

**RECORD OF DECISION
ASPEN SQUARE MANAGEMENT
GARAGE MASTER PLAN
December 18, 2001**

1. **Applicant:** Aspen Square Management Inc., 380 Union Street, Suite 300, West Springfield, MA 01089.
2. **Premises and Proposed Project:**
The Applicant seeks to add garages to existing houses on lots 2-34; 37-46 as shown on plans entitled "Conceptual Plans for Residential Garages" sheets 1 and 2 prepared by Howe Surveying.
3. **Application:**
The submission included a level II application, abutters list, use statement, and fees plus:
 1. A report entitled Devens Development Project, the Estates at Harvard Hills, Devens, MA prepared Timelines Inc. of Littleton, MA
 2. Devens Housing Redevelopment Historic Preservation Plan prepared by RE Dinneen of Boston, MA for Mass Development dated 10 January 2000
 3. Plans entitled "Conceptual Plans for Residential Garages" sheets 1 and 2 prepared by Howe Surveying
 4. Sketch elevations and plans for detached garages, attached garages, and ranch house garage alternatives (sketches A-1, A-2, and A-3).
4. **Unified Permit Components and Actions:**
Site plan approval (on a conceptual level) for 53 garages and a Certificate of Appropriateness for new construction in the Devens Historic District.
5. **Process:**
 - (a) Application was made October 10, 2001 by Aspen Square Management Inc.
 - (b) The application was determined conditionally complete on October 22, 2001.
 - (c) Deficient information was submitted November 13, 2001.
 - (d) The LUA sent the application packet to the Boards of Selectmen of the Towns of Ayer, Harvard, and Shirley (the Towns) on October 15 and November 13, 2001.
 - (e) The "30-day Town comment period" ended on December 13, 2001.
 - (f) The DEC caused the public hearing on the proposed project to be advertised in Nashoba Publications October 31 and November 7, 2001, the Shirley Volunteer October 31 and November 7, 2001, and the Harvard Post November 2 and 9.
 - (g) The DEC sent written notice of the public hearing to abutters to the project on October 15, 2001.

- (h) The DEC commenced the public hearing on November 27, 2001 and continued the hearing until December 18, 2001. A vote was taken on December 18, 2001.

6. Waivers:

The Applicant requested no waivers.

7. Findings:

The DEC made the following findings:

- (a) Garages allowed accessory uses in the Residential II zoning district.
- (b) Regarding the approval criteria listed in 974 CMR 3.03(2);
 - (1) The Site Plan conceptually complies with 974 CMR 3.03 and with the applicable provisions of the By-Laws.
 - (2) The development lies on lots that are recorded at the Registry of Deeds.
 - (3) The application is complete.
 - (4) All drives, parking lots, loading areas, paths, sidewalks and streets are designed to provide for safe vehicular and pedestrian travel.
 - (5) Access and site circulation enables prompt fire, police, and emergency response.
 - (6) Adequate capture and discharge of stormwater and surface water runoff and compliance with applicable portions of the Devens Stormwater Pollution Prevention Plan will be achieved.
 - (7) Necessary connections with utility, power and communication systems available in the abutting infrastructure will be made.
 - (8) Applicable facilities required under the Water Resources Protection By-Law and the related Design Standards have been included.
 - (9) The plans, as conditionally approved, demonstrate compliance with Landscaping Design Standards for plant material, planting strips, screening, and preservation of existing specimen trees and wooded areas.
 - (10) No Wetlands Order of Conditions apply to this project
 - (11) Applicable Industrial Performance Standards do not apply to this project.
 - (12) Sufficient parking for current needs have been provided.
 - (13) Traffic mitigation and control measures are not applicable to this application.
 - (14) Participation in the Devens Transportation Management program is not applicable to this application.
 - (15) Adequate water supply exists in terms of quantity, quality, and water pressures for domestic needs and fire protection.
 - (16) Connections to sanitary sewers is not required for garages.

8. Conditions:

The DEC voted to impose the following conditions:

- 1) Garages constructed through a Level I permitting process must utilize approved historic designs submitted as part of the package (sketches A-1, A-2, and A-3). Garages may be resized smaller, but retaining same detailing and proportions and not require a Level II review (but require the submission of detailed building permit plans). Any increase in size beyond the prototypes is Level II.
- 2) Stamped building submittal (foundation, cross-section, details, and elevations) plans for the detached two-car garage (sketch A-2) and the attached two-car garage (sketch A-1) for the colonials shall be prepared by Aspen and submitted to the Devens Building Inspector prior to the commencement of Level I garage permitting.
- 3) *Detached garages shall be oriented such that the ridgeline of the garage is roughly parallel to the ridgeline of the adjacent house. [12-10-01]*
- 4) The wall of the detached garage facing a public way shall contain a window in the size and number of panes as shown on sketch A-2 and/or door. The door may be a four-panel, six-panel, board and batten, or multi-paned window over two-panel (as shown on sketch A-1) door.
- 5) Colors recommended for garages to be from approved list of appropriate historic colors for garages as listed. (All paints listed are Benjamin Moore color names.)

