

Staff Report

Devens
Enterprise
Commission

Date: October 2011
To: Devens Enterprise Commission
From: Peter Lowitt, Director and Neil Angus, Environmental Planner
RE: Quarterly Project Updates

PREVIOUSLY PERMITTED PROJECT UPDATES:

Devens Sustainable Housing Project – The construction of the first new single-family home in this eight lot zero-net energy subdivision is nearing completion and construction of the second zero-net energy single family home is well underway. The developer has indicated that they will be installing solar photovoltaic panels on the homes which may result in the homes actually producing more energy than they consume in a typical year – potentially making these energy-positive homes.



Lot #2 house shell and roof completed and Lot #3 house first floor framing. August 2011



Lot #2 siding, windows and deck installed. Lot #3 house shell and roof completed – September 2011

Devens Household Hazardous Products Collection Facility – The facility is now open and has been steadily increasing business as more people learn about the service. The facility has missed one day of operation so far due to rain but they hope to secure funds in the near future for a permanent canopy which will allow them to operate in all weather conditions. The official ribbon cutting ceremony on July 26, 2011 received a great deal of praise from State legislators and representatives as well as the Department of Environmental Protection who were in attendance. This regional permanent collection facility is the first of its kind in Massachusetts.



155 Jackson Road – Laddawn – Redevelopment of the former Davis Library as Laddawn’s new corporate headquarters is complete. The roof-top mechanical units have been relocated to ground level, and additional landscape screening has been put in place to screen these areas. The fencing that is screening the HVAC units is made out of a sound-absorbing material that makes the HVAC units virtually inaudible from the property line. The parking lot lighting was lowered in height and the voltage was decreased to reduce the lighting levels on-site, while still maintaining safety. The lights are recessed and an evening inspection found no off-site glare. The lights are on a timer as well and will not stay on overnight – further reducing any potential impacts to neighboring residents.



155 Jackson Road – November 2010



Rear of Laddawn from El Caney (landscape berms and screening)



Rear HVAC screening/sound attenuation and additional landscaping

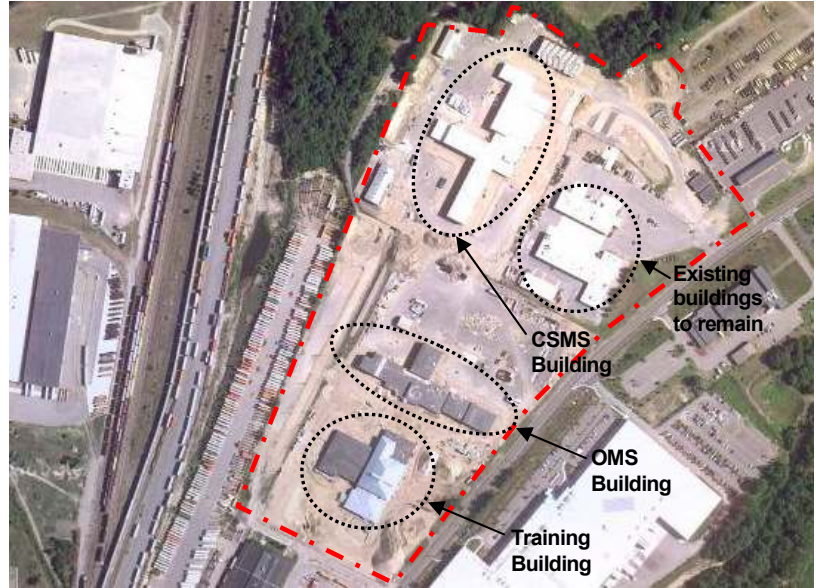


Sound enclosures for HVAC

Saratoga Substation – The DEC approved the development of this substation back in 2009. Development was substantially complete in 2010, however the required landscape berm was not finished until this past May. The required landscape berm provides topographic as well as vegetative screening of the substation from nearby residents on Bates and the new Transitions multi-family development on Cavite. The landscape berm also physically cuts off the street connection between Cavite and Saratoga – a portion of road that was formally abandoned by MassDevelopment and the DEC in May 2011.



