

**Devens Enterprise Commission  
(DEC) Public Hearing and Regular Meeting  
Minutes February 9, 2023**

**Members Present:** Duncan Chapman (joined at 7:54 AM), Dix Davis, James DeZutter, Melissa Fetterhoff, Robert Gardner, William Marshall, Martin Poutry, Paul Routhier, Deborah Seeley

**Staff:** Peter Lowitt, Neil Angus, Beth Suedmeyer, Dawn Babcock

**Guests:** Meg Delorier (MassDevelopment, Devens Operations), Jim Moore (Director Devens Utilities), & Tony Roselli (Roselli, Clark & Associates) joined at 8:15 AM

**Members Absent:** Christopher Lilly, Jim Pinard, Debra Rivera

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**(7:30 AM) Chairman William Marshall called the meeting to order** and did a roll call.

Mr. Marshall read that the 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. Angus informed all attendees that the Devens Enterprise Commission is recording this meeting.

**(7:35 AM) Mr. Marshall reviewed the Agenda of today's meeting.**

**(7:37 AM) Review Meeting Minutes:**

- **January 31<sup>st</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. Davis and seconded by Mr. Gardner. The Motion to approve the January 31<sup>st</sup> minutes was **Approved by a roll call vote. Mr. Routhier and Ms. Seeley abstained as they did not attend the meeting on January 31<sup>st</sup>.**

**Public Hearings:**

**No topics for today's meeting**

**New Business:**

- **(7:38 AM) Devens Utilities Presentation:** Mr. Lowitt introduced Mr. James Moore (Director of Devens Utilities). Mr. Moore shared a slide deck that showed their plans of getting 63% Carbon Free by 2030 and 100% Carbon Free by 2050. Mr. Moore shared a stacked chart showing the different power supplies used now and the plans for the future. Along with a chart to show the projected load and the plan in place to reach Carbon Free Goal. Some of the contracts Devens has to get the carbon free supplies goes out into 2050. If Devens is at risk of not meeting their 50% goal at any specific year Devens can purchase some Renewable Energy Credits to help achieve the goals. Mr. Lowitt asked about renewable onsite generation and how in the past we didn't have that due to the evenings and weekends when Devens has been feeding free renewable energy back onto the grid. Mr. Moore noted that this isn't the case anymore as the demand has increased in Devens. Mr. Lowitt then asked if we can add more on-site generation? Mr. Moore noted that he has had a few companies come to him but there just isn't the space needed for a 3 MW's size. Mr. Moore shared photos of the current solar facilities we do access. Mr. Lowitt asked if the smallest it needed to be was 3 MW's? Mr. Moore listed a few of the companies that have come to him, BMS who is looking to install 2 to 4 MW's system behind their meter, on their car ports, Watson Marlow who is looking at 1 – 2 MW's and battery storage installation (1<sup>st</sup> battery storage in Devens), and Emerson Green a 1.5 MW's system at their Multi Family on the rooftop and car ports. Mr. Lowitt asked if the DEC could be of any help to reach the renewable goal, DEC is willing to give you \$100K to help with a Renewable program to assist Utilities to reach your goal? Mr. Moore said they are open to hearing any ideas/projects that are brought to them. He even noted that they have been working with a consultant "Energy New England" for suggestions and procurements. Mr. Angus asked if the Public Safety Building is still planning to install solar and Mr. Moore noted that he believes so, he hasn't heard that their plans have changed. The power supply is 80% of the charge and the 20% of the charge is distribution which covers the overhead charges. The tariff program is based on the system Braintree has in place for their town. Mr. Moore then went on to the Residential net metering policy which allows the full rate to be reduced based on the energy they make from their solar panels. Mr. Angus asked about the Multi-Family home, will that be considered residential? Mr. Moore noted that it will be considered part of the Distributed Generation Rate Tariff as it

is considered Commercial Property. Mr. Chapman asked if the Army is doing anything on their property regarding renewable energy? The only projects Mr. Moore knows about are on Barnum Rd., drilling some deep geothermal wells and having a heat exchanger system there. The other one he knows about is a demonstration battery storage and solar panel (small one). Mr. Moore believes they are focusing more on energy resilience and efficiency. Mr. Chapman also asked if anyone has considered putting something on the old landfill? Mr. Moore said that panels on any landfill are a tricky spot due to the capping materials and the materials used to install the panels. Mr. Moore then went onto the Water Treatment Plants for Devens. Since 2018 Devens has been dealing with the PFAS issues at the MacPherson well. When Utilities heard that the DEP was looking at setting up their own standard Devens shutdown the MacPherson Well and started to make plans to update the process for treatment of the water. Utilities began to design a new treatment facility next to the current facility which would handle Iron, Manganese and PFAS. The new facility came online back in July and has been working great. The other two facilities Patton & Shabokin have been designed to handle the Iron, Manganese and PFAS as well and the Patton Facility is scheduled to be online mid-2023 and Shabokin should be online 6 months later but getting some component delays so these dates could be pushed out. Mr. Marshall asked if there were any questions. Mr. Gardner asked if there are any issues with the iron and manganese. Mr. Moore noted that if you don't treat them when treating the PFAS you will have issues with the Filtration system as they cause havoc with the top layer screens. Mr. Marshall thanked Mr. Moore for his time and presentation.

