

**Devens Enterprise Commission
DEC Public Hearing & Meeting
Minutes January 9, 2020**

Members: Duncan Chapman, Dix Davis, Jim DeZutter, Christopher Lilly, Robert Markley, William Marshall, Marty Poutry, Paul Routhier

Staff: Peter Lowitt, Neil Angus, Kate Clisham

Absent: William Castro, Melissa Fetterhoff, Bob Gardner

Chairman Marshall called the meeting to order at 7:33 AM and read the agenda.

7:34 AM **M/S/V** J. DeZutter, D. Davis to approve December 5, 2019 minutes as written; approved unanimously.

New Business:

7:35 AM **King Street Properties – Request for Determination of Use: 45 Jackson Rd (Parcel ID #13-21-1000); 59 Jackson Rd (Parcel ID #13-21-900) and 75 Jackson Rd (Parcel ID #18-21-900)**

P. Lowitt turned it over to the attendees here on behalf of King Street Properties who were – Stephen Lynch, Patrick Gallagher, Tyson Reynoso and Doug Hartnett. T. Reynoso gave a brief overview of the proposed project and noted they have been working on coming to Devens for some time due to its excellent location, proximity to Boston as well as the utilities and zoning. He indicated they are currently in the due diligence stage prior to purchasing the parcels. P. Gallagher spoke about the request for the zoning determination and noted their proposed uses are consistent with current zoning for the Innovation and Technology Business District (ITB) and Devens Reuse Plan. S. Lynch reported King Street Properties (KSP) vision for Devens noting they provide place making for sciences and provide space for bio-manufacturing and clean tech companies. He reported their company is based in Boston and they have 15 current projects/properties with 30% research and development; 70% manufacturing with 10% of the tenants in the discovery phase. He indicated Devens would be geared toward production and there are not a lot of places that can handle the production his tenants would be looking for. S. Lynch reported they expect to have low-rise buildings with multiple tenants in each building – a campus like setting. KSP has the idea that our tenants feel the building should match their needs and be suited to their particular use. D. Hartnett gave a brief presentation on the campus and building locations showing a draft master plan. He reported the tenants are unique users who require larger floor plates, generally 100,000 sf. The three (3) properties total about 44 acres (45 Jackson 24 acres and 57 & 75 Jackson combined have 20 acres) and the overall plan is to have roughly 700,000 sf in five (5) buildings. He indicated this is the conceptual plan, designed for maximum use but tenants may want something to fit their exact needs. D. Hartnett noted they plan to propose reduced parking with reserve areas for additional parking if necessary. He reported they did a preliminary viewshed analysis since this location is within the viewshed. T. Reynoso indicated they plan to continue with next steps and anticipate a closing date in April 2020. D. Davis thought the plan was very ambitious and asked about their timeline to complete. S. Lynch reported it is a large project with 700,000 sf and 5-7 tenants – fit out often takes a year after initial construction. He indicated it will depend on the rate of demand and time to construct but they anticipate 3-5 years. J. DeZutter asked if this would be incubator space. S. Lynch said no, incubators are quite small usually 500 sf for 4-6 people in early discovery phase for about 12-24 months. He indicated this Devens location would house mature companies. J. DeZutter asked if they expect tenant turnover. S. Lynch reported the reason they are looking at all three (3) parcels is to have room for expansion with tenants in a 10-20 year term. P. Gallagher reported the phasing and master plan will allow flexibility to develop to specific tenants needs and he noted Devens By-Laws allow for phasing. M. Poutry asked about noise from mechanicals and roof top units so they would be mindful of noise impacts and regulations. T. Reynoso indicated they are very accustomed to noise restrictions and acoustical screening. W. Marshall asked about turnover or challenges in their current facilities. S. Lynch reported Devens will house production facilities and there is very little turnover and noted the research areas are more common with turnover. W. Marshall indicated we have experienced some companies that went from great to zero with specialty floor plans making it harder for reuse. S. Lynch noted they would work with their tenants to build to suit but also building a highly reusable shell. He indicated this is a big venture for KSP as well as for each tenant. P. Lowitt reported staff has reviewed the use letter request with regards to uses with bio-manufacturing and research and development uses that are authorized within the Innovation & Technology, Business Zoning District (ITB). Staff concurs these are allowed uses and noted as individual tenants come in staff will work with each applicant to be sure those uses are also consistent with the ITB zoning. P. Lowitt noted the height restrictions within the Viewshed, indicating certain restrictions and possible vegetative roofing. Staff recommends the DEC make a finding these uses are consistent with the ITB. C. Lilly asked about construction and potential disruption for neighbors. N. Angus noted there are a number of Regulations in place to minimize nuisance concerns.

M/S/V D. Davis, W. Marshall to approve the Use Determination for King Street Properties at 45, 57 & 75 Jackson Road; approved unanimously.

8:22 AM Seasonal Population Estimate for the Alcoholic Beverages Control Commission (ABCC):

P. Lowitt indicated the ABCC requests a population estimate each year. For 2020, we have estimated Devens population at 485. **M/S/V** J. DeZutter, P. Routhier to approve the population estimate at 485; approved unanimously.

P. Lowitt noted the Devens Forward Climate Action surveys have been handed out and we ask each of you to complete the form before you leave here today.

8:24 AM Old Business:

None

8:24 AM Montachusett Regional Trails Coalition

N. Angus reported he has been attending meetings and the coalition has been growing. He feels DEC should stay involved especially with the trail connections here in Devens. He indicated part of Devens Complete Streets also lists connections. He would like DEC to officially join and noted he is happy to continue attending meetings and staying involved but if anyone else would like to join he's included the membership application as well. **M/S/V** P. Routhier, D. Davis to join the Montachusett Regional Trails Coalition; approved unanimously.

P. Lowitt indicated its annual report time and he will have a draft for the February morning meeting for review. He reported the State Auditor's Office has been here to audit the DEC's goals – specifically regarding the Devens shuttle and Devens affordable housing units.

8:29 AM United Nations Sustainable Development Goals

N. Angus reported the Devens Enterprise Commission has undertaken a series of internal and external audits to help evaluate how the Devens redevelopment process is meeting the goal of sustainability over the past decade. From case studies and regular Sustainable Indicators Reports, to a 4-STAR Community rating and LEED for Cities and Communities designation, Devens has been monitoring and measuring development and conservation efforts not only to celebrate its achievements but also to strive for continuous improvements. According to the United Nations the UN Sustainable Development Goals, comprised of 17 overarching goals, are the blueprint to achieve a better and more sustainable future for all. They address the global challenges we face, including those related to poverty, inequality, climate change, environmental degradation, peace and justice. The UN Sustainable Development Goals framework presents another opportunity to evaluate our redevelopment efforts and identify how Devens is contributing to the advancement of these global goals and where we need to improve in our efforts. N. Angus presented an outline of the UN's 17 goals and assessing how Devens is contributing to further those goals along with recommendations to advance Devens efforts.

8:42 AM Public Comment:

None

W. Marshall noted our next meeting is scheduled for Tuesday January 28, 2020 at 6:45 PM.

8:43 AM M/S/V to adjourn, approved unanimously.

List of Exhibits –

- Agenda, Daft Minutes – 12/5/2019
- Request for Determination of Zoning Compliance from Goulston & Storrs 1/3/2020 (King Street Properties)
- Memo 1/2/2020 from P. Lowitt RE: King Street Properties Determination of Use ITB
- Memo 1/8/2020 from N. Angus RE: Montachusett Regional Trails Coalition
- PowerPoint Presentation RE: King Street Properties (5 slides)
- UN Sustainable Development Goals assessment with Devens