

**Devens Enterprise Commission
Meeting and Public Hearing Minutes
March 4, 2021 – 7:30 AM**

The chairman opened the meeting at 7:30AM 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 reviewed the agenda and zoom meeting instructions. Began a roll call of those Commissioners in attendance: William Marshall, Dix Davis, Jim DeZutter, Melissa Fetterhoff, Martin Poutry, Robert Gardiner, Chris Lilly, Paul Routhier, Debra Rivera. Staff: Peter Lowitt, Neil Angus, Kate Clisham. Jessica Strunkin, MD Devens Executive VP, Zack Green of MD Real Estate, Cassandra Mackenzie VP Real Estate Development, and later joined by Daniel Rivera, MD President and CEO.

Motion to elect Debra Rivera as representative from the Region, moved by Chris Lilly, seconded by Dix Davis and unanimously voted by roll call vote.

2. Chairman's Overview of Agenda* Mr. Marshall reviewed the agenda

3. Review Minutes: February 4, 2021 None presented.

4. Public Hearings: None

5. New Business: Mr. Lowitt explained the Five Year review and district development analysis process required under the Devens ReUse Plan and by the Zoning By-laws. We review each zoning district, the development that occurred over the last five years and the remaining development potential for each district. A presentation of the Environmental Business Zone commenced. See the report for details. Gateway Districts were then discussed including the collaboration with Ayer around West Main Street streetscape improvements. Special Use 1 District which includes Salerno Circle was next for review. Shirley Village Growth District was also brought to the Commission for discussion as was Village Growth II district and the work done on Army's property there. Innovation Technology Business District is very large. The Commission looked at the airfield and then focused its attention on the Jackson/Patton Hospital Road areas of the district where heavy activity has occurred during the past five years, with a lot occurring there now with King Street Properties Devens recent activities. Dix Davis had a question about the clean-up of the airfield parachute cleaning pollution and the food grade molasses and microbial treatment process. Activities within the Rail Industrial Trade Related District was then reviewed with the Commissioners. Innovation Technology Center, the old Vicksburg Square and adjacent areas was discussed with a focus on Clear Path for Veterans New England. Robert Gardner questioned if there are any plans to develop Vicksburg Square in the near future as this is the signature building for Devens. A tri-town vote will be required. Is this moving forward? Jessica Strunkin Devens Executive Vice President for Devens addressed the pandemic induced delay for the public outreach campaign for this project. Ms. Strunkin is hoping to advance this again, likely in the spring of 2022. Mr. Gardiner offered his experiences to volunteer to support the rezoning effort when the time comes. Open Space and Recreation District was the last area up for review. PFAS and PFOA were discussed as most of our wells are located in this district. Conservation restrictions were put in place in alignment with the latest Open Space and Recreation Plan. The Commission will review the development potential from these districts at our next meeting.

Ms. Strunkin thanked the Commission for presentation and clarified that Raytheon is leasing property at the airfield and that the army still owns property there. Thanks Peter and Neil for presenting to the Devens Committee on Monday.

Daniel Rivera joined the meeting at 8:15AM.

Introduction and Welcome – Daniel Rivera, MassDevelopment President & CEO was welcomed by the Commissioners. He introduced himself and spoke of his military career as well as experience as Mayor of Lawrence. Looking forward to working with the Commission and the stresses of dealing with a pandemic as well. This is the only part of his new job that looks a little bit like his old job. Mr. Lowitt explained the composition of the Commission with the host committees and the regional membership. He asked for assistance in getting a Commissioner for Shirley as it has the potential for no Commissioners. Shirley has sent in one recommendation to the Governor's office. Mr. Rivera agreed to assist. MD has taken an approach of being more entrepreneurial less bureaucratic. Mr. Marshall welcomed Mr. Rivera and introduced the founding members Routhier and DeZutter as well as our other long time Commissioners. He commended Ms. Strunkin for her work and assisting to help make Devens what it is today. Mr. Rivera is trying to deBostonize the agency and is spending time at Devens and is attempting to get here every week or two. Mr. DeZutter brought up the Fort Devens Museum, the need for more space and the need to support it. Mr. Marshall noted his experience in the military as well and appreciated Mr. Rivera's support and his experience in the 4th Armor.

6. Old Business: None

7. Public Comment

8. Adjournment On a motion by Melissa Fetterhoff seconded Martin Poutry by a unanimous roll call vote ensued to adjourn the meeting at 8:39AM.

List of Exhibits:

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