

# **LAND USE AND OPEN SPACE COMMITTEE**

A subcommittee of the Devens Disposition Executive Board

## **Final Report Executive Summary**

**April, 2006**

## LAND USE AND OPEN SPACE COMMITTEE

### **Acknowledgements:**

The following individuals participated actively in the work of the Land Use and Open Space Committee. We were fortunate to have strong representation and involvement by representatives of all six of the Devens Stakeholder groups, as well as the U.S. Fish and Wildlife Service (USFWS)/Oxbow National Wildlife Refuge. The committee met 27 times from January 2005, through March 2006. This report presents the consensus findings of the committee along with recommendations that we respectfully submit to the Devens Disposition Executive Board for its consideration in the next stages of the Devens Disposition planning process.

**Chair:** E. Heidi Ricci (Shirley)

**Vice Chair:** Peter Lowitt (Devens Enterprise Commission)

**Clerk:** Ed Starzec (MassDevelopment)

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Libby Herland (USFWS)

Patrick Hughes (Ayer)

Debra Kimbrell-Anderson (USFWS)

John Marc-Aurele (MassDevelopment)

Ron Ostrowski (MassDevelopment)

Tim Prior (USFWS, Friends of Oxbow National Wildlife Refuge)

Kathy Wiberg (MassDevelopment)

Harry Zane (Ayer)

**Committee Mission Statement:** The mission of the Land Use, Open Space, and Resource Protection Committee is to evaluate current land use patterns at Devens, develop alternatives, and identify desired future densities and land uses that co-exist in a sustainable manner. The committee should also consider the disposition and future management of open space, recreational facilities, and other natural and cultural resources at Devens. The committee shall be charged with reviewing current plans and the future impact of environmental remediation activities. Efforts should be made to align community design and development patterns so as to be consistent with alternative modes of transportation that moderate automobile use. The Committee will need to understand the constraints of existing land uses, evaluate the size and type of residential populations that are optimum for the future success of each envisioned disposition outcome, assess the balance between new housing development and commercial development initiatives, and identify regulatory frameworks to balance future growth and development in a manner that is consistent with the overall goals of each disposition outcome.

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**Additional Information Available In Full Report:**

- Detailed District by District Analysis of existing and potential uses, opportunities and constraints
- Maps of Existing Uses by District (22 maps)
- LUOS Committee Assigned Tasks Status

## **Abbreviations:**

**BRAC:** Base Realignment and Closure

**BCT:** BRAC Cleanup Team (environmental cleanup)

**CERCLA:** Comprehensive Environmental Response, Compensation and Liability Act (aka Superfund)

**CR:** Conservation Restriction

**DDEB:** Devens Disposition Executive Board

**DEC:** Devens Enterprise Commission

**LUC:** Land Use Control (imposed as part of site cleanup approval)

**LUOS:** Land Use and Open Space Committee

**MEPA:** Massachusetts Environmental Policy Act

**MESA:** Massachusetts Endangered Species Act

**NHESP:** Natural Heritage and Endangered Species Program – the program within Massachusetts Division of Fisheries and Wildlife that is responsible for administration of MESA.

**Oxbow NWR:** Oxbow National Wildlife Refuge

**USFWS:** U.S. Fish and Wildlife Service – manager of the Oxbow National Wildlife Refuge

# Executive Summary

## EXECUTIVE SUMMARY:

In accordance with the mission statement and tasks assigned to it by the Devens Disposition Executive Board (DDEB), the Land Use and Open Space Committee (LUOS) has conducted an in-depth review of all zoning districts at Devens, including:

- Existing land use and resources
- Existing zoning
- Remaining land available
- Constraints (both natural and infrastructure-related)
- Opportunities
- Relationship to adjoining uses
- Preferred and potential uses

The Committee's full report presents this information in a summary matrix, on maps, and in narrative form. This Executive Summary highlights key findings and recommendations and includes the summary matrix of the results of our district-by-district analysis of existing uses, constraints, and opportunities.

The LUOS was assigned by the Coordinating Committee a list of tasks based on the committee's mission statement and a master matrix of all the questions that needed to be answered through the disposition planning process. The Committee's full report includes information on the status of all assigned tasks, listed by the tracking numbers designated by the Coordinating Committee's master schedule for all of the committees.

As described further below and in the Committee's full report, the LUOS was not able to complete some of its assigned tasks because those tasks were dependent upon the DDEB first reaching consensus on the general outlines of the Disposition Plan preferred Scenario as well as the assistance of a planning consultant. It is the LUOS' understanding that the DDEB will oversee the completion of these remaining tasks as part of the further timeline and processes being established under the Memorandum of Understanding (MOU) presently being negotiated among the Stakeholders.

### **LUOS Findings and Recommendations**

The 1994 **Reuse Plan** for the most part is still a good plan, with some adjustments. We strongly recommend that Sustainable Development, balancing economic development, environmental protection and social equity issues, remain the unifying theme of the amended Reuse Plan.

Similar to the original Reuse Plan, the Disposition Plan should include general statements of **Goals and Objectives**, with details of the plan flowing from and clearly linked to those Goals and Objectives.

The LUOS has **recommended adjustments to the Reuse Plan** in a few locations including identification of **possible additional sites for housing**. See *District Analysis Matrix* and the detailed analysis in the LUOS Committee's full report for more information. We are not necessarily recommending that all of these potential housing sites be dedicated solely to housing, nor have we recommended specific densities of

development for these parcels. Those details should be included in the Disposition Plan through the next phases of the planning process

Negotiations among Stakeholders on the **maximum allowable amount of housing** have played a major role in shaping land use planning aspects of the disposition planning process.

**Further analysis is ongoing on the following parcels: Environmental Business Zone, MacPherson Road Corridor, and Shirley Village Growth Area I.** These are critical elements of the overall Disposition Plan.

**Salerno Circle** has several sensitive issues of concern that need to be addressed, including protection of the **viewshed, aquifer, and steep slopes**. Some of these (viewshed, aquifer) are addressed in existing DEC regulations but need to be made permanent. The Town of Harvard prefers this site be commercial and/or municipal, not dense residential.

Rehabilitation and reuse of the buildings at **Vicksburg Square** is a high priority for all stakeholders. The area should be rezoned to allow housing and/or mixed uses to facilitate reuse.

The **Parade Ground** should be rezoned as open space and additional permanent protection measures instituted.

Where **housing parcels are not located within walking distance of shopping or work** locations, this is not consistent with smart growth, and this should be addressed as much as possible in the Disposition Plan through careful selection of the final preferred sites and density of housing, allowances for mixed uses where appropriate, small neighborhood service retail within housing areas, transit (e.g. shuttle bus) within Devens, and other measures.

Provisions for **permanent protection of open space** parcels need to be secured in the Disposition Plan. The committee identified several areas of steep slopes outside of the existing open space district. These **steep slopes should be permanently protected** (in perpetuity) and remain forested.

Additional provisions for **permanent protection of historic** assets need to be secured in the Disposition Plan.

**Environmental contamination** restricts future use of some areas but overall is not a major barrier to redevelopment. Continued removal of pesticides in former housing areas, and other ongoing remediation and monitoring is important. If housing is included in the final plans for the Airfield, additional remediation may be required beyond present remediation plans. See Appendix A, *Current Status of Environmental Conditions on Reuse Plan Parcels* for more information.

**Land Use Restrictions and Easements** exist on various parcels. See Appendix B: *Summary of Easements & Restrictions on Reuse Plan Parcels*, which was prepared with the assistance of the Governance Committee, for more information.

**Ample water and sewer** is available. The **wastewater plant should remain regional** under either scenario.

**Massachusetts Endangered Species Act (MESA) restricts development on Environmental Business Zone and complicates MacPherson Rd upgrade.** The habitat resources on these parcels are considerable, involving several plants and animals as well as connections to larger regional ecosystem resources. The final Disposition Plan should provide adequate protection for these resources, consistent with the sustainable development principles that were applied in development of the original Reuse Plan as well as the responsibilities of USFWS as manager of the Oxbow NWR and MassDevelopment's planning level responsibilities as a state agency pursuant to the MESA regulations.

### **General Process Recommendations:**

Several crucial Land Use and Open Space related tasks were not completed, because they were dependent upon the Stakeholders first reaching consensus on the broad outlines of the Disposition Scenario, on other ongoing planning processes (e.g. North Post and Open Space and Recreation Plan), and/or on technical assistance that the Committee needed to complete this work.

The following items were originally slated to be done by the LUOS Committee with technical assistance from VHB (Task 5 of the VHB Scope of Work): 1. revised Reuse Plan showing changes in zoning, etc.; 2. resource protection measures; and 3. zoning bylaws/regulations.

