Devens Enterprise Commission (DEC)
In-Person/Remote Hybrid Public Hearing and Regular Meeting
Minutes January 28, 2025

Members Present (in person): Duncan Chapman, Christopher Lilly, William Marshall, Jim Pinard, Marty Poutry, Paul Routhier, Carl Sciple, Deborah Seeley
Members (remote): Melissa Fetterhoff, Robert Gardner
Members Absent: Debra Rivera
Staff (in person): Beth Suedmeyer, Dawn Babcock
Staff (remote): Neil Angus
Guests (remote): Cynthia Carter (Devens Resident), Dona Neely (Devens Eco-Efficiency Director), Meg Delorier (EVP MassDevelopment), Todd Morey (Beal Associates), Elizabeth Sharon (Beal Associates)

(6:45 PM) Chairman William Marshall called the meeting to order Mr. Marshall wanted to recognize Carl Sciple for finally being sworn in as a commissioner as well as Deborah Seely and Martin Poutry receiving notice that their commissioner appointments had been renewed. Mr. Marshall then did the roll call.

Mr. Marshall read that the Devens Enterprise Commission (DEC) Regular Meeting and Public Hearing is being held both remotely and in-person in accordance with the supplemental budget bill signed into law by Governor Healey, further suspending certain open meeting law requirements to March 31, 2025. Interested individuals may attend in-person at this address or listen in and participate by phone and/or on-line by following the link and/or phone # at the top of the agenda. 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, the Chair informed all attendees that this meeting is being recorded by the Devens Enterprise Commission. Persons with disabilities or requiring interpretation wishing to listen or participate should contact 978.772.8831 x3334.

(6:49 PM) Mr. Marshall reviewed the agenda of this evening's meeting.

(6:51 PM) Review Minutes:

- **December 17th Draft Minutes** were discussed. Mr. Marshall asked if there were any comments about the minutes. None were mentioned so Mr. Marshall then asked for a motion to accept the minutes as noted. **The motion was made by Mr. Routhier and seconded by Mr. Gardner. The minutes were approved unanimously by a roll call vote.**

Public Hearing:

- **None**

New Business:

- **(6:55 PM) Wetland Request for Determination of Applicability – 36 Saratoga Boulevard:** Mr. Angus noted that Beal Associates does not have an actual project in the works at this time, but the property owner would like to be prepared should something come about in the future. Mr. Angus handed the floor over to Mr. Morey from Beal Associates. Mr. Morey noted that the property owner is looking to ensure they have all needed information already collected should a request come in for a project at this location. Mr. Marshall asked if there were any questions, and none were asked. He then handed the floor back over to Mr. Angus who went over the staff report and noted that this is a fully redeveloped site and showed historic and current aerials of the site confirming there are no wetlands on the property. There is a manmade retention pond and drainage ditch on the north side of the property but not within 100 feet and not a regulated water body. There are no concerns for wetlands on this property or within 100 feet. Mr. Angus would recommend approving the negative determination. Mr. Marshall asked if there were any questions. Mr. Lilly asked if this is unusual to do this without

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a project tied to it? Mr. Angus commented that this not a standard request but not unheard of. Mr. Marshall then asked for a motion to approve the negative Wetland Request for Determination of Applicability. **The motion was made by Ms. Seeley and Seconded by Mr. Pinard. The motion to approve the Negative Wetland Determination of Applicability was approved unanimously by a roll call vote.**

- **(7:00 PM) Devens Jurisdiction Framework Committee (DJFC) Discussion – Environmental:** Mr. Angus has been working with MassDevelopment on this phase, and he just received their edits so he will merge those into his draft file. The file will be sure to include the clean-up efforts, Devens Soil Management Policy, and the Land use Controls, PFAS and Water management. Mr. Angus also noted that he will include the Unified Permitting Policy and the Greenhouse requirement submissions. Mr. Marshall asked if there were any questions, and none were asked.

- **(7:05 PM) Devens Housing Working Group Update:** Mr. Marshall noted that Mr. Angus was selected earlier to represent the DEC on this group. Mr. Angus noted that the Working Group had their first meeting last week, which was a meet and greet meeting and setting the stage for how the working group will operate. The next meeting will be February 25th with the plan of meeting once a month, and there will be three subcommittees that will meet between the monthly meetings. Mr. Angus has been selected to lead the Devens Fundamental subcommittee; Laura Scott will lead the Community Consideration subcommittee; and Chris Klutchman and Meg Delorier will lead the Innovation Housing subcommittee. Mr. Angus noted that he has asked Ms. Fetterhoff and Peter Lowitt to sit on his subcommittee. Mr. Marshall then asked Ms. Delorier if she had any comments she wanted to add. The only point that she wanted to correct is that instead of 6 months, like Mr. Angus noted, there are only 4 months left before the report out is due. Mr. Chapman noted that he would be interested in participating in the subcommittee as well.

- **(7:11 PM) Draft Annual Report:** Mr. Angus noted that the hope was to have the Annual Report completed but it is still being consolidated, as they are looking to include more metrics, such as decreased Carbon Footprint; Impervious Pavement; Stretch Code and LEED Certified buildings. Mr. Angus shared the Devens Forward Year in Review report that went over the DEC's Climate Action Achievements over the last year. This information will be wrapped into the annual report as well.

- **(7:16 PM) Seasonal Population Estimate for Alcoholic Beverages Control Commission Annual Report:** Mr. Angus noted that the population for this year will remain the same as last year as there are no additional houses built.

