Devens Enterprise Commission (DEC)
Remote Regular Meeting
Minutes November 5, 2026

Members:	Duncan Chapman, Melissa Fetterhoff (dropped off at 7:54), Christopher Lilly, Peter Lowitt, William Marshall, Marty Poutry, Paul Routhier (joined at 7:47), Deborah Seeley
Members Absent:	Jim Pinard, Debra Rivera, Carl Sciple (Carl did try to join the meeting but had technical difficulties)
Staff:	Neil Angus, Beth Suedmeyer, Dawn Babcock
Guests:	Tony Roselli (Roselli & Clark Associates)

(7:37 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.

(7:40 AM) Chairman Marshall did the roll call for the meeting

(7:42 AM) Mr. Marshall reviewed the agenda of this morning's meeting.

Review Minutes:

- **(7:42 AM) October 27th Draft Minutes**: Mr. Marshall asked if there were any questions, comments or concerns of the minutes that were posted? None were asked. Mr. Marshall then asked for a motion to accept the minutes as submitted. **The motion to accept the minutes as written was made by Mr. Chapman and seconded by Mr. Lowitt. The motion to accept the minutes was unanimously approved by a roll call vote. Ms. Fetterhoff abstained from voting as she was not present for the October 27, 2026, meeting.**

Public Hearing

- **None**

New Business:

- **(7:43 AM) Devens Enterprise Commission FY 2026 Audit Report:** Mr. Angus introduced Mr. Tony Roselli (Partner with Roselli and Clark). Mr. Roselli stated with this entity not being large or complicated the audit was vary straight forward. Mr. Roselli reviewed the results of the audit and notes that the DEC is in a very strong financial position with cash reserves and investments that would carry the Commission through any economic downturn for an extended period. Mr. Roselli noted that the entity has good operating results and the investments have been positive. Mr. Roselli congratulated the DEC for a great year. Mr. Angus recognized that the permits are still coming in strongly with the work at CFS, Pathways, Veranova, and VulcanForms, to name a few, resulting in income that is covering all operating expenses.

- **(7:50 AM) Commission Draft January – June 2027 Meeting Schedule:** Mr. Angus noted the DEC has put together a draft schedule for the meetings for January through June 2026 and stated that these dates are just a baseline and can be adjusted if needed. Mr. Marshall reminded the commissioner's act that the Governor signed back in March will expire on June 30th so we may need to change our process should the act not be extended. Mr. Angus noted that this option has worked so well with so many organizations and has resulted in more public access and

engagement. Mr. Angus will keep an eye on the governor's actions and inform the commissioners should the Act be further extended, modified, or if alternative arrangements will need to be made before the 30th of June.

Old Business:

- **(7:53 AM) New Commissioner Updates:** Mr. Angus noted he and Ms. Fetterhoff have been speaking about a possible candidate but have had issues connecting with him. Mr. Angus noted he will reach out to the three town administrators in the upcoming weeks to seek their suggestions/recommendations.

- **(7:54 AM) Read File:** Mr. Angus noted that there are a few articles in the read file. A press release from MassDevelopment regarding additional residential development for the remaining portions of Adams Circle and their selection of a developer. The presentation MassDevelopment gave to the Devens Committee regarding the Devens Housing Update was also included. Mr. Marshall asked with the housing changes proposed, will the DEC need to amend the regulations? Mr. Angus noted that the proposed changes are only conceptual at this point but believes the regulations may need to be adjusted to support some of the different housing types, densities, and levels of affordability that are being explored based on the Devens Housing Working Group Report. . But he is excited to see the potential for additional housing in Devens. Mr. Angus noted that MassDevelopment has hired a consultant to assist with Community Engagement for the upcoming super town meeting for the proposed zone change to allow housing in the Innovation and Technology Center zoning district. Mr. Angus is looking to have MassDevelopment attend the November 17th meeting to provide an overview of the process and answer any questions the commissioners may have.

Public Comment:

- **(8:09 AM)** Mr. Marshall asked if there were any questions from the Public and none were noted. Mr. Angus asked Ms. Suedmeyer to give an update on the Farmers Market. Ms. Suedmeyer noted that this year's Market was a huge success. She also noted that they are looking to have a Holiday bag available the Tuesday before Thanksgiving if anyone is interested.

(8:11 AM) Mr. Marshall noted the next scheduled meetings are **November 17th at 6:45 PM (Hybrid Meeting), and December 3rd at 7:30 AM, (Zoom Meeting).**

(8:13 AM) Mr. Marshall asked for a motion to adjourn. The motion was made by Ms. Seeley and seconded by Mr. Lilly. The motion to adjourn was unanimously approved by a roll call vote.

List of Exhibits

- Agenda
- October 27th Draft Minutes
- FY26 Audit Report – Devens Enterprise Report to Governance
- FY26 Audit Report – Management Representation Letter
- FY26 Audit Report – Financials
- Commission Draft Jan – Jun Schedule – Meeting Schedule
- Commission Draft Jan – Jun Schedule – Submission Schedule
- Read File

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