In the later half of 2005, the Coordinating Committee placed these tasks "on hold" until the general outline of the disposition proposal were agreed upon. As the negotiation process on the preferred scenario extended into 2006, approval was not granted for VHB to proceed in working with the LUOS on these tasks. Therefore the LUOS did not finish this work. It is the LUOS' understanding that these remaining tasks will be completed through the further processes and timeline presently being developed through a Memorandum of Understanding that will be approved by all Stakeholders

### **Key Items Remaining to be Completed**

**The following items need to be completed and included in the draft Disposition Plan documents for public review and approval:**

Many land use related details need to be worked out after Stakeholder consensus on the general outlines of a disposition scenario have been agreed upon. Land Use and Open Space items that remain incomplete at this time include:

- **Plans for the North Post and Shirley Village Growth Areas**, and for all of Devens in the form of a **revised Reuse Plan**;
- **Zoning bylaws and regulations**;
- The **Open Space and Recreation Plan** including clear delineation of all areas proposed for permanent protection and the mechanisms to achieve protection in perpetuity; open space protection transition mechanisms and management;



- **Historic preservation, water resources protection, and viewshed protection provisions** (continuation of existing DEC protections, or revisions; permanency of these protections); the committee recommends that all **steep slopes** identified on the attached map be permanently protected as part of the Open Space Protection Plan;
- **Locations for a cemetery and school(s)** if Devens becomes a separate town (we have identified potential locations, but the preferred locations need to be identified in the Disposition Plan); and
- **Future management of utilities including water and wastewater.**

The LUOS recommended in February 2006 that the DDEB follow a 2-step process, obtaining town meeting and ballot box votes in Fall 2006 on the outlines of the overall Disposition Plan, with a final vote on the details taking place no sooner than Spring 2007. Since that recommendation was made, we have seen renewed progress on several crucial items including planning for the North Post, Shirley Village Growth Area, and MacPherson Road, and the Open Space and Recreation Plan. Near term completion of these tasks is vital for inclusion in the overall Disposition Plan.

The DDEB is presently working to develop an MOU among the Stakeholders that provides for remaining details to be worked out through Summer 2006 with the final votes in Fall 2006. The LUOS continues to believe this is an ambitious schedule but respects the diligent efforts of the DDEB, Coordinating Committee, Governance Committee, and Finance Committee to meet that schedule. The confidence of the public will be raised by providing all details of the plan including those listed in the MOU outline (tasks that need to be completed), followed by editing and finalization of documents, well in advance of a final vote.

### **Massachusetts Environmental Policy Act (MEPA)**

A determination needs to be made regarding the **timing and process for review** of the Disposition Plan under the **Massachusetts Environmental Policy Act (MEPA)**. Filing a Notice of Project Change with MEPA prior to the municipal votes on the Devens Disposition Plan would facilitate public review of the draft Disposition Plan. It could also help avoid a situation similar to what occurred recently (winter '05-'06) with Weymouth Naval Air Station (NAS).

The Weymouth Naval Air Station (NAS) Reuse Plan recently (2005) underwent amendment. The three towns of Abington, Rockland, and Weymouth voted to approve the new plan following an extensive planning process. A Notice of Project Change was filed with MEPA after municipal approval of the revised Reuse Plan. The MEPA Certificate indicated that some elements of the plan, including a major through road and an area of housing, needed to be reevaluated in light of rare species and wetlands constraints. A similar, but even more severe, regulatory constraint was identified through the MEPA review process of the previous iteration of the NAS Reuse Plan, which also was first approved by the municipalities prior to MEPA review.

In contrast, the Draft Environmental Impact Report on the Devens Reuse Plan was completed and reviewed by the public, MEPA office, and state regulatory agencies before the Super Town Meeting vote in 1994. This assisted with public review of the plan, as well as providing assurance to the communities that the Reuse Plan had a good

chance of being permissible under all applicable environmental laws without the need for further amendment.

It is probably still feasible to fit review of a Notice of Project Change on the draft Devens Disposition Plan into the timeline and process presently being refined by the Coordinating Committee. If needed, a full Environmental Impact Report could then be completed after the municipal votes.

# Land Use and Open Space Matrix

**LAND USE AND OPEN SPACE MATRIX---SHEET ONE OF TWO**

DISTRICTS	EXISTING USES	PREFERRED OR POSSIBLE USES	ISSUES	ZONE CHANGE?	INFRASTRUCTURE ISSUES?	DESIGN GUIDELINES?
Environmental business (parcel 14)	wastewater plant	res/com/open space	rare species habitat with ecological study underway to determine if any development is feasible; Shirley interested in clustered housing	yes/res/com/open space	Needs infrastructure	
Jackson Gateway I (parcel 20)	NA	retain	potential USFWS visitor center	no	Road improvements	
Verbeck Gateway II (parcel 12)	Job Corps/Charter School/open	retain	built out per Reuse Plan	no	Road improvements	
Special Use District 1 (parcel 19)	Golf Course and vacant land					
Salerno	vacant buildings to be demoed	res/or ITB	housing or corporate facility	yes if housing		
Davao		res/or ITB	housing or corporate facility	yes if housing		
Red Tail	municipal golf course	res/open space/	sustainable certification/liquor license	yes if housing and private	Road improvements	
Special Use District 2 (parcel 15)						
Moore Airfield	Army/state police storage/driving	ITB	none	no	McPherson rd overpass +	
Residential 1 (Grant Road) (parcel 6)	vacant buildings demoed	housing/very small retail	housing retain community character	yes for number of Dus	utility line underground	create
Residential II (parcels 1, 10, 11)	historic district/homeowners assoc					yes/h.o. assoc.
Elm/Walnut		housing	yes/homeowners assoc	yes for number of Dus	upgrades	
Bates/Auman		housing	yes/homeowners assoc	yes for number of Dus	no	
Business/Community Services (parcel 3)	retail/lodging/educational	housing/retail	Multifamily/ above retail/liquor license	yes to allow mixed use	no	yes
Village Growth I Shirley Gate (parcel 23)	municipal/educational	municipal uses/housing	housing/retail /yes			
Innovation and Technology Bus. (parcels 4, 5, 7, 8, 18, 21)						
Reserve Enclave (4)		mixed use res/ITB	yes/mixed use residential near BSC	yes for area near BSC		
PharmEco/AES (4)	ITB/old barracks	ITB	no	no	drainage	yes
600 Block(4)	600 block/hodges/Gym/crimelab	ITB	no	no	drainage	yes
Federal Medical Center (5)	FMC/cemetery/tor cr	itb/+remainders USFW?	no	no	no	no
Locust housing (21)		itb	no	no	no	yes
Oak/Maple housing (7)	USFW/substation/formerhsing	itb(height)/mixed use/res	yes/cleanup from com. standard	yes	no	yes
Bulge/Davao/Golf course (18)	Golf Course and hsing to demo	hsing/itb/ osr for golf	yes (60-80 units) or retain as ITB	housing/osr for golf	no	yes
Robbins Pond (4)	Comcographics/ParkerHannifan	ITB/Com/Housing/MU	possible reuse army enclave for housing	existing ITB/army change	no	yes
Jackson Road(21)	Haardig,Netstal/Bionostics/wetland	ITB	no	no	no	yes
Xinetics/library/comrex/7hills(8)	Xinetics/library/7hills/comrex	itb/com(library)	no	bdry closer to comrex	unstable soils SEGrant	yes
Village Growth II Army in Shirley (parcel 22)	US Army use	unknown	possibly	yes		
Rail Industrial and Trade Related (parcels 13, 16, 17)						yes
West Rail (parcel 13)	full except 3 lots (1 small)	RIT/Same	no	no	no	yes
Barnum Road East (parcel 17)	Guilford/Systems H20,Army/Guard	RIT/Same	no	no	no	yes
Barnum Road West (parcel 16)	Media News, NB Kenny, Ddbakery	RIT/Same	no	no	no	yes
Innovation and Technology Center (parcels 2, 9)	Chapel/Xinetics/Eglomesie	mixed uses		Elderly Complex..	Centralized stormwater	yes
Vicksburg Square (2)	Vacant(office/theatre)Learning XP	range of hsing/school	Yes	Yes/housing mixed use	Centralized stormwater	yes
El Caney and remainder (9)		part housing/part ITC	Yes	yes/housing	Centralized stormwater	yes

