

**Devens Enterprise Commission (DEC)**  
**In-Person/Remote Hybrid Public Hearing and Regular Meeting**  
**Minutes July 29, 2025**

**Members (in person):** Duncan Chapman, Christopher Lilly, William Marshall, Jim Pinard, Marty Poutry, Debra Rivera, Deborah Seeley

**Members (remote):** Carl Sciple

**Members Absent:** Melissa Fetterhoff, Robert Gardner, Paul Routhier

**Staff (in person):** Neil Angus, Beth Suedmeyer, Dawn Babcock

**Guests (in person):** Amy Jolly (Applewild School)

**Guests (remote):** Mary Fenney (Applewild legal counsel), Meg Delorier (EVP Devens, MassDevelopment), Robert Jenkins (MassDevelopment Real Estate), Michelle McKenna (Parker Charter School)

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

Mr. Marshall read that the Devens Enterprise Commission (DEC) Regular Meeting and Public Hearing is being held in accordance with the supplemental budget bill signed into law by Governor Healey, further suspending certain open meeting law requirements to June 30, 2027. Interested individuals may attend and 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)** Chairman Marshall noted, we will need to nominate Ms. Rivera as a voting Regional Representative for this meeting. **The motion was made by Mr. Lilly and seconded by Mr. Pinard. The nomination was approved unanimously by a roll call vote.**

**(6:54 PM)** Mr. Marshall reviewed the agenda of this evening's meeting.

**(6:55 PM) Review Minutes:**

- **July 10<sup>th</sup> Draft Minutes** Mr. Marshall asked if there were any additions, deletions, or comments to the minutes and none were noted. Mr. Marshall then asked for a motion to approve the minutes as written. **The motion was made by Ms. Seeley and seconded by Mr. Pinard. The motion to approve the minutes as written was unanimously approved by a roll call vote.**

**Public Hearing:**

- **No public hearings**

**New Business:**

- **(6:55 PM) Applewild Determination of Use – Request for zoning determination for an exempt use (educational non-profit) on a portion of property located at 27 Antietam Street (Parcel ID#031.0-0099-0900.0). Property zoned Open Space and Recreation and Zone 2 Water Resource Protection District:** Mr. Angus introduced Ms. Amy Jolly from the Applewild School and handed the floor over to her. Ms. Jolly presented their case for establishing a new preschool and daycare facility near the intersection of Jackson and Antietam Street in Devens. The organization's current lease at 27 Jackson Road expires in November 2026, and they are seeking approval for a new 8,000 square foot facility in an open space and recreation zone. Applewild emphasized their commitment to nature-based education, community involvement, and providing scholarships to local children. They would propose a facility with six classrooms and additional spaces, designed to maintain their current size and age range

while minimizing environmental impact. The Commission discussed Applewild School's request for determination of exempt use status for their proposed early childhood education facility in Devens and the letter submitted by their legal counsel claiming that they are an exempt use per the Devens Bylaws. Neil presented information about the location, parking considerations, and potential impacts and reviewed the legal opinion from DEC counsel that agreed the use qualifies for an exemption based on Applewild's Bylaws which clearly show them as both a non-profit and educational organization. The Commission was in general agreement that this qualifies as an exempt educational use. Mr. Angus went over the suggested language the commission should consider for any motion. He re-iterated that this is only a use determination at this point and the Commission will still review the full project details through the unified permitting process to ensure any issues raised are adequately addressed. Mass Development expressed support for keeping Applewild in Devens. Mr. Marshall asked for a motion to approve the determination of use for Applewild early childhood education as follows:

"Based on the July 24, 2025, letter and supporting information from Mary T. Feeney of Bowditch & Dewy, LLP., Applewild School Incorporated's early childhood education program is considered a non-profit educational corporation and qualifies as an "exempt" use under Article VI.D.5 of the Devens Bylaws. This exemption is based on the specific and unique facts presented by Applewild and the DEC in this matter and shall not be used as a precedent. The DEC reserves all of its rights and authority and does not waive same."

**The motion was made by Mr. Lilly and seconded by Mr. Chapman. The motion was unanimously approved by a roll call vote.**

- **(7:19 PM) Devens Jurisdiction Framework Committee – Regional Services:** Mr. Angus noted that he has been working on a number of other items so he will have this ready for the August 7<sup>th</sup> meeting.
- **(7:20 PM) Read File:** Mr. Angus noted that there are three articles in the Read File. Harvard Press, the July 11<sup>th</sup> issue, had an article entitled "Recommendations of Devens Housing Working Group awaiting key studies". Times Magazine July 17<sup>th</sup> had an article "A Nuclear Fusion Breakthrough May Be Closer Than You Think" about Commonwealth Fusion Systems in Devens. The final article in the Read File was from Worcester Telegram July 23<sup>rd</sup> issue, concerning the Shriver Job Corps truck accident.

#### **Old Business:**

- **(7:22 PM) Municipal Vulnerability Preparedness Program 2.0 Grant Update:** Ms. Suedmeyer provided an update on the Municipal Vulnerability Preparedness (MVP) 2.0 grant awarded to Devens. The \$50,000 planning grant will be followed by a \$50,000 seed grant for implementation. The process will focus on social and community resiliency, involving community outreach and forming a core planning team. Ms. Suedmeyer is drafting an RFP to hire a planning consultant and mentions that a diversity, equity, and inclusion consultant has been assigned by the state. She invites commissioners and community members to participate in the core team, noting that stipends are available for participants. The planning process will involve updating resiliency priorities and selecting a seed project for implementation.
- **(7:31 PM) Update on Noise Complaint:** Mr. Angus provided an update on a noise violation at 67 Buena Vista, where Sequens is under an enforcement order to reduce noise from their facility. The company has hired a consultant and developed mitigation strategies, but installation has been delayed. In the meantime, Sequens has restricted operations to comply with noise regulations. Mr. Angus also discussed other noise complaints in the area, including issues with Republic's recycling facility. He explains that Republic is required to meet increasing recycling/diversion rate requirements in the coming years, which may lead to the need for facility upgrades and a modified site assignment in the near future.
- **(7:39 PM)** Mr. Marshall asked about the Stormwater Reports and if the DEC is notified when there are changes to a property, owner, business, or maintenance companies? Mr. Angus explained that they are sometimes not notified when properties change ownership, but they follow up when reports are not

received and connect with any new leadership. The discussion then shifted to the cyclical nature of businesses at Devens, with Mr. Marshall noting that after 30 years, they are entering a mature phase where more turnover and repurposing of existing facilities can be expected. The Commission members highlighted positive developments, including companies expanding within Devens and new businesses moving in, proving that Devens continues to be an attractive location for businesses.

**(7:44 PM) Public Comment:**

- Mr. Marshall asked if there were any questions/comments from the Public. None were asked.

**(7:45 PM)** Mr. Marshall noted the next scheduled meetings are August 7<sup>th</sup> at 7:30 AM (virtually), and August 26<sup>th</sup> at 6:45 PM (Hybrid)

**(7:46 PM)** 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
- July 10<sup>th</sup> Draft Minutes
- New Business
  - Applewild Determination of Use
    - Use Document from Applewild
    - Opinion Letter from DEC Legal Counsel
    - Staff Report
    - Letter of Support from MassDevelopment
  - Read File
- Old Business
  - Municipal Vulnerability Preparedness Program 2.0 Grant Update