



Annual Report: 2024
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.

DEC Commission members include Chairman William Marshall (Regional), Vice Chair Deborah Seeley (Shirley), Treasurer Martin Poutry (Ayer), Paul Routhier (Regional), Robert Gardner (Regional), Melissa Fetterhoff (Regional), Chris Lilly (Regional), Jim Pinard (Ayer), Duncan Chapman (Harvard), Debra Rivera continues to serve as the Regional Alternate. The Ayer, Shirley, and Harvard alternate positions remain vacant as does one Shirley Commissioner position. 2023 saw the retirement of two long-standing commissioners: Jim DeZutter (Harvard) and Dix Davis (Regional). The Town of Harvard nominated Carl Sciple to replace Jim DeZutter, and Michelle Collette was nominated replace Dix Davis. Both nominations are pending confirmation by the Governor. As of December 2024, the Governor’s office was completing background checks for new and returning commissioners.

DEC Staff continue to be led by Director/Land Use Administrator Neil Angus, FAICP, LEED AP, LFA. Mr. Angus oversees the day-to-day operations of the DEC, while remaining involved in numerous supporting organizations, including the Nashua Wild and Scenic River Stewardship Council, Assabet Regional Housing Consortium, Montachusett Regional Transit Authority, American Planning Association MA Chapter, Sustainable Communities Division, the Built Environment Plus (US Green Building Council MA Chapter), and the 495/MetroWest Partnership. Participation in these organizations helps further the sustainable redevelopment goals of the Devens Regional Enterprise Zone.



DEC Commisioners - front row left to right: Jim Pinard (Ayer), Chris Lilly (Regional), William Marshall (Chairman, Regional), Deborah Seeley (Shirley), Duncan Chapman (Harvard). Back row left to right: Marty Poutry (Ayer), Melissa Fetterhoff (Regional), Paul Routhier (Regional), Debra Rivera (Regional Alt.) Robert Gardner (Regional), Carl Sciple (Harvard – pending nomination by governor).

Working under the supervision of the Director, Associate Planner Beth Suedmeyer, provides planning, operational and technical support to the DEC and the public on permitting and regulatory compliance in Devens, in addition to

leadership on multiple special projects, including the Ayer-Devens Pocket Forest projects and the Intersections of Communities and Cultures Public Art Project (see page 14 for more information). Beth also is a member of the Nashua River Watershed Association, and is involved in numerous local, national and international ecological organizations promoting the Ayer-Devens Pocket Forest projects.

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 is a notary public and supports bookkeeping, permitting, inspectional services, and general office organization and management.

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

- Building and related inspectional services are provided by Gabe Vellante, Building Commissioner, along with his assistant inspector Roland Bernier. Gabe’s inspection team includes Alan Parker, electrical inspector and Jim Bakun, 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.
- Affordable Housing Monitoring services are provided by the Assabet Regional Housing Consortium through the Town of Hudson, MA.
- Legal services provided by Lampke Law LLC
- 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> .

2024 PROJECT HIGHLIGHTS:

2024 was one of Devens busiest construction years yet, as we saw many projects previously permitted in 2022 and 2023 continue and/or begin construction. The following is a snapshot of some of those projects:

11 Grant Road (former Army Sports Arena site) – construction of this new 232,320 gross square foot industrial building continued throughout 2024 and was nearing completion by the end of 2024. This building, being built by Mack Devens, LLC. (SMC Ltd.) will be the new home for Werfen, a biotech company currently occupying a portion of 18 Independence Drive. Once this new building is complete, Werfen will move in and SMC (also a biotech company) who owns 18 Independence Drive, will expand into the vacated space. This project is great example of Devens retaining and accommodating manufacturing business growth in Massachusetts.



