

Devens Enterprise Commission  
Meeting and Public Hearing  
Minutes  
February 23, 2021 – 6:45 PM

The Chair opened the meeting at 6:45PM and noted that this Devens Enterprise Commission Regular Meeting and Public Hearing is being held virtually in accordance with the Governor's Executive Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A. s.20. **Interested individuals can listen in and participate by phone and/or on-line by following the link and phone # above.** 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, we wish to inform all attendees that this meeting is being recorded by the Devens Enterprise Commission.

**1. Roll Call and Overview of Virtual Meeting Process and Procedures:** William Marshall took roll call and overview of the meeting process and procedures. Commissioners attending: Duncan Chapman, Debra Rivera, William Marshall, Dix Davis, Chris Lilly, James De Zutter, Robert Markley, Martin Poutry, Paul Routhier. DEC Staff: Peter Lowitt, Neil Angus, Kate Clisham. Other attendees: Gene Sullivan of Sullivan Engineering, Mike Magnus, Republic Services. First motion to appoint Ms. Rivera as regional representative, motion Dix Davis, second James DeZutter. Unanimously voted via roll call vote.

**2. Chairman's Overview of Agenda\*** Mr. Marshall read the agenda items.

**3. Review Minutes: January 26, 2021** On a motion of Dix Davis second James De Zutter. Unanimously approved.

**4. Continued Public Hearing:**

**MacArthur Ave., LLC Level 2 Unified Permit including site plan approval for the construction of a +/-55,000 sf light manufacturing and office space, and associated parking, drainage, utilities and landscaping. Property located at 4 MacArthur Avenue, Devens, MA (Parcel ID#14-4-900), in the Innovation & Technology Business Zone and Viewshed Overlay District.** Mr. Lowitt reviewed the remaining items from the previous hearing. The number of parking spaces was addressed as noted in the staff report. 63 spaces was agreed as the appropriate number for the use and a finding will be made in the record of decision. Impervious materials was another issue. The applicant proposed porous pavement for the employee parking area and trees around the parking area to address heat island impact. Stormwater management issues have been addressed. Applicant argued for full pavement with the initial build out. Need to focus on utility interface along public right of way was agreed upon. Waivers were supported based on rationale in the staff report. After public comment, staff recommends closing the hearing and voting on the ROD. Public comment: none.

Motion to close hearing. Dix Davis made the motion, Martin Poutry seconded. Unanimous roll call vote followed.

Mr. Lowitt recommended approval of the waiver for front setback. On a motion by Chris Lilly, seconded by Dix Davis, and voted unanimously via roll call vote, the waiver was approved.

Mr. Lowitt reviewed the record of decision, the findings, the proposed orders of conditions, and recommended approval of the unified permit for 4 MacArthur as drafted in the Record of Condition. On a motion of Martin Poutry seconded by Dix Davis and approved unanimously by roll call vote.

**5. New Business:**

**Ratification of Directors preliminary Determination of Use Zoning Compliance for a proposed life science facility, including office, research and development, and light manufacturing activities. Property located at 16 Bulge Road (Parcel ID# 16-18-200) in the Innovation & Technology Business Zone.**

Mr. Lowitt reviewed the use letter from Mr. Boone, noting the name of the company is being held under wraps for the moment. A letter has been received going through the proposed uses from Scannelli Construction, a life science industry, light

manufacturing, office, research and development for the site. Mr. Lowitt made a finding that the use was an allowed use for the Innovation Business Technology district subject to confirmation by the Commission. The site is 16 Bulge Road across from Red Tail. Mr. DeZutter had questions about the potential for animal experimentation and the breadth of the use. He requested more detail. Mr. Lowitt indicated that they are mainly a light manufacturing industry whose clients are life science industries. Mr. Angus noted that we will get more detail when they come in for the site plan.

Mr. Lilly asked: Will this be coming up before us with a name attached to it?

Based on the information supplied in Mr. Boone's letter we find that the use is an allowed use. We will make a further finding when the use comes before the Commission. On a motion by Martin Poutry seconded by Dix Davis and voted unanimously by roll call vote to ratify the Directors finding that the use is allowed in the ITB district.

☑ Review and Approval of 2020 Draft Annual Report: Mr. Angus presented the draft annual report. Mr. Davis was impressed by the report as was the chairman. James DeZutter commented on the thoroughness of the reports and they are transmitted to the host towns. He suggested that the Five Year report reference the annual reports. Mr. Angus noted the district development analysis needs to be included but the report can be shortened by following your suggestion. Mr. Angus asked questions about shortening the five year report. Who is it sent to? Mr. Lowitt noted it's in our legislation. Dix Davis asked about Vicksburg Square rezoning to allow housing? It's being postponed by COVID. It needs to be rezoned quickly as its going to be in trouble due to age and weather. Neil tested out the polling feature of zoom to vote on the question. The Report was well done. Mr. DeZutter and Mr. Marshall opined on the importance of the reports to the historical record of Devens in an open and transparent manner. A second poll on including just 2020 activities for 5 Year review versus including all past years. Current focus is good with appendices for each of the five years' annual reports. On a motion of Robert Markley seconded by Martin Poutry the Commission voted to approve the 2020 Annual Report by unanimous roll call vote.

**Social Media Minute – Review of February DEC Social Media Activity** Neil reviewed our social media activity with the Commission and encouraged them to link to our linked-in, facebook, and twitter accounts and to promote our postings to increase community outreach. Neil used a series of poll questions to solicit information from the Commissioners.

#### **6. Old Business:**

None

**7. Public Comment** The chair requested comments from the public. None were received.

**8. Adjournment** On a motion by Robert Markley seconded Dix Davis by the Commission voted by roll call vote to adjourn at 8:01PM.

#### **List of Exhibits:**

Agenda February 23, 2021

Draft Record of Decision – 4 MacArthur Ave.

Staff Report 4 MacArthur dated 2-18-2021

Matt Boone Use letter 2/16/2021

Memo confirming use letter of 2-5-2021

Virtual Hearing Procedures for display

January 26, 2021 draft minutes

[https://www.devensec.com/meetings/2020\\_DEC\\_Annual\\_Report\\_final.pdf](https://www.devensec.com/meetings/2020_DEC_Annual_Report_final.pdf)