**LAND USE AND OPEN SPACE MATRIX---SHEET TWO OF TWO**

DISTRICTS	CEMETERY LOCATION?	REMEDIAION ISSUES?	WATER RESOURCE ISSUES?	HISTORIC PRESERVATION ISSUES?	OPEN SPACE, ARTICLE 97, OR CR ISSUES	ABUTTING PARCEL ISSUES?
Environmental business (parcel 14)			proximity to wells	no	Potential open space/ habitat issues	ACEC/USFWS/Walker Road
Jackson Gateway I (parcel 20)	no	no	no	no	adjacent to boulevard at entrance/USFWS	USFWS/Bureau of Prisons
Verbeck Gateway II (parcel 12)	no	monitoring	no	no	buffer adjacent to road and stream	
Special Use District 1 (parcel 19)						adjacent to res land in Harvard
Salerno	no	soils under housing			steep slopes Viewshed overlay	Trustees of Reservations CR
Davao	no	soils under housing			steep slopes	Trustees of Reservations CR
Red Tail	no	monitoring per approval	no	no	steep slopes	Trustees of Reservations CR
Special Use District 2 (parcel 15)						
Moore Airfield	no	yes/no build over plume	yes	no	steep slopes adjacent to USFWS	USFWS/ ACEC
Residential 1 (Grant Road) (parcel 6)	no	UXOs	no	no but compatible to district	connectivity/trails/common	community character/steep slopes/USFWS
Residential II (parcels 1, 10, 11)						
Elm/Walnut	no	UXOs	no	no	yes/potential trade offs w/HOA	retain community character
Bates/Auman	no	no	no	yes	yes/potential trade offs w/HOA	retain community character
Business/Community Services (parcel 3)	no	no	no	compatible w/adjacent dist.	boulevard/common/trail connections	
Village Growth I Shirley Gate (parcel 23)	no	soils under housing	no	no	adjacent to USFWS	yes
Innovation and Technology Bus. (parcels 4, 5, 7, 8, 18, 21)						
Reserve Enclave (4)	possibly	yes/consolidated land fill	esker/pond		esker and pond in TOR cr	
PharmEco/AES (4)	no	yes/old barracks/a-28 petroleum	no	no	viewshed/accessover open space issues	no
600 Block(4)	no	no	vernal pool?/ASC	no	viewshed/accessover open space issues	no
Federal Medical Center (5)	existing	no	no	no	viewshed/TO cr/ rear open space swap?	USFW
Locust housing (21)	no	neslope used as rifle range lead	no	no	viewshed	USFW
Oak/Maple housing (7)		oak uxo issue cleanup from com.	no	no	viewshed/USFW/steep slopes	USFW
Bulge/Davao/Golf course (18)	no	clean to res. Standard	no	no	protect robbins pond viewshed and slopes	robbins pond viewshed
Robbins Pond (4)	no	no	no	no	adjacent to Robbins Pond and Openspace	Open Space adjacent
Jackson Road(21)	no	no	wetlands	no	viewshed/wetlands/drainage ponds	abuts USFW
Xinetics/library/comrex/7hills(8)	no		no	no	site of old gym	xhospital rd from residential
Village Growth II Army in Shirley (parcel 22)	possible	na	na	no		abuts Oxbow
Rail Industrial and Trade Related (parcels 13, 16, 17)			comply WSPD regs		Master storm water management plan	
West Rail (parcel 13)	no	monitoring/soil plan selected sites	no "	no	Recreation fields as buffer to res.	Abuts open space and rec then housing
Barnum Road East (parcel 17)	no	monitoring/soil plan selected sites	no "	no	Barnum Rd Master Plan	abuts Cold Spring Brook/trails
Barnum Road West (parcel 16)	no	monitoring/soil plan selected sites	part of guard near wells	no	Barnum Rd Master Plan	Guard property portion near wells
Innovation and Technology Center (parcels 2, 9)	yes/bufferBalls Bluff	no	no	Yes historic district	Protect Rogers Field permanently	Res adjacency/ buffers (cemetary/rec)
Vicksburg Square (2)	no	no	no	Yes historic district	Also protect Hornet Field/Alley	buffer residents
El Caney and remainder (9)	yes/tennis court	no	no	yes for commandant/gardens	foreman gardens/water works	buffer residents
Open Space and Recreation Zone (everything else outside of zoning parcels)						

# Open Space Protection Recommendations Matrix

## Open Space Protection Recommendations Matrix

Resource Area (GOALS ID from 1996 OSRP)	Use/Status at Present  Zoning	Comment	Current Protection	Current Ownership  (CR held by)	Recommended additional Protection Mechanism
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Preservation Zone					
Lower Cold Spring Brook Wetlands (P1)	Open space /wetlands  OSR	Partially transferred pending environmental cleanup by Army	Deed restriction**, Wetlands Protection Act, Zoning and Regulations	MD/Army	Permanent protection through either Article 97 and/or CR or equivalent *
Patch Road Wetlands (P2)	Open space /wetlands  OSR		SW portion within Esker CR (recorded 7/30/04), Wetlands Protection Act, Zoning and Regulations	MD	NE portion: permanent protection through either Article 97, CR or equivalent
Ammunitions Supply Point (ASP) & Wetlands (P3)	Open Space /wetlands  OSR	Bordered by Golf course on 3 sides, Enclosed within Conservation Zone C9.	Deed restriction**, Wetlands Protection Act	MD	Permanent protection through either Article 97 and/or CR or equivalent
The Eskers (P4)	Open Space  OSR/ITB	CR recorded 7/30/04	CR, Wetlands Protection Act	MD  (TTOR)	None
Upper Cold Spring Brook Wetlands (P5)	Open Space /wetlands  OSR	Remediation of former Army landfill resulted in increase of surface water & restoration of wetland areas. Adjacent to area of proposed roadway upgrades	Wetlands Protection Act, Aquifer Protection, Zoning and Regulations	MD/Army(?)	Permanent protection through either Article 97 and/or CR or equivalent
Mirror Lake (P6)	Open Space / active & passive recreation  OSR	CR recorded 7/30/04, Master Plan completed	CR, Aquifer Protection, Wetlands Protection Act, Zoning and Regulations	MD  (TTOR)	None

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 Recommendations of LUOS Committee – does not imply endorsement by any Stakeholder.

## Open Space Protection Recommendations Matrix

Resource Area (GOALS ID from 1996 OSRP)	Use/Status at Present  Zoning	Comment	Current Protection	Current Ownership  (CR held by)	Recommended additional Protection Mechanism
Black Spruce Bog (P7)	Open Space / passive recrea- tion  OSR	CR recorded 7/30/04	CR, Aquifer Pro-tection, Wetlands Protection Act, Zoning and Regula-tions	MD  (TTOR)	None
<b>Conservation Zone</b>					
Shepley's Hill (C1)	Open Space / passive recrea- tion  OSR	Potential vernal pool certi- fied 11/28/04.	Wetlands Protection Act, Zoning and Regulations	MD	Permanent protection through either Article 97 and consider CR or equivalent
Shepley's Hill Land- fill (C2)	Open Space  OSR	Leased parcel. Landfill originally capped between 1986 & 1992. Pending ad- ditional environmental remediation.	N.A.	Army	If and when remediation ever completed, should be pro- tected and maintained for grassland habitat
Grove Pond Area (C3)	Open Space  OSR	Over/adjacent to Ayer/Devens wells.	Zone I and II areas, Aquifer Protection, Wetlands Pro- tection Act, Zoning and Regulations	MD	Permanent protection through either Article 97 and/or CR or equivalent
Cold Spring Brook System (C4)	Open Space  OSR	Partially transferred pend- ing environmental cleanup. consider joining this poly- gon with P5 (P1 is within existing DR/proposed CR area).	East of Railroad under deed restriction**, Wetlands Pro- tection Act, Zoning and Regulations, partially in Zone II	MD/Army	Permanent protection through either Article 97 and/or CR or equivalent *

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Resource Area (GOALS ID from 1996 OSRP)	Use/Status at Present  Zoning	Comment	Current Protection	Current Ownership  (CR held by)	Recommended additional Protection Mechanism
Buena Vista Area (C5)	Open Space / active & passive recreation	Possible active rec, open space buffer, consider redefining/realigning C5 polygon boundary and possible trade-offs with other lands. Majority of area was densely developed by Army. Some demo remaining	Zoning and Regulations	MD	None
Housing Buffer (C6)	Open Space  OSR	100' wide Open Space buffer between residential and commercial zoning districts	Zoning and Regulations	MD	TBD
Robbins Pond (C7)	Open Space/ passive rec  OSR	Limited passive rec/interactive trails.	Wetlands Protection Act, Zoning and Regulations	MD	Permanent protection through Article 97 or equivalent
Patch Road Hollow (C8)	Open Space/ passive rec  OSR	SW portion with Esker CR, consider joining this polygon with P2 & C7.	Portions in CR, Wetlands Protection Act, Zoning and Regulations	MD  (TTOR)	Permanent protection through either Article 97 and consider CR or equivalent.
Ammunition Supply Point Ridge (C9)	Open Space  OSR	Bordered by Golf course on 3 sides	Deed restriction**, Wetlands Protection Act	MD	Permanent protection through either Article 97 and/or CR or equivalent
Mirror Lakes Slopes (C10)	Open Space/ passive rec  OSR	CR recorded 7/30/04. Master Planning completed	CR, Aquifer Protection, Wetlands Protection Act, Zoning and Regulations	MD	None