11 Grant Road under construction – September 2024

Commonwealth Fusion Systems (CFS) 111 Hospital Road: With the completion of their new office headquarters and high temperature superconductor magnet factory (CFS-1) at 117 Hospital Road in 2023, construction continued on the SPARC facility at 111 Hospital Road: home to the tokamak - a fully contained magnetic bottle that simulates the vacuum of space and uses superconducting magnets (produced in CFS-1) to confine a super-heated plasma in which the fusion reaction will occur. CFS continues to provide community updates and tours of their facility as it develops, reviewing construction progress and answering many questions about the project. Their goal is for CFS-2 to be operational by 2026.



Aerial View of CFS’s SPARC Facility (CFS-2) where Tokomak Hall is located – August 2024. Photo courtesy of Commonwealth Fusion Systems

Before the end of 2024, CFS was employing over 1,000 people.



**Interior of SPARC – (“Tokamak Hall”) under construction – 2024. Photo courtesy of Commonwealth Fusion Systems*

35 Saratoga Boulevard- GPR/Avantor: Construction of this +/-154,000 sq.ft. new industrial building was completed in 2024. Avantor, who currently owns and occupies the adjacent facility at 29 Saratoga Boulevard expanded into this space with additional warehousing, light manufacturing and office support. Avantor provides design, manufacturing, and logistics to support to biomedical processes and collaborates with Watson Marlow in Devens as well. This project is also pursuing LEED Certification and will soon have a large rooftop solar PV system.



35 Saratoga Boul. Aerial view– Sept. 2024. Photo: GFI Partners.

Grant Road Housing – Emerson Green Phase 2: Phase 2 construction on the 46-unit multi-family apartment buildings stalled throughout 2024 as the developers continued to secure financing. By the end of 2024, the developer had selected a new site contractor – Erland Construction and submitted updated building permit plans to meet the new Energy Code requirements. A new building permit is expected to be issued in early 2025 and construction commencing in the spring. 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. Phase 3 construction, which includes two additional duplexes on Powell Street, a 46-unit townhome on Marshall Street, a series of single-family homes along Goodard Street and Cummings Street, will not be permitted to move forward until the construction of the multi-family apartments moves forward.

King Street Properties (KSP) Pathway Campus:

KSP 33 Jackson Road: This 220,000 square foot building shell was completed in 2023 and Electric Hydrogen leased the space in 2024 and completed the interior fit-up for research, development, manufacturing and testing of electrolysis equipment and related equipment. Their building includes lab, office, and storage space to support its primary R&D and manufacturing functions that include the manufacturing of electrolyzers that will produce hydrogen. Hydrogen can be a very carbon-intensive gas to produce but Electric Hydrogen’s electrolyzers will significantly reduce the carbon footprint of this gas and produce greener, cleaner hydrogen. Electric Hydrogen is also committed to mitigating GHG emissions from its Devens manufacturing facility through procurement of 100% renewable electricity by 2026.



33 Jackson Road – new home of Electric Hydrogen– August 2023

The three buildings in the first major phase of KSP’s Pathway Devens Campus (33, 39, and 45 Jackson Road) were completed and include a total 510,000 square feet of research and development biotech and clean energy lab space in the Innovation and Technology Business zoning district between Lake George and Givry Street.

65 Jackson:

Construction on the amenity building, now called the” Canteen” was completed in May. This building, centrally located on KSP’s Pathway Devens 42 acre campus and is home to Flik and Sterling Street Brewery – serving the Pathway Devens tenants but also open to the general public. The DEC issued Sterling Street Brewery a Farmer Series Pour Permit after the state Alcoholic Beverages Control Commission issued a Farmer Series License. The Canteen building is also home to a number of other amenities, including meeting space, a nursing



New Canteen building covered by the “Remembrance for the Future mural – home to Flik Restaurant and Sterling Street Brewery) – September 2024.