Door* colors:

- Black Forest Green #103-46
- Essex green #103-43
- Chrome green #103-41
- Lafayette green #HC-135
- Tudor brown #103-62
- Cottage red #103-22
- Lancaster whitewash #HC-174
- Navajo white
- Brilliant white #01
- Black #103-80
- Cream #922
- Van Deusen Blue #HC-156

Body color:

- Lancaster whitewash #HC-174
- Navajo white
- Brilliant white #01
- Montgomery white #HC-33
- Sail cloth
- Alexandria Beige (tan) #HC-77
- Litchfield gray #HC-76
- Briarwood
- Annapolis gray

Window sash:

- Brilliant white #01

*Garage door colors should generally match the house door color

As paint colors and availability change over time, applicants may request the LUA approve another color to the list of recommended historic colors, consistent with guidelines on page 6-44 of the Devens Housing Redevelopment Historic Preservation Plan.

- 6) Sprinklers are required for all attached garages.
- 7) Written approval from the Fire Chief is required prior to issuance of any building permit for a garage.
- 8) A Level I lot plan showing the location of the house, easements, and existing trees and driveways shall be submitted to the DEC along with a building permit application.
- 9) Any variation in the size, material or design of the garages requires a Level II unified permit from the DEC.

Landscaping:

- 10) All existing trees in proximity to the garage are to be located on the Level I garage plan (building permit plot plan). Every effort is to be taken to retain the existing trees. Trees removed during garage construction are to be replaced from a list of approved trees provided by the DEC [974 CMR 3.05 (3)] and replaced with 2 caliper inches of new trees per caliper inch of tree removed (measured four feet in height on the tree). New trees are to be at least a minimum 2" caliper.
- 11) Construction of garages along El Caney (lots 2 through 25) require a screen to be planted between the alley paved way and the property line. Screens shall meet the requirements of 974 CMR 3.04 (8)(g) and be of salt-tolerant, native species, and may include evergreen and deciduous trees and shrubs.

9. Decision:

The DEC voted on December 18, 2001, after the Public Hearing was closed to issue findings, including that the application complied with the approval criteria in 974 CMR 3.03(2) as modified, to impose conditions, and to approve a Site Plan Application and issue a Certificate of Appropriateness for new construction in the Devens Historic District.

10. Building Permit:

The Building Commissioner, along with the Electrical and Plumbing Inspectors, must review architectural/structural drawings and specifications and approve them in writing, prior to issuance of a building permit. All requirements in the Massachusetts Building Code, the Massachusetts Sanitary Code, and the Devens Fire Chief must be met.

11. Permit Duration:

In accordance with 974 CMR 1.10, unified permits shall remain in effect so long as the approved activities are commenced within six months of the date of the DEC or the LUA produces a written decision and completed within two years. It

is further noted that a thirty-day "reconsideration period" during which an applicant, a Town, or an aggrieved person may request the DEC reconsider its action (By-Laws, Article IV, Sections C through F). Work performed during this period, which begins on December 19, 2001 and terminates January 18, 2002, is "at risk".

Date:

12/19/01

Approved by:

Peter C. Lowitt
Peter C. Lowitt, AICP, Director
Devens Enterprise Commission

Certification

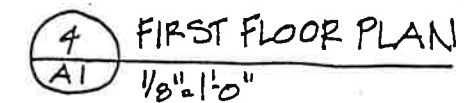
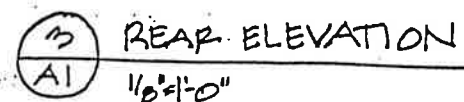
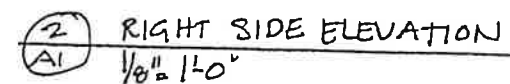
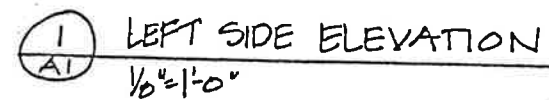
Middlesex, SS

I certify the above is a true action and record of the Devens Enterprise Commission and that Peter C. Lowitt, Devens Land Use Administrator/Director, is empowered by the Devens Enterprise Commission to sign this Record of Decision on its behalf.

Date

12/19/01

Mary P. Quinn
Mary Quinn, Notary
My Commission expires 7/3/03



GARAGE

**LINDA MOODY
& ASSOCIATES
ARCHITECTS, INC.**

Architecture & Planning

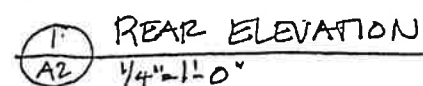
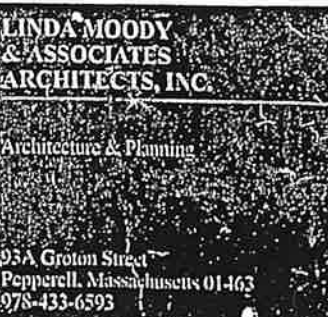
93A Groton Street
Pepperell, Massachusetts 01463
978-433-6593

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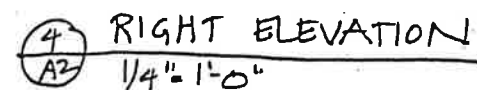
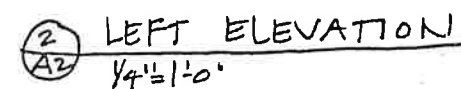
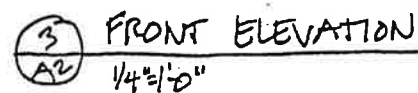
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1ST FLOOR PLAN
& ELEVATIONS

