

**Devens Enterprise Commission  
Meeting and Public Hearing Minutes  
March 30, 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.** Mr. Marshall conducted roll call. Commissioners present: Dix Davis, James DeZutter, Melissa Fetterhoff, Robert Gardiner, Robert Markley, Marty Poutry and Paul Routhier. DEC Staff present: Mr. Lowitt, Mr. Angus and Ms. Clisham. Jessica Strunkin, MD; Josh McKim Red Tail Holdings LLC, Jessica Strunkin Executive Vice President MD Devens Operations, Mika Brewer MD Operations, Bonnie Darple Red Tail holdings. Jared Slingerland Director of Operations Red Tail Holdings, Ed Starzec of MD Real Estate and Zac Green VP of Asset Management of MD were also in attendance.

**2. Chairman's Overview of Agenda\* read by the chair.**

**3. Review Minutes: February 4, 2021 No minutes**

**4. Public Hearings:** The Chairman read the public hearing notice for the transfer of the current on-premises all alcoholic beverages club license and the issuance of a new Common Victuallers license.

**Red Tail Holdings LLC d/b/a Red Tail Golf Club:**

**1. A New Common Victualler's License**

**2. A Transfer of the current On-Premises All Alcoholic Beverages Club License, Jared Stingerland, Manager of Record**

Both licenses are for the same premises located at 15 Bulge Road (Parcel ID #015.0-0018-0100.0); 2 Marne Street (Parcel ID# 011.0-0019-0100.0) and 3 Marne Street (Parcel ID# 011.0-0019-0200.0) including a 7,800 s.f. three story building and 1,530 s.f. outdoor patio area with a 200 total seat capacity and 18 holes of cart service on the grounds in the Innovation & Technology Business Zoning District within the Devens Regional Enterprise Zone.

Mr. Lowitt introduced the new owners, Josh McKim and Ms. Darple. Mr. Poutry read into the record that because of the transfer in ownership, a conflict no longer exists and he is able to participate in the discussion. Staff recommends transfer of the license recommendation be sent to the ABCC for further vetting. Mr. McKim introduced his team and that they own several courses in Connecticut. Bonnie and Jared are Massachusetts residents, TIPS certified and looking forward to getting RED TAIL up and going under new management. Bob Gardiner asked about TIPS setting in a golf course setting. Josh McKim explained that they are very experienced in this setting in CT and they deploy an outreach consultant for their servers training. Public comment was solicited by the chair. None was offered.

On a motion to close public hearing by Bob Gardiner seconded by Dix Davis. A motion was made to issue Common Victuallers and make favorable recommendation to ABCC by Bob Gardiner, seconded by Dix Davis and unanimously voted by the Commissioners present.

## **5. New Business:**

**District Development Analysis and future development potential review with MassDevelopment Real Estate.** Mr. Lowitt welcomed Mr. Brewer after putting this meeting's goal into context. Last Meeting we looked at development over the past five years. This meeting has three goals, he continued, one is to look at what development is likely to occur within the next fiscal year, second goal will help us look at potential development on a district by district development over the next five years, third, with our colleagues at MassDevelopment, identify priority development areas for designation by the Commonwealth. MassDevelopment is no longer involved in the priority development designation with the 495 Metrowest Partnership.

Mr. Lowitt began with the Environmental Business Zone. Mr. Brewer, Mr. Starzec and Mr. Green would provide insight into future development. Mr. Lowitt discussed Little Leaf Farms potential for a Combined Heat and Power plant which would feed CO2 into the greenhouses. There might be upgrades at the WWTF. The solar field could be developed in the future by removing them, building a building and reinstalling them on the roof. Mr. Davis asked about the various phases for Little Leaf Farms. Mr. Angus answered him.

Jackson Gate, gateway 1 district. Nothing at this time. MD concurs.

Verbeck Gate, gateway 2 district. Improvements to the intersection with West Main and Jackson Road where West Main streetscape improvements are occurring in coordination with the Town of Ayer through a MassWorks regional grant. A trail connecting Jackson to Grant is part of the project as well as a bus shelter beside Devens Plaza. Nothing from MD.

Special Use District 1: Salerno Circle and portion of Red Tail. We hope to see continued site preparation of Salerno Circle for redevelopment in this next five year period. Mr. Green stated this is an exciting site, its difficult to provide a timeline to bring it on line.

Special Use II: Airfield. Continued lease activities while superfund clean up continues. MacPherson Road underpass floods occasionally and remains a constraint. There is also an archeological site in the area.

Residential 1 District: Emerson Green will continue to build out during this five year period. Additional residential growth is limited by the 282 cap. Mr. Starzec commented that the continued build out remains their focus. After EVG is built out there will be 14 units left under the cap. Mr. Angus noted the affordable component. Mr. Starzec noted the rezoning to ITB to the south where CFS is underway.

