



Devens Enterprise Commission 2008 Annual Report

COMMISSION STAFF:

DEC staff includes Director/Land Use Administrator Peter C. Lowitt, AICP, staff planner Neil Angus, AICP/LEED AP, Administrative Assistant Mary Quinn, plus consultants for inspectional services (Gabe Vellante, Wellman Parker & Bob Friedrich) currently in their third year of a three year contract with the Commission. Legal and engineering assistance are covered by contractual relationships with Stantec and Edith Netter & Associates. The DEC also provides funding to the Devens Eco Efficiency Center, whose Director, Ms. Dona Neely continues her award winning work of advancing the environmental branding and achievement program known as EcoStar which embodies the DEC's commitment to sustainable development. In early 2008, Mr. Angus received the US Green Building Council's professional designation of LEED AP (Leadership in Energy and Environmental Design Accredited Professional), recognizing him as a green building professional and sits on the Education Committee of the Massachusetts Affiliate of the US Green Building Council. Mr. Lowitt, AICP serves as past president of the Massachusetts Chapter of the American Planning Association and continues to serve on the boards of the Eco Industrial Development Council and chairs Green Roofs for Healthy Cities, the North American Green Roof Trade Association.

Current DEC Commission members include:

William Marshall (Chairman)
Paul von Loesecke (Vice-Chair)
Ed Hamilton (Ayer)
Jim DeZutter (Harvard)
Lisa McLaughlin (Regional)
Paul Routhier (Regional)
Marty Poutry (Ayer)
William Castro (Shirley)
John Knowles (Harvard)
Armen Demerjian (Regional)
John Oelfke (Shirley)
Melissa Fetterhoff (Shirley alt.)
Eric Stoltzfus (Harvard alt.)

Current Vacancies:

Vacancy (Regional)
Vacancy (Ayer alternate)

Peter Lowitt, Director

January 2009

The Commission

The Devens Enterprise Commission (DEC) is the regulatory and permit-granting authority for the Devens Development Project. It is empowered to act as a local planning board, conservation commission, board of health, zoning board of appeals, historic district commission and, in certain instances, as a board of selectmen. It carries out these duties in the context of a unique and innovative one-stop or unified permitting system, which greatly streamlines the local regulatory process. The DEC consists of 12 gubernatorial appointees, six (6) of whom are nominated by the host communities of Ayer, Harvard and Shirley. Each host community also nominates an alternate member. The Commission began operating on June 22, 1995.

During 2008 Commissioner Paul Johnston tendered his resigned. The Commission wishes to recognize and thank "PJ" for his years of service on behalf of the Commonwealth and the community of Harvard.



DEC Chairman William Marshall Presents Retired Commissioner Paul V. Johnston with a commemorative plaque in recognition of his 10 years of service with the DEC.

2008 Permit Summary

2008 saw the issuance of 9 level 2 unified permits including one for Evergreen Solar (Phase II), Transitions housing (13 unit multi-family located at 18 Cavite Street), US Gypsum (renovations including rail connections at 50 Independence), Seven Hills expansion on Grant Road and Devens Common amendment (additional parking and minor addition to Devens Grille). A higher than average number of sign permits were issued in 2008, including, sign variances for Evergreen, Xinetics (withdrawn), BMS and a number of temporary signs. A wetland order of conditions for the realignment of the Patton and Marne intersection was also issued. MassDevelopment was



Created Wetlands—Patton Road. A stabilized slope leads into a created wetland area that blends into the existing wetland area.

Level 2 Permits	9
Reconsideration	0
Level 1 Permits	160
Wetland (Order of Cond.)	1
Determination of Applicability	2 (negative)
Wetland Cert. of Compliance	1
Sign Permits	12
Tent Permits	11
Demolition Permits	1
Level 1 Lotting Plans	4
Septage Hauling Permits	1
Certificates of Occupancy	7 final (5 Temp. + 1 Partial)
Electrical Permits	72
Plumbing Permits	32
Gas Permits	17
Transfer Liquor License	0
Liquor Permits	4
1 Day Liquor Licenses	2
Schools – Cert. of Inspection	2

Continued on next page...

