Annual Report: 2022
DEVENS ENTERPRISE COMMISSION

THE COMMISSION:

The Devens Enterprise Commission (DEC) is the local regulatory and permitting authority for the Devens Regional Enterprise Zone (DREZ). It is empowered to act as the local planning board, conservation commission, board of health, zoning board of appeals, historic district commission and, in certain instances, as board of selectmen. The DEC carries out these duties in the context of a unique and innovative one-stop unified permitting system, which greatly streamlines the local regulatory process. The DEC consists of 12 gubernatorial appointees, six (6) of whom are nominated by the host communities of Ayer, Harvard and Shirley. Each host community and the Governor also nominate an alternate member. The Commission began operating on 6/22/95.

Aerial View of the Main Post in Devens with Vicksburg Square and, Roger's Field in the foreground and the Elm and Walnut residential neighborhood, commercial core, Army enclave, and Innovation and Technology Business District in the background.

DEC Commission members include Jim DeZutter (Harvard), William Marshall (Chairman, Regional), Paul Routhier (Regional), Marty Poutry (Ayer), Robert Gardner (Regional), Melissa Fetterhoff (Regional), Chris Lilly (Regional), Jim Pinard (Ayer), Dix Davis (Regional), Duncan Chapman (Harvard), Deborah Seeley (Shirley). Debra Rivera continues to serve as the Regional Alternate. The Ayer, Shirley, and Harvard alternate positions remain vacant as does one Shirley Commissioner position.

DEC staff includes Director/Land Use Administrator Peter C. Lowitt, FAICP. Director Lowitt oversees the day-to-day activities of the DEC and serves on numerous boards whose interests include planning, vegetated roofs, affordable housing, historic, natural and cultural resources, industrial ecology and eco-industrial development. Working under the supervision of the Director, Environmental Planner Neil Angus, FAICP CEP, LFA, LEED AP, provides planning, operational and technical support to the DEC and the public on permitting and regulatory compliance in Devens. In April, Neil was inducted into the American Institute of Certified Planners College of Fellows for his outstanding career contributions as a professional planner. Induction to the AICP College of Fellows is the highest honor the American Institute of Certified Planners bestows upon a member. Between March and September of 2022, the DEC may have been the only agency in the world with all-FAICP planning staff! Dawn Babcock continues in her role as Executive Assistant to the Commission and is a critical part of the day-to-day operations of the Commission. Dawn became a notary public in 2022 and has played a key role in upgrading the DEC's accounting system.

The Commission welcomed a new Associate Planner, Beth Suedmeyer who joined the team in September. Prior to coming to Devens, Beth was an Environmental Planner for the Town of Sudbury where she administered municipal permitting, managed the development and design of the Bruce Freeman Rail Trail project, and facilitated resiliency, open space, recreation, and transportation planning projects. Prior to Sudbury, she worked for the State in various capacities at the Department of Transportation, Department of Conservation and Recreation, and Office of Coastal Zone Management. We look forward to her work with the Commission.

DEC new Staff Planner Beth Suedmeyer

The Commission is supported by the following consultants on a contractual basis:

- Building and related inspectional services are provided by Gabe Vellante, Building Commissioner, aslong with his assistant inspector Roland Bernier. Phil Horgan retired as the DEC's electrical inspector in July and was replaced by his back-up, Alan Parker. Jim Bakun is the plumbing and gas inspector.
- Development review services are provided by Nitsch Engineering Inc. (civil, stormwater and traffic engineering), IBI Group (landscape architecture) and Tech Environmental (industrial performance standards) LEC Environmental (wetland science), and Public Archeological Laboratory (historical/archeological services). This contract was renewed for an additional three years in 2021.
- Housing Monitoring services provided by Metro West Collaborative Development through the Town of Hudson, MA.
- Legal services provided by Lampke Law LLC and McGregor & Legere, P.C.
- Health inspectional and permitting services are provided by Nashoba Associated Boards of Health.
- Accountant oversight provided by Brenda Blood.
- Auditing services are provided by Roselli Clark.

A complete description of the DEC Organizational Structure is available on-line at: http://bit.ly/DECorg .

2022 PROJECT HIGHLIGHTS:

***COVID-19 Pandemic Special Note**: The COVID-19 pandemic continued to impact operations throughout 2022, however, the Devens Enterprise Commission, acting in its capacity as the local Board of Health for Devens, continued to work closely with our Health Agent (Nashoba Associated Boards of Health), MassDevelopment, and all businesses and construction projects to ensure proper health and safety measures were in place for the protection of all Devens residents, businesses, organizations, and visitors. .*

Commonwealth Fusion Systems (CFS): Construction and permitting continued throughout 2022 on Commonwealth Fusion's campus that will be home to a fusion energy research and development facility (CFS-2) and high temperature superconductor magnet factory off of Hospital Road (CFS-1). The goal of these projects is to enable the commercialization of fusion energy and help combat climate change - since fusion doesn't emit carbon dioxide or other greenhouse gases into the atmosphere.

CFS-1 (117 Hospital Road): King Street Properties (KSP), partnering with CFS, completed the construction of a +/- 164,000 gross square foot manufacturing and office building, parking, drainage, and associated site improvements on an 11-acre site in December. This building will produce advanced magnets, a key component of CFS's tokamak fusion reactor research and development project (CFS-2). CFS-1 includes 60,000 square feet of office space that will serve as CFS' corporate offices and the remaining 104,000 square feet is manufacturing space for producing the magnets. This facility is expected to employ over 400 people. The CFS-1 site is owned by King Street Properties who is leasing it back to CFS.

Front of CFS Headquarters at 117 Hospital Road – December 2022

CFS-2 (111 Hospital Road)*:* Work continued throughout 2022 on the heavily reinforced foundation, exterior walls and the support structure of the +/-147,000 sf SPARC facility fusion energy research and development facility on this 36.7 acre site. This project involves construction of a tokamak (SPARC) - a fully contained magnetic bottle that simulates the vacuum of space and uses magnets (from CFS-1) to confine a super-heated plasma in which fusion occurs. As the proposed project is a research and development facility (not a power plant), it will also include equipment and instruments needed to operate, monitor, and maintain the device. Construction is expected to last another 2 years, with the facility operational by 2025. In the fall of 2022, the DEC approved a series of minor changes to the approved Unified Permit Site Plan, including a reduction in the overall size of the main CFS-2 building, an increase in the size of the motor generator building, and reconfigured parking lot and utility yards. Pavement was substantially reduced, and the building square footage was slightly reduced by 3900sf.

View of CFS-2 – SPARC Facility under construction – November 2022.

King Street Properties (KSP) - 45 Jackson Road: Construction on the first building (core and shell) on the KSP Pathway campus is complete. This 150,000sf +/- Research and Development/bio-manufacturing building was permitted by the DEC in January of 2021 and includes parking, utility, and stormwater management infrastructure improvements.

Front view of 45 Jackson building completed – July 2022.

At the end of 2022, the DEC issued building permits for the interior fit-up of this building to accommodate KSP's first tenant in their Pathway Devens Campus - Azzur Clean Rooms On-Demand. Azzur will provide space for biotech and pharmaceutical clients with cleanrooms, as well as good manufacturing practices, labs, and compliance services.

A second free-standing monument sign (the large "45" in front of the building in the previous picture) was also permitted for this facility in 2022. This was in addition to the freestanding sign located at the entrance to the campus, closer to Jackson Road. This will allow for the campus buildings to be easily identifiable to visitors.

This project also includes a new paved multi-use trail along Jackson Road that will provide safe pedestrian and bike access along this corridor of Jackson Road. The path includes benches and a pedestrian connection to the KSP Pathway campus and their internal network of sidewalks. Additional phases of development will expand this trail an eventually connect to the over 13 miles of trails that Devens has to offer.

View of new landscape screening and preserved trees along the new multi-purpose trail in front of 45 Jackson Road - July 2022.

