

Devens Enterprise Commission (DEC)
Remote Regular Meeting
Minutes December 4, 2025

Members: Melissa Fetterhoff, William Marshall, Jim Pinard, Marty Poutry, Debra Rivera, Paul Routhier, Deborah Seeley
Members Absent: Duncan Chapman, Robert Gardner, Christopher Lilly, Carl Sciple, Duncan Chapman,
Staff: Neil Angus, Beth Suedmeyer, Dawn Babcock
Guests: Isom Boukattaya (MassDevelopment Real Estate)

(7:32 AM) Chairman William Marshall called the meeting to order

Mr. Marshall read that the Devens Enterprise Commission (DEC) Meeting is being held virtually pursuant to the March 28, 2025, Act signed by the Governor extending the ability of state and local public meetings to be held in a hybrid or remote format through June 30, 2027. 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 will be recorded by the Devens Enterprise Commission.

(7:34 AM) Chairman Marshall did the roll call for the meeting

(7:36 AM) Chairman Marshall noted, we will need to nominate Ms. Rivera as a voting Regional Representative for this meeting. The motion was made by Mr. Pinard and seconded by Mr. Poutry. The nomination was approved unanimously by a roll call vote.

(7:36 AM) Mr. Marshall reviewed the agenda of this evening's meeting.

Review Minutes:

- **(7:37 AM) November 25th Draft Minutes:** Mr. Marshall noted that the minutes are not ready so they will be reviewed at the December 16th Meeting.

Public Hearing:

- **(7:37 AM)** There are none to review at this meeting.

New Business:

- **(7:38 AM) – Yearly Renewals**

- **Liquor License Renewals - 2026**

- Sterling Street Brewery (Canteen) – 65 Jackson Rd
- Mexican Grill Inc. (Bandoleros) – 4 Ryans Way
- Devens Common Conference Center – 31 Andrews Pkwy
- Hilton Garden Inn – 59 Andrews Pkwy
- Springhill Suites by Marriott – 27 Andrews Pkwy
- Red Tail Golf Course – 15 Bulge Rd
- MPG Corp. (Rapid Refill) – 4 Andrews Pkwy

- **Common Victualler License Renewals - 2026**

- Sterling Street Brewery (Canteen) – 65 Jackson Rd
- Flik Café (Canteen) – 65 Jackson Rd
- Flik Café (CFS) – 117 Hospital Road
- Marty's Corner Café and Deli – 176 Jackson Rd
- Sodexo Management Inc (Bristol Myers Squibb) – 38 Jackson Rd
- Pizza Bella – 8 Andrews Pkwy
- Courtney Donuts LLC (Dunkin Donuts) – 26 Andrews Pkwy
- Devens Treatment and Recovery Center (Tara Vista Behavioral Health Center) – 85 Patton Rd
- Mexican Grill Inc. (Bandoleros) – 4 Ryans Way
- Devens Common Conference Center – 31 Andrews Pkwy
- Hilton Garden Inn – 59 Andrews Pkwy
- Springhill Suites by Marriott – 27 Andrews Pkwy
- Red Tail Golf Course – 15 Bulge Rd
- MPG Corp. (Rapid Refill) – 4 Andrews Pkwy

Mr. Angus noted that there are 14 Victualler Licenses to be renewed for 2026, we are still waiting for a few Certificates from the Nashoba Board of Health but would still like to approve these subject to the issuance of the Certificates from the Nashoba Board of Health. All facilities have been regularly inspected by our health

inspectors throughout the year and there have been no serious issues. Mr. Marshall asked if there were any questions, none were asked. Mr. Marshall then asked for a motion to approve the renewal of these 14 Licenses once the Board of Health issue their Food Service Certificates. **The motion was made by Mr. Pinard and seconded by Ms. Seeley. The motion to approve the renewal of licenses subject to the issuance of the certificates was unanimously by a roll call vote.**

Mr. Angus noted that there are 7 liquor licenses to be renewed for 2026, 1 Farmers Pour Permit, 1 retail beer and wine, 5 locations. Mr. Angus noted that he has confirmed with the Public Safety Officer and State Police that there have been no major issues at any of the establishments. Mr. Marshall asked if there were any questions. Mr. Pinard asked if there are any additional Licenses at Devens that can be issued? Mr. Angus noted that all the licenses from ABCC have been issued in Devens so if there is another request they would need to start the process with the Government. Mr. Marshall then asked for a motion to approve the seven license renewals. **The motion to approve the renewal of the 7 liquor licenses was made by Mr. Pinard and seconded by Mr. Poutry. The motion to approve the seven liquor licenses was unanimously approved by a roll call vote**

(7:43 AM) Devens Enterprise Commission Lease Signature Authorization: Mr. Angus reminded the commissioners that he had increased the lease/rental budget line item that was reviewed a month ago as it has been a while since the rent for our office space as increased. Mr. Angus noted that he has been working with MassDevelopment to finalize the lease renewal agreement for a 5-year lease. The first two years amount of \$1,732, and the following years 3 – 5 an increase of \$1,776. The lease will be terminated on April 30, 2030. Mr. Angus noted that he has reviewed the Lease with legal council and no concerns were seen. Mr. Marshall then asked if there were any questions none were asked. Mr. Marshall then asked for a motion to authorize Mr. Angus to sign the lease on behalf of Deven Enterprise Commission. **The motion was made by Mr. Routhier and seconded by Mr. Pinard. The motion to approve the signing of the office lease renewal was unanimously approved by a roll call vote**

- **(7:47 AM) Loaves and Fishes Food Pantry Donation:** Mr. Angus reminded the commissioners at the last budget discussion he had increased the sponsorship line item to support some of the non-profits doing business within Devens. We had been giving Loaves and Fishes \$2,500 and he had increased the donation to \$5,000 this year with the increase of patrons in need and the fact that the pantry opened their doors to federal workers as well during the government shutdown. Mr. Angus shared the thank you note we received from Loaves and Fishes. Mr. Marshall agreed the increase of the donation was the right thing to do. There were no objections.

Old Business:

(7:51 AM) Mr. Marshall asked if there were any Old Business and Mr. Angus noted that there is no Old Business. Mr. Pinard asked about Applewild school and if there has been any progress with their plans for a new facility in Devens. Mr. Angus responded that he hasn't heard anything he then asked Mr. Boukattaya, is MassDevelopment Real Estate has any updates on this. Mr. Boukattaya said he hasn't heard anything but will check with his team members and will get back to Mr. Angus.

(7:52 AM) Public Comment:

- Mr. Marshall asked if there were any questions/comments from the Public, none were asked.
- Mr. Angus asked Ms. Suedmeyer if she could give report out from last night's Devens Committee Meeting. Ms. Suedmeyer noted that the overview of the MVP 2.0 and Hazard Mitigation Plan processes were shared with the committee and the public and that there will be another public forum in April. DEC staff will keep the Commission informed throughout this process as the final plans will be coming before the Commission for approval in the new year.

(7:54 AM) Mr. Marshall noted the next scheduled meetings are December 16th at 6:45 PM, (Hybrid Meeting), January 6, 2026 (Special Hybrid meeting), and January 8th at 7:30 AM, (Zoom Meeting).

(7:56 AM) Mr. Marshall asked for a motion to adjourn. The motion was made by Ms. Seeley and seconded by Mr. Pinard. The motion to adjourn was unanimously approved by a roll call vote.

List of Exhibits

- Agenda
- New Business
 - Staff Report for 2026 Common Vic and Alcohol License Renewals
 - Lease Renewal 2025 – 2030 Request
 - Thank you letter from Loaves and Fishes