Residential 2 District: Elm, Auman, Walnut and Bates. All of these areas have homeowners associations.

Mr. Lowitt suggested they collaborate and request to be allowed to develop on some of the common land. Mr. Starzec sees this area as static, except the end of Adams Circle owned by MassDevelopment. Mr. Gardiner raised the need to lift the cap and allow more housing at Vicksburg Square through the super town meeting process or we will lose this important historic fabric for our region. Ms. Strunkin noted that Vicksburg is always on her mind.

Business Services District: Devens public safety will join the E911 building with an expansion in the near term. The Dragonfly wellness center lot will be subdivided shortly. Mr. Walker may activate development on his property within the next five years. Mr. Brewer concurred.

Shirley Village Growth may see expansion of the elderly housing development. The balance of the land is planning to go through planning by MassDevelopment to support its redevelopment. MD's Ed Starzec noted that the Women's Institute has been defunct and that the Chelmsford Housing Authority is managing the facility until a new owner comes on board. There is the potential for additional elderly housing in the district.

Innovation Technology Business District is next. It's large. We've seen a lot of development there in the past five years. We expect 45 Jackson, 33, 39 Jackson to build out, including the intersection of Jackson and Givry. Across from Red Tail Golf club at 16 Bulge we expect up to 300,000 of life science manufacturing to go through permitting. The existing Sherman Square building could see activity with the movie studio expanding. 31 and 45 Lake George Street are expected to be developed in the near term. CFS SPARC will build out over the next five years. We expect continued build out including BMS activity. Mr. Brewer noted there are a lot of Life Science industry inquiries. 11 Grant Road is under discussion and is the last large site to develop in this portion of the district.

Shirley Village Growth 2: DOD parcel.

Rail Industrial Trade Related District. Only a few parcels left. Republic is discussing expanded rail use to their recycling facility. 33 Independence is owned by Mr. Goodman. McInnis Cement site is being sold so it is available. Another 100,000 sf on the North side of Barnum (151 Barnum) near the railroad bridge is owned by Mr. Goodman. This sale completes the sale of MD owned land in the RIT District, Mr. Green added.

Innovation Technology Center: Vicksburg Square, the former chapel site and various smaller lots. This could begin to develop over the next five years as MD owns it. Mika added most of the MDs lots are being marketed. Proximity to residential development requires sensitivity to residential neighbors in the area.

Open Space and Recreation District. We are placing conservation restrictions around Grove Pond and Cold Spring Brook. Further PFAS remediation is contemplated on the wells located in this district.

Mr. Lowitt thanked MassDevelopment colleagues for joining us. We will put this together into the five year report, including the suggestion to add the annual reports link to our report.

Mr. Lowitt asked for input on priority development areas from MD and the Commissioners. Mr. Starzec added that Salerno and ITC are the hot areas for redevelopment.

## **6. Old Business:**

**FY2022 Draft Budget.** Mr. Lowitt directed attention to the draft budget. FY 22 budget. He noted that we had received very good revenues for the year, in excess of our anticipated goals. We agreed to keep the budget under 7 figures, we have done so. Mr. Lowitt recommended adopting the budget as proposed. Dix questioned green building incentive program review and funds to populate the program. Mr. Lowitt noted that Mr. Gardner and Mr. Poutry are part of the committee which will kick off in the next fiscal year, July 1. Mr. Marshall recommended the budget be adopted given the estimated revenue

projected by staff by adopting the proposed expense budget to support the DEEC, Devens Sustainability measures and move to implement the Devens Forward Plan. Motion to approve Dix Davis, 2<sup>nd</sup> Routhier unanimously approved by roll call vote of the Commissioners present.

**7. New England Power Company – Request for Wetland Certificate of Compliance for the installation of two riser poles between the Front Street Electric Substation and the Nashua River in Devens, MA (DEP File #352-019)** Mr. Angus introduced the project to the Commissioners. He recommended that the Commission vote to issue the Certificate of Compliance for the project. On a motion by Bob Gardiner seconded by Dix Davis, the Commissioners voted by roll call vote to unanimously issue the Certificate of Compliance to be signed by Peter. Mr. Davis suggested we change the report to read no visible issues, as the written report left out the word no. It was agreed to do so.

**7. Public Comment** Chairman welcomed the public's comments and questions. Hearing none he announced the upcoming meetings.

**8. Adjournment: A motion was made by Mr. DeZutter seconded by Mr. Poutry and unanimously voted by roll call to adjourn at 8:02 PM.**

**List of Exhibits:**

- Agenda
- DEC Five Year Parcel Analysis 2016-2020
- Virtual Meeting Procedures