KSP - 33 Jackson Road: Development of the core and shell of this +/- 220,000 gross square foot bio-manufacturing building on +/-10.2 acres was substantially completed in December. The shell facility is constructed and awaits a tenant(s). An additional free standing sign variance was granted for this property during 2022.

Putting the finishing touches on the core and shell of 33 Jackson. December 2022.

KSP - 39 Jackson Road: by the end of 2022, construction of this +/- 140,000 gross square foot bio-manufacturing building and associated site improvements on a +/-6.4 acre portion of land was nearing completion. It is expected to be very similar in design to compliment the recently completed adjacent building at 45 Jackson Road. There is no tenant for this building at this time. A 2nd freestanding monument sign waiver was permitted for this site to match the design of the 45 Jackson building.

Front of 39 Jackson under construction. Landscape screening berm & trail extension under construction in the foreground. December 2022

45, 33, and 39 Jackson are all accessible from both Jackson Road and Lake George Street. Due to the scale of these projects and amount of traffic they are expected to generate, off-site improvements to Jackson Road were permitted as part of this unified permit. These improvements are being coordinated with MassDevelopment's proposed upgrades for Jackson Road (see "Transportation" section of report for more details)

57-75 Jackson Road – King Street Partners (KSP): With 45, and 39 Jackson substantially complete at the end of 2022 and one tenant confirmed in 45 Jackson, KSP King Street moved forward with permitting for the remainder of the buildings proposed as part of their Conceptual Campus Master Plan. In September, the DEC approved Unified permits for the development of a 145,000 sf life science facility at 57 Jackson Road, an 8,300 sf amenity building at 65 Jackson, and a 275,000sf life science facility at 75 Jackson Road, rounding out their 42 acre development along Jackson Road (33,39, 45, 57, 59, and 75 Jackson Road). The amenity building is expected to include a local brewery tap room, community space & recreation facilities for the KSP Pathway campus and Devens community.

King Street Properties rendering of newly permitted Amenity building (left) and 57 Jackson building (right) – September 2022.

King Street Properties rendering of new entrance to 57 (left)and 75 Jackson (right) – September 2022.

Once 57-75 Jackson are built, KSP will have created six (6) buildings and a total of 750,000 square foot bio-manufacturing complex with research and development lab space in the Innovation and Technology Business zoning district between Lake George and Givry Street. All six buildings within the KSP Pathway Campus are located within the Viewshed Overlay District and have been designed with increased landscaping, reduced site lighting, and non-reflective building finishes to avoid any negative impacts to the Viewshed sensitive receptors. To ensure compliance with the DEC's Greenhouse Gas Mitigation requirements, all buildings will be built to meet MA Stretch Energy Code requirements.

King Street Properties Pathway Campus off of Jackson Road. Image courtesy of Highpoint Engineering. September 2022.

38 Jackson Road – Bristol Myers Squibb (BMS) Phase 3 - Cell Therapy Facility: Construction was completed on BMS's new 240,000 sq. ft. three-story Cell Therapy Facility (CTF) permitted by the DEC in 2020. This facility is part of a new form of cancer treatment that will be taking patients blood and genetically engineering cells to fight certain forms of cancer. In 2022 the unified permit for the project was amended to allow the construction of an additional cooling tower to support the new facility. The CTF is expected to employ an additional 800 people, therefore the project also included access changes to the configuration of the Queenstown gate entrance to accommodate the increase in employee traffic.

BMS's new Cell Therapy building pedestrian plaza and walkways featuring porous pavers – June 2022

The project features a number of innovative low-impact development strategies to manage stormwater on-site. These include bio-filtration landscape islands and pervious paver walkways. As the project is within the viewshed overlay district, the new building has a green roof that covers 30% of the total roof area. This improves energy efficiency, rainwater management and air filtering capabilities, in addition to wildlife habitat benefits and will also help meet the DEC's Greenhouse Gas Mitigation regulations, as well as contribute to BMS's goal for achieving US Green Building Council's LEED certification for this building.

Biofiltration landscape islands in the new Cell Therapy facility parking lot at BMS – June 2022

Grant Road Housing – Emerson Green Phase 2: Phase 2 construction continued throughout 2022, with the development of three (3) new duplexes (6 new homes) off of Powell Street that were completed in 2022, bringing the total number of units up to 58 units of housing have been completed (single family, duplex and triplex units) along Chance Street, Grant Road, Bradley Circle. These new duplexes are unique as they front directly on Central Park. Vehicle access to the homes will be available along Powell Street (rear of the homes).

New duplexes fronting on Central Park. Walkway and reinforced turf section being installed for emergency access. August 2022.021

During 2022, Devens Village Green, amended the multi-family apartment building on Grant Road to include six additional apartments, bringing the total number of apartments up to 46. The developer worked with the Town of Harvard to assure that the entire apartment complex will contain at least 25% low-income affordable units. We hope these additional six units will provide sufficient additional income to allow the project to move forward with its financing in 2023. The diversity of housing types in Phase 2 helps to meet the Devens housing diversity and affordability goals in the Reuse Plan. All of these units continue to be designed and constructed to meet higher energy efficiency standards as required by the DEC Innovative Development Regulations, with Home Energy Rating Scale (HERS) scores in the mid 40's which is roughly 60% more efficient than a traditional home built to base Massachusetts building code. Phase 3 of the development

includes the remainder of the units on Powell Street, a 4-unit dwelling on Marshall, as well as a number of single-family units on Goddard Street. Phase 3 is expected to commence in 2023 after the multi-family apartments.

The Grant Road neighborhood features a narrower road width, homes closer to the street, on-street parking, bike lanes, street trees and sidewalks on both sides of the street, and a raised intersection at Chance and Grant. All of these design elements help facilitate a safer, walkable, and more socially interactive community. The new mailbox pavilion in Central Park was intentionally designed and located to provide more opportunities for social engagement in the neighborhoods, not to mention more active and healthy lifestyles by encouraging people to walk more.

View from inside new mailbox pavilion in Central Park, looking out towards Grant Road and Chance Street – January 2023

16 Bulge Road – Scannell Properties – 150,843sf life science manufacturing building: The DEC issued a Unified Permit in May of 2021 for the development of a +/-150,843 sf pharmaceutical component manufacturing facility and associated site improvements at the site of the former Davao Circle Housing off Bulge Road. The owner is Scannell Properties and the tenant is Watson-Marlow, who manufactures products including peristaltic pumps, tubing, fluid path solutions and BioPure components. The building includes a suite of eight ISO14644-1 Class 7 cleanrooms, warehousing, and offices. The site has the ability to add a second, similar sized facility on site. Watson-Marlow is expected to employ 311 people for this initial phase. A temporary certificate of occupancy was issued in late November.

View of 16 Bulge Road Development. November 2022.

The owner and tenant are pursuing green building certification through the USGBC LEED rating system. DEC regulations required the building to be built to MA Stretch Code requirements. This, coupled with the fact that this is a former brownfield site, and the DEC requirements for low impact development and reduced site lighting, will aid the development in achieving more Sustainable Sites and Energy and Atmosphere credits under the LEED rating system.

41 Lake George Street –Accumet Engineering:
Accumet Engineering, Inc., is a light industrial/manufacturing business that conducts precision laser machining, drilling, cutting, marking, welding, lapping and polishing for a wide variety of materials. The DEC issued a Level 2 Unified Permit in 2021 to construct a +/- 40,000 square foot single-story office/industrial building and associated site improvements on a +/-3.11 acre parcel located at 41 Lake George Street. The project includes a pre-engineered building with loading docks located to the rear of the building, in addition to a tank farm to house various chemicals used in their manufacturing process. By the end of 2022, the project was nearing completion and was issued a temporary certificate of occupancy in December. Final construction and site improvements are expected to be completed in early 2023 Initial site work began in November.

Accumet Engineering pre-engineered building – June 2022.

