

**Devens Enterprise Commission  
(DEC) Public Hearing and Regular Meeting  
Minutes September 27, 2022**

**Members Present:** Duncan Chapman, Dix Davis, James DeZutter, Melissa Fetterhoff, Robert Gardner, Christopher Lilly, William Marshall, Martin Poutry, Deb Rivera, Paul Routhier

**Staff:** Peter Lowitt, Beth Suedmeyer, Dawn Babcock

**Guests:** Eugene Sullivan (Engineer 35 Saratoga), David Richard (Facilities Manager Avantor), Bob Lachelle (GFI Partners), Scott Dean (Sr Director of Operations for Avantor), Jake Mastrandrea (Congresswoman Lori Trahan's office / Avantor), John Marc-Aurele (Dir. of Engineering MassDevelopment), Meg Delorier (EVP Devens Operations and Dir of Military Operations for MassDevelopment), Steve Goodman (GFI Partners), Jeff Black (VHB), Bob Gibson (GFI Partners), Curtis Quitzau (CFS 1), Paul Glavey (Avantor / GFI), Jamie Eldridge (Senator)

**Members Absent:** Jim Pinard, Deb Seeley

**Staff Absent:** Neil Angus

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**(6:45 PM) Chairman William Marshall called the meeting to order**

Mr. Marshall noted that this Devens Enterprise Commission Regular Meeting and Public Hearing is being held virtually in accordance with the Act (Senate Bill #2475) relative to extending certain COVID-19 measures adopted during the state of emergency. Interested individuals can listen in and participate by phone and/or on-line by. 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, Mr. Marshall informed all attendees that the Devens Enterprise Commission is recording this meeting.

**(6:47 PM) Chairman Marshall noted, we will need to nominate Ms. Rivera as a Regional Representative for this meeting. He then asked for a Motion to Nominate Ms. Rivera which was made by Mr. Davis and seconded by Mr. DeZutter. The motion was approved unanimously by a roll call vote.**

**(6:50 PM) Chairman Reviewed Agenda.**

**(6:58 PM) Review Minutes:**

- **September 8<sup>th</sup> Minutes** were discussed, and Mr. Marshall asked if anyone had any edits or concerns. None were noted. Mr. Marshall then asked for a motion to accept the minutes as written and the motion was made by Mr. Davis and seconded by Mr. Poutry. The Motion to approve the September 8<sup>th</sup> minutes was **Approved by a roll call vote, Ms. Fetterhoff and Mr. Routhier abstained as they were not present for the September 8<sup>th</sup> meeting.**

**Public Hearings:**

- **(6:59 PM) 35 Saratoga Blvd** Mr. Lowitt introduced Mr. Sullivan on behalf of Mr. Goodman and Avantor. Mr. Sullivan shared an updated plan/concept for 35 Saratoga Blvd. Mr. Sullivan noted that they have made modifications that will decrease parking and eliminate one of the Retaining wall waivers requested earlier. The plan shows a decrease *in* the number of driveways off of Barnum Rd to one driveway that will allow only right-hand turns in and out of the property. Mr. Marshall asked for questions from the Commission. Mr. Chapman noted that with the building being at the peak of the *hill* site he believes they have done all they can to meet the *safe access* requirements. Mr. Marshall asked if there were any questions from the public. Senator Eldridge expressed his support of the project and application. Mr. Marshall then turned the hearing back over to Mr. Lowitt who noted that the proposal has yet to be reviewed by the peer review team and staff. Mr. Lowitt appreciates the applicants' willingness to rethink their site plan concept and look forward to working with them to bring it to a state where we can recommend approval to the commission. Mr. Lowitt noted that they will evaluate the offer to plant at other locations within Devens to make up for the *proposal to not fully landscape the site in compliance with requirements for* plantings at 35 Saratoga Blvd. Mr. Lowitt also noted that he spoke to Mr. Goodman about a vegetated roof over the office space (14K sq ft) and Mr. Goodman is looking at the feasibility of this proposal. Mr. Lowitt recommends continuing this hearing until October 25<sup>th</sup> at 6:45 PM to allow the *required* reviews to be conducted. Mr. Marshall asked for a motion to continue this hearing until October 25<sup>th</sup> at 6:45 PM and the motion was made by Mr. DeZutter and seconded by Mr. Routhier. The motion to continue the hearing was **Approved unanimously by a roll call vote.**