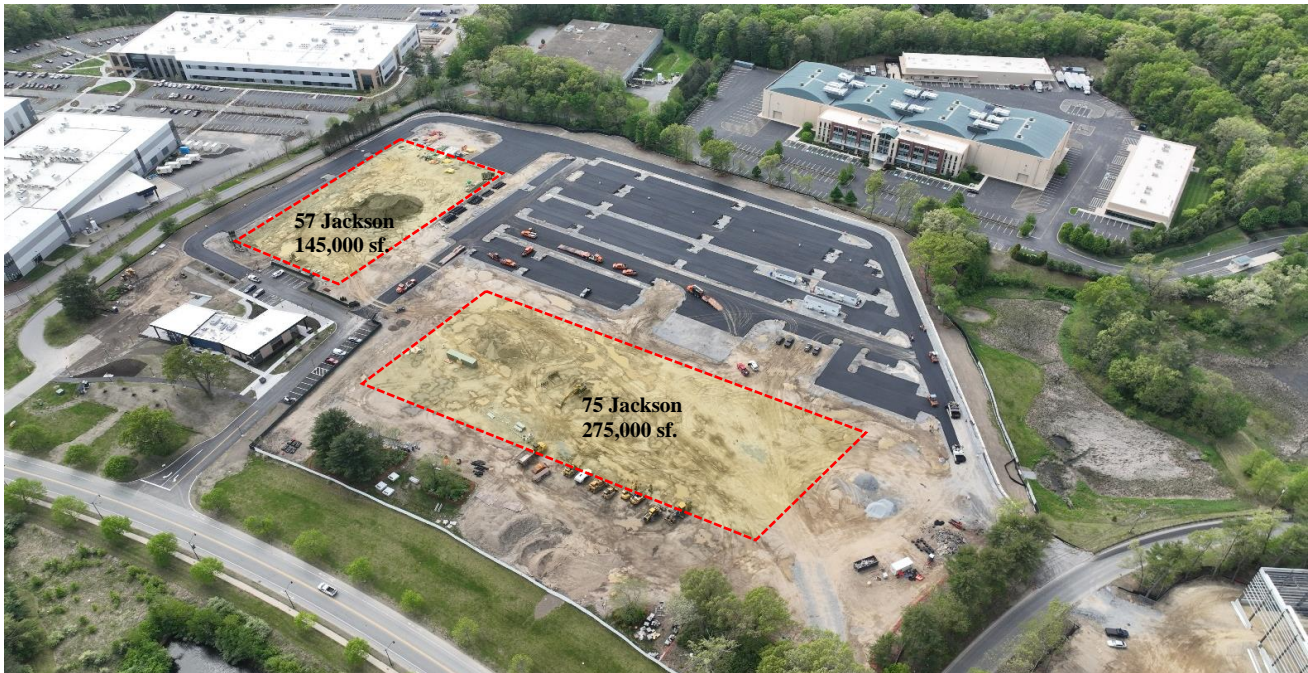
room, and game room available to Pathway Devens tenants. The building mural, commissioned by KSP and

hand-painted by Kim Carlino, is titled: “Remembrance for the Future” – paying tribute the Devens military history and the sustainable growth and redevelopment of Devens. A short video of the project is at:

<https://www.kimcarlinoart.com/remembranceforthefuture> . The building walkways connect to the new multi-use trail along the front of the building that extends from KSP’s 39 and 45 Jackson developments and will continue to Givry Street with the development of 75 Jackson and connect into the new trail being installed in front of 11 Grant Road. The DEC approved a small parking lot expansion as well due to the popularity of the new Canteen building.

57 and 75 Jackson:

Construction of the 275,000 sq.ft. building at 75 Jackson Road continued through 2024. This is part of KSP’s Pathway Devens Campus Master Plan and it is being marketed to clean-tech and green-tech companies. Site preparation is completed for the proposed 145,000 sq.ft. building at 57 Jackson Road, however building construction has yet to commence.



Aerial of second phase of Pathway Devens Campus and construction of 57 and 75 Jackson (photo courtesy of BW Kennedy – June 2024.

King Street Properties Overall Campus Sustainability:

To ensure compliance with the DEC’s Greenhouse Gas Mitigation requirements, all buildings within the KSP campus, except for the Canteen building due to its small size, are being built to meet MA Stretch Energy Code requirements. The Canteen building did achieve LEED Certification from the US Green Building Council – demonstrating a higher standard of sustainable development that is further reflective of KSP’s contribution to the sustainable redevelopment of Devens. The DEC rewarded KSP for this achievement with a \$10,000 grant through our Green Building Incentive Program.