2008 Permit Summary Continued (from page 1)....

able to reduce both temporary and permanent direct wetland impacts to the maximum extent possible. A newly created wetland area twice the size of the area destroyed was completed in August and is being currently being monitored by a professional wetland scientist to ensure its success in replacing the unavoidable loss of wetlands that occurred as part of this public infrastructure improvement project. A number of the utility improvement projects permitted in 2007, began construction and were completed in 2008. These include the Patton Well upgrades, Barnum Road Sewer Pump Station upgrades, Devens Wastewater treatment plant upgrades, the new Givry electrical substation and Barnum Road infrastructure improvements. The year ended with Devens Common coming in with major plans to add a new hotel to their complex at Devens and to commence with the next phase of this project. The public hearing date for this application will be in late January 2009. Devens Recycling Center also submitted an application for a modification to their current site assignment to permit the facility to receive municipal solid waste in addition to its current site assignment which permits the disposal of construction and demolition debris. A hearing is expected to be scheduled in March 2009.



Bio-filtration basin at Patton Well. This system helps naturally treat and manage storm water runoff, protecting adjacent wetlands & promoting local groundwater recharge.

2008 Project Highlights

A number of existing buildings were renovated and/or expanded as business, industry and organizations at Devens continue to grow and prosper. Organizations like Seven Hills and the Francis W. Parker Charter School, as well as existing businesses like



Integrated Process Technologies expands into the former Riggs Gym racquetball court— Feb. 2008

Integrated Process Technologies and Apex Properties, redeveloped and/or expanded existing facilities at Devens in 2008. Adaptive building reuse and expansion not only helps keep businesses in the area, it also helps further the goals of sustainable development at Devens by reducing new construction and demolition costs and associated energy and environmental impacts. Magna Motion and Systems H2O also put the finishing touches on their new facility on Barnum Road, which is scheduled to open in early 2009.



Systems H2O and Magna Motion—preparing for final Certificate of Occupancy—November 2008.

MassDevelopment also filed a Notice of Project Change under the Massachusetts Environmental Policy Act and received a Certificate from the Executive Office of Energy and Environmental Affairs to remove the 5.85 million sq.ft. development cap at Devens and replace it with performance standards that set limits for traffic generation and greenhouse gas emissions. This change supports the DEC's current draft regulatory updates regarding energy efficiency and air quality which will help further advance the sustainable development goals of the Reuse Plan.

Due to the sheer size of the Bristol-Myers Squibb (BMS) and Evergreen Solar projects, Staff continues to work with BMS and Ever-



BMS 189,000 sq.ft. Manufacturing facility – February 2008



BMS 91,800 sq.ft. Lab Office Building –May 2008

green on project compliance and ensuring development is in accordance with approvals. Monthly progress meetings are still be-

ing held for both projects as they continue to move through construction to temporary



Aerial view of 450,000 sq.ft. Evergreen Solar Phase 1 (white) and Phase 2 (green) manufacturing facility .

and permanent certificates of occupancy. Demolition and environmental clean-up of Devens continued in 2008 as well the removal of the remaining 71 units of military housing area at Salerno Circle.

In mid-2008, the Army began preliminary design on an \$80 million Armed Forces Reserve Center to be built on 57 acres off Barnum Road on the currently vacant maintenance facility site (across from Evergreen Solar). The project is proposed to include ~280,000 sq.ft. of buildings to accommodate a new training and maintenance facility for up to 1000 soldiers and over 780 military vehicles. Although not required to comply with local regulations (as this is a federal project), the Army will make every effort to comply with local requirements. Plans are expected to be submitted in early 2009, with demolition commencing in January 2009.

For additional information on the various projects under DEC review, please go to www.devensec.com/news and download the most recent staff report.