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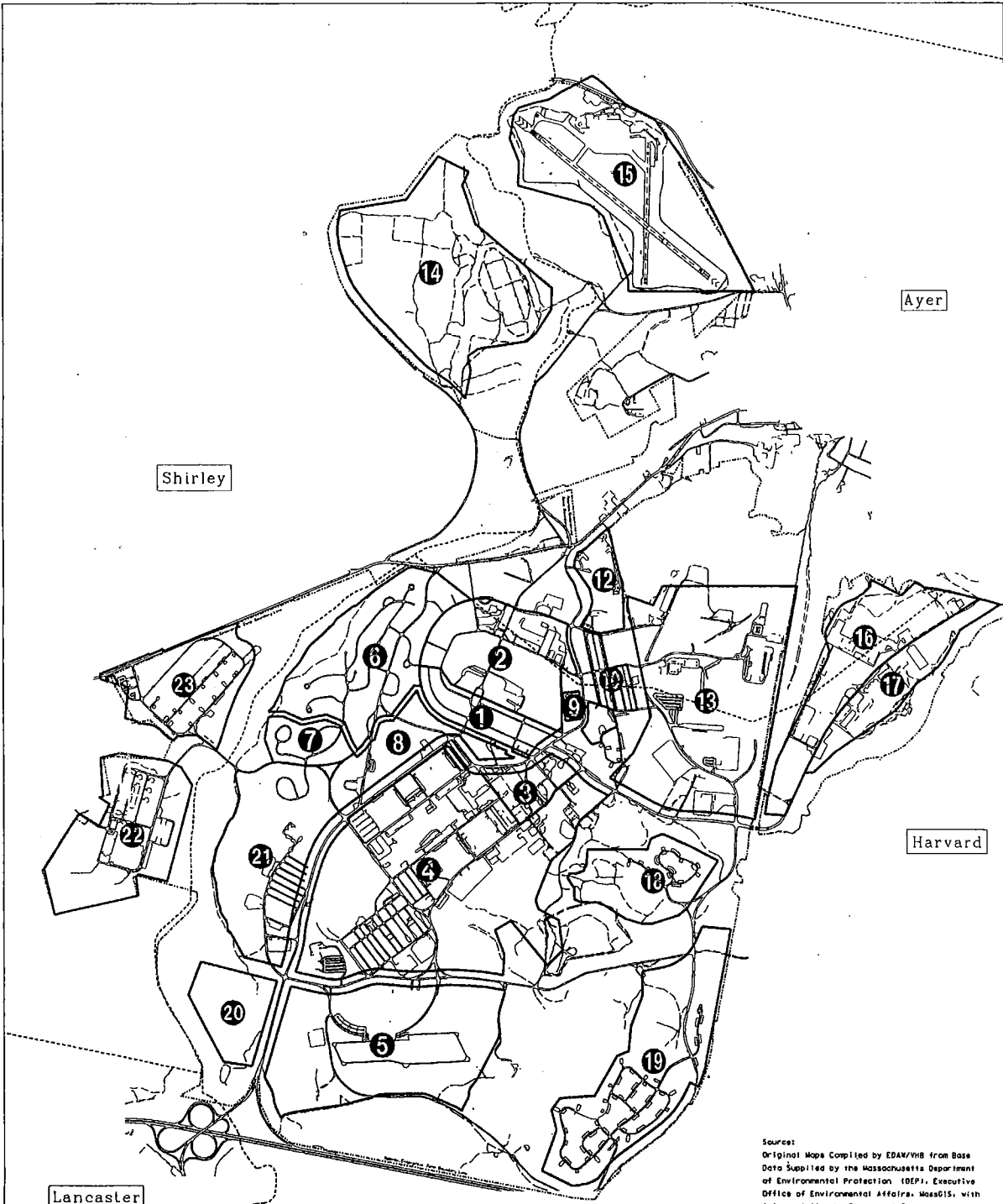
Resource Area (GOALS ID from 1996 OSRP)	Use/Status at Present  Zoning	Comment	Current Protection	Current Ownership  (CR held by)	Recommended additional Protection Mechanism
Mirror Lake Beach (C11)	Open Space / active & pas- sive recreation  OSR	CR recorded 7/30/04. Mas- ter Planning completed	CR, Aquifer Protection, Wetlands Protection Act, Zoning and Regulations	MD	None
Southeast Buffer (C12)	Open Space  OSR	100' wide Open Space buffer & steep sloped area between Salerno Circle & RR tracks	Zoning and Regulations	MD	Consider for additional levels of protection
Oak Hill Area (C13)	Open Space  OSR	Additional review antici- pated, buffer to USFWS refuge	Zoning and Regulations	MD	Consider for additional levels of protection
North Post Buffer Area (C14)	Open Space  OSR	100' wide Open Space buffer between Ayer/Shirley land & devel- opment areas. Pending fu- ture master planning	Zoning and Regulations	MD	TBD
Grant Road Slopes (New)	Open Space  Residential	Steeply sloped areas along the northwest boundary of the Grant Housing Area have been identified as a significant resource area;	Zoning and Regulations	MD	Consider for additional levels of protection
EBZ (New)	WWTP / Un- developed  EBZ	Environmental review in progress (including VP & rare species impact). Pend- ing future master planning.		MD	Additional levels of protec- tion to be recommended pending completion of envi- ronmental analysis.

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Road Corridors/Buffer Areas	Open Space	Continued zoning as open space will create title issues for adjacent property owners	Zoning and Regulations	Various	Appropriate permanent protection mechanism TBD.
Steep Slopes (New)	Various	Naturally formed, mature vegetation slopes >35% on > 1/2 contiguous acre and in close proximity to sensitive resource areas	Some protected in Mirror Lake and Esker CR. All regulated under DEC regs (not permanent)	Various	Permanent protection through either Article 97 and consider CR or equivalent. Some portions next to Oxbow NWR may be appropriate to add to refuge.
<p>* CR to be pursued pending final clean up and transfer of the property (under Base Cleanup Team review for decision).</p> <p>** In the deed transferring Devens from the Army to MassDevelopment a restrictive covenant was included (section XI.c) providing intermediate protection of the four areas recommended.</p> <p><i>Note: The Rivers Protection Act does not apply to Devens because an Environmental Impact Report was undertaken prior to the RPA legislation thus exempting future Devens projects from RPA.</i></p> <p><i>Note: Article 97 protection equates to "municipal conservation area" status. Under MassDevelopment review.</i></p>					

# Maps



This map is a product of the Devens Engineering/GIS Department

Source:  
Original Maps Compiled by EDAN/WH from Base Data Supplied by the Massachusetts Department of Environmental Protection (DEP), Executive Office of Environmental Affairs, MassGIS, with interpretation by Consultant Team.  
Revised Maps Compiled by the Devens Engineering/GIS Department from Base Data Obtained from 1995 - 1996 Aerial Photography and Photogrammetric Mapping.

- ① Parcel Number
- Innovation & Technology Business ④ ⑤ ⑦ ⑧ ⑩ ⑫
- Rail, Industrial & Trade Related ⑬ ⑭ ⑮
- Environmental Business ⑯
- Residential I ⑰
- Residential II ⑱ ⑲ ⑲
- Business Community Services ⑳
- Village Growth I ㉑
- Village Growth II ㉒
- Innovation & Technology Center ㉓ ㉔
- Gateway I Jackson ㉕
- Gateway II Verbeck ㉖
- Special Use I ㉗
- Special Use II ㉘

**Devens Regional Enterprise Zone**  
Ayer - Harvard - Lancaster - Shirley

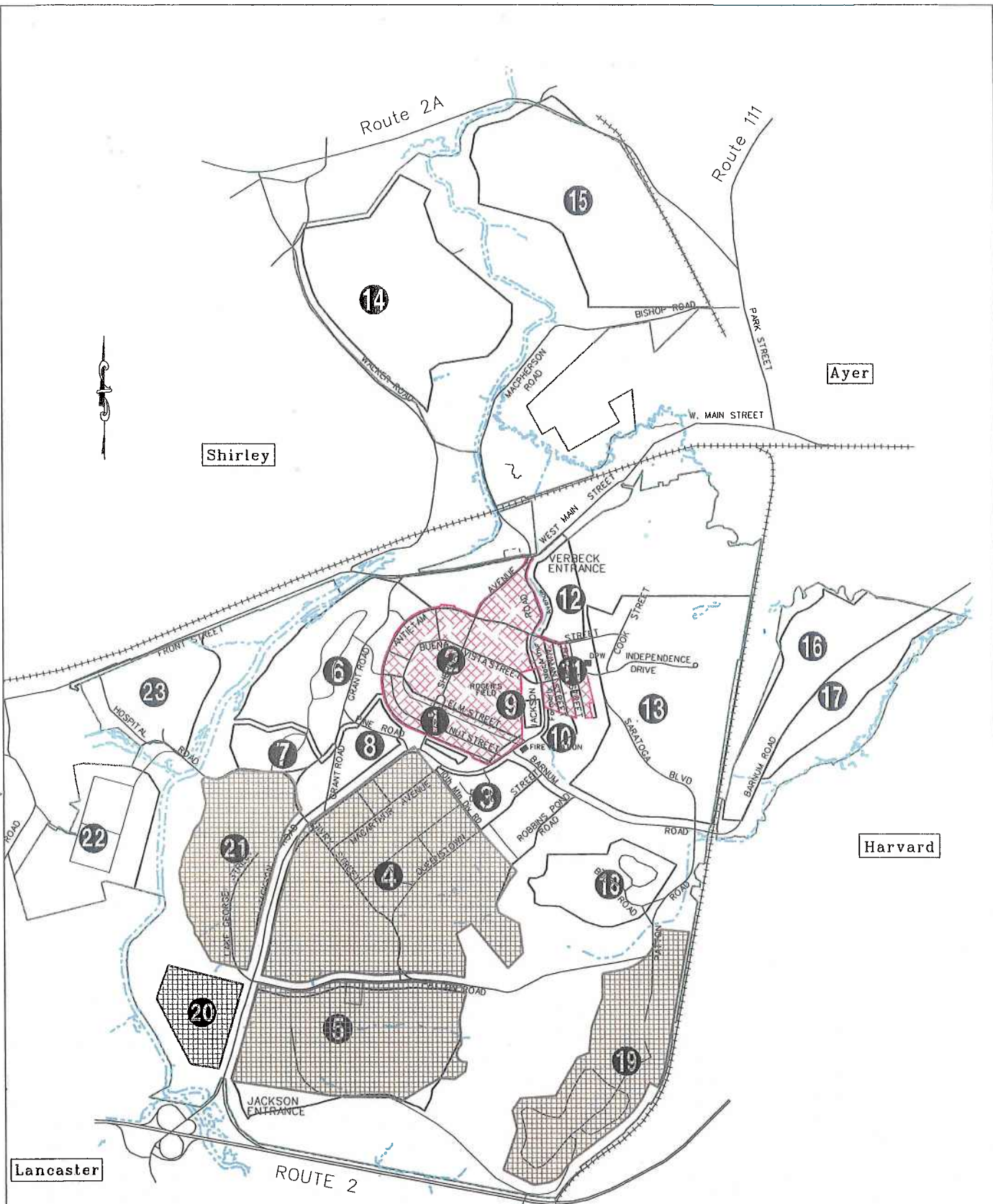
**Devens Zoning District Key Map**

November 11, 1994  
Revised: May 29, 2001

Notes:  
In The Construction Of The Zone Districts Boundary Lines Shown On The Original Parcel Maps, The Intent Was To Avoid Having Zone Lines Running Through Existing Buildings. Where This Appears To Occur Graphically It Is The Intent That The Line Runs 10' Outside Of The Building Footprint. Zone Lines Have Been Adjusted To Meet This Intent On The Revised Parcel Maps.