In June, The DEC collaborated with Electric Hydrogen and the Montachusett Area Regional Transit Authority to provide shuttle service to and from the King Street Pathway Devens Campus and the Ayer MBTA station. This service is expected to grow as Commonwealth Fusion Systems and other Devens businesses take advantage of this service. The campus also has direct access to the Devens on-street bike network and the existing multi-use trail that connects into the Devens sidewalk system and the over 13 miles of recreational trails in Devens – promoting accessibility, as well as active and healthy living. Electric vehicle charging stations have been included around all buildings as well to help promote low-carbon transportation options and cleaner air quality. KSP will also be hiring a Transportation Demand Management Coordinator for their campus to help promote and implement initiatives such as biking, preferred carpool parking spaces and access to the Devens shuttle system, which will help to further reduce the demand for parking as well as greenhouse gas emissions and traffic congestion.

The development of the KSP campus includes a number of low-impact development techniques for stormwater management, including porous pavement, bio-filtration landscape islands and permeable pavers on portions of the walkways – reducing the overall impervious surface coverage on these parcels and associated urban heat island impacts. Together, these six buildings will add almost 1 million square feet of energy efficient buildings that represent a \$500 million investment in Devens.

270 Barnum Road - Devens Public Safety Building: The renovation and expansion of the new Public Safety building at 270 Barnum Road continued throughout 2024. The new 7,200 square foot addition includes three new Fire apparatus bays being added to the existing 24,000 sq.ft. building which is currently home to the Nashoba Valley Regional Dispatch. The development includes a new 1,040 square foot sally port addition, as well as a training tower. When complete, this facility will be the centralized home to emergency services and public safety in Devens, including the Devens Fire Department, the State Police, and the Nashoba Valley Regional Dispatch. In



Apparatus Bay at new Public Safety Building – September 2024

accordance with the state’s Leading By Example Executive Order, the project is pursuing LEED certification and includes energy efficient design and will include rooftop-mounted solar photovoltaics, as well as solar parking canopies.

33 Lake George – TPE Solutions: In May, the DEC issued a Unified Permit to TPE Solutions for the construction of a +/-31,511 sf building with associated parking, grading, drainage, landscaping, lighting and utility improvements on a proposed +/- 6.65 acre parcel located at 33 Lake George Street. TPE Solutions is currently located in the Town of Shirley. In accordance with the Devens non-compete agreement with the surrounding towns, MassDevelopment has notified Shirley of the proposed development and Shirley indicated they were not able to accommodate TPE’s expansion. The project takes advantage of the level area close to Lake George Street and maximized development of this plateau, while protecting the steep slopes to the rear that drop off to the Nashua River corridor. Pavement and parking were minimized to reduce impervious surfaces and porous pavement was also used where feasible.



Rendering of TPE Solutions proposed new facility on Lake George Street (courtesy of BTH Architects)

The proposed building will be energy efficient and solar-ready and the owner is looking into making the building all-electric, which would significantly reduce greenhouse gas emissions from the facility. This was also the first full project to utilize the Devens Embodied Carbon Reduction checklist and it appears they plan to select lower embodied carbon materials and finishes where feasible. Construction is expected to commence in 2026.

8 Charlestown St. – YMC: In December, the DEC issued a Level 2 Unified Permit for the construction of a ~11,325 gross square foot addition to YMC’s existing building, located at the intersections of Jackson, Charlestown, and Peggy Streets. The project also includes new loading docks, parking, stormwater management, landscaping, and utilities. The existing buildings that YMC is occupying were the former gym and racquetball courts for the Army. The addition will allow them to re-align their existing manufacturing and assembly space to improve efficiency. The applicant worked to significantly reduce pavement by over 3,500 sq.ft. and increase on-site infiltration, while adding significant landscaping for multiple purposes, including screening and reduced urban heat island impacts. The project is expected to start construction in 2025.