Regulation Updates

Throughout 2008, the DEC worked with team of ICON Architecture, Bluewave Strategies, CDW Consultants, Epsilon Associates and Howard/Stein-Hudson Associates on updating the current Devens Development Rules and Regulations to do two things:

1. Incorporate more sustainable regulations, guidelines and incentives into the existing regulations, and;
2. Specifically address future housing potential at Devens, to ensure any future housing that may come to Devens is developed in the most sustainable manner possible (current and prospective development at Devens is expected to create more than 4700 jobs over the next 5 years at Devens).

The overall goal of these regulation updates is to guide smart growth and smart energy at Devens in-line with the sustainable redevelopment goals of Devens as well as the Commonwealth's Sustainable Development Principles. These revisions incorporate additional sustainable development strategies that will help guide all future development at Devens in an even more sustainable and efficient manner. Some of the proposed amendments include:

1. Energy and water efficiency initiatives
2. Green infrastructure requirements & low-impact development techniques
3. Additional wetland protection measures
4. Updated stormwater management requirements as per new State Standards
5. Green Building requirements for all public projects
6. More detailed erosion and sediment control guidelines
7. Updated lighting, energy, water and landscaping standards
8. Additional viewshed overlay district requirements and steep slope regulations
9. Additional Public Health requirements/guidelines



During 2008, a steering committee made up of representatives from Ayer, Harvard, Shirley and Devens as well as the DEC, MassDevelopment and the Executive Office of Housing and Community Development finalized the green residential development regulation amendment framework which was then provided to the ICON team to form the basis for our Residential Regulation revisions. The Consultants are currently in the process of a thorough review of these revisions and will assist the DEC with the development of new and emerging regulations to deal with green house gas mitigation, green construction and technology and energy efficiency. Environmental Branding and Achievement programs such as the US Green Building Council's Leadership in Energy and Environmental Design for Neighborhood Development (LEED ND) are also being used as a tool to promote and advance sustainable development at a neighborhood level, rather than just on an individual building by building basis. The premise behind using tools such as LEED ND is to allow for a more compact and sustainable form of residential development at Devens that combines smart growth, and smart energy and gives people access to healthier choices and options to reduce their carbon footprint and live, work and play in a sustainable 21st Century community. If a project receives LEED ND precertification, then it can use higher densities equal to the Commonwealth's 40R programs' density requirements. The difference between existing lot size and proposed lot size will be designated open space that will be protected elsewhere within the residential area, thus allowing for more compact and efficient development patterns.

Transportation

The Fitchburg Line Reverse Commute working group, chaired by DEC Director Peter Lowitt, continued its work to connect Route 2 and Fitchburg Line Commuter Rail issues through regular meetings of community representatives to discuss transportation issues. The



*Train pulling in to the Ayer Commuter Rail Station.
Photo from Nashua River Rail Trail website—Ayer, MA*

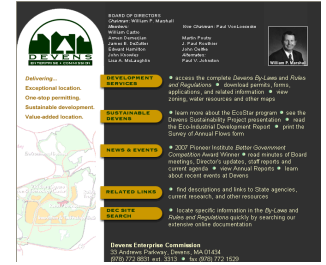
MBTA has hired a contractor, HNTB to move the program of improvements in the design stage. The program of improvements is designed to meet the goal of improving commute times from Fitchburg to Porter Square from 1 hour and 29 minutes to 1 hour.

Thanks to our hardworking state legislative delegation for securing the required state matching monies to complement the Federal Small Starts funding secured for the program by our Congressional delegation, especially Congressman Olver who deserves our thanks for his work on this project of importance to the entire region.

DEC Staff continue to interact with the Montachusett Metropolitan Planning Organization (MPO) Joint Transportation Committee. The goal of the Committee is to provide "safe, secure, reliable and affordable multi-modal/intermodal transportation system throughout the Montachusett Region for the Movement of all peoples and goods." The plan also includes strategies to ensure National Air Quality Standards, federal/state water quality standards and habitat protection goals are met – to ensure consistency and support with the Commonwealth's transportation policies. The Fitchburg Commuter Rail Line improvements will play a key role in providing increased commuter service to Devens and the surrounding region, thereby contributing to the sustainability initiatives at Devens. Toward the end of 2008 with the wide fluctuations in gas prices, interest was rekindled in the Devens Transportation Management Initiative (TMI) by some of our private sector businesses and organizations. Hopefully this interest will translate into restarting this initiative during the forthcoming year. Staff prepared a summary TMI overview report which is now available on the DEC website at: http://www.devensec.com/forms/TMI_Overview.pdf. The intent of this overview is to get future applicants thinking about transportation early on in the design and permitting of their facilities at Devens.