A-



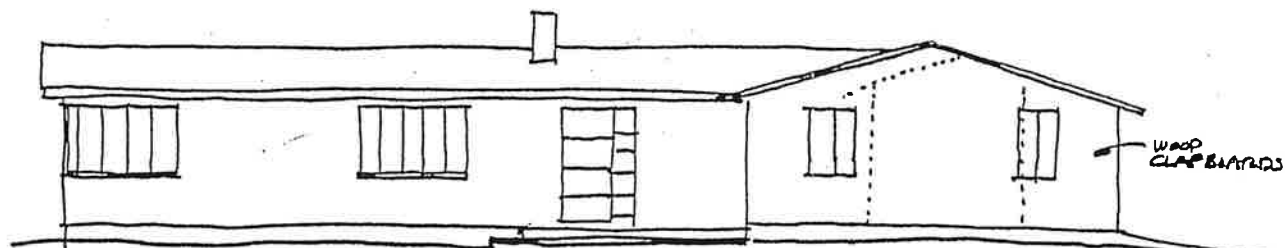
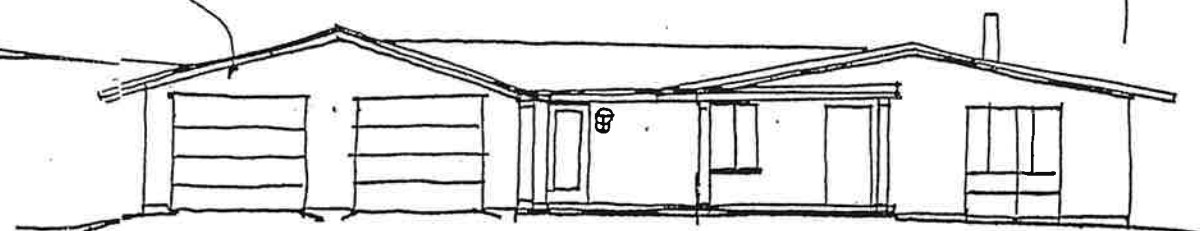
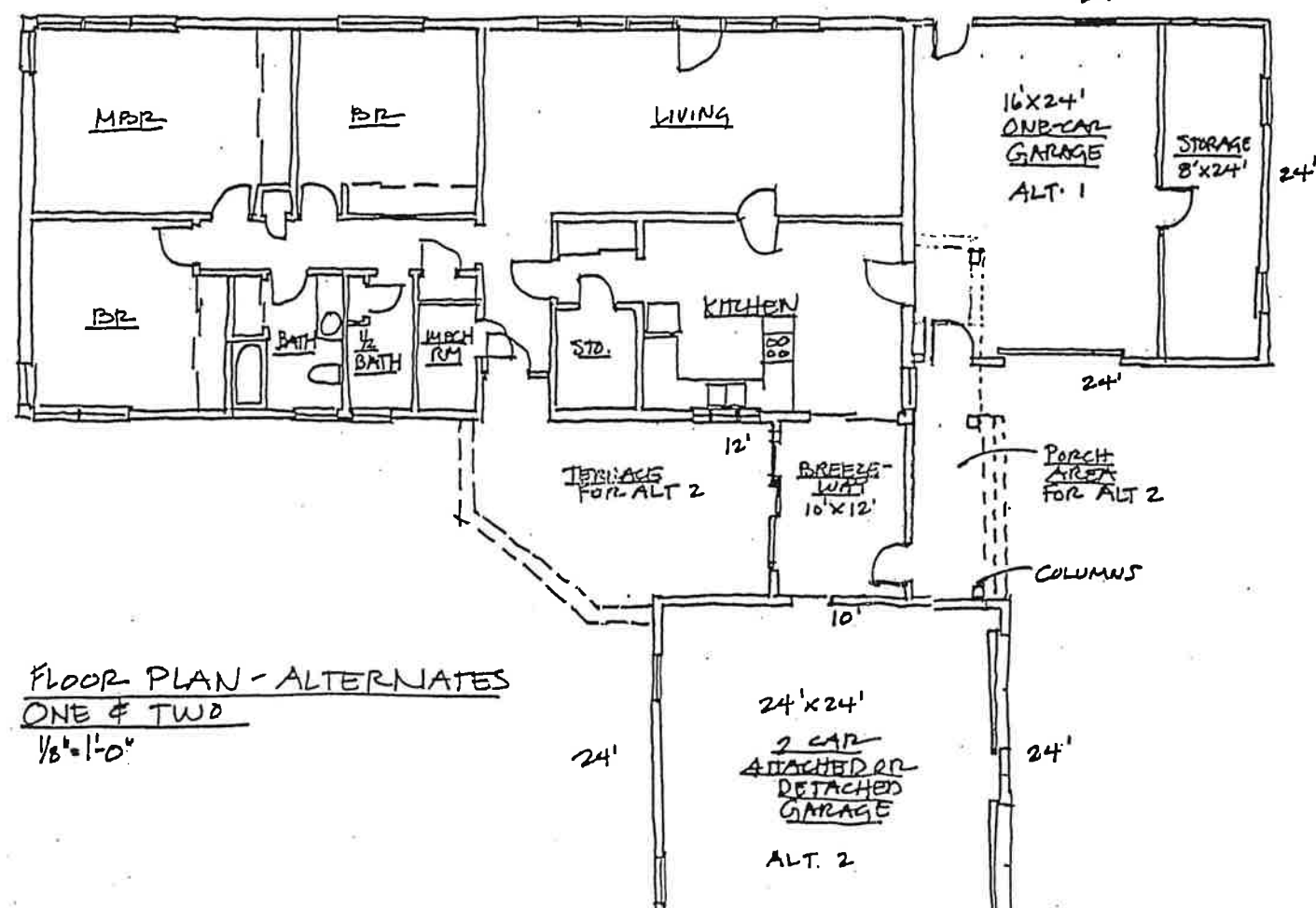
SW: may face the street if garage doors face alley



