

Staff Report

**Devens
Enterprise
Commission**

Date: April 25, 2022

To: **Devens Enterprise Commission**

Cc:

From: Peter Lowitt, DEC Director and Neil Angus, Environmental Planner

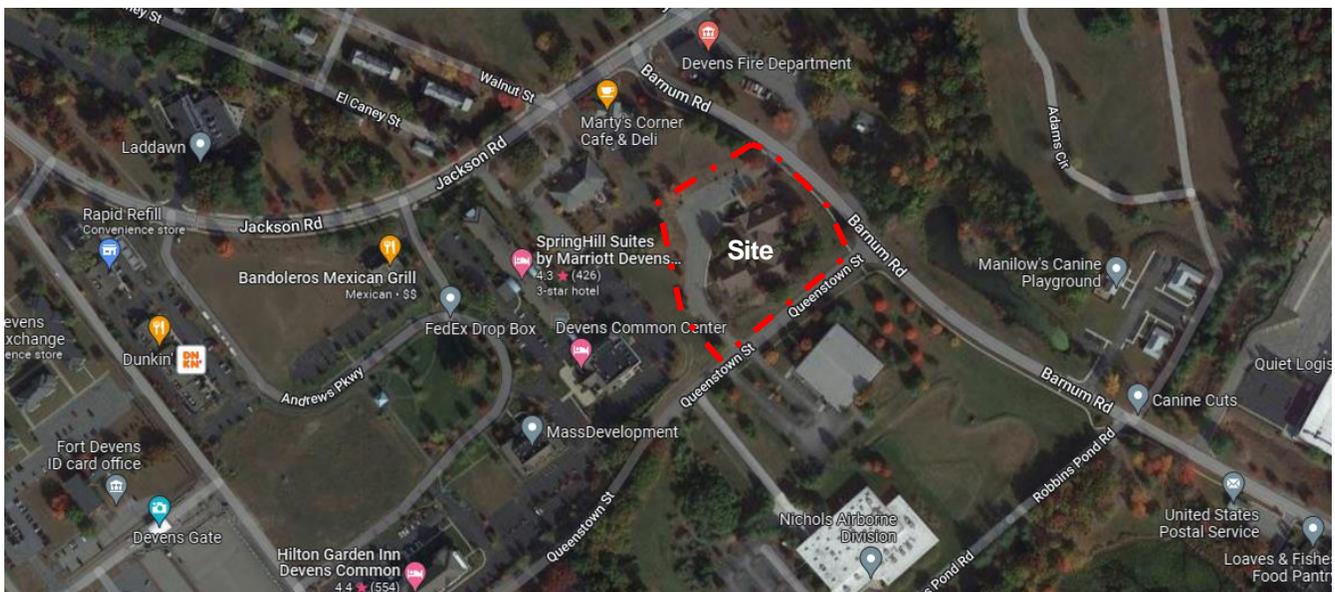
RE: **270 Barnum Road Public Safety Building Level 2 Unified Permit**

Owner/App.: MassDevelopment, 33 Andrews Parkway Devens, MA.

Location: 270 Barnum Road (Parcel ID #020.0-0003-500.0)

Zoning: Business and Community Services and Open Space and Recreation Districts and Aquifer Water Resource Protection Overlay District

Premises and Proposed Project: Brennan Consulting, Inc. on Behalf of MassDevelopment/Devens Level 2 Unified Permit Application for the redevelopment and expansion of an existing building and associated site improvements to accommodate the new Devens Public Safety Facility. The Level 2 Unified Permit includes site plan approval for the redevelopment of a +/- 24,000 square foot existing building and associated parking, drainage and landscaping improvements. The project also includes a new 7,200 square foot apparatus bay and a 1,040 square foot sally port addition, as well as a training tower. The project is located on an existing +/-3.51 acre parcel at the intersection of Barnum Road and Queenstown Street:



Key Project issues:

The complete application has been circulated to MassDevelopment, Public Safety, Devens DPW, and the full DEC Peer Review team: Nitsch Engineering (site plan, stormwater, and traffic), IBI Group (landscaping). This facility will be the new combined Public Safety Building housing Devens Fire, the State Police Devens troop, and the Regional E-911 Dispatch Center. The Applicant has responded to comments and a second round of peer review comments has been issued since the project was continued from the March hearing:

Stormwater Management: The DEC Peer Review Engineers reviewed the site plan and stormwater management design in accordance with the DEC Regulations. The majority of stormwater will be treated and transported to a stormwater management basin designed to accommodate a portion of the stormwater generated from this site. There is a direct connection to the Devens Municipal Storm Drainage system. The draft Record of Decision proposes conditions for the Applicant to utilize more low impact development strategies on site in order to better comply with the DEC greenfield requirements and Devens MS4 permit, including reduced impervious surfaces, use of porous pavement, separation of roof runoff from parking lot drainage, and more open drainage vs closed drainage which will help reduce pipes and structures.

Landscaping: The DEC's peer review Landscape Architects has reviewed the plans for compliance with 974 CMR 3.04(8). There are still a few outstanding issues that will need to be addressed including proper plant species selection, size and location. Other remaining issues include:

- The rear parking area lacks intermediate islands.
- Retain and augment existing perimeter parking lot landscaping as required to provide mitigation for urban heat island impacts and comply with DEC Regulations.

Building Design Review: The Building is subject to the Business and Community Service Center Design Guidelines administered by MassDevelopment. A design review letter from MassDevelopment is expected prior to issuance of a building permit.

Waiver Requests:

974 CMR 3.04(3)(a)1.a requires that parking allowed in the front of the building shall be limited to 10% of the required parking spaces in accordance with 974 CMR 3.04(3)(a)1.f. The remainder of the parking serving the project shall not be located in front of the building facade. There are currently 17 spaces proposed at the front of the building. This is greater than 10% of the provided and/or required total parking spaces. The Applicant has requested a waiver from this requirement. The proposed 17 spaces will be for public access to the building. We note that there is very limited space to move the spaces elsewhere onsite so the Applicant would need to remove these spaces from the front lot (further reducing parking onsite) to comply.

974 CMR 3.04(4)a. requires any portion of any entrance or exit driveway shall not be located closer than 150 feet to the curb/gutter line of an intersecting street. For residential projects, this requirement may be reduced by the DEC as long as the DEC determines that the Applicant has adequately addressed safety concerns.

Application and Process: Brennan Consulting Inc., on behalf of MassDevelopment, submitted the Unified Permit Application on February 3, 2022 and the Determination of Completeness was issued on February 7, 2022. Copies of the application were received by the surrounding Towns on February 8, 2022. Legal notices were placed in Nashoba Publications on March 4, 2022 and March 11, 2022. All abutting property owners were duly notified by certified mail. The 30-day Town comment period expired on March 10, 2022. No comments were received. The public hearing was continued until April 26 at 6:45 PM in order to provide the Applicant time to respond to outstanding staff comments.

Recommended Action: The 30-day town comment has expired. Once the Commission and public have had an opportunity to ask any questions and comments, the DEC should close the hearing, act on the requested waivers and vote on the draft a Record of Decision prepared for the Commission's consideration.

Attachments*: Revised Site Plans
Response to Comments

* All attachments to be posted on-line at: <https://www.devensec.com/level2hearingsApril26/html>