Communications

The DEC's main means of communicating with the public remains its web site, www.devensec.com, where its meeting and hearing dates are listed, as are the agendas and minutes from recent meetings. A new link has been added to the Sustainable Devens section of the website that allows visitors to take a self-guided tour of Devens and read about some of the sustainable business practices that various Devens businesses and organizations have integrated into their day to day operations. A listing Quarterly staff reports and Records of Decisions from various Unified Permit applications have also been included in the News and Events section of the website. In an effort to improve services to the public and applicants, Building, Plumbing/Gas and Electrical Permit Forms are now downloadable directly from the DEC Website (see <http://www.devensec.com/devserv.html> under "Forms"). In an effort to further increase both awareness and public safety, an overview of the DEC's unique permitting process as well as Devens Soil Management Policy have been added under Development Services section of the site.



DEC website homepage

Sustainability Efforts

The Devens Eco-Efficiency Center's (DEEC) mission is to serve as the source of education, services, and technical assistance that enables area businesses and non-profits in the region to conserve natural resources and decrease pollution. The DEEC also partners with the Devens Enterprise Commission to promote sustainability in an eco-industrial park setting and serve as a model for others interested in advancing these types of practices. The DEEC's activities respond to the growing expectation and urgency for enterprises to adopt more sustainable practices and minimize their environmental footprint in response to global climate change.

The Devens Eco-Efficiency Center's (DEEC) keeps businesses and not-for-profits informed of best management practices for pollution prevention and enables them to use energy, water, and materials more efficiently through a suite of programs that include educational forums, networking events, support services, and more. The paragraphs below highlight our 2008 activities and accomplishments in these areas.

EcoStar

EcoStar gained five new members and it closed the year with a total of 30. Members included 19 businesses, five non-profits, two educational institutions, and four government entities; these entities came from eight different surrounding communities. Two members committed to pursuing Achiever status. Throughout the year EcoStar assisted members in their quest to green their operations, including:

- Increasing participation in the paper recycling program at American Superconductor;
- Creating a green loan program that would encourage sustainable development projects in conjunction with the Ayer Planning Department;
- Promoting accomplishments around BMS's water recycling initiative to OTA (MA Office of Technical Assistance), who then chose them as a demonstration site;
- Documenting SpringHill Suites Hotel green initiatives & action plan to earn EcoStar Achiever designation;
- Reviewing options and strategies for Loaves and Fishes to establish a recycling program.



Workshops

Two educational workshops were held in 2008. "Campaigning for Energy Conservation" focused on the basics of no cost opportunities to decrease utility bills and provided participants with an overview of the components of a successful conservation campaign to assist in engaging employees in "power down" strategies. "Green Building and the Bottom Line" featured a review of the economic, environmental, and social benefits of sustainable building design and included a tour of Fidelity Bank's new headquarters, which was designed and constructed using the New Buildings Institute's "Advanced Buildings Benchmark" rating system.

Roundtables

This series provided a valuable forum for professionals with similar areas of responsibilities and interests to come together and learn from the sharing of resources, best practices, and developing sector trends. Thirteen Roundtable events were held in 2008; topics and outcomes include:

- Compliance: An OTA analyst reviewed local, state and federal regulations that pertained to water use and wastewater discharge and hazardous waste management practices.
- Environmental, Health and Safety: EHS professionals shared experience and knowledge pertaining to employee training, electrical safety, OSHA, crane safety, fire safety, and zero waste strategies.
- Green Building: This group exchanged information about energy efficiency programs and strategies for building reuse. They also discussed stormwater management practices and organized a visit to UNH's Stormwater Center.
- Transportation: This collaboration spurred the pursuit of partnerships that could decrease empty vehicle miles traveled and transportation costs for area businesses and the evaluation of car and van pool programs for Devens employees.