- **(7:18 PM) Procurement Policy Updates:** Mr. Angus noted that there have been updates made to the policy: Toxic use reduction, emphasizing reuse, energy-efficiency lighting, and avoiding red list chemicals. Mr. Angus noted that the State has come out with a detailed guide that will be noted in the updated policy. Mr. Marshall asked for a motion to approve the updated policy. **The motion was made by Mr. Gardner and seconded by Mr. Sciple. The motion to approve the updated policy was unanimously approved by a roll call vote.**

- **(7:23 PM) Discussion of DEC/Devens 30th Anniversary:** Mr. Angus noted June 22nd will be the DEC's 30th anniversary and noted that he would like to do a community event and is looking for some ideas for the event. Mr. Angus noted that our Chairman Marshall and Commissioner Mr. Routhier have been on the commission since the 1995. Mr. Chapman noted next year is the 250th anniversary for the country so maybe we can combine that into the festivities planning. It was noted that the Land Bank (MassDevelopment) actually took over in 1996.

- **(7:28 PM) Read File:** Ms. Suedmeyer reviewed the articles that were shared in the read file: Letter to the Governor requesting assistance for Emergency Medical Center; Fire Chiefs seek funds for EMS Say Nashoba Valley Response 'on verge of collapse' from the Worcester Telegram; Economic Development office names members of Devens housing working group, sets date for first meeting from the Harvard Press; Letter from Montachusett Regional Planning Commission and Montachusett Regional Transit Authority that was sent to Neil on January 7th;

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Letter from Nashoba Associated Board of Health regarding the FY26 Assessment; Article regarding Vicksburg Square in the Harvard Press; Gosnold Behavioral Health new location on Devens from the Nashoba Valley Voice; UMass Memorial to build emergency services facility to replace Nashoba Hospital from the Harvard Press; Working group explores new housing at Devens as demand grows from the Harvard Press;

- **(7:33 PM) Social Media Minute:** Mr. Angus shared the posts that have been made on Facebook and noted that the DEC now also has an active LinkedIn page and asked the commissioners to review the posts and share and like the articles to increase visibility.

- **(7:36 PM) DEC Meeting Schedule Adjustment – March 25th to March 18th or March 20th at 6:45 PM:** Mr. Angus noted that original date, March 25th is also the date of the Chamber of Commerce Taste of Nashoba event so he would like to see about moving the meeting to March 18th Mr. Marshall asked if there were any objections to moving the meeting there were none noted. So, the March Public Hearing Meeting will be held on March 18th at 6:45 PM as a Hybrid Meeting.

(7:37 PM) Old Business:

- **Devens Eco-Efficiency Center – Request for Additional Funding**: Mr. Angus noted that Dona Neely the Director of Eco-Efficiency Center has heard from the property owner and is returning today to request additional funding from the Devens Enterprise Commission to help cover rent for the next three years. Ms. Neely shared that they have occupied the basement for over 15 years and the space on the first floor since 2022 and have found it very beneficial of having everything in one location. Ms. Neely noted that the lease will be for three years, and they will need to cover Utilities, Insurance and Taxes as well. The property owner will continue to give them the basement for free and has dropped price for the first floor from a normal lease price. Ms. Neely noted that she has reviewed the Eco-Efficiency Center's Finances and feels that they can cover $15K for the first year but will need assistance with the rest of the lease costs. Mr. Lilly asked if they are looking at alternative space? Ms. Neely has confirmed that they have been looking for new location but have not found any place that has the space needed in one location. There were questions raised that covered both sides, wanting to support the center and others concerned about this just being a stop gap that can prolong the situation. Some commissioners asked to see a business plan in the next 6 months, but Mr. Angus noted that a full business plan would take more time than 6 months. Mr. Marshall has requested the Business Plan be ready for review in a year. Mr. Poutry noted that he helped Ms. Neely by reviewing the lease she received and connected her with an insurance company who works with other non-profit organizations. Mr. Marshall asked for a motion to support the Eco-Efficiency. **Mr. Poutry made the motion, and Mr. Routhier seconded the motion. The motion to support the Eco-Efficiency Center funding request was approved by a seven to three vote (Commissioners Gardner, Lilly, Marshall, Poutry, Routhier, Sciple, and Seeley voting in favor, and Commissioners Chapman, Fetterhoff, and Pinard voting against).**

Public Comment:

- **(8:28 PM)** Mr. Marshall asked if there were any questions from the Public in the room or on Zoom. Ms. Delorier congratulated Mr. Pinard for Pinards Landscaping for their years of Service to the region as recognized by the Nashoba Valley Chamber of Commerce.

- **(8:29 PM)** Mr. Marshall noted the next scheduled meetings are February 6th at 7:30 AM, (Zoom Meeting) and February 25th at 6:45 PM, (Hybrid Meeting).

(8:29 PM) Mr. Marshall asked for a motion to adjourn. The motion was made by Mr. Lilly and seconded by Mr. Chapman. The motion to adjourn was unanimously approved by a roll call vote.

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List of Exhibits

- Agenda
- December 17th Draft Minutes
- New Business
  - Wetland Request – Staff Report 36 Saratoga Blvd. RDA
  - Devens Jurisdiction Framework Committee Matrix – Environmental
  - Draft Annual Report – Devens Forward Report
  - Seasonal Population Estimate
  - Procurement Policy 2025 Memo
  - Procurement Policy 2025 Draft Updates
  - Devens Forward Year in Review
  - Read File

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