4 MacArthur Avenue - 55,000sf Light Industrial facility: The former Army Hodges Theater was demolished in early 2021 and a new 55,000 sq.ft. light industrial building and associated parking and drainage improvements was developed in its place. Nexius, a 5G technology distributor who manufactures telecommunication equipment including network boxes, panels, and infrastructure assembly and distribution services, employing 70 people, moved into the facility in early 2022.

Top: Nexius/Allios new building entrance off MacArthur Ave. Bottom: View of building from the corner of Givry Street and MacArthur Ave.– July 2022

67 Buena Vista – Existing Building Retro-fit: Seqens (formerly PCI Synthesis) is redeveloping this existing building and relocating their operations from the Sherman Square Innovation Center at 88-100 Jackson Road as they have outgrown their current space. The building will house lab space and offices for the development and production of active pharmaceutical ingredients (APIs) and active delivery systems (Lipids and Polymers) development. This is a great example of how this incubator space at 88-100 Jackson provides space for businesses to grow and stay within Devens as they expand.

View of 67 Buena Vista – new home of Seqens. Image courtesy of Google Maps (2017)

35 Saratoga Boulevard (GFI Partners): In October, the DEC approved a +/-154,000 sq.ft. new industrial building, with associated grading, landscaping, parking, stormwater, and utility improvements on this vacant piece of land between Ryerson and Avantor. The tenant will be Avantor (Bio-Tech) who is expanding and currently occupies the adjacent facility at 29 Saratoga Boulevard. This new development would be accessed via Barnum Road and Saratoga Boulevard, with the principal entry to the site off of Saratoga Boulevard via a shared driveway with Ryerson. The Barnum Road entry will be for truck traffic only. Construction is expected to commence in early 2023.

Devens Public Infrastructure Projects:

MacPherson Well Water Treatment Upgrades: Construction of a permanent PFAS treatment system at the existing MacPherson Well site is complete. This new 1,080 square foot building houses two Granular-Activated-Carbon (GAC) filters and associated equipment – replacing a temporary PFAS treatment system that was approved by the DEC back in 2019. The new building was designed to fit into this small site because the surrounding land area is all owned by the US Fish and Wildlife Service and it is floodplain of the Nashua River. Devens Utilities planted some additional trees along MacPherson Road and is restoring a portion of mowed grass area to open meadow to aid in floodplain and habitat restoration.

New MacPherson Well Water Treatment Facility building addition – July 2022

Devens New Public Safety Building – 270 Barnum Road: In April, the DEC approved a Level 2 Unified Permit for the redevelopment and expansion of an existing building at the corner of Barnum And Queenstown to accommodate the new Devens Public Safety Facility in the same building as the regional emergency dispatch center. This expansion will allow the Devens Fire Department, State Police, and Emergency Dispatch to all be located in the same building, and provide the Devens Fire Department the much needed space as they expand their operations to accommodate the substantial increase in development in Devens over the past several years. The development includes the redevelopment of a +/- 24,000 square foot existing building and associated parking, drainage and landscaping improvements, along with a new 7,200 square foot apparatus bay and a 1,040 square foot sally port addition, as well as a training tower. Construction is expected to commence in 2023.

New MacPherson Well Water Treatment Facility building addition – July 2022

Devens Water Treatment Facilities: As a follow-up to the temporary Per- and polyfluoroalkyl substances (PFAS) treatment facilities installed at Patton, Shabokin, and MacPherson Well sites in 2019, the DEC issued three Unified Permits to Devens Utilities for the construction of new permanent water treatment facilities at the three active well locations in Devens during 2021 and construction continued throughout 2022:

Patton and Shabokin Well Water Treatment Facilities: Construction continued on MassDevelopment (Devens Utilities) new water treatment facilities on portions of 88 Patton Road and 39 Sheridan Road that were permitted by the DEC back in February of 2021. These treatment plants are being designed to replace the existing permanent and temporary facilities at these well sites that treat iron, manganese, and PFAS. Both projects are within Priority Habitat Areas under the Natural Heritage Endangered Species Program, and the developer continues to maintain wildlife exclusion barriers around the entire site to keep species out of the active construction areas. Both projects are expected to be completed in 2023.

Top: New Patton well water treatment plant. Bottom: New Shabokin well water treatment plant off of Sheridan Road– January 2023

131 MacPherson Rd. – Wastewater Screening Building Addition: Construction began in September on some minor upgrades by Devens Utilities to the existing wastewater pump station and screening building off of MacPherson Road. The upgrades include a building addition with a 3-sided structure with an open front to allow access to the screening's dumpster. The project also includes a minor pavement expansion and will utilize low-impact development techniques to safely manage Stormwater in this sensitive area near the Nashua River.

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2022 PERMITTING SUMMARY:

Permitting and construction in Devens continued to exceed expectations throughout 2022. Construction continued at a fast pace throughout 2022, and the Commission issued 16 Level 2 Unified Permits for permit amendments (4), new buildings (5), sign waivers (3), public infrastructure (roads and stormwater management) that impacted wetlands (3) and one flammables license (1). We saw a slight decrease in overall permits issued from 2021 but it was still an extremely busy year with King Street Properties Pathway Bio-Medical campus and Scannell's development of 16 Bulge, not to mention Commonwealth Fusion's campus development at 111 and 117 Hospital Road. 2022 saw the Commission's record of average time to permit rise to 71 days from 63 days last year (still below the statutory 75-day limit) due to a number of complex and large projects. Many of these hearings were continued at the applicant's request, resulting in an extended average approval time. The Commission permitted over 700,000 square feet of development during 2022. It was amongst one of our busiest permitting years to date.

Permit Type	**#issued in 2022**	**# issued in 2021**	**Difference**
Level 2 Permits	16	9	+7
Reconsideration	0	0	=
Level 1 Permits	71	91	-20
Wetland Request for Determination of Applicability	1	1	=
Wetland Notice of Intent (Order of Conditions)	2	0	+2
Wetland Certificates of Compliance	0	1	-1
Sign Permits	13	6	+7
Tent/Event Permits	14	17	-3
Demolition Permits	1	3	-2
Level 1 Lotting Plans	1	9	-8
Septage Hauling Permits	17	12	+5
Certificates of Occupancy	31 (4TCO's)	39 (4TCOs)	-8
Electrical Permits	96	94	+2
Plumbing Permits	33	38	-5
Gas Permits	17	19	-2
Sheet Metal Permits (new in 2011)	14	9	+5
Victualler Licenses	11	11	=
Transfer of Common Victualler License	0	2	-2
Flammables License	5	5	=
Liquor Licenses	5	5	=
Pledge of Liquor License/Transfer of License	1	1	=
1 Day Liquor Licenses	4	5	-1
Violation Notices	0	0	=
Schools – Certificates of Inspection	5	5	=
Filming Permits	0	2	-2
Raffle Permits	4	1	+3
Beaver Removal permit	1	0	+1
BYOB permit	1	0	+1
TOTAL:	**364**	**385**	**-21**

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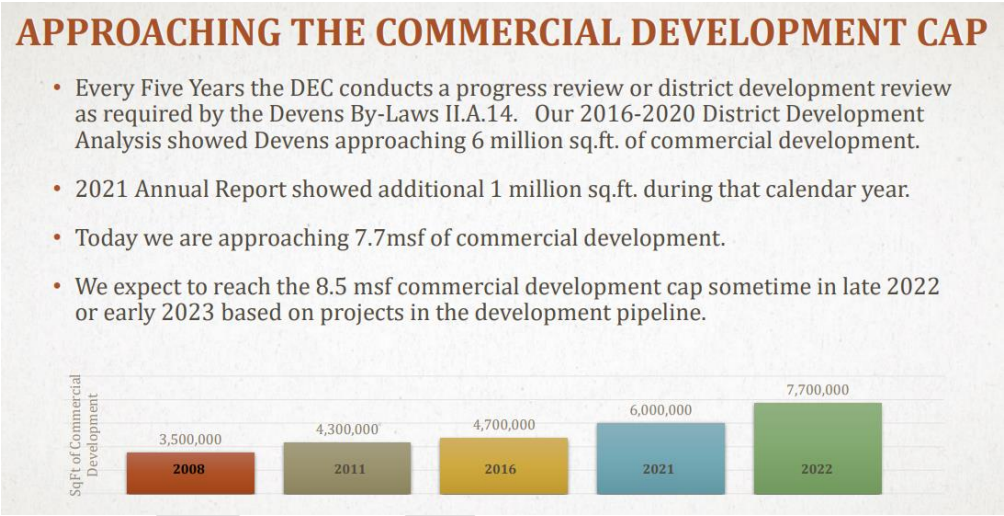
MA STATE LEGISLATIVE UPDATES in 2022:

Amendment to the Devens Commercial Square Footage Cap: As part of the recent economic development bill, in late 2022, the MA Legislature approved increasing the commercial development cap in the Devens Regional Enterprise Zone from 8.5 million square feet of building area, up to 12 million net new square feet. Prior to the legislature passing this increase, DEC Staff and Commissioners briefed the surrounding town Select boards on the current status of development at Devens. While Ayer and Shirley Select Boards supported the complete elimination of the cap, consistent with the 2008 MEPA Notice of Project Change, the approval from the legislature was different from what the Harvard Select Board had requested – which was to raise the cap from 8.5 million to 12 million square feet. The square footage cap is an arbitrary number (as agreed upon by MEPA and the 2008 Notice of Project Change that eliminated the cap), and the environmental metrics in the Final Environmental Impact Report, coupled with the MEPA 2008 Notice of Project Change, will continue to govern and ensure Devens continues to redevelop successfully in a sustainable manner for the benefit of the surrounding towns, the region, and the state.



Impervious surface update: In addition to the square footage commercial development cap, the Final Environmental Impact Report (FEIR) for the redevelopment of Devens contains a number of other metrics, including impervious surface coverage. In 2022, the DEC permitted over 589,000 square feet of new buildings. Once completed, these projects will result in an additional 700,000 square feet of impervious surface area, bringing the total impervious surface coverage up to approximately 824 acres out of the 984 acres permitted under the FEIR.

2022 New Development Permitted	
Square Feet of new buildings	**589,517 sq.ft**
Total Impervious surface area added	**700,647 sq.ft (16.08 acres)**
Reduction in Impervious due to LID	**84,139 sq.ft.**

The DEC continues to implement Low-Impact Development (LID) techniques and smart growth strategies on all projects to minimize impervious surface coverage and advance the sustainable development goals of the Devens Reuse Plan. LID techniques such as green roofs, porous pavement, parking maximums, and reinforced turf on projects in 2022 resulted in over 84,000 less square feet (or 12% less) impervious surface than traditional development. This reduction will result in less urban heat island impacts and less stormwater runoff, providing enhanced air and water quality benefits as well.

Additional Beer and Wine License: In September, the legislature granted the authority to the DEC, the local licensing authority for Devens, to issue an additional license for the retail sale of alcohol, restricted to the sale of beer and wine for off-premised consumption only (package store). In December, Volta Oil, the owners of the Devens Rapid Refill gas station, off of Andrews Parkway, applied for this license. The DEC held a public hearing and conditionally approved the license with restrictions on the hours of alcohol sales, limiting the areas alcohol can be displayed, prohibiting single serve alcoholic beverages, and requiring special training by all employees who sell alcohol. These measures were put in place to help protect public health and safety. The Conditional approval was submitted to the state Alcoholic Beverages Control Commission (ABCC). A decision is expected in early 2023.

DEVENS DISPOSITION:

In accordance with Section 23 of Chapter 498 of the Acts of 1993, on or before 7/1/2030, the DEC, MassDevelopment, the boards of selectmen of Ayer, Harvard, and Shirley are required to initiate a study to evaluate alternative structures for government, ownership and operation of Devens beyond 2033. In 2019, representatives from the Town of Harvard initiated the creation of the Devens Jurisdictional Framework Committee, which is comprised of representatives from Harvard, Ayer, Shirley, Devens, DEC, and MassDevelopment. DEC Staff and Commissioners Bill Marshall, Jim DeZutter, and Duncan Chapman all participate in these meetings. As this is a very complex and involved process, the Committee is seeking support from a professional consultant to manage this process for assessing various options regarding the future of the existing Devens Regional Enterprise Zone consistent with Chapter 498. A funding source for this position is still unknown; however, the DEC has offered to match any monetary contributions from any of the participating towns to help share costs among all parties. MassDevelopment chose to pull out of the Devens Disposition process during 2022. The DEC remains committed to participating in the process and continues to encourage MassDevelopment to reengage.

The Commission has requested that whatever study goes forward regarding disposition include a level of service analysis comparing existing Devens service levels with proposed services levels under any disposition options generated.

ENFORCEMENT:

The DEC continues to enforce the Devens Bylaws and Rules and Regulations to help avoid and minimize nuisance conditions ensure public health and safety within the Devens Regional Enterprise Zone. Enforcement actions throughout 2022 included:

Devens Designated Truck Route: Throughout 2022, the DEC received periodic complaints regarding truck traffic on Shirley Road related to Little Leaf Farms and the Devens Wastewater Treatment Plant, as well as trucks using Buena Vista to access the Industrial Park in Devens. DEC Staff worked with Devens Utilities to remind septic haulers of the designated/preferred septic truck route. DEC Staff also met with the owner and the logistics manager of Little Leaf Farms, along with residents along Walker Road. To address these concerns, the owner is working to restrict the number of trucks arriving and departing before 5AM in an attempt to reduce complaints. They have also retrofitted their trucks with low-noise back-up beepers and are committed to installing more auxiliary power units for their fleet of trucks to plug into to avoid diesel engine idling.

The DEC also received periodic complaints about trucks occasionally cutting through Buena Vista Street to access the Devens Industrial Park. The DEC, with the assistance of MassDevelopment, continued to enforce and raise awareness of the designated truck route to the Devens Industrial Park by notifying all businesses annually, periodic police and staff monitoring of the truck route, and notices to businesses and trucking companies that frequent Devens to ensure they notify their drivers to follow the designated truck route, obey posted signage, and not to use Cavite, Buena Vista, or Antietam Street to access businesses on Saratoga Boulevard and Independence Drive.

Water Restrictions: Water use restrictions were enacted throughout most of 2022 in Devens, in accordance with the Devens Water Management Act permit requirements and 974 CMR 8.09. There were few violations reported. Those that were, were quickly rectified.

PUBLIC HEALTH & SAFETY:

COVID-19: as the COVID-19 global pandemic continued throughout 2022, the DEC continued to conduct its meetings remotely in accordance with the emergency authorization by the state that was extended. The DEC office remained open full-time throughout the year. Restrictions on mask requirements were lifted and the DEC, with aid from the Nashoba Associated Boards of Health, provided the Devens community with access to free COVID-19 test kits. Staff covered the office and kept the day to operations of the Commission running, including our busiest permitting year as noted above.

PFAS: Devens Utilities continues to move forward with constructing permanent PFAS water treatment systems for all its wells in Devens. These systems will replace the current interim water treatment facilities at MacPherson, Patton, and Shabokin drinking water wells to filter out low levels of PFAS found in groundwater. The Army, EPA, MA DEP and

MassDevelopment continued to provide regular PFAS updates to the general public through the Restoration Advisory Board (RAB). The Army has been updating their website with additional information on their activities and meetings. Due to concerns about PFAS contamination spreading through irrigation well usage, the DEC prepared a moritorium on groundwater irrigation wells. Utilizing cisterns and public water during the grow in period for new plantings should hopefully address this issue going forward.

Local Health Clinics: The DEC continued contracting and partnering with the Nashoba Associated Boards of Health for all food and health-related inspectional services in Devens and coordinates with the Board to provide access to local health events and clinics for all Devens residents and employees of Devens businesses, including COVID-19 and flu vaccination clinics.

