

Devens Enterprise Commission (DEC)
Remote Regular Meeting
Minutes June 4, 2026

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

Members Absent: Debra Rivera

Staff: Neil Angus, Beth Suedmeyer, Dawn Babcock

Guests: Neil Bingham (Elite Home Builders Inc.), Dan Gainsboro (Now Community), Dona Neely (Devens Eco-Efficiency), Sandy Silk (Executive VP Real Estate for MassDevelopment), Cohen Babcock (Elite Home Builders Inc.), Isam Boukattaya (MassDevelopment Real Estate), Erik Hokenson (SVP MassDevelopment Real Estate), Michael Alves (joined at 8:07).

(7:31 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.

(7:32 AM) Chairman Marshall did the roll call for the meeting

(7:35 AM) Mr. Marshall reviewed the agenda of this evening's meeting.

(7:37 AM) Mr. Angus Introduced Sandi Silk to the commissioners. Sandi has joined the MassDevelopment Real Estate Department as the Executive Vice President. Sandi went over her background and noted that she is located in the Boston office the majority of the time, coming to Devens a couple of times a month.

Review Minutes:

- **(7:42 AM) May 20th Draft Minutes:** Mr. Marshall asked if there were any Minutes to review. Ms. Babcock told him no they were not but they would be ready for the next meeting.

Public Hearing

- None

New Business:

- **(7:42 AM) Devens Village Green LLC Level 2 Unified Permit Transfer (Phase 2 a 46 Unit Apartment) to Elite Homebuilders, LLC:** Mr. Angus noted that Elite Home Builders Inc. is looking to take over Phase 2A of the Devens Village Green Project. Mr. Angus said that there is still work to be done on the multi-family and there is still another phase to complete the entire project. Mr. Angus noted that Elite Home Builders is in negotiation with MassDevelopment as they are still the owner of the property. Mr. Angus is looking for approval to acknowledge the transfer from Devens Village Green to Elite Home Builders once the transfer of the property is complete with MassDevelopment. Mr. Angus asked Mr. Neil Bingham of Elite Home Builders Inc. if he had anything he wanted to share regarding the project? Mr. Bingham noted that he has been working with MassDevelopment and is close to resolution. He then asked Mr. Cohen Babcock if there was anything else he wanted to share. Mr. Babcock noted that this project will be the smallest project Elite Builders Inc. has had year to date. They currently have

387 units of housing completed and 670 in the permitting process now. Mr. Marshall asked the Commissioners and then the Public if there were any questions, none were asked. Mr. Angus noted that he is looking for approval to act on behalf of the commission. So once the negotiations are finalized with MassDevelopment he can issue the approval for the transfer of this portion of the Devens Village Green project to Elite Home Builders Inc. with conditions as outlined in the memo from Neil to the DEC. Mr. Chapman then asked if they have any projects near Devens? Mr. Babcock noted that they do have a project in Boylston to name one. Mr. Gainsboro from Now Communities noted they have been looking for a partner for this project for a while and is happy to find Elite Home Builders Inc. as they are a good fit and they are excited to work with them. Mr. Angus noted he has been working with council to ensure the approval letter terminology and conditions are noted properly to transfer from Devens Village Green to Elite Home Builders Inc. when the Land Disposition Agreement and closing are finalized. Mr. Marshall then asked for a motion to approve authorizing Mr. Angus to approve the transfer administratively and respond on behalf of the commission at the appropriate time. **The motion was made by Ms. Seeley and seconded by Mr. Poutry. The motion to approve the authorization was unanimously approved by a roll call vote.**

- **(7:54 AM) YMC Request for Administrative Modification to Unified Permit D24-022 for a 11,325 gross square foot addition at 8 Charlestown Street:** Mr. Angus Noted that YMC is near completion of their addition and are looking to modify a few items. First, the screening near the dumpster pad which the approved plans call for a wooden fence. YMC is having issues acquiring. They would like to request using chain link fence with privacy slats to ensure concealment. Secondly roof top screening. Originally the roof top mechanicals were going to be much taller than the actual size installed. Originally the units were going to be 10' rather than the 6' actual height. YMC is looking to eliminate the rooftop screening. Mr. Angus noted that YMC needs to supply more information before a decision can be made and requested this topic be tabled until the information is received from them. Mr. Marshall asked for a motion to table this topic. **The motion to table this topic until the data is received was made by Ms. Seeley and seconded by Mr. Poutry. The motion to table this topic was unanimously approved by a roll call vote.**
- **(8:00 AM) Montachusett Joint Transportation Committee Appointment:** Mr. Angus noted that he has been representative for Devens Enterprise Commission on this committee and is now looking for approval to continue for the next year. Mr. Marshall asked for a motion to appoint Mr. Angus as the representative for the Devens Enterprise Commission to the Committee. **The motion was made by Mr. Pinard and seconded by Mr. Routhier. The motion to appoint Mr. Angus was approved unanimously by a roll call vote.**
- **(8:02 AM) Devens Enterprise Commission 5-year Review – Draft Report Discussion:** Mr. Angus thanked the commissioners for taking the time from their schedules to meet last week to discuss the draft report. Unfortunately work this past week has been intense so Mr. Angus noted that he hasn't had a chance to work on the modifications discussed last week. Mr. Angus noted he would like to keep this topic on the agenda for the next meeting.

Old Business:

- **(8:04 AM) Municipal Vulnerability Preparedness 2.0 Program Update:** Mr. Angus noted that Ms. Suedmeyer has been busy hosting a number of MVP 2.0 Events at various locations in Devens. Ms. Suedmeyer noted that the past month has been spent sharing the 10 priority topics to the public looking to get the public's input to help narrow them down to just a few. Mr. Marshall asked if there were any questions and none were asked.

Public Comment:

- **(8:18 AM)** Mr. Marshall asked if there were any questions from the Public and none were noted.

(8:19 AM) Mr. Marshall noted the next scheduled meetings are **June 30th at 6:45 PM (Hybrid Meeting)**, and **July 9th at 7:30 AM, (Zoom Meeting)**.

(8:20 AM) Mr. Marshall asked for a motion to adjourn. The motion was made by Mr. Pinard and seconded by Mr. Lilly. The motion to adjourn was unanimously approved by a roll call vote.

List of Exhibits

- Agenda
- Memo from Neil Angus to DEC re: Devens Village Green Phase 2A Unified Permit transfer
- Montachusett Joint Transportation Committee Appointment
- Read File
- Municipal Vulnerability Preparedness 2.0 Program Update