

Matt Boone  
Development Manager  
Scannell Properties  
[8801 River Crossing Blvd. | Suite 300 | Indianapolis, Indiana 46240](http://www.scannellproperties.com)

February 5, 2021

Dear Matt:

Based upon your email of 2/4/21 which is copied below: I have determined that the proposed use for 16 Bulge Road located within the Innovation, Technology, Business District of the Devens Regional Enterprise Zone is an allowed use. This determination is subject to confirmation by the Devens Enterprise Commission at its next meeting, 2/23/21. For the confirmatory meeting if you could have your client address the following:

Under 974 CMR 1.04(2), they can seek Determination from the DEC that the proposed uses and activities are permitted within the zoning district in which the development site is located and that the proposed uses comply with the development goals applicable to that zoning district. Such determination is made by the Commission at a public meeting following **submission of a statement of how the proposed use and development comply with Zoning district goals and objectives of the By-Laws and the Patterns (section 4 of the Reuse Plan) for the zoning district in which the site is located.** The Devens By-Laws <http://www.devensec.com/bylaws/bylawstoc.html> and ReUse Plan [http://www.devensec.com/development/Devens\\_Reuse\\_plan.pdf](http://www.devensec.com/development/Devens_Reuse_plan.pdf) are available on line.

We would appreciate receiving this statement by the 19<sup>th</sup> so that we can include it in the Commissioners meeting packet.

Sincerely,

Peter Lowitt, FAICP  
Director  
Devens Enterprise Commission  
Apologies for the lack of letterhead, but working from home imposes some constraints.

“Peter / Neil,

Zach told me he spoke with you regarding the need of our tenant to get a zoning confirmation prior to signing a lease. They have various business lines that may be utilizing this building both as proposed and in a future expansion scenario. How can we go about getting some sort of use confirmation prior to a public hearing or even our Unified Permit submittal next month? The purpose of this exercise is to get them comfortable signing a lease. From what I’ve read, all their uses seem to comply with code, but they need verification. The uses they want to confirm are the following:

- 1) **Life Science:**
  - A significant portion of the output from the new manufacturing facility will supply the Life Science industry.

**2) Office**

- Administration, finance, customer service, and other support-related office activities.

**3) R&D**

- Customer demo and training center.
- Collaboration with local colleges.

**4) Light Manufacturing**

- Cleanroom silicone extrusion & moulding.
- Cleanroom thermoplastic extrusion & moulding.
- Cleanroom plastics moulding.
- Cleanroom assembly.
- Pumps and other systems assembly / configuration.
- Pumps and other systems servicing and light repairs.
- Light machining.
- Storage and distribution.

Thank you both for your help.

Thanks,

**Matt Boone, P.E.”**