



September 22, 2025

Kevin Wight  
VHB, Inc.  
99 High Street, 13<sup>th</sup> Floor  
Boston, MA 02110

**Re: Mirror Lake Parking Expansion Project (#D25-009)**

Dear Kevin,

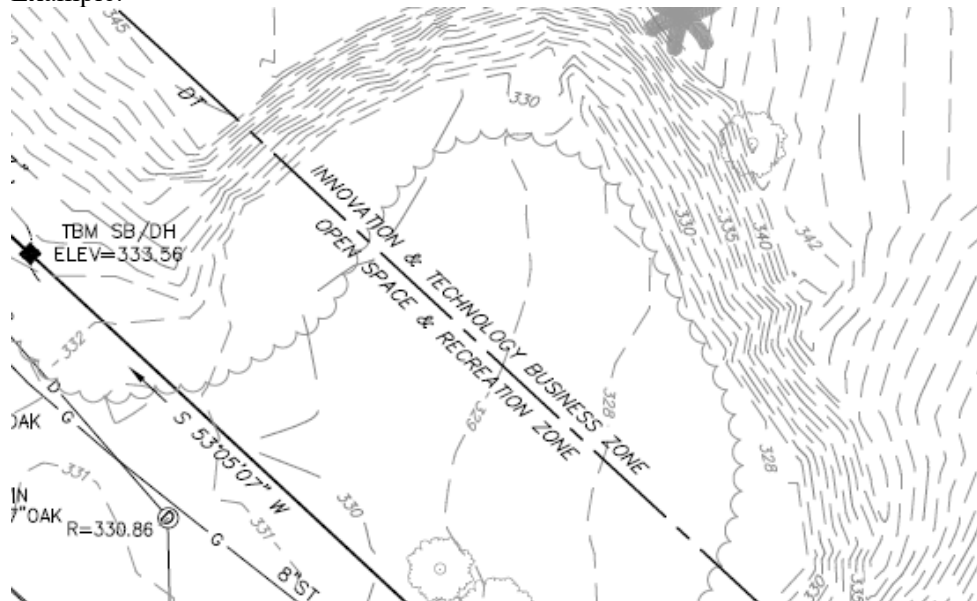
We have completed our initial review of the above-mentioned application. Below are the comments from the DEC and MassDevelopment. Review comments on the stormwater design from our peer review engineers are being provided in a separate letter.

**Please Note:** The applicant is encouraged to submit a response to comments using this electronic file. Responses should be added after each comment as individual paragraphs with italicized colored text. Responding in this manner will improve clarity and context of responses and will expedite review time.

**DEC Staff Comments (Determination of Completeness Comments and Misc.):**

1. The address is 98 Patton Road (all plans list 89).
2. Include area of existing impervious surface and area of new pervious pavement in zoning summary chart.
3. Show Zoning District boundary on plan and label zones along line to clearly distinguish:

Example:



4. Endorsement line needed on all plan sheet (missing on turning radius)
5. Confirm turning radius for boat parking works for both spaces if one or the other is occupied. Ensure enough clearance for exiting both trailer spaces as well.

6. Show safe pedestrian connection from existing trail and crosswalk at Patton, into site (can include striping and/or “by others” to address lack of current budget (although could be as simple as striping and flexible delineator round posts). This is a pedestrian safety issue and it should be a priority to provide safe pedestrian movement through this area.

**Plan-specific comments:**

**Sheet C-101 and C-105:**

1. Stabilized construction entrance – specifies both gravel and crushed stone. Ensure stone is large enough for anti-tracking pad (1-3”, min 6” thick).
2. Please provide detail on how soil will be retained in tree wall areas until stabilized.

**Sheet C-103:**

1. Consider adding spot grades (spot elevations) to parking area. Will be required for final as-builts.

**Sheet L-102:**

1. What is “Approximate Area of Invasive Species Removal pointing to? Existing tree line or Proposed Parking lot Extents? Consider additional tree and shrub plantings with the goal of restoration at the edges near where grading will occur.
2. Planting plan needs to show proposed ground cover treatment for all disturbed/graded areas.
3. Add note on landscape plan to reflect need to mitigate any soil compaction in areas that will be planted 1.

**Figure 1 – Devens Fire Truck Turn:**

1. Ensure turning radius is shown for both the Devens Tower Ladder AND the Engine (see attached)

Please provide any responses and supporting information to these and all peer review comments by **September 29, 2025**. In the meantime, feel free to contact me with any questions.

Sincerely,



Neil Angus, FAICP, LEED AP  
Director  
Devens Enterprise Commission

cc: Chief Kelly, Devens Fire  
Hillary Clark, Devens Recreation  
John Marc-Aurele, Devens Engineering  
File



**DEVENS ENTERPRISE COMMISSION**

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