Devens Enterprise Commission (DEC)
In-Person/Remote Hybrid Public Hearing and Regular Meeting
Minutes October 27, 2026

Members (in person): Duncan Chapman, Christopher Lilly, Peter Lowitt, William Marshall, Jim Pinard, Martin Poutry, Debra Rivera, Debrorah Seeley
Members (remote): Paul Routhier, Carl Sciple
Members Absent: Melissa Fetterhoff
Staff (in person): Neil Angus, Beth Suedmeyer, Dawn Babcock
Guests (in person): Phil Fama (Devens Resident), Bonnie Petrovich (Devens Resident), Cohen Babcock (77 Grant LLC), Steve Venckcase (Devens Resident), Sentha Surya (Devens Resident), Kabil Gangai Surya (Devens Resident), Ilyas Sir (Devens Resident), Sarah Richmond (Devens Resident), Yu-Chi HSU (Devens Resident), Frank Lin (Devens Resident), Mesfin Demissie (Devens Resident)
Guests (remote): Isam Boukattaya (MassDev Real Estate), Cindy Carter (Devens Resident), Lisa Kendrick (Devens Resident), John Gusler (Devens Resident), Luis Reyes (Devens Resident)

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

Mr. Marshall read that the Devens Enterprise Commission (DEC) Meeting is being held in-person and 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.

(6:47 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. Routhier. The nomination was approved unanimously by a roll call vote.**

(6:49 PM) Chairman Marshall did the roll call for the meeting.

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

(6:52 PM) Review Minutes:

- **Mr. Marshall noted that we have minutes from the September 10th Meeting:** Mr. Marshall asked if there were any comments about the minutes that have been. None were mentioned so Mr. Marshall then asked for a motion to accept the September 10th minutes as noted. **The motion was made by Mr. Pinard and seconded by Mr. Lowitt. The minutes were approved by a roll call vote. Mr. Chapman and Mr. Lilly abstained from voting as they weren't at the September 10th meeting.**

Public Hearing:

- **(6:53 PM)** Level 2 Unified Permit Amendment Application by 77 Grant Road LLC. for a **proposed 23-space parking lot expansion** and associated site improvements. **Property located at 77 Grant Road** (Parcel ID # 024.0-0006-0900.0), Devens, MA, in the Residential I District: Mr. Marshall read the public notice then handed the floor over to Mr. Angus who reminded Commissioners that the original Public Hearing was approved back in 2015 and Elite Home Builders, the new project owner, is now looking to modify the number of parking spaces from 60 to 83. Mr. Angus then introduced Cohen Babcock from Elite Home Builders and 77 Grant Road LLC. Mr. Babcock noted that back in 2015 this project was originally approved for 40 units and 60 parking spaces then in 2018 the unit number was increased from 40 to 46 units and the parking spaces stayed at 60. When Elite Home Builders took over the project earlier this year they were

going to go with the original parking space plan of 1.3 spaces per unit. But after conducting a few studies within Central MA and based on the findings the developer would like to increase their parking space by 23 spaces (1.8 spaces per unit), the new number will still be below the 2.0 spaces per unit limit. Mr. Babcock over their plan for the parking space location in an area shown as reserve parking in the previously approved plans. Mr. Marshall asked the commissioners if there were any questions and Mr. Pinard asked if there is a plan for snow storage. Mr. Babcock noted that Einstein Landscaping does have a snow management plan in place for dealing with the snow removal. Mr. Angus then went over the Staff Report and noted that he had requested an updated plan for the additional parking as well as an updated Stormwater and landscaping plan to address initial review comments. Those updated plans were provided. Mr. Angus noted that they separated the stormwater runoff from the roof water and the parking water. Mr. Angus noted that they are planning to plant 11 – 12 canopy trees around the parking lot and under story plantings. For lighting Mr. Angus has noted that he has asked for a reduced intensity lighting plan. The tree planting and reduced lighting will aid in reducing visibility from Grant Road. Mr. Angus also noted that they have a proposal for 4 additional EV-ready charging stations over the 4 EV charging stations previously approved, as well as 4 spaces closest to the building for ADA spaces. Mr. Marshall asked for public comment. Luis Reyes resident raised a concern regarding speeding he has in the past for a few more stop signs or speed bumps but they have yet to be installed. Mr. Angus noted that there will be stop signs at Grant Road and Marshall Road entrances and with the increase in traffic this will help to reduce the speed. Mr. Angus noted that he will coordinate with MassDevelopment regarding this concern. Mr. Phil Farma asked about additional parking off of Goddard Street. Mr. Babcock noted that Goddard Street parking is not part of the multi-family parking plan. Ilyas Sir, resident, asked about the dumpster pad he would like to know if there is a better place for the location as it will only be 40 feet from his property. Mr. Babcock noted that this was part of the original plan and he stated that there needs to be enough area around the pad to allow the truck access for emptying. Mr. Angus noted the pad is 10 feet from the property line and near open space and with required ongoing maintenance and care should prevent rodents and smells. Bonnie Petrovich, resident, noted that she is excited to hear about the lighting and planting plans, but she was wondering if there is a plan to use the collected water for plant watering? Mr. Angus stated that the roof runoff will go recharge on-site into the aquifer to recharge groundwater. Frank Lin, resident, raised a concern if this unified permit has already been approved, why is this being brought in front of the public now. Mr. Angus explained that the unified permit that has already been approved is for the entire project, while this approval is only for the additional 23 parking spaces. 88 Grant Road resident commented that with there being no playground the kids bike a lot around the parking lots so she has a safety concern. Mr. Angus note that there are sidewalks proposed. Mr. Chapman asked if the playground is in future plans. Mr. Angus noted that it is part of phase 3. Mr. Angus stated that the additional parking spaces have been approved by the Fire Department with adequate access for the emergency equipment. Mr. Angus noted that the 30-day town comment period has expired. Mr. Angus commented that there are only a few conditions to be added to the standard conditions as well. Mr. Marshall asked for a motion to close the hearing. **The motion to close the hearing was made by Ms. Seeley and seconded by Mr. Lilly. The motion to close the hearing was unanimously approved by a roll call vote.** Mr. Angus then reviewed the Draft Record of Decision, he stated that there are no waivers and only 5 findings. This request for 83 parking spaces in total is below the max of 92 spaces. The conditions on the ROD have the 1-5 standard conditions and 6 – 13 addressed this project specifically. Mr. Angus noted that the should the additional parking space not be required in the future the applicant is open to looking at another use of the space such as recreational courts. Mr. Marshall asked if there were any additional questions, none were noted. Mr. Marshall asked for a motion to approve this Unified Permit with the modifications noted. **The motion was made by Mr. Poutry and seconded by Mr. Pinard. The motion to approve this unified permit with the modifications as presented was unanimously approved by a roll call vote.**