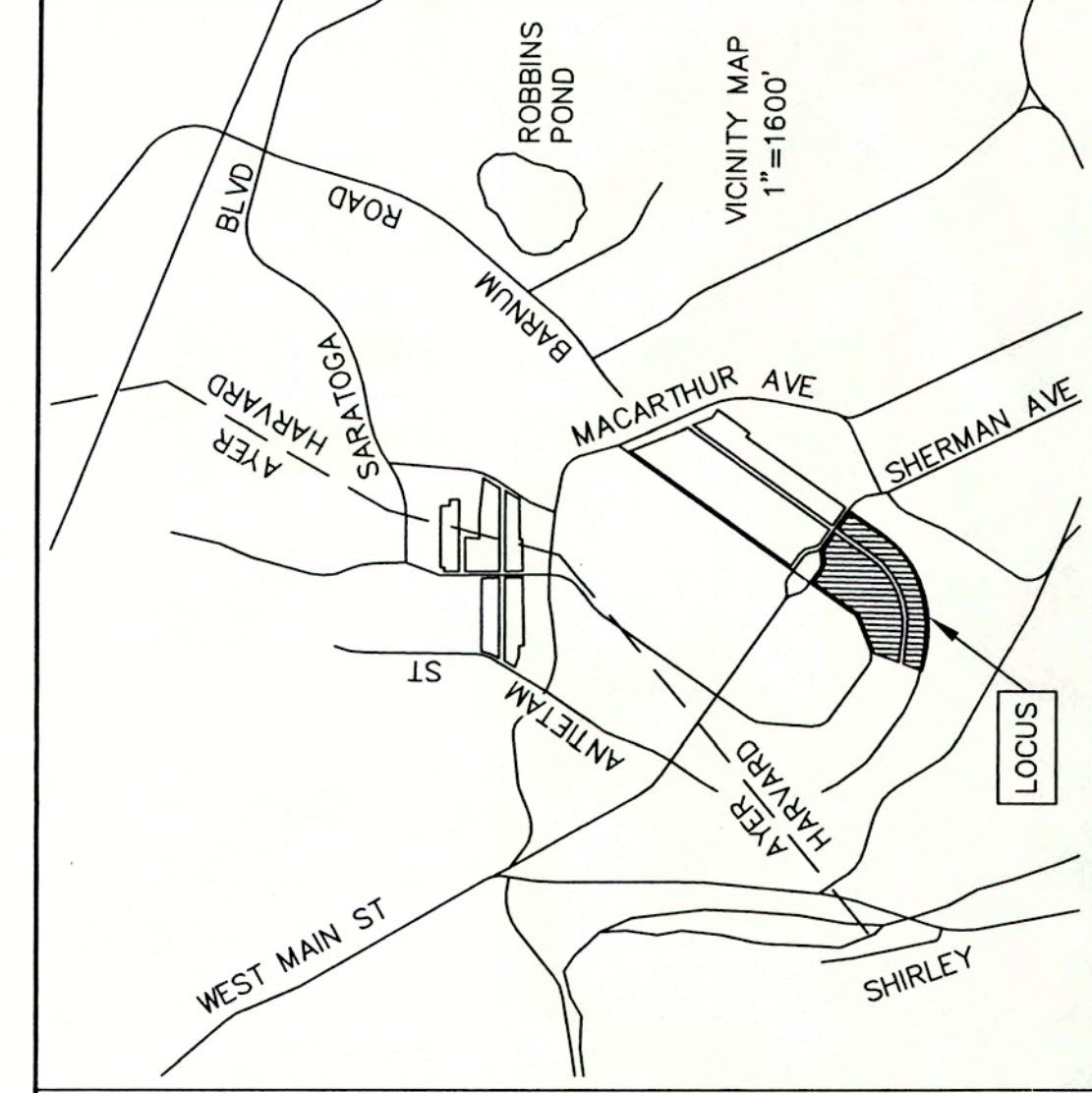
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revisions:	date:
4.16.01	4.16.01
job no:	contract:
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scale: 1/4"=1'-0"	date: 9.28.00
ELEVATIONS	
	A-2

A hand-drawn sketch of a single-story house. The house has a long, low profile with a chimney on the roof. The front facade features several windows and a door. Labels with arrows point to specific features: 'CASEMENT WINDOWS' points to the first window on the left; 'BRICK' points to a section of the wall between windows; 'WOOD CLAPBORDS' points to the siding on the right side of the house, near the front door. The drawing is done in a simple, sketchy style with black outlines and some shading.