- **(7:14 PM) 31 Independence Drive** Mr. Lowitt noted that the applicant has requested this hearing be continued until the October 25<sup>th</sup> 6:45 PM Public Hearing. Mr. Marshall asked for a motion to continue this hearing until the October 25, 2022 6:45 PM Public Hearing. The motion was made by Mr. Davis and seconded by Mr. Gardner. The motion to continue this hearing to the October 25, 2022 6:45 PM Public Hearing was **Approved unanimously by a roll call vote.**
- **(7:15 PM)** The Chairman read the legal notice. **Commonwealth Fusion Systems** Request for an amendment to their original Level 2 Unified Permit for the construction of a +/-147,000 sf fusion energy research and development facility (CFS-2) and associated site improvements. Amendments include a reduction in overall impervious area, decrease in main building size, increase in motor generator building size, and associated site modifications. Property located at **111 Hospital Road, Devens, MA (Parcel ID:018.0-0007-0200.0)** in the Innovation & Technology Business District. Mr. Lowitt noted that he had met with Mr. Quitzau and Mr. Black and others from their team earlier to review their plans and felt the changes were significant enough to warrant bringing them to the Commission. Mr. Lowitt introduced Mr. Quitzau who will be presenting their modifications. Mr. Quitzau then shared their plans and noted that he had been in front of the Commission back in January 2021 where they received the approval of the original plans for the CFS2 Building. April 2021, they started the site work and in the fall of 2021, they started construction. The overall reduction will allow getting rid of about a quarter of an acre of impervious pavement, the shape of the site has the same look, just smaller. The Stormwater, lighting, and landscaping plans that were submitted earlier have not changed. The DEC is very pleased with the changes submitted but would like to have the Peer Review Teams review to ensure they are compliant and meet the requirements. The changes submitted are considered improvements. Because the 30-day comment period doesn't expire until Oct 7<sup>th</sup> Mr. Lowitt recommends continuing this hearing until the October 25<sup>th</sup> 6:45 PM Public Hearing. Mr. Marshall asked for Questions from the Commissioners and then the Public. Hearing none, Mr. Marshall asked for a motion to continue this hearing until the October 25<sup>th</sup> 6:45 PM Meeting. The motion was made by Mr. DeZutter and seconded by Mr. Gardner. The motion to continue this hearing until the October 25<sup>th</sup> 6:45 PM Public Hearing was **Approved unanimously by a roll call vote.**

#### **New Business:**

- **(7:30 PM) Executive Committee's Recommendation for Director's Salary** Mr. Marshall noted that the Executive Committee met last month to review the staff's annual reviews as well as the Director. As well as discussed, the retirement of Mr. Lowitt in the next year. Mr. Marshall asked for a motion to approve the salary increase to 165,000 and a bonus of 21,000 for the Director. Mr. Routhier made the motion and Mr. Gardner seconded the motion. The motion to approve the increase was **Approved unanimously by a roll call vote.**
- **(7:34 PM) Read File** Mr. Lowitt noted that there is a read file this month and in it has an article regarding Legislation that had been passed creating a new liquor license for the commission to issue. Rapid Refill will be adding liquor to their food and fuel options.
- Other new business new projects will be coming with a Spring Start

#### **Old Business:**

- **(8:51 AM) Mr. Marshall asked if there was any Old Business** None was noted.

**(8:52 AM) Public Comment** - Mr. Marshall asked if there were any questions or comments from the public. There were no comments or questions.

**Mr. Marshall noted the upcoming meeting. Oct 6<sup>th</sup> 7:30 AM Meeting, Oct. 13<sup>th</sup> 10:00 AM MassDevelopment Board Meeting and the Oct. 25<sup>th</sup> 6:45 PM Public Hearing**

**Mr. Lilly asked when we are going to be having live meetings? Mr. Lowitt noted that legislation was extended into 2023. Mr. Chapman asked why we can't just all go live Mr. Lowitt noted that some members are not comfortable driving at night and Mr. Marshall noted that we are going into the winter months so continuing the zoom meetings is an advantage for our meetings.**

**(7:41 PM) Adjournment**

## **List of Exhibits**

### **Agenda**

#### **Minutes**

- September 8th

#### **111 Hospital Road**

- Application
- Cover Letter
- Site Plan
- Stormwater Management Report
- Determination of Completeness
- Public Hearing Notice
- Staff Report

#### **35 Saratoga Blvd**

- Updated Concept
- Staff Report #2

#### **31 Independence Dr**

- Request for Continuance

#### **Commissioner Read File**

- Liquor License for a liquor store