1 10 Acre





Shirley

Ayer

Harvard

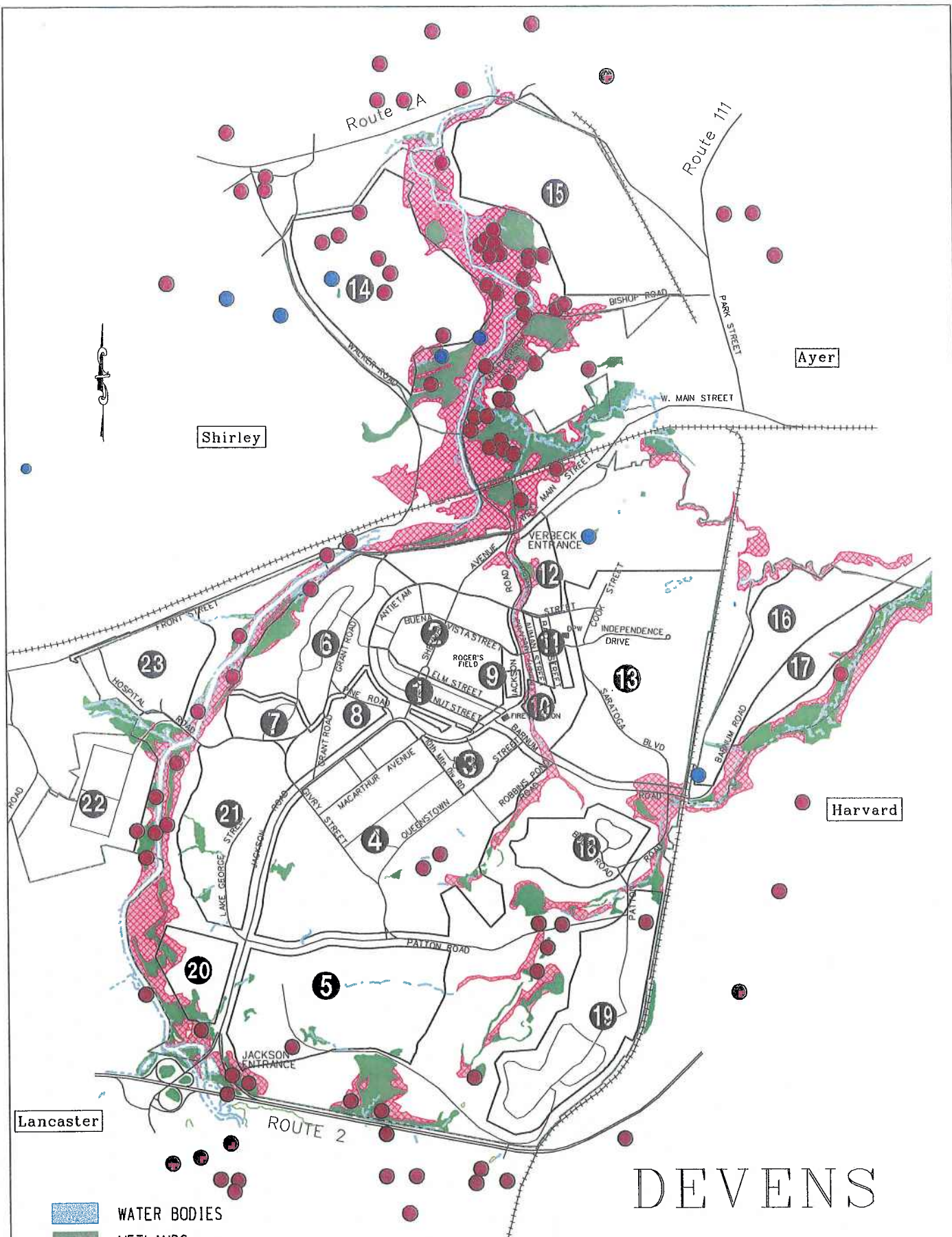
Lancaster

# DEVENS

-  HISTORIC DISTRICT
-  VIEWSHED DISTRICT

RESOURCE MAP

HISTORIC & VIEWSHED  
OVER LAY DISTRICTS







Shirley

Ayer

Harvard

Lancaster

# DEVENS

-  WATER BODIES
-  WETLANDS
-  FLOODPLAIN
-  Certified Vernal Pools
-  Potential Vernal Pools

RESOURCE & CONSTRAINTS MAP

SURFACE WATER  
AND WETLANDS



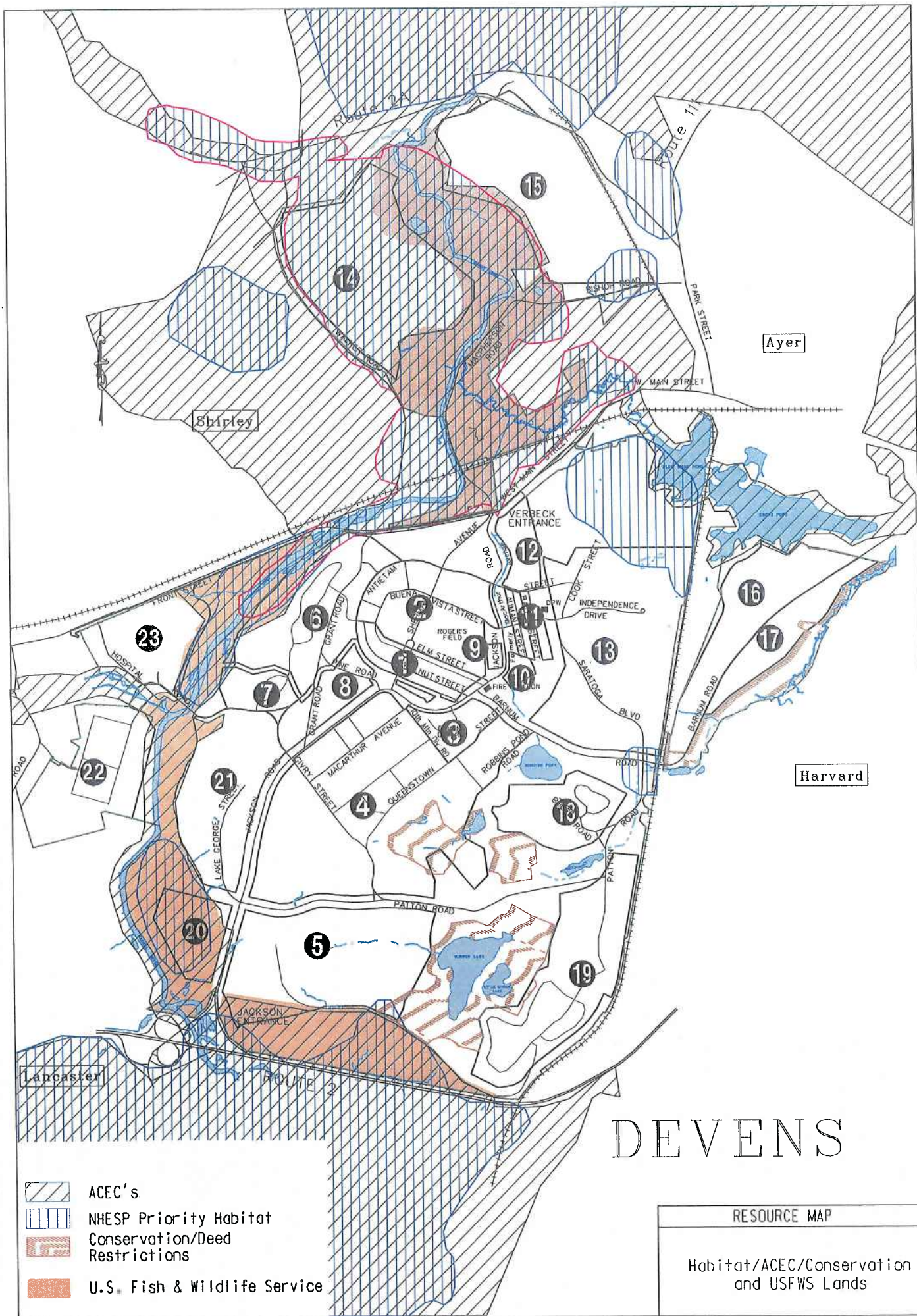
**Slope Resource Area:**  
 Naturally formed, undisturbed, areas with mature vegetation cover  
 Slopes generally in excess of 35%.  
 Contiguous area of 1/2 Ac. or more  
 In close proximity to sensitive resource areas