Mosquito Management: Devens continues to participate in the Central Massachusetts Mosquito Control Project to help control the mosquito population and reduce the risk of mosquito-borne illnesses such as EEE and West Nile Virus. The DEC website provides residents and businesses with seasonal information on how to protect themselves and what they can do to reduce the risk of contracting these viruses.

Temporary Central Intake Center for Homeless Families: In November, the state Department of Housing and Community Development (DHCD), in collaboration with the Massachusetts Emergency Management Agency (MEMA) opened a temporary intake center the Bob Eisengrein Community Center in Devens as part of the Commonwealth's response to the substantial increased demand on the state's emergency assistance shelter system. The Commonwealth is a "right to shelter" state for families experiencing homelessness. All qualifying parents and children are entitled to shelter. This location is being used for processing up to 60 homeless families (125 individuals maximum) for 3-4 days maximum where they will receive case management services and various intake assessments before being transferred to an emergency assistance site or another more permanent housing solution. The intake center is being operated by the state for a maximum period of 6 months. The proposed use is exempt under the Devens by-laws (state government uses) and DEC staff continue to engage with MassDevelopment, MEMA, DHCD, and our local building, public safety, and health agents to ensure the health, safety and security of Devens residents and businesses and individuals and families coming to and from this facility throughout its operation. https://www.devenscommunity.com/news/ has details on the shelter operations.

TRANSPORTATION:

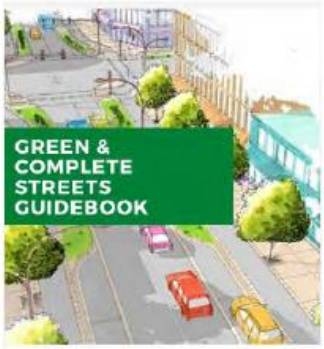
Advancing multi-modal transportation and active recreation options plays an important role in the redevelopment of Devens and the surrounding region. The DEC supported many advancements in bicycle, pedestrian, freight, and transit options throughout 2022:

Devens Shuttle Program: Devens continued working with the Montachusett Regional Transit Authority to re-launch the Devens shuttle service as targeted workforce ride program for businesses and an on-demand service for residents and visitors. The goal of this service is to provide increased accessibility to Devens between the surrounding communities and businesses, as well as connect to the MBTA commuter rail system. The shuttle service options currently exist for individuals to receive ride services or for business to partner so that their Devens employees can receive routine rides services to and from work. A local ride service is a tremendous tool for businesses to attract employees in this tight job market.

West Main Street Multi-Use Path Extension: Devens is working collaboratively with the Town of Ayer on connecting the multi-use path between Jackson/Verbeck Gate and Grant Road. This project ties into the West Main Street improvements with the Town of Ayer, where construction has begun for the $3.16 million MassWorks grant for "West Ayer Village" infrastructure improvement project that will provide improved pedestrian and bicycle connections and safety between Devens, Ayer and Shirley. The project also includes low-impact development stormwater management and additional street trees along West Main Street which will help support the 2020 Devens Forward Climate Action Plan goals as well as our Complete Streets goals.

Nashoba Regional Greenway Coalition (NRG)*:* Devens staff continue to partner with a group of towns in the Nashoba Valley Region working together to facilitate on and off-road bike connections. The group includes representatives from Acton, Ayer, Bedford, Bolton, Boxborough, Carlisle, Concord, Devens, Harvard, Hudson,

Lincoln, Littleton, Stow, and Sudbury and is partnering with the Metropolitan Area Planning Council and the Montachusett Regional Planning Agency to connect trail networks in the Boston region as well.



Innovative Green, Complete, and Open Streets: The DEC adopted a Green and Complete Streets Policy in 2021 and has since designed a green and complete streets demonstration project in conjunction with a team that includes students from Tufts Urban and Environmental Planning (UEP) program, the DEC's Peer Review Engineers, and the Developer of Emerson Green. The project includes a portion of Goddard Street within the last phase of the Emerson Green project off of Grant Road. In addition to designing the retrofit the street design to incorporate more green infrastructure elements, the students also created a series of Green and Complete Streets Guidebooks for the General Public, Developers and Planners, and Public Works. This multifaceted project is helping advance numerous goals of the Devens Green and Complete Streets Policy and the Devens Climate Action and Resiliency Plan and hopefully serve as a model for future street design and retrofit projects.

Open Streets Event on McPherson Road: Devens co-hosted, with the Town of Ayer and US Fish and Wildlife Service, an Earth Day event on McPherson Road, called Open Streets and Greenways to promote active living in the region and get people out to enjoy the beauty of the Devens portion of the Oxbow National Wildlife Refuge. Open street events provide communities with accessible, free recreation, opportunity for activity to improve health outcomes, and allow plenty of space for socialization. Participants were able to take time to experience the area adjacent to the Nashua Wild and Scenic River at their own pace in a safe new way and begin to consider incorporating broader active transportation choices into their lives. This was the first of what we hope to be many more open streets (car-free) days in this portion of Devens.

Old Mill Road: DEC Staff started discussions with the Town of Harvard Transportation Advisory Committee on reconnecting Devens to Harvard via the Old Mill Road rail underpass. A bike path/walkway that would double as an emergency access route between Devens and Harvard using the golf cart pathway was put in place as part of the permitting for RED TAIL Golf club. This connection is part of the Devens Main Post Trails Plan and part of the Devens Open Space and Recreation Plan. This would be a vital recreational link between Devens and Harvard and a great regional trail connection as Harvard redevelops the 110/111 corridor, with plans for a multi-use shared path between Route 2 and the Ayer Rotary. DEC continues to coordinate with MassDevelopment and the Town of Harvard to move this forward.

Road and Intersection Improvements: In early 2022, the DEC approved MassDevelopment's plans to redevelop the Patton and Bulge Road intersection. These plans are consisten wit hthe Green and Complete Streets Policy and will eliminate the existing triangle and create a new "T" intersection that will significantly improve the safety of this intersection by eliminating poor sight lines, reducing pavement and improving water quality in the Cold Spring Brook watershed, as well as providing trail access. The project includes sidewalks that will provide trail connections to the future Old Mill Road trail to Harvard and the existing Markley Range trail off of Patton Road that connects to the entire Devens sidewalk and trail network via Barnum Road. The Construction is expected to

commence in 2023. Additional road and intersection improvements along Jackson Road, as well as Givry and Hospital Road, are expected in 2023.

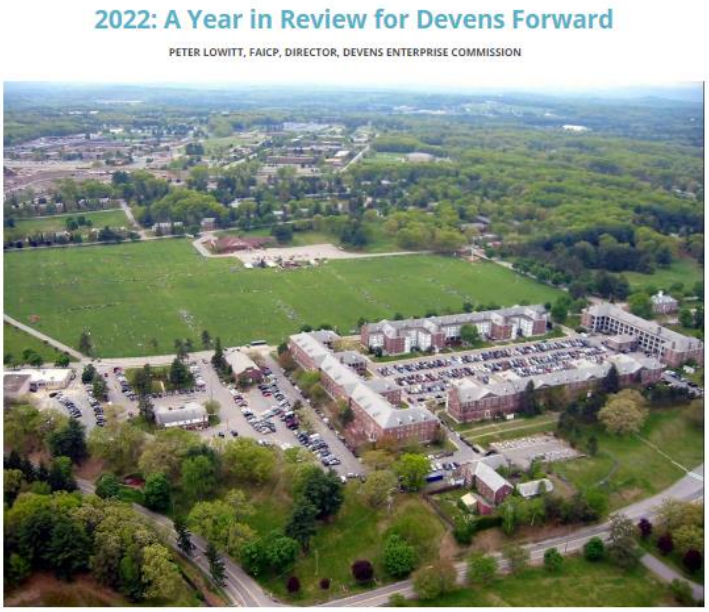
Rail and Intermodal: The State is in the process of updating its 2017 Freight Plan and the DEC is participating in this process. With the intermodal facility on Barnum Road and the recent acquisition of Pan Am by CSX, the DEC has been in discussions with CSX to collaborate on improving operations and management of the intermodal facility. Opportunities include additional rail spurs to Devens businesses, connections between CSX and Devens businesses to streamline operations, reduce locomotive idling, and improve air quality in the region. The DEC is engaging with the US Environmental Protection Agency through their Smartways program to explore partnership and grant opportunities to improve the efficiency of both trucking and rail in Devens. Mr. Lowitt is participating in the Northern Tier Commuter Rail study undertaken by MDOT to assess reinstating passenger rail services from North Adams to Boston along the Fitchburg Commuter Rail line. This group began meeting in 2022.

