			Construction Activity Pollution Prevention	Required
			Credit	
			Site Assessment	1
			Credit	
			Site Development - Protect or Restore Habitat	2
			Credit	
			Open Space	1
			Credit	
			Rainwater Management	3
			Credit	
			Heat Island Reduction	2
			Credit	
			Light Pollution Reduction	1
			Credit	

1	0	0	Indoor Environmental Quality	16
			Credit	
			Minimum Indoor Air Quality Performance	Required
			Credit	
			Environmental Tobacco Smoke Control	Required
			Credit	
			Enhanced Indoor Air Quality Strategies	2
			Credit	
			Low-Emitting Materials	3
			Credit	
			Construction Indoor Air Quality Management Plan	1
			Credit	
			Indoor Air Quality Assessment	2
			Credit	
			Thermal Comfort	1
			Credit	
			Interior Lighting	2
			Credit	
			Daylight	3
			Credit	
			Quality Views	1
			Credit	
			Acoustic Performance	1
			Credit	

4	0	0	Water Efficiency	11
			Credit	
			Outdoor Water Use Reduction	Required
			Credit	
			Indoor Water Use Reduction	Required
			Credit	
			Building-Level Water Metering	Required
			Credit	
			Outdoor Water Use Reduction	2
			Credit	
			Indoor Water Use Reduction	6
			Credit	
			Cooling Tower Water Use	2
			Credit	
			Water Metering	1
			Credit	

0	0	0	Innovation	6
			Credit	
			Innovation	5
			Credit	
			LEED Accredited Professional	1
			Credit	

0	0	0	Regional Priority	4
			Credit	
			Regional Priority: Specific Credit	1
			Credit	
			Regional Priority: Specific Credit	1
			Credit	
			Regional Priority: Specific Credit	1
			Credit	
			Regional Priority: Specific Credit	1
			Credit	

0	0	0	Energy and Atmosphere	33
			Credit	
			Fundamental Commissioning and Verification	Required
			Credit	
			Minimum Energy Performance	Required
			Credit	
			Building-Level Energy Metering	Required
			Credit	
			Fundamental Refrigerant Management	Required
			Credit	
			Enhanced Commissioning	6
			Credit	
			Optimize Energy Performance	18
			Credit	
			Advanced Energy Metering	1
			Credit	
			Demand Response	2
			Credit	
			Renewable Energy Production	3
			Credit	
			Enhanced Refrigerant Management	1
			Credit	
			Green Power and Carbon Offsets	2
			Credit	

9	0	0	TOTALS	Possible Points: 110
			Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110	

WDGE LED Size 3 (WDGE3)

OVERVIEW

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.



Product Webpage: <https://www.acuitybrands.com/products/detail/1008040>
 Warranty: www.acuitybrands.com/support/customer-support/terms-and-conditions

The product images shown are for illustration purposes only and may not be an exact representation of the product.

ORDERING INFORMATION		WDGE3 LED P4 30K 70CRI R4 480 SRM AWS (Incomplete)					
Series*		Lamp Type*		LED Configuration*		Correlated Color Temperature*	
WDGE3	Wall Pack	LED	LED	P1	Package 1	30K	3000K
				P2	Package 2	40K	4000K
				P3	Package 3	50K	5000K
				P4	Package 4		
Color Rendering Index*		Distribution*		Voltage*		Mounting*	
70CRI	70CRI	R2	IES type II	347	347V	DWS	Decorative Wall Spacer
80CRI	80CRI	R3	IES type III asymmetric	480	480V	ICW	Indirect Canopy/Ceiling Washer
		R4	IES type IV forward throw	MVOLT	120-277V	PBBW	Premium Backbox for WST LED 2016 design
		RFT	Forward Throw distribution			SRM	Surface mount

Mounting 2		Dimming Wires		Dimmable/Controllable		Photocell	
AWS	Architectural Wall Spacer	DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	NLTAIR2	Nlight air gen 2 controller	PE	Photocell, buttontype
Internal Control		Surge Protection		Emergency Battery Pack		Conduit Entry	
PIR	Motion/ambient sensor <15'; dims to 3V	SPD10KV	Additional surge protection 10KV	E15WH	Emergency battery backup, 15W, Hot	BCE	Bottom Conduit Entry
PIR1FC3V	Motion/ambient sensor <15'; photocontrol set at 1 FC; dims to 3V			E20WC	Emergency battery backup, 18W, Cold		
PIRH	Motion/ambient sensor 15-30'; dims to 3V						
PIRH1FC3V	Motion/ambient sensor 15-30'; photocontrol set at 1 FC; dims to 3V						
Finish*							
DBLBXD	Textured black, super durable	DMBXD	Medium bronze, super durable	DWHGXD	Textured white, super durable		
DBLXD	Black finish, super durable	DNATXD	Textured natural aluminum, super durable	DWHXD	White, super durable		
DDBTXD	Textured dark bronze, super durable	DNAXD	Natural aluminum finish, super durable	DWJPXD	White aluminium, RAL9006, super durable		
DDBXD	Dark bronze finish, super durable	DSPDXD	Textured dark grey, super durable				
DGCXD	Charcoal grey, super durable	DSPJXD	Light grey, super durable				
DGRHXD	Dark green, RAL6012, super durable	DSSTXD	Textured sandstone, super durable				
DGYGXD	Grey, RAL7040, super durable	DSSXD	Sandstone, super durable				
DGYRXD	DGYRXD	DTGXD	Tennis green, super durable				
DGYWXD	Dark grey, RAL7012, super durable	DWHDXD	White, RAL9002, super durable				