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New Business:

- **None**

Old Business:

- **(7:48 PM) New Commissioner Update:** Mr. Angus noted that he is looking to fill one Shirley slot.

- **(7:49 PM Devens Jurisdiction Framework Committee Update:** Mr. Angus reminded the Commissioners that earlier DJFC had completed the matrix of the 19 elements. Mr. Angus noted that the responses to the matrix are now going to be reviewed to identify areas of agreement under each scenario/matrix response and areas where there are conflicts. This information should be useful for the consultant that is hired to help with any future disposition. Mr. Marshall noted that MassDevelopment has come back to the table on an observation basis, which will help when they start the process.

- **(7:55 PM) Fitchburg Line Working Group (FLWG) Update:** Mr. Angus noted since our last meeting he attended the FLWG meeting along with State Senator and Representatives, along with municipal officials and transit advocates in attendance and they discussed first-mile and last mile connections, service updates and concerns regarding safety and accessibility of railway operators and the pending merger of Union Pacific and Norfolk Southern which could add to the concerns for accessibility. The next meeting is in January.

- **(7:58 PM) Read File:** Mr. Marshall congratulated Ms. Rivera for being recognized by the Worcester Business Journal as one of the top Women in Business in the region for her work as a business owner, and giving back to the community. Mr. Angus noted that there are a few articles in the Read File: **Nashoba Valley Voice** – Rezoning Devens Parcel residential clears one hurdle. **Harvard Press:** 1) Emerson Green reaches milestone as stakeholders debate future mix and affordability; 2) Report finds common ground on Devens' future; committee presses MassDevelopment to rejoin; 3) Florida firm chosen to study school capacity for Devens Growth.

(8:03 PM) Public Comment:

- Mr. Marshall asked if there were any questions/comments from the Public. Bonnie Petrovich of Walnut Street asked about the possibility of data centers coming into Devens and would residents have the ability to give input. Mr. Marshall noted that he doesn't know if anyone has reached out to MassDevelopment he also noted that there aren't many land options for a data center. Mr. Marshall noted Salerno Circle and the Airfield have the size required but both locations require remediation as well as zoning. Mr. Marshall stated that he doesn't see a data center coming into Devens but should it happen, it would still need to come in front of DEC Staff to ensure the location is zoned properly for a Data Center and there are many restrictions. Then it would need to go in front of the DEC for a Unified Permit Approval where the public can make comment. Mr. Lowitt noted that the state has put restrictions in place. Mr. Angus noted there are also utility capacity restrictions.

(8:11 PM) Mr. Marshall noted the next scheduled meetings are November 5th at 7:30 AM, Monthly Meeting (Zoom Meeting) and November 17th at 6:45 PM Public Hearing (Hybrid Meeting).

(8:11 PM) 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.

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List of Exhibits

- Agenda
  - September 10, 2026, Draft Meeting Minutes
  - – 77 Grant Road Parking Lot Expansion – Application
  - – 77 Grant Road Parking Lot Expansion – Parking Lot Plan Updated
  - – 77 Grant Road Parking Lot Expansion – Stormwater Report
  - – 77 Grant Road Parking Lot Expansion – Response Letter
  - – 77 Grant Road Parking Lot Expansion – Determination of Completeness
  - – 77 Grant Road Parking Lot Expansion – Public Notice
  - – 77 Grant Road Parking Lot Expansion – Parking Analysis
  - – 77 Grant Road Parking Lot Expansion – Staff Report
  - – 77 Grant Road Parking Lot Expansion – Draft Record of Decision
  - – DJFC Update
  - – Read File

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