AFRC – Barnum Road – Development is nearing completion on this joint State/Federal Armed Forces Reserve Center Complex. Finishing touches are being put on the buildings and the site paving and landscaping is virtually complete. The project consists of a new ~59,000 sq.ft. training building, a ~59,000 sq.ft. organizational maintenance shop (OMS), a ~91,000 sq.ft. consolidated support maintenance shop (CSMS) and the reuse of an existing ~41,000 sq.ft. building. A temporary Certificate of Occupancy has been issued for the CSMS and adjacent Unheated Storage Building. Demolition of the remaining buildings was completed in May and additional parking and drainage infrastructure has been put in place to accommodate the new development. Final completion is expected by the end of summer.



Army Project – Barnum Road – June 2010



New Army Training Building on Barnum Road - September 2011

The DEC is still working with the Army to ensure the long-term groundwater monitoring wells and monitoring plan, in addition to spill prevention, pollution and control plans, required as part of the development permit for the site, are implemented by the Army to further ensure long-term protection of groundwater resources.

Devens Common Phase II - The construction of the Hilton Garden Hotel continues at a rapid pace. The exterior improvements are almost complete and the developer has begun final landscaping and will be paving the site in the next couple of weeks. Interior finishes are being installed and the developer is still aiming to substantially complete construction by the beginning of October. Staff continue to monitor the site to ensure proper dust, litter and erosion controls are being maintained. Robbins Pond drainage improvements were also recently completed which will accommodate a portion of runoff from the new hotel site. Underground cisterns have been installed in front of the hotel to hold roof runoff for irrigation use. This will help with stormwater management and reduce the use of potable water for irrigation – saving water, energy and money!



Hilton Garden Inn – Core and shell construction – June 2011



Hilton Garden Inn exterior nearing completion – August 2011

American Superconductor (AMS) License to Store Flammables – The DEC approved a license for AMS to store up to 51,000 cu.ft. back in May. AMS has yet to begin construction but anticipates pulling permits in the near future and their goal is to be complete by the end of August.

Noise Complaints:

BMS – The steam venting from their central utilities building that was the source of elevated noise levels from the plant was mitigated in two ways: the outlet silencer was wrapped with acoustical blankets (see picture to the right) and BMS also installed an automated valve which reduces the velocity of steam releases, thereby decreasing the sound. On July 14, 2011, DEC Staff determined Bristol-Myers Squibb (BMS) had sufficiently mitigated their noise levels to be consistently below 60dBA and subsequently issued a letter of compliance with the Devens Industrial Performance Standards for noise.



Rock Tenn - Although some mitigative measures have been installed and sound levels have been reduced from the original violation back in April, Rock Tenn continues to be in violation of the Devens Industrial Performance Standards for noise. MA DEP has issued a Notice of Non-Compliance open against Rock Tenn and subsequently issued an extension to October 31, 2011 to allow Rock Tenn the additional time requested to install the noise mitigation measures. The latest update has them still on track to complete the mitigation by October 31, 2011. Their contractor has guaranteed them noise levels of 58 or less at the property line. Noise levels currently are in the 64 dBA range at the property line and must be at or below 60 dBA to be in compliance. In the meantime, the DEP, at the DEC’s request, is requiring daily monitoring of the solenoid silencers to ensure they continue to function (this has kept sound levels much lower in the interim while the permanent fix is being put in place). Staff continue to monitor the violation and issue fines.

OTHER UPDATES:

Cable Recordings of DEC Meetings – The recording system for the DEC meeting Conference Room was installed on September 14, 2011. It consists of 3 cameras, 7 microphones (6 omni-directional microphones above meeting table and 1 wireless microphone at podium). Surrounding towns have committed resources to record and broadcast all DEC, JBOS and other relevant public proceedings, this includes all programming, staffing and training costs. The DEC and MassDevelopment, in turn, are responsible for servicing the equipment.

