

**Devens Enterprise Commission**  
**(DEC) Public Hearing and Regular Meeting**  
**Minutes August 30, 2022**

**Members Present:** Duncan Chapman, Dix Davis, James DeZutter, Robert Gardner, Christopher Lilly, William Marshall, Martin Poutry, Deb Rivera, Deb Seeley  
**Staff:** Peter Lowitt, Neil Angus, Dawn Babcock  
**Guests:** Doug Hartnett (Highpoint Engineering), Julie Farrer (Project Manager for King Street Properties), Tyson Reynoso (Managing Director for King Street Properties),  
**Members Absent:** Jim Pinard, Melissa Fetterhoff, Paul Routhier

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**(6:45 PM) Chairman William Marshall called the meeting to order**

Mr. Marshall noted that this Devens Enterprise Commission Regular Meeting and Public Hearing is being held virtually in accordance with the Act (Senate Bill #2475) relative to extending certain COVID-19 measures adopted during the state of emergency. Interested individuals can listen in and participate by phone and/or on-line by. Persons with disabilities or requiring interpretation wishing to listen or participate should contact 978.772.8831 x3334. In accordance with the State's Open Meeting Law, Mr. Marshall informed all attendees that the Devens Enterprise Commission is recording this meeting.

**(6:50 PM) Chairman Marshall noted that before the meeting can begin, we will need to nominate Ms. Rivera as a Regional Representative for this meeting. He then asked for a Motion to Nominate Ms. Rivera which was made by Mr. DeZutter and seconded by Mr. Lilly. The motion was approved unanimously by a roll call vote.**

**(6:54 PM) Chairman Reviewed Agenda.**

**(6:56 PM) Review Minutes:**

- **August 4<sup>th</sup> Minutes** were discussed, and Mr. Marshall asked if anyone had any edits or concerns. None were noted. Mr. Marshall then asked for a motion to accept the minutes as written and the motion was made by Mr. Gardner and seconded by Ms. Seeley. The Motion to approve the August 4<sup>th</sup> minutes was **Approved unanimously by a roll call vote. Ms. Rivera abstained from voting due to not attending the August 4<sup>th</sup> meeting.**

**(6:57 PM)** Mr. Lowitt noted that King Devens LLC had requested to be taken out of order, these are the 57 & 75 Jackson Road Hearing Topics. King Devens LLC has requested a continuation of both hearings to the September 8<sup>th</sup> 7:30 AM meeting. Mr. Marshall asked the Commissioners and Public if there were any questions, none were asked. Mr. Marshall then asked for a motion to continue these to hearings (57 & 75 Jackson Road) to September 8<sup>th</sup> at 7:30 AM. The motion was made by Ms. Seeley and seconded by Mr. Davis. The Motion to continue these hearings to the September 8<sup>th</sup> 7:30 AM meeting was **Approved unanimously by a roll call vote.**

**Public Hearings:**

- **(6:59 PM)** Mr. Marshall noted that we have a Hearing Continuation for 35 Saratoga Blvd. Mr. Lowitt noted that the applicant has submitted a request to continue this hearing until the September 27<sup>th</sup> 6:45 PM Meeting. Mr. Marshall then asked if there were any questions from the Commissioners or the Public, hearing none. Mr. Marshall asked for a motion to continue this hearing to the September 27<sup>th</sup> 6:45 PM Meeting. The motion was made by Mr. Davis and seconded by Mr. Poutry. The Motion to continue this hearing to the September 27<sup>th</sup> 6:45 PM meeting was **Approved unanimously by a roll call vote.**
- **(7:01 PM)** The Chairman read the legal notice. **31 Independence Drive LLC Level 2 Unified Permit** Application for the construction of a +/-111,050 sq.ft. new industrial building, with associated grading, landscaping, parking, stormwater, and utility improvements. Property located at **31 Independence Drive** (Parcel ID #026.0-0-0013-01800.0) in the Rail, Industrial, and Trade-Related Zoning District. Mr. Lowitt noted that this applicant has requested a continuation to the September 27<sup>th</sup> 6:45 PM Meeting as they need time to revise their plans to adhere to our regulations. Mr. Marshall asked if there were any questions from the Commissioner and the Public. Hearing none Mr. Marshall asked for a motion to continue this hearing to the

September 27<sup>th</sup> meeting. The Motion was made by Mr. Gardner and seconded by Mr. Davis. The Motion to continue this hearing to the September 27<sup>th</sup> 6:45 PM meeting was **Approved unanimously by a roll call vote.**

**New Business:**

- **(7:04 PM) Quarterly Staff Report** Mr. Angus reviewed the numerous projects that are either underway or currently completed here on Devens and plans to have the report posted on the Website shortly. Mr. Marshall asked if there were any questions and Mr. Poutry asked about the Emergency Building and its status. Mr. Angus noted that MassDevelopment has recently secured additional funding so they should be moving this project along shortly.

Mr. Marshall asked if there was any other new business which Mr. Lowitt noted there was none.

**Old Business:**

- **(7:41 PM) Mr. Marshall asked if there was any Old Business** None was noted.

**(7:42 PM) Public Comment** - Mr. Marshall asked if there were any questions or comments from the public. There were no comments or questions at this time.

Mr. Marshall then noted the dates for the next two meetings along with the Executive Committee Meeting

**(7:45 PM)** Mr. Marshall asked for a motion to adjourn the meeting. The Motion to Adjourn was made by Mr. Gardner and seconded by Mr. Davis and was **Approved unanimously by a roll call vote.**

**List of Exhibits:**

**Agenda**

**Meeting Minutes**

- Aug 4<sup>th</sup>
- **35 Saratoga Blvd**
- DEC Peer Review Landscaping Comments from IBI Aug 25, 2022
- DEC Peer Review Stormwater Comments from Nitsch Aug 24, 2022
- DEC Peer Review Traffic Comments from Nitsch Aug 25, 2022
- DEC Outstanding Review Comments Cover Letter Aug 25, 2022
- **57 Jackson Rd**
- Updated Landscape Plans Aug 26, 2022
- Landscape Review Response to Comments from WH Aug 25, 2022
- Devens Fire Dept Review Aug 25, 2022
- Highpoint Eng. 2<sup>nd</sup> Response to Comments Aug 25, 2022
- Amenity Building Site Plan
- Revised Site Plans (RTC#2)
- Revised Stormwater Report
- Record of Decision

**31 Independence Dr**

- Request for Continuance
- Site Plans
- Stormwater Report
- Determination of Completeness
- Peer Reviews from Nitsch
- DEC Peer Review Comments
- DEC Staff Report

**75 Jackson Rd**

- Updated Landscape Plans Aug 26, 2022
- Landscape Review Response to Comments from WH Aug 25, 2022
- Devens Fire Dept Review Aug 25, 2022
- Highpoint Eng. 2<sup>nd</sup> Response to Comments Aug 25, 2022
- Revised Site Plans (RTC#2)
- Revised Stormwater Report
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**Quarterly Staff Report**