OPEN SPACE AND RECREATION:

As of 2022, the total amount of land in Devens that has been permanently protected remains at over 1,400 acres. DEC Staff and MassDevelopment have finalized a Draft Conservation Restriction (CR) for the remaining Willow Brook and Grove Pond parcels that were identified for permanent protection in the 2008-2013 Devens Plan. These CR's are expected to be filed in 2023. The DEC continued to work with the Squannacook, and Nissitissit Wild and Scenic Rivers Stewardship Council on the implementation of the Nashua, Squannacook, and Nissitissit Wild and Scenic River Stewardship Plan .

DEVENS SUSTAINABILITY INITIATIVES:

The DEC participation in regional sustainability and resiliency projects like the those featured below help create environments that are better equipped to adapt to the changing climate and meet our sustainable redevelopment goals of the Devens Reuse Plan and Devens Forward Climate Action and Resiliency Plan and maintain our certification as a STAR and LEED for Cities and Communities Certified Green Community.



***Devens Forward*: Devens Climate Action and Resiliency Plan:** The DEC continued to implement the Devens Forward Climate Action and Resilience Plan throughout 2022. *Devens Forward* serves as a roadmap to reduce our greenhouse gas emissions and prepare Devens for the impacts of climate change that we are already experiencing, as well as those we expect to see in the coming years and decades. It includes more than 70 actions along with detailed implementation plans for more than 20 actions and a Climate Action Toolkit for Businesses to help us quickly pursue our goals. See the year end blog post, 2022: A Year in Review for Devens Forward, for more information. With the support of KLA Associates, the DEC continues to implement the Climate Action Plan and promote it via blog posts, social media, and word of mouth. The topics covered in 2022 were: renewable energy, sustainable business, nature based solutions, alternative transportation modes, and community preparedness. The Blog also initiated a Business Spotlight feature that provided information about the following Devens' businesses in 2022: Republic, Parkin Hannifin, and Commonwealth Fusion Systems.

DEC Green Building Incentive Program Review: While Devens is known for their sustainable planning focus, the market and technology for green buildings, carbon reduction, and renewable energy is evolving rapidly, and the Commission has continued evaluating options for increasing green building requirements and establishing more

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incentives to foster more sustainable and innovative approaches to development and further the sustainable redevelopment goals of the Devens Reuse Plan. DEC continued their work with the Sustainable Performance Institute (SPI) to review the DEC's regulations and incentive programs. SPI is engaged with developers, businesses, and organizations in Devens to explore what current roadblocks are to building beyond base building code and how the DEC permitting, regulations, and programs might better support the development of more buildings and infrastructure that will advance the Devens Sustainable Redevelopment Goals, as well as better align with state and local climate initiatives and incentives. This work culminated in a presentation of recommendations to the DEC at their November 29, 2022 public meeting. Progress and implementation will continue to advance in 2023.

Natural Climate Solution Planning Results in Pilot Pocket Forest Project: The Town of Ayer and the Devens Enterprise Commission were awarded a 2022 Municipal Vulnerability Preparedness (MVP) Action Grant through the Massachusetts Executive Office of Environmental Affairs in the amount of $282,624 to fund the innovative Ayer-Devens Pilot Pocket Forest Project. The project engaged the residents of Ayer/Devens in planning and designing the pocket forests through a series of neighborhood walking tours and public meetings. A pilot pocket forest will be installed in Ayer in spring of 2023 and additional sites will be selected for pocket forest planning in the future. As a green infrastructure tool, the Ayer/Devens Pocket Forests will be located and designed to increase ecosystem carbon sequestration, enhance biodiversity and ecosystem connectivity, improve soil health, filter stormwater runoff, mitigate air pollution, cool concentrated areas of impervious surfaces, and provide opportunities for residents to better connect with nature. The BSC Group, Regenerative Design Group and Linnean Solutions have been engaged by Ayer and Devens to provide consulting services for the project. Ayer and Devens plan to continue the project and install pocket forests at additional sites in each community and further engage students and residents in this meaningful community resilience project. The pocket forest project website will continue to provide updates on the project. The previous MVP project, Apple Country Natural Climate Solutions Project Collaboration with Harvard and Bolton, identified a number nature based solutions in each participating community and pocket forests was one that was identified as being beneficial for Devens.

Newly planted pocket forest in Danehy Park, Cambridge, MA - November 2022

Sustainable Local Food: Devens has promoted healthy foods and supported local enterprises through the local Community Supported Agriculture program and offering the Devens Farmers Market for residents, businesses, and surrounding community members to purchase healthy, affordable produce. The Devens Farmers Market operated every two weeks on Tuesdays from 11:30am – 1:30pm from July through October and featured live music performances. Dick's Market Garden, a local farm offering everything from apples to zucchini (fruits, vegetables, and herbs), was the primary market vendor and has a free, farm-grown produce delivery service to Devens businesses. DEC is working with the Farm and Devens' businesses to arrange pre-ordered locally grown and seasonally available produce to be delivered to places of work or picked up at the farmers market.

LOAVES & FISHES Food Pantry, Inc.

2022
HARVEST CLUB PARTNER
PLATINUM LEVEL

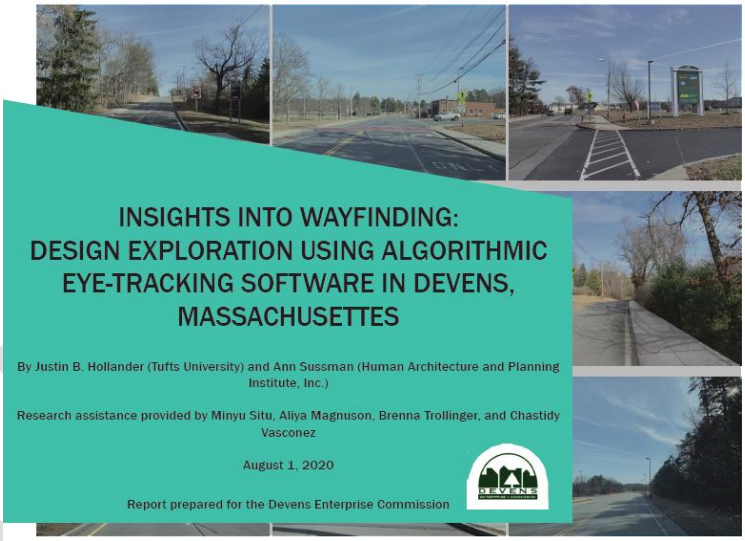
DEVENS ENTERPRISE COMMISSION

An added benefit to the market this year was a donation of some of the left-over produce to Loaves and Fishes. Throughout the market season, the DEC donated over 250 pounds of fresh produce to Loaves and Fishes, benefiting those in need in

the region, while supporting local farms and locally grown food. Loaves and Fishes thanked the DEC by awarding them a Platinum Partner recognition for the food donations and the COVID-19 relief funds the DEC provided to assist through the challenging time of the Pandemic.

In 2023, DEC will outreach to neighboring towns to see if they are interested in partnering to increase visitation and offerings to make the Devens Farmers market a greater regional service.