RESOURCE & CONSTRAINTS MAP

STEEP SLOPE AREAS

# DEVENS







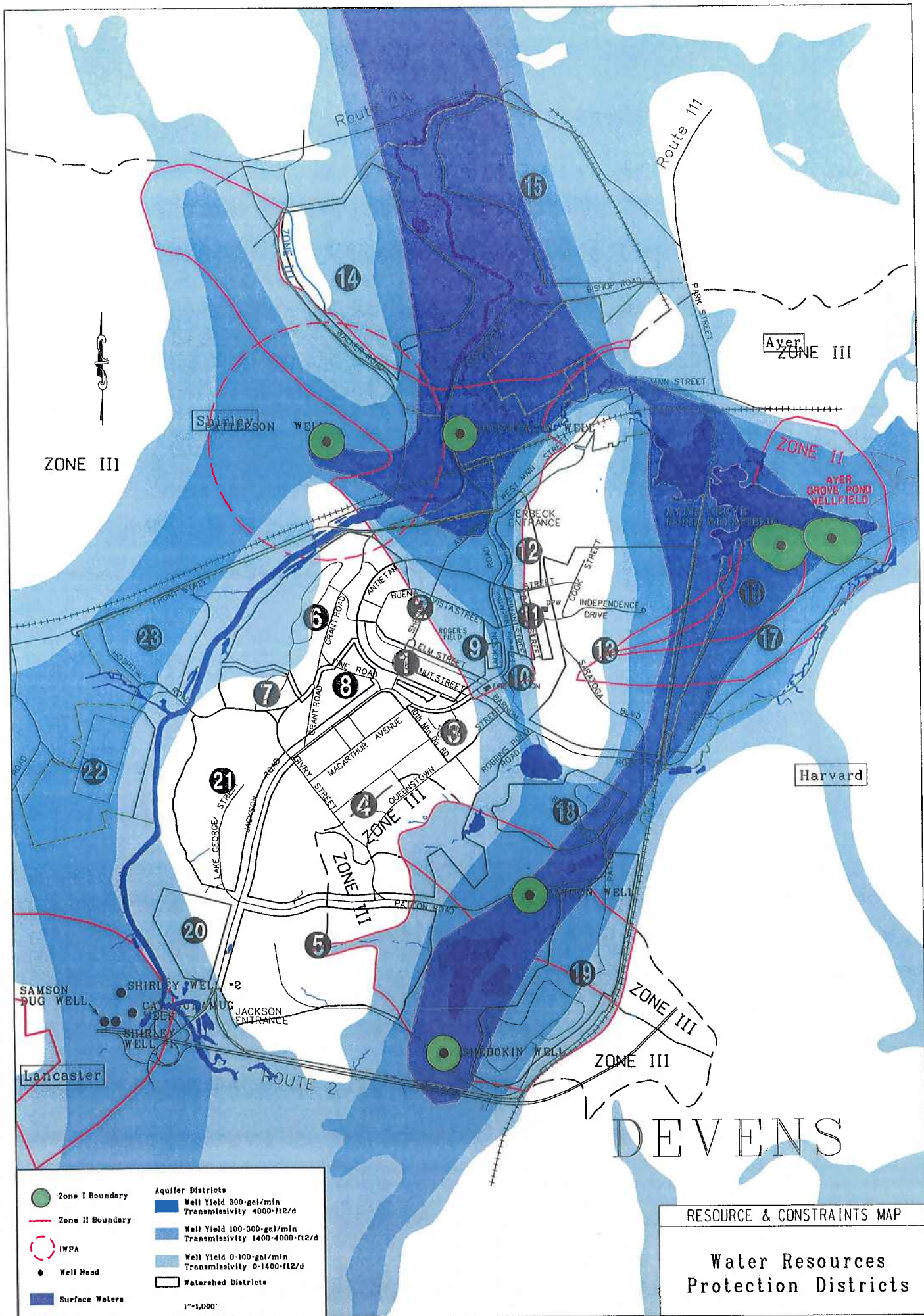


# DEVENS

RESOURCE MAP

Habitat/ACEC/Conservation and USFWS Lands

-  ACEC's
-  NHEP Priority Habitat
-  Conservation/Deed Restrictions
-  U.S. Fish & Wildlife Service



ZONE III

Ayer  
ZONE III

ZONE II  
AYER GROVE POND WELLFIELD

Harvard

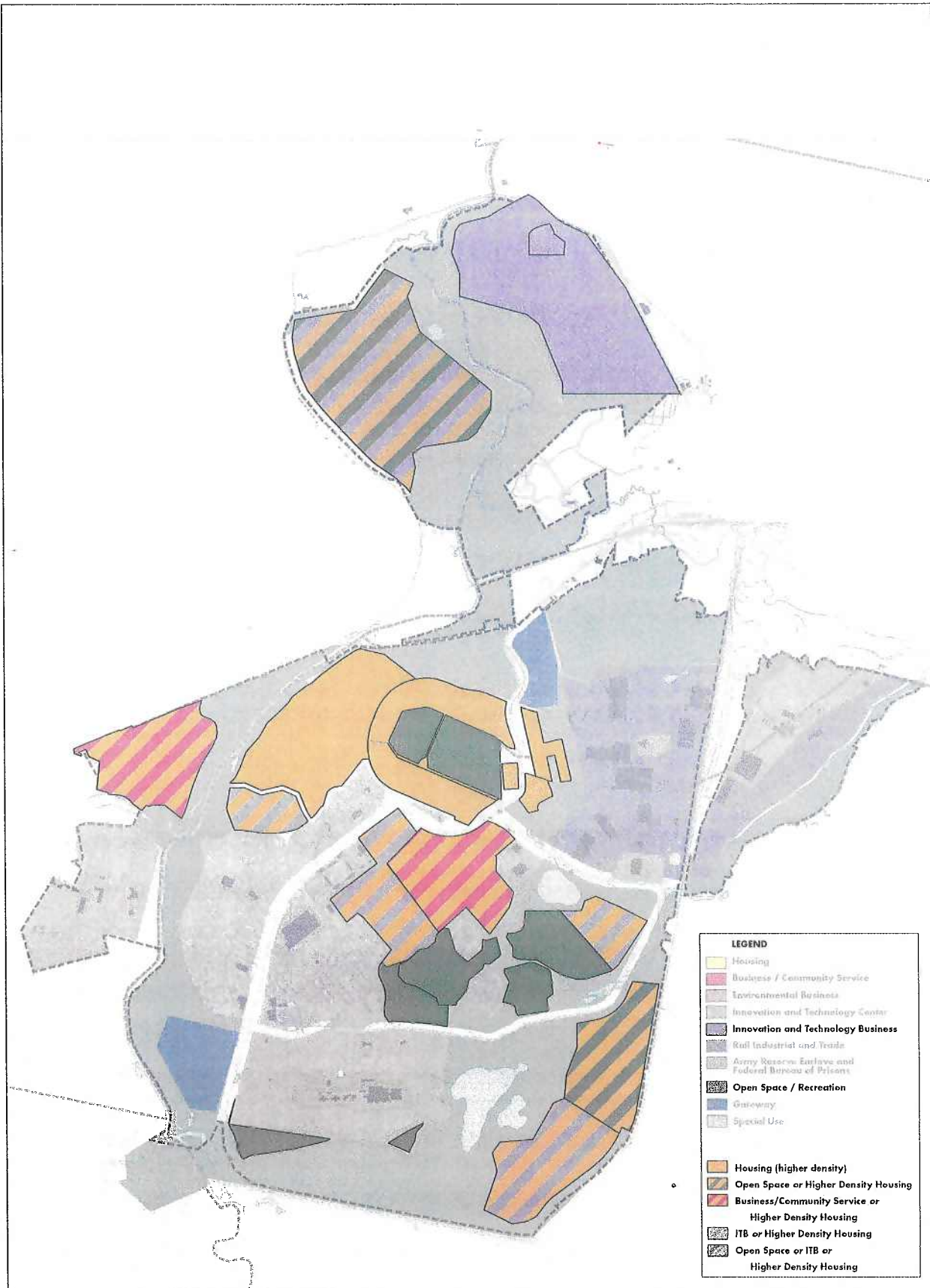
Lancaster

# DEVENS

RESOURCE & CONSTRAINTS MAP

Water Resources  
Protection Districts

- |  |                  |   |
|--|------------------|---|
|  | Zone I Boundary  | <b>Aquifer Districts</b>  |
|  | Zone II Boundary | Well Yield 300-gal/min<br>Transmissivity 4000-ft <sup>2</sup> /d          |
|  | IWPA             | Well Yield 100-300-gal/min<br>Transmissivity 1400-4000-ft <sup>2</sup> /d |
|  | Well Head        | Well Yield 0-100-gal/min<br>Transmissivity 0-1400-ft <sup>2</sup> /d      |
|  | Surface Waters   | Watershed Districts   |
- 1"=1,000'



**MAY 2005 CONTEMPLATED ZONING CHANGES**

Land Use and Open Space Committee

June 1, 2005



# Appendix A: Current Status of Environmental Conditions on Reuse Plan Parcels

## **Appendix A**

### **Land Use and Open Space Committee Final Report**

#### **Current Status of Environmental Conditions on Reuse Plan Parcels**

This environmental status summary is intended to present the current status of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) program, commonly known as Superfund at Devens, MA. It is not intended to be a detailed history nor a specific Due Diligence Study of the Development parcels. This status report will provide current and general environmental information to assist in developing future use scenarios of the parcels with the knowledge of any restrictions, limitations or future environmental work at the sites.