1/8" = 1'-0"


$$\frac{1}{8}'' = 1^{-}0''$$

$$\frac{1}{8}'' = 1.0''$$

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RANCH - GARAGE
OPTIONS 1 & 2

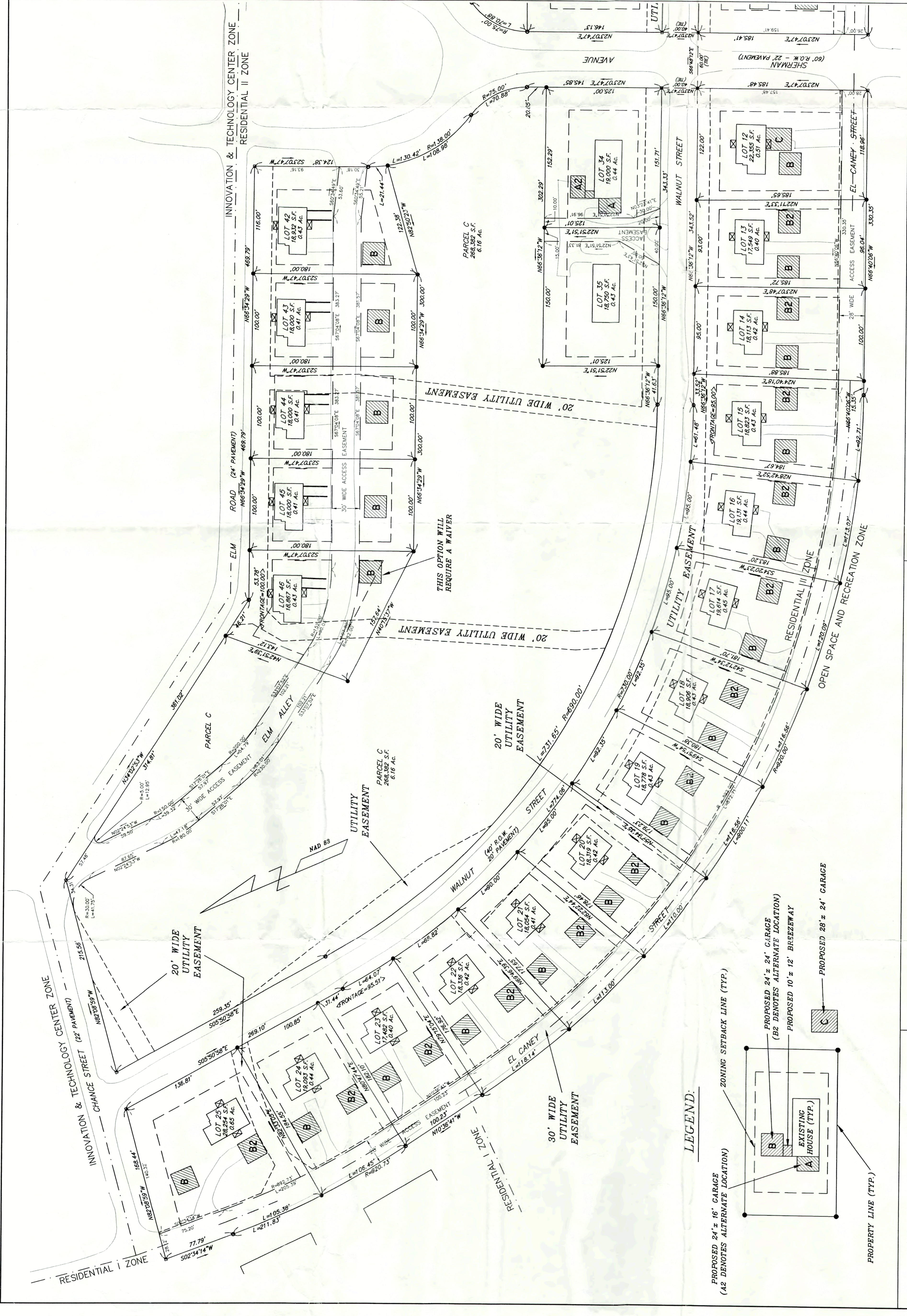


NOTES:

- 1.) THE PURPOSE OF THIS PLAN IS TO SHOW THE FEASIBILITY OF A POTENTIAL FUTURE GARAGE PLACEMENT TO ALLOW FOR A POTENTIAL LEVEL 1 PERMITTING PROCESS.
- 2.) THIS PLAN IS FOR VISUAL PURPOSES ONLY AND IS NOT TO BE USED FOR OBTAINING BUILDING PERMITS. BUILDING OF LOT PLAN WOULD BE REQUIRED AND IS THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER. THIS PLAN IS NOT A SURVEY.
- 3.) THE PROPOSED DETACHED & ATTACHED GARAGES SHOWN HEREON ARE CONCEPTUAL ONLY, ACTUAL SIZE & LOCATION WILL BE DEPENDENT ON INDIVIDUAL SURVEY, D.E.C. STAFF, BUILDING INSPECTOR, ZONING SETBACK CHANGES, WETLANDS, ETC. A BUILDING PERMIT WOULD BE REQUIRED AND IS THE RESPONSIBILITY OF THE HOMEOWNER.
- 4.) TREES GREATER THAN 12" IN DIAMETER SHOULD BE AVOIDED DURING FINAL SITTING OF STRUCTURE. ADDITIONALLY, SCREENING REQUIREMENTS MAY APPLY.
- 5.) ZONING: RESIDENTIAL II / OPEN SPACE & RECREATION
- 6.) PAVEMENT LOCATIONS SHOWN HEREON ARE FROM AERIAL MAPPING PROVIDED BY MASSDEVELOPMENT: HOUSE LOCATIONS SHOWN ARE FROM PLAN REF. #5.

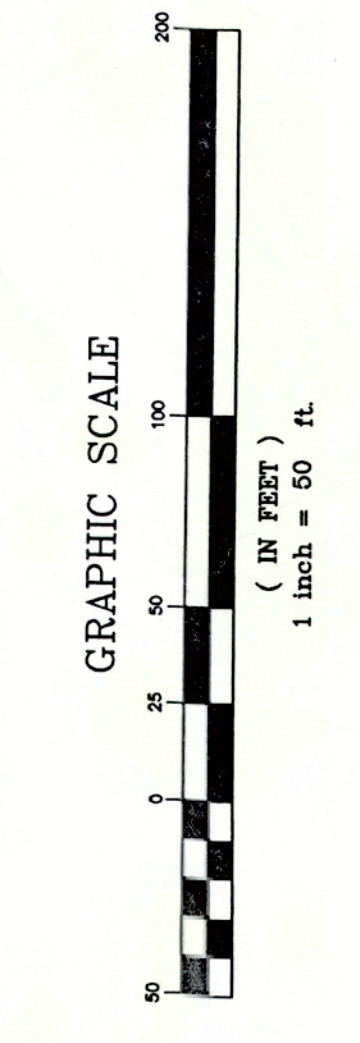
REFERENCES:

- 1.) PLAN ENTITLED "HARVARD MASSACHUSETTS LEVEL 1 SUBDIVISION PLAN LOTS AS-6 & AS-7 ELM & WALNUT STREETS" PREPARED FOR THE GOVERNMENT LAND BANK BY HOWE SURVEYING ASSOC. DATED JUNE 9, 2000, AND LAST REVISED JUNE 30, 2000.
 - a.) RECORDED IN M.S.D.R.D. PLAN# 772 OF 2000
 - b.) RECORDED IN W.C.R.D. PL. BK. 757 PL. 16
- 2.) PLAN ENTITLED "HARVARD MASSACHUSETTS LEVEL 1 SUBDIVISION PLAN LOTS AS-8 & AS-9 ELM & WALNUT STREETS" PREPARED FOR THE GOVERNMENT LAND BANK BY HOWE SURVEYING ASSOC. DATED JUNE 9, 2000, AND LAST REVISED JUNE 30, 2000.
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- 3.) PLAN ENTITLED "HARVARD MASSACHUSETTS PLAN OF EASEMENTS MASSDEVELOPMENT BY HOWE SURVEYING ASSOC. DATED DECEMBER 15, 2000, REVISED JANUARY 3, 2001.
- 4.) PLAN ENTITLED "HARVARD MASSACHUSETTS PLAN OF EASEMENTS LOTS AS-8 & AS-9 ELM & WALNUT STREETS" PREPARED FOR MASSDEVELOPMENT BY HOWE SURVEYING ASSOC. DATED DECEMBER 15, 2000, REVISED JANUARY 3, 2001.
- 5.) PLAN ENTITLED "LEVEL ONE LOTTING PLAN - ESTATES AT HARVARD HILLS" PREPARED FOR MASS DEVENS LIMITED PARTNERSHIP BY MEISNER BREM CORP. DATED DECEMBER 1, 2000.



HOWE SURVEYING ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
73 PRINCETON STREET
NO. CHELSEA, MA 01863
(978) 251-3132