This is a dynamic specification sheet that is based on certain selections made by the user. All results generated are for informational purposes only. The user should validate the results with its agency sales representative to determine whether the product has been configured correctly before ordering. Acuity Brands Lighting is not responsible for any loss resulting from product configuration errors.

Not all versions of the product are available with all options.

Specifications subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

See the full specification sheet at the product page link above for full product information and detailed ordering information.

Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.

Visit: <http://www.acuitybrandslighting.com/library/ll/documents/specsheets/acrylic-polycarbonate-compatibility.pdf> for Acrylic-Polycarbonate Compatibility table for suitable uses.

All trademarks referenced are property of their respective owners.



RSX Area Size 1 (RSX1)

OVERVIEW

With up to 17,000 lumens, the RSX1 can replace 70W to 400W metal halide luminaires, saving up to 75% on energy. Coupled with nLight® AIR wireless controls, the RSX family provides enhanced end-user experiences and unmatched energy savings.

Available with eight unique mountings, the RSX is specifically designed to provide one-for-one solutions for replacing existing metal halide or high pressure sodium lighting. RSX1 luminaires provide superior illumination at prices that will allow customers to meet their financial payback thresholds.



Product Webpage: <https://www.acuitybrands.com/products/detail/885168>
 Warranty: www.acuitybrands.com/support/customer-support/terms-and-conditions

The product images shown are for illustration purposes only and may not be an exact representation of the product.

ORDERING INFORMATION		RSX1 LED P3 30K AFR 277 EGFV AASP IS DBBTXD					
Series*		Lamp Type*		LED Configuration*		Correlated Color Temperature*	
RSX1	RSX Area Size 1	LED	LED	P1	Package 1	30K	3000K
				P2	Package 2	40K	4000K
				P3	Package 3	50K	5000K
				P4	Package 4		
Distribution*			Voltage*			Bird Deterrent	
AFR	Auto front row distribution	R5S	Type V, square	120	120V	BS	Bird spikes
AFRL90	Auto front row left rotated optics			208	208V		
AFRR90	Auto front row right rotated optics			240	240V		
R2	IES type II			277	277V		
R3	IES type III asymmetric			347	347V		
R3S	Type III short			480	480V		
R4	IES type IV forward throw			HVOLT	347-480V		
R4S	Type IV short			MVOLT	120-277V		
R5	Type V distribution						

Shielding		Mounting			Mounting Option		
EGFV	External glare full visor shield	AARP	Adjustable tilt arm round pole	WBASC	Wall mount bracket surface conduit	IS	Integral Slipfitter
EGS	External Glare Shield	AASP	Adjustable tilt arm square pole				
HS	House-side shield	AAWB	Adjustable tilt arm wall bracket				
		AAWSC	Adjustable tilt arm wall bracket surface conduit				
		MA	Mast arm adaptor, integral				
		RPA	Round pole mounting				
		SPA	Square pole mounting				
		WBA	Wall mount bracket				
Dimming Wires		Dimmable/Controllable		Receptacle Type		Photocell	
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	NLTAIR2	Nlight air gen 2 controller	PER7	Seven-wire receptacle only (no controls)	PE	Photocell, buttontype
						PEX	Photocell, buttontype, external threaded adjustable
Internal Control		Surge Protection		Field Adjustable		Fusing	
PIRHN	Motion/ambient sensor 15-30' - Networked	SPD20KV	Additional surge protection 20KV	FAO	Field adjustable output	DF	Double Fuse
						SF	Single Fuse
Conduit Entry		Finish*		Assembled in America			
CE34	Conduit entry 3/4" NPT	DBLBXD	Textured black, super durable	BAA	Buy American Act		
		DBLXD	Black finish, super durable				
		DDBTXD	Textured dark bronze, super durable				
		DDBXD	Dark bronze finish, super durable				
		DNATXD	Textured natural aluminum, super durable				
		DNAXD	Natural aluminum finish, super durable				
		DWHGXD	Textured white, super durable				
		DWHXD	White, super durable				

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