Land Use Controls (LUC) in this report are defined as legal or administrative restrictions on land/groundwater or resource use to protect against exposure to residual contamination or to protect the remedy in place when a site cannot or has not been cleaned up to allow unrestricted use.

Operation and Maintenance (O&M) is defined as continuing environmental activity such as, pump and treat, mowing landfill grass, maintaining drainage swales etc., at a site where environmental remediation has occurred. O&M also includes any Long Term Monitoring (LTM) such as taking and analyzing groundwater, soil and gas samples at a site where environmental remediation has occurred. For additional information on Devens CERCLA sites where remediation is still in progress please refer to the Army Five Year Review (2005). The purpose of the Five Year Review is to determine whether the remedy at a site is protective of human health and the environment. The methods, findings and conclusions of those reviews are documented in this report. In addition, the Five Year Review identifies deficiencies, if any, found during the review and identifies recommendations to address them. The Devens 2005 report is scheduled to be finalized September 2005. (submitted by: Ron Ostrowski MassDevelopment 7/26/2005)

#### Parcel 1: Residential II (Elm/Walnut Streets)

- No CERCLA land use controls (LUC)
- No CERCLA environmental work planned
- No CERCLA environmental operation and maintenance (O&M)

#### Parcel 2: Innovation and Technology Center (Parade Field, Vicksburg Square)

- No CERCLA land use controls
- No CERCLA environmental work planned
- No CERCLA environmental operation and maintenance

#### Parcel 3: Business Community Services (MassDevelopment Offices, Devens Grille, Marriott Spring Hill Suites, Guild of ST. Agnes, Shirley Pre-School)

- No CERCLA land use controls
- No CERCLA environmental work planned

- No CERCLA environmental operation and maintenance

Parcel 4: Innovation & Technology Businesses (Sherman Square, American Superconductor, Pharm-Eco, Vacant 2400/2500, WW2 Barracks, Army Enclave, Concographics, Parker Hannifan, Devens Consolidated Landfill (DCL))

Note: this assessment does not address the Army Enclave

- Land Use Controls
  - 2400/2500 area – Soil Management Plan, no GW extraction where several buildings have residual oil contaminants above residential levels
  - DCL, no GW, no soil excavation
- Environmental Work Plan: Soil excavation when several WWII barracks demolished to remove residual oil contamination
- Operation and Maintenance: Army will sample GW and maintain cap of Devens Consolidated Landfill for decades

Note: Army Enclave: AOC 43G/J has a LTM program on groundwater, possible soil LUC.

Parcel 5: Innovation and Technology Business (Federal Bureau of Prisons)

- Not assessed

Parcel 6: Residential I (Grant Road)

- No CERCLA land use controls (once remediation complete)
- Currently environmental/UXO remediation/study complete, final reports anticipated to be available Spring 2006.
- No CERCLA environmental operation and maintenance

Parcel 7: Innovation and Technology Business (Oak & Maple Housing Areas)

- Land use controls at electrical substation, no residential
- Environmental work at Hospital Road end of zone and UXO study at North East slope of Oak Hill. Work completed, final reports anticipated to be available Spring 2006.
- Future pesticide remediation under former housing building slabs by the Army (current agreement is to commercial standards)
- No CERCLA operation and maintenance

Parcel 8: Innovation and Technology Business (Xinetics, Comrex, Seven Hills, Davis Library)

- No CERCLA land use controls
- Currently environmental study at intersection of Givry and Jackson Roads scheduled completed, final reports anticipated to be available Spring 2006.
- No CERCLA operation and maintenance

Parcel 9: Innovation and Technology Center (Chapel)

- No CERCLA land use controls
- No CERCLA environmental work planned
- No CERCLA operation and maintenance

Parcel 10: Residential II (Buena Vista housing, McKinney Screening)

- No CERCLA land use controls
- Future pesticide remediation under building slabs by the Army at Army former Buena Vista housing (current agreement is to commercial and residential standards)
- No CERCLA operation and maintenance

Parcel 11: Residential II Bungalows and Town Houses

- No CERCLA land use controls
- No CERCLA environmental work planned
- No CERCLA operation and maintenance

Parcel 12: Gateway II Verbeck (Job Corps & Parker Charter School)

Note: this assessment does not address the Job Corps property

- Land use controls soil management plan at edge of school building and no ground water extraction at entire site
- Wetlands floodplain
- No CERCLA environmental work planned
- There is a long term monitoring plan by the Army on groundwater at the school site (AOC 69W)

Parcel 13: Rail Industrial Trade Related (Gillette, Sonoco, Webvan, Southern Container, Army Enclave, Bureau of Prisons Warehouse, Devens DPW, Waiteco, Crossdock Logistics, Routhier, Ryerson, Integra, Anheuser Busch)

Note: this assessment does not address the Army Enclave or the Bureau of Prisons Warehouse

- Land use controls are deed restricted for development/ groundwater extraction in areas (AOC 32/43A), storm water discharge analysis required adjacent to Shepley Hill Landfill
- Environmental work study scheduled at lot 10, AOC 32/43A and final report of findings on lot 2B
- There is a long term monitoring plan of groundwater by the Army at AOC 32/43A lot 10

Parcel 14: Environmental Business Zone (North Post Shirley)

- Land use controls no residential at AOC-9
- No CERCLA environmental work planned
- No CERCLA environmental operation and maintenance

Parcel 15: Special Use II (former Moore Army Airfield, Army Enclave)

Note: this assessment does not address the Army Enclave

- Land use controls, no groundwater extraction entire airfield, stormwater recharge subject to approval of engineered stormwater management plans
- Need BCT approval plan to build over plume and source areas and no new building construction/no school or residential in source area
- Soil management plan where treatment plant sludge is located
- Portions of airfield remediate to commercial use only
- CERCLA environmental work/study at AOC 50 to continue in the near future to include periodic groundwater remediation activities
- Long term monitoring of the groundwater is to continue 20-30 years or until drinking water quality is attained
- Stormwater management plan needs to be developed due to wide-spread PAH impacts

Parcel 16: Rail, Industrial and Trade Related (Systems H2O, Guilford, Army Enclave and Army National Guard)

Note: only Systems H2O is assessed

- CERCLA land use controls at AOC 44152; zone II have some site limitations, no residential, soil management plan
- No CERCLA environmental work planned
- No CERCLA environmental operations and maintenance

Parcel 17: Rail, Industrial and Trade Related (Media News, N.B. Kenney, Dunkin Donuts)

- Land use controls:  
do not interfere with Army Retention Pond that is part of Remedy of AOC 44/52 coordinate stormwater plan adjacent to AOC 57 with the BCT. No groundwater extraction at AOC 57 and prohibit unrestricted use of the floodplain
- BCT appraisal of lower Cold Spring Brook along the wetlands and open space corridor continues
- Long term monitoring of groundwater and wetlands at AOC-57

Parcel 18: Innovation and Technology Business (Davao Housing, Golf Course)

- Land use controls: soil management plans where pesticides remain under engineered barriers (slabs) and pesticide containment cell
- Future pesticide remediation under the building slabs by the Army at former Army Davao housing (current agreement is to commercial standards)
- No CERCLA operation and maintenance



Parcel 19: Special Use I (Golf Course, Salerno Circle, Shiloh)

- Land use controls: soil management plan where pesticides remain under engineered barriers (slabs) at former Shilo housing area, now part of golf course
- Future pesticide remediation under the building slabs by the Army at former Army Salerno Circle housing (current agreement is to commercial standards)
- No CERCLA operation and maintenance

Parcel 20: Gateway 1 Jackson (USF&W)

Note: Federal property not assessed

Parcel 21: Innovation and Technology Business (Biconostics, Netstal, Xinetics)

- Land use controls: No residential at SA-13
- IA-6, an area Northwest of former Locust Housing area is undergoing remediation as well as an area along side Hospital Road as part of the Grant Road SSI PA/SI work is scheduled to complete Fall of 2005. Pesticide removal project at Locust is complete
- No CERCLA operation and maintenance

Parcel 22: Village Growth II (Army Enclave in Shirley)

Note: Federal property not assessed

Parcel 23: Village Growth I (Shirley Middle School and Municipal offices)

- No CERCLA land use controls
- Future pesticide remediation under former building slabs by the Army at former Shirley housing area (current agreement is to residential standards)
- No CERCLA operation and maintenance

**Note:**

This summary was compiled by Ron Ostrowski of MassDevelopment for use in the Land Use and Open Space Committee's report under the Devens Disposition planning process. It is an overview and should not be used for regulatory or legal purposes. For details and official status, please refer to reports by the BRAC Cleanup Team (BCT), including the Army Corps of Engineers, U.S. Environmental Protection Agency, and Massachusetts Department of Environmental Protection.

