Devens Enterprise Commission (DEC)
In-Person/Remote Hybrid Public Hearing and Regular Meeting
Minutes June 25, 2024

Members Present (in person): Duncan Chapman, Christopher Lilly, William Marshall, Jim Pinard, Marty Poutry, Debra Rivera, Deborah Seeley
Members (remote): Robert Gardner
Members Absent: Melissa Fetterhoff, Paul Routhier
Staff (in person): Neil Angus, Dawn Babcock
Staff Absent: Beth Suedmeyer
Guests (in person): Dan O'Connell (Acting CEO of MassDevelopment), Meg Delorier (VP MassDevelopment), David Abdoo (Chief of Staff MassDevelopment), Carl Sciple (Harvard)
Guests (remote): Keith Pruett (Mass State Police), Cindy Carter (Devens Resident), Ralph Felberg (Devens Resident)

(6:45 PM) Chairman William Marshall called the meeting to order and did a 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 Chairman 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. Poutry and seconded by Ms. Seeley. The nomination was approved unanimously by a roll call vote.**

(6:50 PM) Mr. Marshall reviewed the agenda of this evening's meeting.

(6:52 PM) Review Minutes:

- **May 28th Draft Minutes** were discussed. Mr. Marshall asked if there were any comments about the minutes and none were made. Mr. Marshall then asked for a motion to accept the minutes as submitted. **The motion was made by Mr. Pinard and seconded by Mr. Chapman. The minutes were approved unanimously by a roll call vote.**

New Business:

- **(6:53 PM) Welcome Dan O'Connell, Acting CEO, MassDevelopment Finance Agency:** Mr. Marshall welcomed Mr. O'Connell to the meeting and Mr. O'Connell gave the Commissioners an update on the search for the new CEO for MassDevelopment as well as an overview of his career history and plans for the future.

- **(7:06 PM) Proposed Martial Arts Center – 6 Andrews Parkway – Director/Land Use Administrator Determination:** Mr. Angus updated the Commissioners on the Brazilian Ju-Jitsu Studio that is looking to open business at 6 Andrews Parkway in the 1,500 sq ft area that was the bank. Mr. Angus has received a letter from the Owner of the property stating that the Ju-Jitsu Studio does comply with the zoning and reuse plan. Mr. Angus noted that he has drafted a determination of use letter that will be sent out to the surrounding towns to notify them of this proposed retail use as per condition #7 of the original Unified Permit Record of Decision for Devens Common. Mr. Marshall asked if there were any questions, none were asked.

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- **(7:10 PM) 33 Jackson Road – Electric Hydrogen – Green Roof Alternative:** Mr. Angus noted that Electric Hydrogen is applying for an Air Permit from the Massachusetts Department of Environmental Protection for 33 Jackson Road which is owned by King Street Properties and not Electric Hydrogen. But Electric Hydrogen has some concerns with the 30% Green Roof Requirement for facilities that require an Air Permit (974 CMR 4.11). They are concerned that the green roof could interfere with their ventilation system and cause issues with their Clean Rooms. So, they are looking at alternatives that they will present at the July 30th 6:45 PM Meeting.

- **(7:15 PM) Vicksburg Square Public Artwork Project:** Mr. Angus noted that MassDevelopment has been working hard to keep Vicksburg Square secure to prevent further decay/vandalism. Vicksburg Square is in need of new plywood on the ground-floor windows and Karen Davis of MassDevelopment has come up with a project that will help and get residents, businesses and local artists involved as well. Ms. Davis has reached out to Residents, Companies and anyone who has affiliations to Devens and invited them to paint something related to Devens' past or present on the plywood before they are installed. MassDevelopment will supply the plywood that has been painted red to anyone interested. The proposal was reviewed and there was general consensus that this was a good project to draw some positive attention to these buildings. The painting would only be temporary so there would be no concern from a Historic District perspective.

- **(7:22 PM) Devens Jurisdictional Framework Committee Matrix – Public Education and Police:** Mr. Angus stated that the Framework Committee will be discussing Public Education and Police at the next Committee meeting so he has compiled a list of Public Education options offered here in Devens and all the different Police specialties we have access to with Devens contracting with the State Police for our Police services. Mr. Angus will present the lists to the DJFC when they return to meeting after their summer break in August. Mr. Marshall noted that each town and the Devens Committee will be presenting the same type of list based on their town services that would be required for the different jurisdictional scenarios.

- **(7:32 PM) Executive Committee Report on Director Performance Review:** Mr. Marshall noted that the Executive Committee met a week ago and have agreed $20K worth of Bonuses for DEC Staff based on another great performing fiscal year. Mr. Marshall then discussed the difference between the past reviews and this review for Mr. Angus, as Devens is reaching the end of the development stage. The Director Position that Mr. Angus has taken has duties that are elevating in complexity as development become more complex and the disposition process consumes more time. So, Mr. Marshall would like to offer Mr. Angus a salary increase of $10,000 as long as the Commissioners agree. Mr. Gardner would like to echo the comments Mr. Marshall made regarding the hard work Mr. Angus has done this past year. Mr. Marshall then asked for a motion to approve the increase for Mr. Angus, effective July 1, 2024, for fiscal year 2025. **The motion was made by Mr. Poutry and seconded by Mr. Lilly. The motion to increase Mr. Angus' salary was approved unanimously by a roll call vote.**

- **(7:36 PM) Devens Project Updates:** Mr. Angus went over all the projects going on throughout Devens commercial wise, there are quite a few of them. He then went over the infractions we have been dealing with and wrapped up with the sustainability programs that continue in Devens. The full report will be posted on the DEC website

- **(7:53 PM) Read File:** Mr. Angus asked the commissioners to look at the articles that have been put in the Read File as there was a lot of great press on the companies in Devens.

Old Business:

- **(7:56 PM) Mr. Marshall asked if there was any Old Business and Mr. Angus noted that there wasn't any Old Business.**

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Public Comment:

- **(7:56 PM) Mr. Marshall asked if there were any comments or questions from the Public in the room or on Zoom. None were asked.**

- **(7:57 PM)** Mr. Marshall noted the next scheduled meetings are July 11th at 7:30 AM, (Zoom Meeting) and July 30th at 6:45 PM, (Hybrid Meeting).

(7:58 PM) Mr. Marshall asked for a motion to adjourn. The motion was made by Mr. Poutry and seconded by Mr. Lilly. The motion to adjourn was unanimously approved by a roll call vote.

List of Exhibits

- **Agenda**
- **May 28th Draft Minutes**
- Proposed Martial Arts Center
  - **Devens Development Letter**
  - **Determination of Use Letter**
- Vicksburg Square Public Artwork Project
  - **Devens Art Installation**
- Devens Jurisdictional Framework Committee Matrix
  - **DFJC Matrix – Education and Police – Devens (status quo)**
- **Read File**

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