

Devens Enterprise Commission (DEC)
Remote Regular Meeting
Minutes January 8, 2026

Members: Duncan Chapman, Christopher Lilly, William Marshall, Jim Pinard, Marty Poutry, Paul Routhier, Deborah Seeley, Carl Sciple

Members Absent: Melissa Fetterhoff, Robert Gardner, Debra Rivera

Staff: Neil Angus, Beth Suedmeyer, Dawn Babcock

Guests: Abigal Mandura (Resident), Alison Higgs (Resident), Brian King (Public), Brian Breeden (Resident), Chris Scholl (CFS), Dan Gainsboro (Village Green LLC), Erikk Hokenson (MassDevelopment Real Estate), Isam Boukattaya (MassDevelopment Real Estate), Jessica Strunkin (CFS), Larua RSG (Resident), Mike Gerhardt (CFS), Michael Alves (Resident), Monica Gregoire (Resident), Phil Fama & Susan Gabriel (Resident), Raj Kishora Vakiti (Resident), Regina (Resident), Darby Dunn (CFS), Tolga Caglar (Resident), Curtis Quitzau (VHB), Rich Holcomb (CFS), Michael O'Neil (CFS), SIR (Resident), Samil (Resident), Kyle Metzroth (CFS), Vishanth Sai (Resident), Sunil Bachu (Resident), Shane Melone (MassDevelopment DPW)

(7:34 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

(7:43 AM) Mr. Marshall reviewed the agenda of this evening's meeting.

Public Hearing – Continued

- **(7:45 AM) Level 2 Unified Permit** Application by Commonwealth Fusion Systems for the construction of a +/- 294,100 gross square foot office and manufacturing building, 600-space above-ground parking garage, 57 surface parking spaces, and associated infrastructure and site improvements on **125 Hospital Road (Parcel ID#018.0-0007-200.0) and impacting portions of 105 Hospital Road (Parcel ID# 018.0-0007-0300.0) 111 Hospital Road (Parcel ID#018.0-0007-0300.0) and 117 Hospital Road (Parcel ID#018.0-0007-201.0), Devens, MA,** in the Innovation and Technology Business District. Mr. Angus noted that the applicant has been working with the staff on the outstanding issues since the December 16th meeting but there are still some remaining. Mr. Angus noted that the applicant has submitted a written request to extend the Unified Permit as the next meeting will be past their dead line. Mr. Marshall asked if there were any questions. Mr. Michael Alves, a resident, asked how many levels will the parking garage be? They noted that the garage will be 5.5 levels. Mr. Angus noted that the screening and lighting is still one of the issues being addressed. No other questions were raised so Mr. Marshall asked for a motion to continue this hearing to the January 27th Public Hearing at 6:45 PM. **The motion was made by Mr. Routhier and seconded by Mr. Pinard. The motion to continue the hearing to the January 27th Public Hearing was approved unanimously by a roll call vote.**

Review Minutes:

- **(7:52 AM) December 16th Draft Minutes:** Mr. Marshall asked if there are any edits or comments to the minutes that were posted, none were asked. Mr. Marshall then asked for a motion to approve the minutes.

The motion made was made by Ms. Seeley and seconded by Mr. Pinard. The motion to accept the minutes as submitted was approved unanimously by a roll call vote.

Public Hearing:

- **(7:54 AM) Street Acceptance Request** from Devens Village Green, LLC for the **public acceptance of Bradley Circle, portions of Grant Road, and Open Space Parcel A (Devens Village Green)**, as shown on the existing Level II Lotting plan recorded in the Worcester Registry of Deeds Plan Book 958, Plan 9. Mr. Marshall read the Public Notice before handing the floor to Mr. Angus. Mr. Angus presented a street acceptance plan for Bradley Circle, which includes a public right-of-way extending beyond the roadway for sidewalks. He explained that a third of the Village Green area would be dedicated to stormwater management, while the remaining two-thirds would be for passive recreational opportunities. Mr. Malone confirmed that once DEC approval is received, the recommendation will be passed to the Mass Development Board of Directors, with a decision expected soon. Neil also noted that Grant Road, which is an existing public way, would be formally accepted as part of the development, though it doesn't require the same formal process as Bradley Circle. Mr. Marshall asked if there are any questions. Ms. Laura RSG, a Devens Resident asked if the open space discussed will remain part of Village Green or will it be turned over to MassDevelopment from the Developer? Mr. Angus noted that the open space will go to MassDevelopment for preservation as a public park and stormwater system for drainage from this development. Mr. Raj Kishore Vakiiti, Devens Resident, asked if the woods behind the houses would be affected? Mr. Angus noted that there is protected open space for some of the areas behind the homes. Ms. Susan Gabriel, Devens Resident, asked regarding the parking. Mr. Angus noted that parking will remain, parking on one side of the street to ensure any emergency vehicle has access should it be needed. Mr. Angus noted that he will work with Mr. Melone, MassDevelopment DPW, should signage be required. Mr. Angus noted that the open space would be maintained by MassDevelopment the stormwater area will be mowed a few times a year. Mr. Phil Farma, Devens Resident, asked about the street lighting once the street acceptance is formally accepted by the MassDevelopment Board of Directors, will MassDevelopment be responsible for maintaining the street lights? Mr. Angus confirmed that MassDevelopment will be responsible for the lighting. Mr. Michael Alves, Devens Resident, asked if DPW plans to fertilize, dethatch, etc. the open space? Mr. Melone, DPW, noted that there aren't any plans to as it is currently open space, the space will be mowed minimally. Mr. Dan Gainsboro of Village Green LLC noted that his company has been maintaining the open space. Mr. Marshall then asked the Commissioners if there were any additional questions, none were asked. He then asked the Public if there were any additional questions, and again none were asked. Mr. Marshall then asked for a motion to close the hearing. **The motion to close the hearing was made by Mr. Poutry and seconded by Mr. Routhier. The motion to close the hearing was unanimously approved by a roll call vote.** Mr. Angus noted that he has drafted a recommendation statement and if the commissioners approve this, he will bring it forward to MassDevelopment for their Board to vote on which is noted here. Recommended Action: *motion to recommend to the MassDevelopment Board of Directors the acceptance of Bradley Circle as a public way, accept the roadway layout for Grant Road, and the transfer of Open Space Parcel "A" (aka Devens Village Green). This recommendation is conditional upon finalizing all associated deed(s) for the accepted public ways, open space parcel, and relevant easement agreements, and recording of the final documents.* **Mr. Marshall then asked for this motion to be made. A motion to approve was made by Mr. Lilly and seconded by Mr. Pinard. The motion to approve this recommendation was unanimously approved by a roll call vote.**

New Business:

- **(8:27 AM)** MassDevelopment Overview of Housing Request for Proposals, Devens Economic Analysis Report, and Annual Report: Mr. Angus introduced Erikk Hokenson and Isam Boukattaya of MassDevelopment Real Estate. Mr. Hokenson noted that Mass Development has released two housing requests for proposals (RFP) for the Adams Circle area and Grant Road, as well as the Devens Economic Analysis Report and MassDevelopment

Annual Report. Mr. Hokenson and Mr. Boukattaya presented the annual report, highlighting business additions, expansions, and the veterans housing renovations. They also discussed the economic impact report, which showed Devens' contribution of nearly \$8 billion to the Massachusetts economy and a 26% increase in employees since 2020. The RFPs for Adams Circle and Grant Road are due on February 27th. Mass Development is open to various housing types, as long as they comply with Devens zoning regulations. Affordable housing requirements will be part of the new developments, with the potential for innovative models. Mr. Marshall asked the commissioners and then the public if there were any questions. The public had a few questions. Mr. Alves asked about Grant Road parcel D. Mr. Hokenson noted that the proposals for the parcels will need to meet DEC regulations. Ms. Higgs asked if once the proposals are submitted will the public have the opportunity to give their input? Mr. Angus noted that once MassDevelopment accepts the proposals for the land the developer will need to submit a Unified Permit with us which will require the commissioners to review and our process is that the abutters are notified and there is a formal review and Public Hearing which the public is welcome to attend and ask their questions and raise their concerns. Ms. Gabriel asked if some of the housing in these developments will have affordable housing. Mr. Hokenson noted that they will have affordable housing.

- **(7:47 AM) Read File** Mr. Angus noted that there were a couple of articles in the read file for the commissioners to take a look at if they hadn't already and he then asked Ms. Suedmeyer who let the attendees know that the MVP 2.0 kick off meeting will be taking place tonight at 6:00 PM in the Vicksburg Conference room and via zoom.

Old Business: (8:47 AM) None was noted

Public Comment: (8:47 AM) Mr. Marshall asked if there were any questions from the Public and none were noted.

(8:48 AM) Mr. Marshall noted the next scheduled meetings are January 27th at 6:45 PM, (Hybrid Meeting), and February 5th at 7:30 AM, (Zoom Meeting).

(8:49 AM) Mr. Marshall asked for a motion to adjourn. The motion was made by Mr. Routhier and seconded by Mr. Lilly. The motion to adjourn was unanimously approved by a roll call vote.

List of Exhibits

- Agenda
- December 16th Minutes
- Public Hearing – Bradley Circle – Grant Road Acceptance
 - Staff Report
 - Plans
- Public Hearing – CFS – 3 Continued Public Hearing
 - Site Plan Stormwater Peer Review 2
 - CFS Landscaping Peer Review 2
 - CFS 4 Design Review 12-15-2025
 - Peer Review of Sound Study Full Campus 12-23-2025
- New Business
 - Read File