April 2006

# Appendix B: Summary of Easements and Restrictions on Reuse Plan Parcels

## **Appendix B**

### **Land Use and Open Space Committee Final Report**

#### **Summary of Easements & Restrictions on Reuse Plan Parcels**

##### Parcel 1: Residential II (Elm/Walnut Streets)

- The parcel is entirely within the Historic District.
- Homeowners Association.
- Access easements have been reserved on El Caney Street and Elm street (private ways) for local residents.
- Various utility easements have been reserved on municipal utility lines crossing private property. Utility easements may need to be revised/added if infill development is considered.
- Open Space/Recreation Zone corridor along Jackson Road extends beyond ROW lines into frontage of private parcels.
- 

##### Parcel 2: Innovation and Technology Center (Parade Field, Vicksburg Square)

- The parcel is entirely within the Historic District.
- Utility & Access easements have been reserved on/adjacent to lots 02-31-200 & 20-31-500. Additional utility easements will be needed if there is additional development within this parcel.

##### Parcel 3: Business Community Services (Devens Common, Guild of St. Agnes, Shirley Pre-School)

- Access easements reserved on roadways within Devens Common.
- Easement reserved for the establishment of an open space/park area in the center of the Devens Common development.
- Several utility/access easements have been reserved across private parcels. Additional utility easements to be reserved with the Devens Common parcels pending receipt of as-built plans.
- The physical location of the Red Cross building falls within the open space corridor along Barnum/Jackson Roads. This will need to be taken into consideration when considering future re-use of the building.
- Open Space/Recreation Zone corridor along Jackson Road extends beyond ROW lines into frontage of private parcels. The open space corridor could be problematic as access to a less restrictive zone can not be provided through a more restrictive zone in a typical Municipal zoning situation.

##### Parcel 4: Innovation & Technology Businesses (Sherman Square, American Superconductor, Pharm-Eco, Vacant 2400/2500, WW2 Barracks, Army Enclave, Comcographics, Parker Hannifan, Devens Consolidated Landfill (DCL))

- The parcel is entirely within the view shed overlay protection district.

- Vernal pool reportedly located within the existing wetlands on Lot 6, Jackson Road.
- Operation & Maintenance easement granted to Army for Consolidated Landfill at Patton/Queenstown.
- Esker Conservation Restriction
- ROW easements reserved across enclave property on MacArthur, Quebec & Queenstown (note: fencing of enclave area has eliminated access to portions of Quebec & Queenstown within the enclave).
- Open Space/Recreation Zone corridor along Jackson Road extends beyond ROW lines into frontage of private parcels. The open space corridor could be problematic as access to a less restrictive zone can not be provided through a more restrictive zone in a typical Municipal zoning situation.
- If entire area is developed will need to retain an access easement to water tanks.

Parcel 5: Innovation and Technology Business (Federal Bureau of Prisons)

- Entire parcel is Federal Use.
- Various utility easements have been reserved on municipal utility lines crossing the property.

Parcel 6: Residential I (Grant Road)

- Utility easements to be determined prior to development. Most notably is the 69kv electric line along the western side of the parcel.

Parcel 7: Innovation and Technology Business (Oak & Maple Housing Areas)

- Electric substation constructed in middle of parcel. Will need to maintain access easement depending on extent of development.
- Some utility easements may need to be reserved or utilities relocated if parcels are developed for commercial use.

Parcel 8: Innovation and Technology Business (Xinetics, Comrex, Seven Hills, Davis Library)

- Various utility easements have been reserved on municipal utility lines crossing private property.
- Open Space/Recreation Zone corridor along Jackson Road extends beyond ROW lines into frontage of private parcels. The open space corridor could be problematic as access to a less restrictive zone can not be provided through a more restrictive zone in a typical Municipal zoning situation.

Parcel 9: Innovation and Technology Center (Chapel)

- Utility easements may need to be reserved upon development.
- Existing buildings occupied by McKinney act agencies.
- Open Space/Recreation Zone corridor along Jackson Road may extend beyond ROW lines into frontage of the parcel. The open space corridor could be problematic as access to a less restrictive zone can not be provided through a more restrictive zone in a typical Municipal zoning situation.

Parcel 10: Residential II (Buena Vista housing, McKinney Screening)

- Utility easements will need to be reserved upon development.

Parcel 11: Residential II (Auman/Bates Bungalows and Town Houses)

- The parcel is entirely within the Historic District.
- Homeowners Association.
- Access easements have been reserved on alleys (private ways) behind houses for local residents.
- Various utility easements have been reserved on municipal utility lines crossing private property. Utility easements may need to be revised/added if infill development is considered.

Parcel 12: Gateway II Verbeck (Job Corps & Parker Charter School)

- Various utility easements have been reserved on municipal utility lines crossing the property. Utility easements may need to be revised/added if additional development is considered on the school site.
- The open space corridor along MacArthur could be problematic as access to a less restrictive zone can not be provided through a more restrictive zone in a typical Municipal zoning situation.

Parcel 13: Rail Industrial Trade Related (Gillette, Sonoco, Webvan, Southern Container, Army Enclave, Bureau of Prisons Warehouse, Devens DPW, Waiteco, Crossdock Logistics, Routhier, Ryerson, Integra, Anheuser Busch)

- Open Space/Recreation Zone corridor along Barnum Road extends beyond ROW lines onto frontage of private parcels.
- Various utility easements have been reserved on municipal utility lines crossing the property. Utility easements may need to be revised/added if additional development occurs.

Parcel 14: Environmental Business Zone (North Post Shirley)

- Area is located entirely within an ACEC. Environmental study underway to determine extents of vernal pools and habitat use.
- Parcel contains the Devens WWTP – access easements across USFW property due to expire in 2006.
- Restrictions on residential use within limits of remediated landfill.
- By-laws restrict commercial development within 100 of Walker Road.

Parcel 15: Special Use II (former Moore Army Airfield, Army Enclave)

- There is an Archeological site in the southeastern portion of the site.
- Primary access to site is proposed along MacPherson Road via a ROW easement across USFW property.

Parcel 16: Rail, Industrial and Trade Related (Systems H2O, Guilford, Army Enclave and Army National Guard)

Note: only Systems H2O is assessed

- Various utility easements have been reserved on municipal utility lines crossing the property. Utility easements may need to be revised/added if additional development occurs.
- Master Plan for continued development has been approved.

Parcel 17: Rail, Industrial and Trade Related (Media News, N.B. Kenney, Dunkin Donuts)

- Army Retention Pond located behind Media News
- Various utility easements have been reserved on municipal utility lines crossing the property. Utility easements may need to be revised/added if additional development occurs.
- Master Plan for continued development has been approved.

Parcel 18: Innovation and Technology Business (Davao Housing, Golf Course)

- AUL's recorded where pesticides remain under engineered barriers (slabs) and pesticide containment cell.
- Utility easements will need to be reserved upon development.
- Access to parcel is via Bulge Road which has not been accepted as a public way.
- Approximately half of site leased to Golf Course.

Parcel 19: Special Use I (Golf Course, Salerno Circle, Shiloh)

- AUL's recorded pesticides remain under engineered barriers (slabs) at former Shilo housing.
- Utility easements will need to be reserved upon development of Salerno Circle housing area. If entire area is developed will need to retain an access easement to Shebokin Well.
- Army retained access easement along the "old tank road"
- Commitment to re-open Old Mill Road underpass as potential access for emergency vehicles and a trail link between Harvard & Devens.
- Approximately half of site leased to Golf Course.
- An archeological site has been identified on the northern end of the site.

Parcel 20: Gateway 1 Jackson (USF&W)

- Nearly entire parcel is Federal Use. Remainder is used for stormwater management.
- Access easement reserved by USFW from Jackson Road.

Parcel 21: Innovation and Technology Business (Bionostics, Netstal, Xinetics)

- Various utility easements have been reserved on municipal utility lines crossing the property. Utility easements may need to be revised/added if additional development occurs.
- Access easement will need to be reserved to Lake George sub-station & detention pond if land in front is developed.
- Open Space/Recreation Zone corridor along Jackson Road extends beyond ROW lines into frontage of private parcels. The open space corridor could be

problematic as access to a less restrictive zone can not be provided through a more restrictive zone in a typical Municipal zoning situation.

Parcel 22: Village Growth II (Army Enclave in Shirley)

- Entire parcel is Federal Use
- Various utility easements have been reserved on municipal utility lines crossing the property.

Parcel 23: Village Growth I (Shirley Middle School and Municipal offices)

- Various utility easements have been reserved on municipal utility lines crossing the property. Utility easements may need to be revised/added if additional development occurs.

Open Space & Recreation

- Conservation Restrictions on Mirror Lake & Esker Parcels
- Deed restriction (CR to follow) on ASP bog & lower Cold Spring Brook
- Various utility, access & ROW easements have been reserved across USFW property.
- Vicksburg Gate & “triangle” between Jackson, Sherman & Antietam is within the Historic District.

**DRAFT 7/25/05**

**Compiled by MassDevelopment**