Biometric Research Featuring Devens: The DEC has continued to partner with Tufts and the Human Architecture and Planning Institute using biometric tools to help understand our unconscious response to the built environment using Devens redevelopment as a case study. This cutting-edge planning research is looking at how development patterns can affect us subconsciously and how this can also impact our mental, physical, and emotional well-being. The latest report "Insights into Wayfinding" is available on-line. Research on this topic will continue through 2023. This research is receiving national and international attention from scholars, developers, planners, and the general public and has been published in the Journal of Physical Activity and Health, Architectural Science Review.



Sharing the Devens Sustainable Redevelopment Story: Throughout 2022, DEC staff presented at numerous conferences and webinars on the innovative sustainable redevelopment initiatives underway at Devens. These included the American Institute of Certified Planners National Conference, the Canadian Institute of Planners National Conference, the Cities Alive Green Roof Conference, a numerous other webinars that attract a large national and international crowd. From our cutting edge research in biometrics, to green infrastructure, eco-industrial development, and LEED for Cities and Communities certification, Devens continues to lead as a model for sustainable community and military base redevelopment.

DEC Director Peter Lowitt moderating a panel discussion on green roof policy using Devens policy as a model at the Cities Alive conference in October 2022.

Devens Eco-Efficiency Center 2022 Highlights:

The Devens Eco-Efficiency Center has been providing programs and services to help establishments make efficient use of resources and strengthen the sustainability of their operation since 2007. The Devens Enterprise Commission provides funding for this nonprofit to support its activities that facilitate sustainable business practices and collaborations in Devens and the surrounding towns.

Educational and networking programs have been paused since the pandemic, but are expected to return soon.
In 2022 the Eco-Efficiency Center focused on the growth and development of The Great Exchange.

The Great Exchange provides an alternative solution for resources that commercial, industrial and service facilities cannot use internally and would otherwise be destined for the trash. This innovative program now offers close to 800 types of new and like new items that not-for-profits and small businesses can obtain for 40-80% off their retail value. In addition to preventing waste, the program helps these entities be able to invest more of their funds in the programs and services they deliver to their community. The Great Exchange's inventory includes classroom resources, creative materials, janitorial and kitchen products, health/safety resources, office supplies, furniture/fixtures, packing/shipping needs, storage containers and shelves, specialty gifts and seasonal items. Pictures of current inventory organized in 26 categories are maintained at www.tgedevens.com.

Almost 23,000 pounds of resources were recovered from 35 sources that were closing, moving or changing operations, including 12 manufacturers, eight municipal entities, five retail operations, five nonprofits, and various donors. More than 5,500 pounds of furniture, creative materials, office supplies, and janitorial items in nearly new condition were recovered from buildings previously used by Becker College. Over 4,200 pounds of new office supplies and accessories were made available by the MA Department of Environmental Protection and National Grid as they downsized their headquarter facilities.

Almost 1,500 pounds of gently used office furniture and fixtures were received from three new moving company partners who frequently have to dispose valuable pieces.

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Devens' Great Exchange program diverts thousands of pounds from landfills each year

The average number of monthly shopper visits to The Great Exchange was at its highest level ever - a positive sign as we emerge from COVID-19 impacts. In 2022 479 shopping trips were made to The Great Exchange by representatives of 163 organizations from 58 towns, including schools (40%), businesses (22%), municipal entities (21%), and nonprofits (17%), This was an exciting increase over the pre-Covid high of 376 annual shopping trips. Additionally, 49% of the shoppers were first time visitors. Both statistics indicate a strong future with continued growth.

These accomplishments were influenced by multiple channels of publicity, including the MA DEP's RecycleSmart newsletter and Reuse Showcase webinar, a feature article posted on KLA Associates' Bright Ideas webpage, and a tour hosted by MassRecycle.

Additionally, two high-profile media stories that highlighted the program. A USA Today Network reporter's visit to The Great Exchange resulted in a full-page feature article and video that was published in 15 of their online and print newspapers that have distribution across Massachusetts. Equally exciting was when **CBS/Channel 4 WBZ This Morning reporter Levan Reid and his camera person visited both locations to promote our work. This segment was shown on television multiple times throughout the day and generated a lot of interest.**The Great Exchange also passed along items that other organizations can better repurpose. This year donations included furniture pieces to Fresh Start for their homeless and immigrant serving programs, household items to Urban Missionaries for Worcester area families in need, school supplies to a local Homeless Backpack Program, cases of new pill bottles to Tufts Animal Hospital Trials Clinic, and 80 two gallon jerry cans that will be used to transport potable water in Bilkie, Congo.

At the end of the year The Great Exchanged moved the location of its Furniture Site at 100 Sherman Ave to 33 Andrews Parkway, above the location of its Supply site. This transition provides expanded space and improved efficiencies for shoppers and staff.

DEC Operations:

In 2022 the DEC and Devens Eco-Efficiency Center staff continued implementing voluntary initiatives to green our own office environment, including reducing vehicle miles traveled through telecommuting, and continued use of an electric assist bicycle and personal hybrid and electric cars for site inspections and local DEC business. As COVID-19 pandemic restrictions were lifted and DEC office operations went back to full schedule, staff had fewer days working from home, leading to an increase in vehicle miles travelled. Nonetheless, the efficiencies in DEC operations continued to provide significant triple-bottom line savings:

Year	Reduced Gas VMT (miles)	Energy savings (kWh)	Waste diverted from landfill (lbs.)	CO2 equiv. reductions (tons)	Savings
2015	8,214	1,918	933	8.195	$1,659
2016	11,588	3,496	458	9.193	$1,798
2017	11,698	3,364	460	9.293	$1,809
2018	20,047	3,364	458	11.793	$2,803
2019	24,161	3,364	458	13.193	$2,959
2020*	36,677	12,088	359	22.286	$4,680
2021*	35,590	12,088	275	22.176	$4,312
2022*	19,640	6,158	359	10.186	$3,521

**COVID-19 Pandemic year*

As DEC staff grows (new planner hired near the end of 2022), we will continue to seek ways to operate as efficiently and effectively as possible to keep energy, waste and CO2 emissions to a minimum in accordance with the Devens Climate Action Plan and to further the sustainable redevelopment goals of the Devens Reuse Plan.

FIVE YEAR REVIEW UPDATE:

The Devens By-Laws (Article V.A.) and Chapter 498 require the DEC to conduct progress reviews of the status of Devens redevelopment every five years. In 2021 the Commission completed its latest five-year review covering the period between 2016 and 2020. This review includes an analysis of District-by-District development over the past five years and comparing actual development with the goals set forth in the Reuse Plan and By-Laws. The DEC also established focus areas for 2021-2025 to ensure its actions and decisions continue to further the goals and objectives of Chapter 498 and the Reuse Plan. The following chart provides a status update on those efforts as of December 2022.

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*Five Year Review: Status Update – 2022**