- **(8:21 AM) Audit Report:** Mr. Lowitt introduced Mr. Roselli from Roselli, Clark & Associates. Mr. Roselli gave the commissioners the results from the yearly audit and noted that this is the second year working with the DEC. The first year was somewhat of a challenge with the turnover within DEC. Last summer he met with Mr. Lowitt, Mr. Angus, and Ms. Blood (Accountant) and went through each account and cleaned out a number of items. Mr. Roselli feels that going forward should be a much easier process, with our accounts being much cleaner. Mr. Roselli went through the Balance Sheet and there were no questions from the Commissioners on this topic. Mr. Roselli then went through the Income Statement then noted that should we have a difficult year we should be able to withstand it for even several years if needed. Mr. Marshall asked if there were any questions, none were asked. Mr. Marshall asked for a motion to approve the audit as presented. The motion was made by Mr. Routhier and seconded by Mr. Chapman. The Motion to approve the Audit as reported was **Approved by a roll call vote.**
- **(8:32 AM) Mr. Marshall spoke about the Korean Delegation Visit earlier this week (2/6 & 7) noted he had an exciting time with the delegation from the Chungbuk National University from South Korea.** Mr. Angus and Ms. Suedmeyer share the photos Ms. Suedmeyer put together of the visit. There were 5 graduate students and an interpreter. The team took a tour of the following facilities (Eco-Efficiency, King Street Properties, LittleLeaf Farms, Commonwealth Fusion & New England Studios) they also took driving tours throughout Devens. There was a group dinner Monday night where Mr. Marshall (Devens Enterprise Chairman) and Sang-Kyu Jeong (Professor from Chungbuk) signed the Memorandum of Understanding between Chungbuk and Devens Enterprise Commission. At the end of the second day the Korean team shared what they are doing in Korea. Mr. Marshall asked if there were any questions about the visit. Mr. DeZutter asked how many foreign delegations DEC has hosted here at Devens? Mr. Lowitt said there have been twenty or so and Mr. Angus noted that this speaks volumes about the work being done here at Devens. Mr. Marshall noted that the Korean team was satisfied with all that they saw here and are looking forward to continuing the partnering with us going forward.
- **(8:45 AM) EPA SmartWays Transport Affiliate Application:** Mr. Angus noted that the DEC has been working with the Federal EPA which helps businesses with their operational efficiencies and to reduce their Green House Gas emissions. This is right in-line with our climate action plan goals. This program can provide a number of benefits to the businesses here on Devens. Even though we are not a business SmartWays partnership has an affiliate program where organizations like DEC can become an affiliate member of this program. Seeing this is right in line with the objectives of the redevelopment of Devens, we believe it is appropriate to become a partner of this program which is run through the EPA. We along with the Eco-Efficiency Center are working with them currently to ensure local businesses are aware of the resources that this program offers. We have also been lucky to be able to work with CSX, who just purchased the Pan Am Norfolk and Southern rail system and have been able to connect them with SmartWays. There are lots of opportunities here to use this program to further our goals and objectives. We are looking for your approval to join this program. Mr. Marshall then asked if there were any questions. None were asked. Mr. Marshall asked for a motion to approve Mr. Angus' request to join this Affiliation. The motion was made by Mr. Poutry and seconded by Mr. Davis. The Motion to approve the joining of this affiliation was **Approved by a roll call vote.**

**(8:49 AM)** Ms. Delorier asked to note the Ribbon Cutting taking place at Commonwealth Fusion on Friday (2/3) and she hoped those able would join the event. She also noted that Mr. Moore has been doing an outstanding job running the Utilities Department.

**(8:52 AM) Old Business:** None at this time

**(8:52 AM) Public Comment** – Mr. Marshall asked if there are any questions from the public. None were asked.

**Mr. Marshall then noted the upcoming meetings. February 28<sup>th</sup> at 6:45 PM, which is the Public Hearing and then March 9<sup>th</sup> 7:30 AM the Monthly Meeting.**

**(8:58 AM) Mr. Marshall asked for a motion to adjourn today's meeting. The motion was made by Mr. Poutry and seconded by Mr. Davis.** Adjournment was concluded unanimously by Roll Call.

#### List of Exhibits

#### **Agenda**

#### **Minutes**

- January 31, 2023

#### **New Business**

- Audit Report – Tony Roselli
- Korean Delegation Visit
- EPA SmartWays Transport Affiliate Application