Web Updates – The DEC Website continues to be updated with the latest Agendas and information on Devens. With recent cases of EEE reported in MA, we have also updated the news and events page to include public information on Mosquito Spraying in Devens and tips that residents can follow to reduce their exposure to mosquito bites and subsequent mosquito-borne illnesses. This information has been circulated to the Devens community

through MassDevelopment as well. Staff also continues to update the Devens Eco-Efficiency Center/EcoStar website at: www.ecostardevens.com with information on its latest programs and services.

Green Building Roundtable – Staff continue to host green building roundtable sessions on a quarterly basis. The Green Building Roundtable is one of the services provided to local area businesses and residents through the Devens Eco-Efficiency Center and the EcoStar program. On July 15, 2011 we hosted an interactive green building tour of the new multi-family and single family sustainable housing projects off of Cavite Street (Transitions/Our Fathers House and Devens Net-Zero Single-family home). Participants had the opportunity to hear first-hand from the Staff at Our Fathers House about how the green features of this LEED Silver Certified Green Building have provided occupants with more comfort and better indoor air quality which has actually reduced respiratory emergencies with the children who reside here. The natural daylighting and passive solar heating were also key elements in the design of this building. We then walked across the street and were led on a tour of the new zero-net energy single family home by the Developer. Participants got a first-hand look at the innovative construction practices, building components and systems that make will make this one of the most energy efficient buildings in the State. To view information on this and other Roundtable topics, go to <http://www.ecostardevens.com>.



Green building Roundtable attendees listen to Carter Scott as he explains some of the green siting features of his zero-net energy house construction



Participants walking through one of the naturally daylighted corridors in the Transitions shelter.

Regulation Updates – Staff has been working on a number of updates to various sections of the regulations to bring them up to date with current state requirements, innovative low-impact development techniques for stormwater management and other new best management practices that project may choose to utilize. These updates will provide Applicants as well as existing businesses with more options when planning a project and/or renovation in Devens. Staff brought forward these Regulations for approval in late September:

974 CMR 4.00 – General Regulations – to address DEP well protection requirements, including map changes to reflect expanded Zone 2's for Grove Pond and Shebokin, updated stormwater and low-impact development standards, greenhouse gas mitigation regulations and renewable energy standards.

974 CMR 8.00 – Public Health – Include DEP WPA well protection requirements – floor drains, water use restrictions, water efficiency (required as a condition of MassDev. Water Management Act Permit), UXO references, recycling, event permits, anti-idling update.

Oxbow Wildlife Refuge Visitors Center Pavilion and Parking. The US Fish and Wildlife Service received a unified permit for their plans to construct formal parking and a meeting pavilion with restroom facilities on USFWS land just off of Hospital Road (existing hunter parking area). This facility would connect into the USFWS Oxbow Wildlife Refuge trail system, as well as the Devens trail system and also potentially (in later phases) provide direct river access for canoe launching. As part of their mission, the USFWS is looking into numerous sustainable development techniques for this project, including low-impact development techniques such as green roofs and pervious parking surfaces, as well as composting toilets and renewable energy systems.

UPCOMING PROJECTS:

Rivermoor Citizens Solar Farm off Walker Road. Goldsmith Prest Ringwall filed a unified permit application in order to site a solar photovoltaic farm (3 MW) in the Environmental Business Zone off of Walker road. The project will have minimal traffic impact, although the plans show removal of trees within the 150' setback from Walker Road in order to avoid shading from trees above 60' in height. This permit is scheduled for a hearing on November 3, 2011.

MJM Development (Sound Stages off of Hospital Road): MJM Development is moving forward with plans to located 2-4 sound stages and supporting facilities in the former Locust housing area off of Hospital Road. Their plans call for later phases of development connecting the site to Jackson Road and adding additional sound stages and supporting buildings. This project could file its applications as early as this November, 2011.

North Post Solar: Discussions continue regarding filing of permits to locate a 6MW Solar PV farm on the north post in the Special Use II district.

Devens Housing Regulations Update: Commission staff continues working on this project with legal counsel and MassDevelopment staff in order to facilitate additional housing within Devens which comports closely to the previously presented Sasaki plans for the redevelopment of Grant Road, taking into account lessons learned from the Northampton State Hospital redevelopment efforts of MassDevelopment.