Chris Francis of BMS provides an overview of safety issues at an EH&S Roundtable.

Sustainability Efforts cont...

Continuing the 'Great Exchange'

Many of the EcoStar members continue to be active "exchangers;" the majority of the "waste" streams are redirected to Guild of St. Agnes (Devens), For Arts Sake (Harvard) and Extras for Creative Learning (Dorchester) for use in children's art projects. Materials redirected include:

- Excess paper inventory, plastic and cloth bags, Styrofoam sheets from Eglomise;
- CD containers, CD label film, paper trimmings, spiral binder trimmings from ISS;
- Plywood, fiberboard containers, and fiberboard cores from Sunny Delight/Veryfine. (This company redirected more than 2,600 pounds of "waste" in just one week!)

Exchanges between businesses also continued, including Cains' plastic bags being used by several local businesses and the swap of bubble wrap between Waiteco and Parker Hannafin. These exchanges save participants money via reduced waste management costs or avoided purchases.

Power Down Devens

Several energy-focused tools and services were developed and made available during 2008 to help area establishments decrease their energy consumption and lower their utility bills. These include:

- building energy-efficiency benchmarking with Energy Star's Portfolio Manager tool;
- conservation savings assessment using a Kill-a-Watt meter to calculate the energy draw of office equipment;
- documentation of an opportunity analysis and action plan, and a customizable energy conservation campaign to engage employees in "power-down" activities.

These services uncovered an average savings opportunity from no/low cost activities that exceeded \$1,500 for the first three companies that took advantage of them.



Kill-a-Watt meter.



Dan Noberini, Sarita Croce & Sue Voigt of BMS host their table at EcoStar's Earth Day.

Earth Day Celebration

EcoStar's first Earth Day celebration was a great success. Over 100 people attended the 'Make Every Day Earth Day' event, which included 20 tables hosted by local businesses and EcoStar members, service providers such as the DEP, and environmental organizations including the Nashua River Watershed Association and

Friends of the Oxbow. The displays featured examples of actions businesses could take to make better use of resources, save money, and enjoy the area's natural surroundings. The event also included a presentation by Bristol-Myers Squibb's corporate vice-president of environmental health and safety, and a tree planting.

Partnerships

Several collaborations and long term relationships were established during 2008 that will help the Devens Eco-Efficiency Center be

more effective in pursuing its mission. Partnerships include:

- Colchester Redevelopment Authority (Nova Scotia): This agency is responsible for redeveloping a former military base. They are interested in hosting the EcoStar program in their industrial park to promote sustainable business practices.
- Groton and Harvard Locals: These grassroots organizations are committed to promoting sustainability throughout their community. The DEEC will serve as a resource for them and they will help make their town's businesses aware of our programs.
- MassRecycles: This state-wide program is focused on increasing recycling activities, primarily at the municipal level. This partnership will lead to joint collaborations to educate the business community.
- OTA (Office of Technical Assistance): This entity provides expertise in the areas of water and energy consumption, regulations, toxics. Their free services will be promoted to the DEEC's target audience to expand our realm of offerings.
- TURI (Toxics Use Reduction Institute): This organization provides educational and research services pertaining to environmental management systems and the elimination of toxic materials. Their offerings will also be promoted to area businesses.
- WasteWise: This program, hosted by the State and EPA, provides services that enable businesses to build successful recycling programs. EcoStar is a registered "Endorser" of the initiative and will benefit from their outreach materials and technical assistance services.
- Universities (Antioch, Clark, Tufts, Dalhousie): These colleges have environmentally-focused curriculums. The DEEC will provide them with access to student project and internship opportunities.



Presenters at the 5th Annual Industrial Symbiosis Symposium at Devens 'sport' their EcoStar eco-fleece!