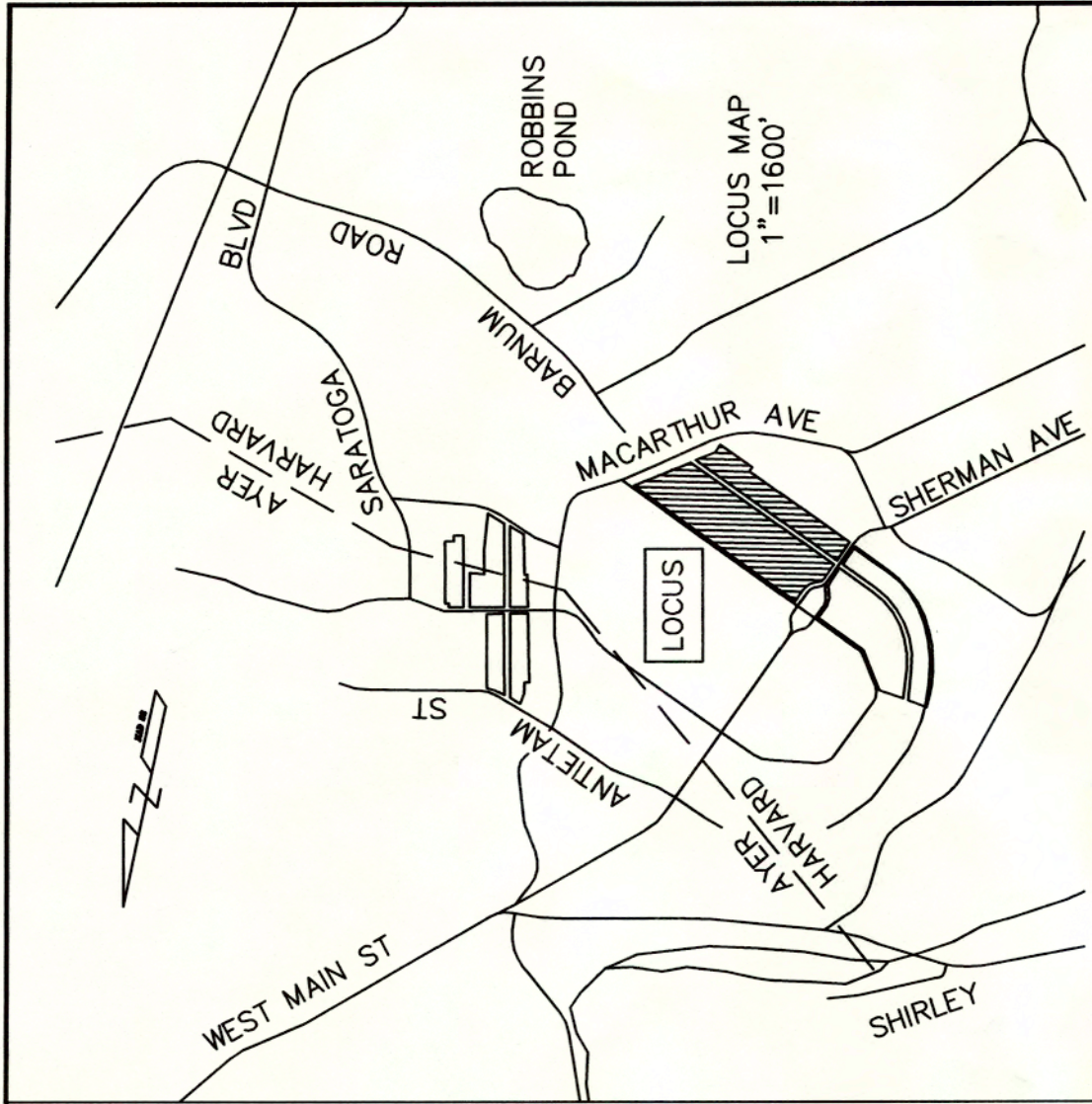
94 JACKSON ROAD
DEVENS, MA 01432
(978) 775-1200



FIELD		TITLE	
NO.	DATE	DESCRIPTION	BY
1	10-09-01	REV. NOTES - DEC COMMENTS	DJA
PROJECT #	01-798	DATE: SEPTEMBER 21, 2001	SCALE: 1" = 50'
CHECKED BY	DJA	PREPARED FOR	MASS DEVENS LIMITED PARTNERSHIP
DRAWN BY	RAS		380 UNION STREET
OFFICE	RAS		WEST SPRINGFIELD, MA 01089
MM/DL			

