

Gene Sullivan
Eugene T. Sullivan, Inc.
230 Lowell Street - Suite 2A
Wilmington, MA 01887

Re: 35 Saratoga outstanding review comments:

Dear Mr. Sullivan,

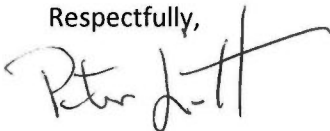
There are still an unacceptably large number of open comments from our peer review team. The Commission has already compromised on this project, allowing you to pave a reserved parking area, allowing existing trees along the southeast side facing the DOD property to substitute for required perimeter landscaping as long as they remain in place to provide screening for the project, considering a waiver for a retaining wall within the building setback along the south side of the property and, authorizing the right turn in and out along Barnum Road restricted to trucks.

The latest attached review comments and responses from our Peer Review Engineers and Landscape Architects indicates that there are still a number of outstanding items that do not comply with our regulations and would require additional waivers for this project to proceed. These include:

- Slope stabilization – plans are unclear in terms of what areas are to be blasted and what areas are to be graded. There appears to be a lot of blasted sheer rock faces and slopes over 2:1 and no landscaping. Additional blasting could provide 3-4' of area for soil which will allow the required perimeter landscaping to be installed.
- There is conflicting geotechnical information in the latest report. You will need to confirm the infiltrative capacity of soils across the site to ensure the proposed low-impact development options are feasible.
- There are still numerous landscaping deficiencies. You will need to formalize the use of area on Mr. Long's property for access and perimeter landscaping with a formal easement to ensure this is installed and will be maintained in perpetuity.
- Current plans still exceed the parking maximum for the site and must be brought into compliance. Transportation Demand Management strategies in 974 CMR 3.04 can help reduce the number of parking spaces needed and provide more flexibility in the site layout.

There are numerous other comments in the attached peer review letters. It is essential for you to provide the required supporting information and re-design the proposed site layout to address these comments and comply with the DEC Bylaws and Rules and Regulations. Without this, it will be difficult for staff to recommend approval. We suggest you consider alternative site layouts that will provide you additional land area to comply. This could involve reducing the overall footprint of the building slightly to provide more flexibility in meeting the site plan design standards.

Respectfully,



Peter Lowitt, FAICP
Director/Land Use Administrator



DEVENS ENTERPRISE COMMISSION

33 Andrews Parkway • Devens, MA 01434 • Phone: (978) 772-8831 • Fax: (978) 772.8831