

**Devens Enterprise Commission  
DEC Public Hearing & Meeting  
Minutes July 15, 2021**

**Members:** Dix Davis, Jim DeZutter, William Marshall, Marty Poutry, Debra Rivera, Duncan Chapman, Robert Gardner, Paul Routhier, Melissa Fetterhoff

**Staff:** Peter Lowitt, Neil Angus, Kate Clisham

**Absent:** Jim Pinard, Christopher Lilly

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This meeting was held virtual via Zoom Meeting in accordance with the Governor's Executive Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A. s.20.

W. Marshall called the meeting to order at 7:30AM and did roll call. The following individuals were also in attendance: Doug Hartnett, Barbara Tierney, Tyson Reynoso. W.Marshall then read the agenda and went over the virtual meeting procedures.

**M/S/V (roll call vote)** R. Gardner, M. Poutry to appoint D. Rivera as a voting member; approved unanimously.

No minutes.

Prior to the continued Public Hearing, W. Marshall took the DEC Assistant Treasurer Appointment under New Business out of order and turned it over to P. Lowitt who summarized the situation with the Town of Shirley no longer being able to handle our finances and that we have struck a new agreement with the Town of Ayer and introduced Barbara Tierney, Town Treasurer for Ayer for the last 3 years. Barbara gave an overview of her position. B. Gardner indicated that he knew Barbara from other town business in Ayer and she was very competent and helpful.

**M/S/V (roll call vote)** R. Gardner, J. DeZutter to appoint Barbara Tierney, Town of Ayer, as the new DEC Assistant Treasurer; approved unanimously.

No minutes this evening.

**Continued Public Hearing: Level 2 Unified Permit Application submitted by King Devens, LLC including Site Plan approval for the construction of a +/- 140,000 gross square foot Research and Development/Manufacturing building and associated site improvements on a +/- 6.4 acre portion 45 Jackson Road - Parcel ID #013.0-0021-1000.0 (building to be assigned 39 Jackson Road address) located in the Innovation & Technology Business Zoning District.**

B. Marshall turned it over to N. Angus who reviewed the recommended plan changes outlined in the draft record of decision conditions and D. Hartnett indicated that the Applicant is comfortable with all the draft conditions and will updated the final plan set prior to endorsement. Neil.Angus went over the plan changes that were conditioned.

W. Marshall opened the hearing up to the public. No public comments and N. Angus indicated the 30 day comment period had closed and there were no comments received.

**M/S/V (roll call vote)** R. Gardner, M. Poutry to close the public hearing; approved unanimously.

N. Angus reviewed the draft record of decision, including the one waiver request to allow for additional parking in front of the building due to the setback and amount of landscape screening. Staff would support the waiver request as long as the additional plantings and size of plantings as specified by our landscape Architects are included, as this will ensure the purpose and intent of the regulation is met (full screening of parking from the street).

**M/S/V D. Davis/P. Routhier (roll call vote)** to approve the requested waiver, with one abstention – M. Fetterhoff (absent for portion of Public hearing).

N. Angus then reviewed the draft Findings and the 24 draft conditions of approval in the Record of Decision. Proposed Condition #23 required a Design Review letter from MassDevelopment which has since been submitted and added to the list of exhibits for this hearing so N. Angus recommended deleting proposed condition #23.

**M/S/V D. Davis/P. Routhier (roll call vote)** to approve the draft record of decision with the 23 conditions as amended by staff – approved, with one abstention – M. Fetterhoff (absent for portion of Public hearing).

**New Business: Devens Enterprise Commission Draft Five Year Report – Review draft goals for the next 5 years.** P. Lowitt went over the 28 proposed draft goals for the next 5 years. J. DeZutter indicated that there appeared to be opportunities to combine and consolidate some of these goals that have similar objectives (too many goals). Staff will work on revising the list of goals to combine many as some proposed goals are actually objectives and strategies to achieve overall goals. D. Chapman stated the need to focus on economic development in the region and play a more active role in the region beyond the surrounding towns. P. Lowitt talked about partnerships with regional Chambers towards more regional economic development and M.Fetterhoff added that working specifically with the Nashoba Valley Chamber of Commerce would be important to expand regional impacts. N. Angus said that staff will take the feedback from Commissioners and try and combine and consolidate many of these goals. W. Marshall agreed on the need for consolidation and that 10-12 goals would be more acceptable to the Commission and the public overall, with some of these stated goals becoming objectives under the overall goals. N. Angus added that economic development is important to focus on but that many of these goals do contribute either directly or indirectly to economic development and that Devens is leading by example in some very innovative ways. Staff will re-visit the list and bring it back to the Commission for consideration at the next meeting.

**Public Comment:** None

**M/S/V M. Motion to Adjourn at 8:31AM. Fetterhoff/D. Davis (roll call vote)** approved unanimously.

Meeting materials:

- July 15 Agenda
- King Devens, LLC (39 Jackson Road) Draft Record of Decision
- King Devens, LLC (39 Jackson Road) Staff Report
- King Devens, LLC (39 Jackson Road) Revised Site Plans — June 28, 2021
- King Devens, LLC (39 Jackson Road) Review Comments to Applicant Compiled — June 28, 2021
- Draft Goals for the 2021-2025 Five Year Report