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1	10-09-01	REV. NOTES - DEC COMMENTS	DJA
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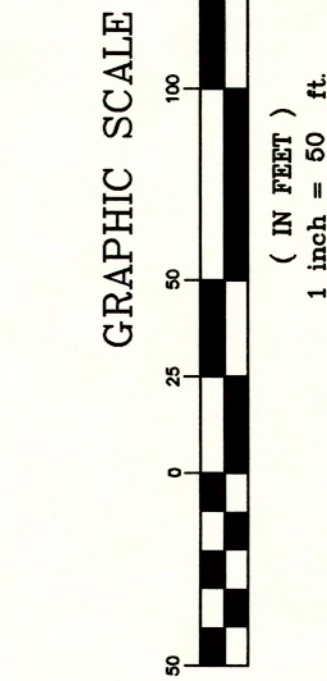
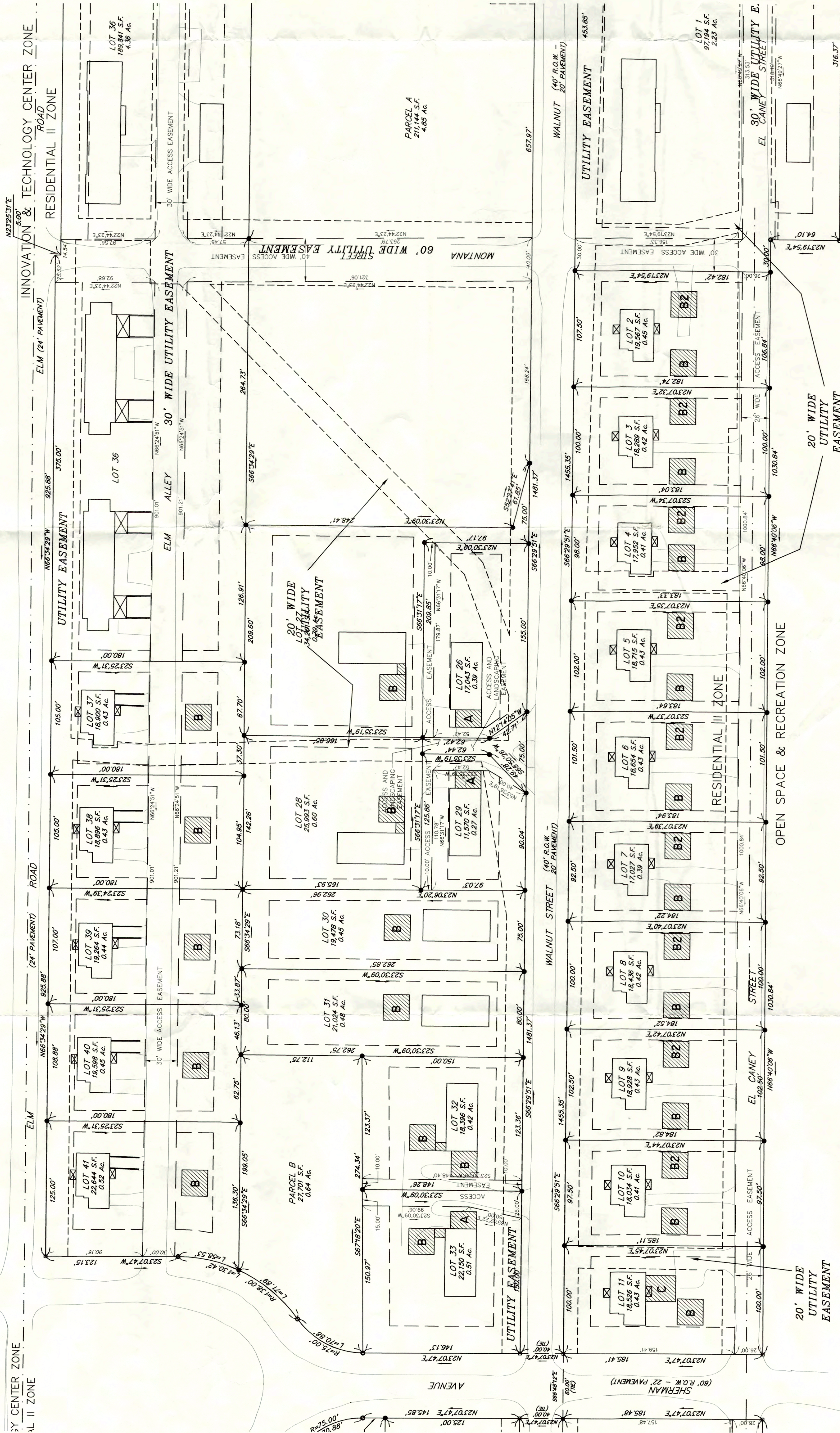


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REFERENCES:

- 1.) PLAN ENTITLED "HARVARD MASSACHUSETTS LEVEL 1 SUBDIVISION PLAN LOTS AS-6 & AS-7 ELM & WALNUT STREETS" PREPARED FOR THE GOVERNMENT LAND BANK BY HOWE SURVEYING ASSOC. DATED JUNE 9, 2000, AND LAST REVISED JUNE 30, 2000.
 - a.) RECORDED IN M.S.D.R.D. PLAN# 772 OF 2000
 - b.) RECORDED IN W.C.R.D. PL. BK. 757 PL. 16
- 2.) PLAN ENTITLED "HARVARD MASSACHUSETTS LEVEL 1 SUBDIVISION PLAN LOTS AS-8 & AS-9 ELM & WALNUT STREETS" PREPARED FOR THE GOVERNMENT LAND BANK BY HOWE SURVEYING ASSOC. DATED JUNE 9, 2000, AND LAST REVISED JUNE 30, 2000.
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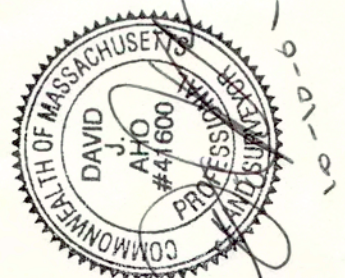


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DRYDEN, MA 01432
(978) 775-1200



HARVARD, MASSACHUSETTS

FIELD		TITLE	
MM/DL	RAS	CONCEPTUAL PLAN FOR POTENTIAL GARAGES	
OFFICE	RAS	PREPARED FOR:	
DATE	RAS	MASS DEVENS LIMITED PARTNERSHIP	
DESCRIPTION	DJA	380 UNION STREET	
BY	DJA	WEST SPRINGFIELD, MA 01089	
REV.	01-798	DATE: SEPTEMBER 21, 2001	
DATE	DJA	SCALE: 1" = 50'	
REV. NOTES - DEC	DJA	DWG.# H4412	
COMMENTS	DJA	SHEET# 2 OF 2	