EPA Merit Award

EPA New England recognized EcoStar with an Environmental Merit Award for its "outstanding contributions on behalf of our region's public health and our natural environment." The award specifically addressed the accomplishments related to The Great Exchange and the partnerships that facilitated the reuse of by-products and waste streams and ultimately diverted an estimated 35 30-yard containers full of materials and saved participants approximately \$63,000 in avoided operating costs in the first six months. This was a prestigious honor for the program.

Regional Household Hazardous Waste Collection Program

The DEEC continued to facilitate progress with the development of a regional collection program that will support residents and small businesses of 11 area communities. This program will provide significant annual savings to the towns, significantly expand the level of services provided, and help ensure that household hazardous waste is properly managed. A proposal was reviewed with the town administrators, who were very impressed and supportive. It is expected that they will give their full support to this program, provided the infrastructure costs can be partially offset.

Sustainability Efforts cont...

Other Activities

The Devens Eco-Efficiency Center also shared information pertaining to its mission, services, and accomplishments during various meetings and forums, including:

- Representative (now Senator) Jamie Eldridge and (now retired) Senator Pam Resor.
- DEP, to explore potential future collaborations. A Roundtable was also organized to help

them collect feedback on zero-waste strategies to incorporate in the new Solid Waste Management Plan.

- New Ecology's 7th Annual Regional Sustainable Development Forum, where we facilitated one of the educational sessions and hosted a booth.
- The International Industrial Symbiosis Research Symposium hosted by the DEC.

International Exposure

Twinning Agreement

The DEC entered into an agreement with the redevelopers of the former Debert Air Force base in Truro, Nova Scotia (the Colchester Redevelopment Authority—CoRDA) to share sustainable base redevelopment techniques and knowledge along with programs such as the DEC's EcoStar branding and achievement program.

5th Annual Industrial Symbiosis Research Symposium

The DEC hosted this international forum at Devens in August. Researchers and academics from around the world came to Devens to witness the progress the DEC has made in advancing the goal of operating an eco-industrial park at Devens.

German Green Communities Tour

In September 2008, DEC Staff met with Planners, Engineers and Architects in a number of German communities to exchange information on innovative development techniques such as eco-industrial development, car free neighborhood design, transit-oriented development, integrating renewables and efficiencies, and redevelopment of Munich's former airport area, Messe Rheim which incorporates social equity and green components in their economic development program. Staff also shared information on the sustainability efforts at Devens to the various groups during the visit. Tours of green infrastructure, energy efficiency & renewable energy projects also provided insight on sustainable community planning for the 21st Century. Many of the concepts researched on this trip are being incorporated into the draft regulation updates where feasible, guiding Devens to further promote sustainable development and the goals of the Reuse Plan.

Korea Industrial Complex Corporation (KICOX)

Members of KICOX visited Devens in the spring of 2008 to learn more about the advancements in eco-industrial development as they attempt to integrate more sustainable approaches to industrial development in their industrial clusters throughout Korea.



DEC Chair Bill Marshall, CoRDA Director Jo Ann Fewer, Colchester County Planning Director Crawford MacPherson and DEC Director Peter Lowitt signing the Twinning Agreement at Red Tail Golf Course in Devens.

Financial Audit

2008 was another excellent year for the DEC. Our financial audit was postponed until late November, but the year in general was a good one. We expect to post the audit on our web site shortly.

Outlook for 2009

The Commission expects a continuation of rapid development during the first half of 2009 with Evergreen Solar and BMS projects still in construction and operating under temporary occupancy. Improvements to Barnum Road streetscape and other infrastructure upgrade projects to support the new growth will keep DEC staff busy throughout 2009. Finalizing and adopting the Regulation updates will be a key priority for the DEC in 2009 as well as continuing to support and expand the services of EcoStar and the Devens Eco-Efficiency Center to enhance the attractiveness and marketability of Devens as a sustainable community for the 21st Century.

Respectfully submitted,

**William P. Marshall, Chairman
Devens Enterprise Commission**



33 Andrews Parkway
Devens, MA

Phone: 978-772-8831
Fax: 978-772-1529

www.devensec.com