

Devens Enterprise Commission (DEC)
Special Meeting
Minutes May 27 , 2026

Members: Duncan Chapman, Melissa Fetterhoff, Christopher Lilly, William Marshall, Jim Pinard, Debra Rivera, Carl Sciple, Deborah Seeley

Members Absent: Martin Poutry, Paul Routhier

Staff: Neil Angus, Beth Suedmeyer, Dawn Babcock

(5:30 PM) Chairman William Marshall called the meeting to order

(5:31 PM) Chairman Marshall ask for a moment of silence in memory of the passing of Charles D. McKinney of Ayer who was a commissioner for many years.

(6:14 PM) Mr. Marshall noted that the next 5 years could be a major contagious time. reviewed the agenda of this evening's meeting. He also noted that with the Governor is looking at doing away with the Super Town Meetings and having 1 meeting which would be run by MassDevelopment.

(6:16 PM) Mr. Angus reviewed the next 5-year plan as well as gave a status of the plans for the past 5 years. Mr. Angus noted that Permitting processing is still number one and we have been able to decrease the time frame from 75 days to around 55 days. The future build out for housing. Mr. Angus noted that the developers are close to breaking ground of the Multi Family project on Grant Road as well Reframe is getting close to starting their housing project on Adams Circle. Mr. Angus then noted that MassDevelopment is hiring a consultant to assist with public outreach for Vicksburg Square zone change with the hopes of being able to change it in 2027. But this will require a Super Town Meeting and Housing will be a big part of the discussion. Ms. Seeley asked if they do approve the redevelopment of Vicksburg Square, will Mix Use be allowed and if so, will that require modify regulations and would they allow daycare? Mr. Angus did note that if it is approved, we will need to modify our regulations. Mr. Angus noted that Devens does have a few special offerings; Special Needs Day Care, Adult Day Care to name a few. Applewild is still looking at the expansion of their facility, while KSP is at a standstill with a couple of their tenants moved out of their facilities. The Film studios have had a few projects and are still moving forward. Mr. Chapman asked if Regionalization with the surrounding towns would be a possibility? Mr. Angus did note that we currently have a few services that are Regionalized: Emergency Dispatch, Hazardous materials, Water, and sewer, to name a few of them. But for the Water we really need to ensure we have enough for the Businesses and our Residents before going out to neighboring towns. Mr. Chapman then asked what the temperature in the room is at the DJFC Meetings? Ms. Seeley then asked about Community Outreach, more than just the top town people. Mr. Angus noted that we are leveraging with the Chamber and MVP for different outreach programs. Mr. Angus noted that we have restarted the Green Team Round Tables with Devens Eco-Efficiency. Mr. Angus also noted that the role to reach out to the residents and businesses is a MassDevelopment Role as well. Mr. Angus stated that they have been engaged with some of the businesses with the Earth Day Event, Pocket Forest and Pollinator Garden and he noted that the companies have noted that these events have helped with happier employees. Ms. Babcock asked if at the Jurisdiction Meetings do the Businesses have a vote. Mr. Angus noted that the Businesses are represented. Some of the businesses do have the power to influence discussions but they need to speak out before the deadlines. Mr. Lilly noted that is great to show what we have done but what do we want to do from there? Mr. Pinard asked what the vision was when we started? Mr. Marshall noted that the fear of the housing collapse they weren't thinking about what would happen 30 years later. The catalyst of the Reuse Plan for the three towns was a Regional Airport and they thought that would help.

The commission took a fifteen-minute recess.

Mr. Angus brought the commissioners back to the 5-year plan and noted that our three main items that will remain as our three key items. 1. Permitting; 2. Communication; 3. Disposition. He also noted the items that are in the plan. Energy Code requirements – balance of affordability, Climate Action Plan, Connection with Businesses for

collaboration, Continuation of the Pocket Forest, Farmers Market. Mr. Chapman asked if we could reach out to the tri-towns. Ms. Suedmeyer noted that there has been lots of interest from Fitchburg with the tours of Devens that we have offered, the town of Lawrence has also lots of interest as well as the Nature Base Solution Tours that we also offer. Ms. Seeley asked with the push of additional housing will there be a push from MassDevelopment and Developers to change our Regulations, Guidelines and Codes? Mr. Angus noted that our standards are good but we may need some updates to accommodate even more innovative approaches to housing and the diversity and mix of units that the Devens Housing Working Group report calls for. Mr. Angus stated that Eco-Efficiency related to the industrial park part of Devens and that they have been applying for a number of grants for eco savings within Devens.

Ms. Fetterhoff asked about the complexity of the Board Of Health and the inspection of the Food Trucks. With the food truck festival right around the corner the Chamber is assisting MassDevelopment with the event but they are running into issues with the food trucks getting inspected as the Board of Health continue to change their requirements as well as getting the trucks scheduled for the inspections. Mr. Angus noted that the Board of Health has 17 towns with a few number of inspectors. Mr. Angus did note that the Board of Health is working on standardizing their requirements to assist in getting consistency and working on streamlining their review processes. It is a careful balance between public health and safety and quick permitting.

There were questions about the use of the recreation fields and some of the suggestions were Cricket and Archery. Mr. Angus agreed these are great ideas but use of the fields is a MassDevelopment responsibility.

The commissioners asked about the status of getting any new members? Also, when/if we do get new commissioners suggest it would be a great opportunity to do some additional training. Mr. Angus noted that he is working with the governor's appointments office and there are prospects. He will work with counsel to schedule a training dinner in the near future once new commissioners are on board.

Mr. Marshall noted the next scheduled meetings are **June 4th at 7:30 AM, (Zoom Meeting)** and **June 30th at 6:45 PM (Hybrid Meeting).**

(7:40 PM) Mr. Marshall Adjourned the meeting

List of Exhibits

- Agenda
- Update on Priorities for 2016-2020 and Draft Priorities for 2021-2025