**Annual Reports from 2016-2020 show yearly progress towards each area of focus. These reports can be viewed here.*

Area of Focus	2022 Status
Working with existing and new Homeowners and Condo Associations to streamline residential permitting consistent with new Residential Regulations as well as Historic District requirements.	**Accomplished/Ongoing.** • Working closely with the developer and new residents of Grant Road and collaborating with existing Home and Condo Associations to streamline permitting.
Sustainable Indicators Report – measurement and verification of sustainable development.	**Ongoing.** • STAR and LEED for Cities and Communities Designation
Continued support and growth of the Devens Eco-Efficiency Center (DEEC) as a strategy for sustainable redevelopment and a value-added feature for business and industry locating at Devens.	**Ongoing.** • DEC continues to support the DEEC (majority of DEC Commissioners and staff make up the Board and annual funding support $125,000. • Included DEEC in SPI Green Incentives review
Regional efforts: Develop Regional Affordable Housing Coordinator to oversee and manage new and existing and affordable housing units in Devens and surrounding communities to ensure they remain affordable in perpetuity	**Ongoing.** • Contract with Metro West Collaborative Development to provide affordable housing monitoring services for the DREZ.
Working with MassDevelopment, local businesses and surrounding communities to support regional transportation plans and establish additional commuter options for businesses and residents to and from Shirley, Devens, Ayer and Littleton. Work on implementation of MART Transportation Plan, State Freight Rail Plan and fixed route bus service between the train stations in Ayer and Shirley via Devens. Continue to support Fitchburg Line reverse commute early morning service to foster diverse commute options to Devens. Service being redesigned by MART in 2022.	**Ongoing.** • Fixed –route shuttle service remains on-demand service due to COVID-19 pandemic. Working closely with MART and MassDevelopment to contact businesses and design new services to better meet their needs. • Implementing Joint MassWorks Grant Town of Ayer to improve universal connectivity between Devens, Ayer and Shirley through shared-use paths, sidewalks and bike lanes, plus a Devens Shuttle stop in Ayer. • MBTA Fitchburg Line Commuter Rail service • Collaboration with CSX and EPA Smartways program to improve rail operations in the region
Working with MassDevelopment and the Devens Open Space and Recreation Committee on updating the Devens Open Space and Recreation Plan (for 2023-2028) and permanent protection of identified properties.	**Ongoing.** • Willow Brook and Grove Pond Conservation Restrictions (CRs) to be finalized in 2023. • Cold Spring Brook CR – ongoing Army remediation (no transfer until remediation is complete).
Maintain expedited permitting process (75 days max.) as a model for the Commonwealth.	**Ongoing.** • Averaged 71 days to permit 16 Unified Permits.
Continue to maintain fiscal independence.	**Ongoing.** • 2022 was another one of the most productive and profitable years for the Commission. Audit is on-going.
Implementation of Transportation Demand Management (TDM) programs collectively as well as on a project-by-project basis, recognizing the Fitchburg Line improvements and opportunities it will create to reduce VMT for Devens employees and residents (reverse commute options).	**Ongoing.** • Required TDM as part of all development reviews. • Series of larger projects permitted in 2022 all included TDM plans the hiring of a TDM coordinator to assist future employees with alternative transportation options (King Street and Commonwealth Fusion Systems).
Continue integrating climate change mitigation and adaptation into all development and conservation projects and build on creating a network of more resilient Green Infrastructure that can better adapt to changing weather patterns.	**Ongoing.** • Continued promotion and implementation of Devens Forward Climate Action and Resilience Plan. • Evaluated and prioritized green building initiatives for future regulatory and incentive changes. • Initiated the regional MVP-funded Pocket Forest project with the Town of Ayer.

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Five Year Review: Status Update – 2022 continued…

Area of Focus	Status (2022)
Improving safety, accessibility and connectivity in Devens, surrounding communities through new trails, sidewalks and bike lanes, and working with MassDevelopment to adopt a Green and Complete Streets Policy and continue to ensure all modes of transportation and accessibility are taken into account on all development projects that impact the right-of-way.	**Ongoing.** • Partnered with Ayer on regional MassWorks grant to connect to their Complete Streets project on West Main Street. Project includes bike lanes and Devens adding trail from Jackson Road to Grant Road. • Working with Nashoba Regional Greenway Coalition to connect pedestrian and cycling routes through our region. • Working with Harvard on potential trail connections via Old Mill Road and the Devens Golf Course. • Hosted with Ayer, the Open Street Earth Day event on MacPherson Road. • Collaborated with Tufts' Students, Emerson Green, and Nitsch to design green and complete Goddard Street.
Coordination with railroad, MassDevelopment and new projects within the Rail-Industrial Trade Related Uses (RIT) District to incorporate important rail connections in the RIT to help further reduce local traffic impacts and facilitate noise reduction efforts	**Ongoing.** • Continued discussions with MA DEP and Republic on additional rail spurs to improve rail operations and reduce truck traffic.
End point to Chapter 498 and process to reach it	**Ongoing**. • DEC participating in the Devens Jurisdictional Framework Committee meetings being conducted with the Towns of Ayer, Harvard and Shirley. DEC regrets that MassDevelopment has chosen not to participate after having worked to ensure that the citizens and businesses from Devens are part of the process. Also attending the Harvard Devens Jurisdiction Committee meetings.
Development and Implementation of a strategic planning effort to help prioritize ongoing sustainable redevelopment initiatives of the DEC.	**Ongoing.** • Implementing Devens Forward Climate Action Plan • Using STAR Community Rating to continue prioritizing initiatives. • Began MVP-funded pocket forest nature-based solutions project with the Town of Ayer. • Hired consultant, SPI, to assist in updating DEC Green Building Incentive program, presented priorities to the DEC, and are working to implement their recommendations.
Manage Conservation Restrictions (CRs) held by the DEC as the Devens Conservation Commission.	**Ongoing.** Annually walk properties for which we hold Conservation Restrictions and enforce them as needed.
Continue integrating public health criteria into all decisions (healthy communities declaration)	**Ongoing.** • Continued coordination with Nashoba Associated Boards of Health NABH on COVID, the Flu, and other community health related issues. • Worked with MEMA, DHCD an MassDevelopment to permit a temporary emergency shelter in facility at the Eisengrein Center.
Forge new, mutually beneficial partnerships with organizations that share similar mission and vision as the DEC and Devens.	**Ongoing.** • Voting member of the Nashua, Squannacook, and Nissitissit Wild and Scenic Rivers Stewardship Council. • Continued financial/technical support to the Eco-Efficiency Center. • Work with the Nashoba Regional Greenway Coalition to support regional bike and pedestrian connections. • Grants provided to local non-profit organizations to assist with ongoing operations through the COVID-19 pandemic. • Collaborate regionally on nature-based solutions planning and implementation.
File management and organization to improve efficiency and service to the public and meet MA Records Retention laws.	**Ongoing.** • Continued record digitization and paper reduction efforts. • Consolidation of files by street address for better organization. • Began work to update website.

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COMMUNICATIONS & OUTREACH:

DEC Website: The DEC web site continues to be the primary source of information on the Commission and its activities in Devens. As the Commission continued to meet virtually throughout 2022, all application and meeting materials were posted on the website to ensure the public was still able to access information. Quarterly development updates also help keep the public current with ongoing projects and commission business. In 2023, the DEC will be redesigning its website to allow for online payments and permitting. A wholesale redesign to provide better accessibility and functionality for all will follow as time allows.

Social Media: The DEC Facebook and Twitter pages continue to help inform the public on the work of the Commission and local activities and supplements the DEC website and help us share important information with a larger audience. Staff began presenting Social Media Minutes as part of regular DEC meeting agendas to highlight the Commission and general public on information posted throughout the previous month.

FINANCIAL & PERFORMANCE AUDITS:

2022 was another fiscally responsible and sustainable year for the DEC. We hired Roselli & Clark to conduct the 2021 audit in January of 2022. The DEC hired a part time accountant, Brenda Blood, to help review the books and prepare for the audit. Once completed, the 2022 financial audit will be posted on the DEC web site .

OUTLOOK FOR 2023:

In 2023 the DEC expects to focus on permitting, authorizing online payments and permits, deploying green incentives as identified by the Sustainable Performance Institute and the DEC sub-committee, and making regulatory changes to address more sustainable approaches to development, including reduced impervious areas. The moratorium on groundwater irrigation wells is expected to be formalized to help reduce the spread of PFAS. The Commission will continue supporting the eco-industrial efforts of the Devens Eco-Efficiency Center, improved transportation choice, as well as healthy, sustainable, and climate-friendly planning processes.

Devens streamlined Unified Permitting process and business friendly environment, balanced with a commitment to sustainable development, remains a key to attracting and retaining businesses in Devens. The outlook for 2023 remains strong.

Respectfully submitted by DEC Commissioners:

William P. Marshall	*James DeZutter*	*Duncan Chapman*	*Debra Rivera*
Marty Poutry	*Melissa Fetterhoff*	*Jim Pinard*	*Paul Routhier*
Dix Davis	*Chris Lilly*	*Robert Gardner*	*Deborah Seeley*

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