Rendering of YMC’s proposed expansion (right side of picture). Photo courtesy of LYF Architects

Devens Public Infrastructure Projects:

Patton and Shabokin Well Water Treatment Facilities: New water treatment plants off of Patton and Sheridan Road permitted by the DEC back in February of 2021 were completed in 2024. These treatment plants were a large capital investment by Devens Utilities /MassDevelopment to replace existing facilities and treat iron, manganese and PFAS concentrations in Devens drinking water.



New Patton Water Treatment Facility off of Patton Road



New Shabokin Water Treatment Facility off of Sheridan Road - June 2024

Lovell Street Bridge Repairs: Temporary bridge deck surface repairs and drainage improvements were completed along Lovell Road. The bridge carries Lovell Road over the Catacoonamug Brook which drains into the Nashua River.

The bridge deck surface receives a large volume of heavy military vehicle traffic and was in disrepair. The structure was reinforced, and the asphalt surface replaced. The bridge is restricted to one lane for safety until there is funding available



Lovell Road Bridge – June 2024

for replacement.

The existing pavement width of Lovell Road was reduced, and new grass swales were installed along both sides of the roadway to accommodate low-impact development drainage/pretreatment of runoff and bring this system into compliance with the EPA’s National Pollution Discharge Elimination System (NPDES) and Municipal Separate Storm Sewer System (MS4) permit for Devens.

Patton-Bulge realignment: This intersection was redesigned from a “Y” intersection to a “T” intersection to improve safety and better control access to and from Patton Road and Red Tail Golf Course and the newly constructed Watson Marlow facility. This project reduced pavement, improved safety, and provided sidewalks and a trail connection to the Markley Range Trail and Barnum Road sidewalk and trail network, and the sidewalks are constructed with porous pavement. These improvements will also improve water quality in nearby Cold Spring Brook.

Givry-Hospital realignment: This intersection near Commonwealth Fusion Systems also includes three “Y” intersections that are unsafe/redundant. MassDevelopment re-designed this intersection to create a single “T” intersection - reducing pavement, improving safety, and providing sidewalks. These improvements will also improve water quality in the nearby Nashua River. Construction is expected to start in early 2025.

Havard Waterline Extension: In late 2023, the Town of Havard and MassDevelopment negotiated a water line extension from Devens to Harvard to provide treated water to the Town center in Harvard. Harvard was faced with significant cost upgrades to their existing water system due to aging infrastructure and additional treatment requirements (including PFAS), and ongoing maintenance. A connection to Devens water system made more long-term sense as Devens has already made a significant investment in upgrading its water supply system. The waterline connection required a pump house to be constructed within Devens and the DEC approved a Level 2 Unified Permit in January. Construction commenced in late 2024 and the facility is expected to come on line in spring of 2025.



Havard Water Line Booster Pump Station foundation work – November 2024

The DEC provides periodic updates on all projects within Devens on its website at: <https://www.devensec.com/meetings.html> (see “Development Project Updates” bullet for the most recent).

2024 PERMITTING SUMMARY:

2024 was another busy year for the DEC. After almost a year of planning and development, at the beginning of 2024, the DEC officially launched our new on-line permitting system through Open Gov: <https://devensec.portal.opengov.com/categories/1071> . This permitting system allows applicants to complete applications on-line, upload required supporting documents, and pay permit fees electronically. This saves both the Applicant and DEC staff time and money and helps us better organize and track permits, inspections, and related documents.

2024 saw a 19% increase in the overall number of permits issued, compared with 2023. This increase, combined with the complexity of many of these permits increased the amount of staff time dedicated to each project. While the permits issued involved more complex developments, the DEC still managed to maintain a **streamlined permitting system that averaged 51 days** - well below the statutory 75-day limit. This was a drop from an average of 64 days in 2023 and 71 days in 2022. While our new on-line permitting system is not handling Level 2 permits yet, it has significantly streamlined many of our other permitting processes even more – providing a greater level of service to the public. The following is a summary of all permits issued in 2024:

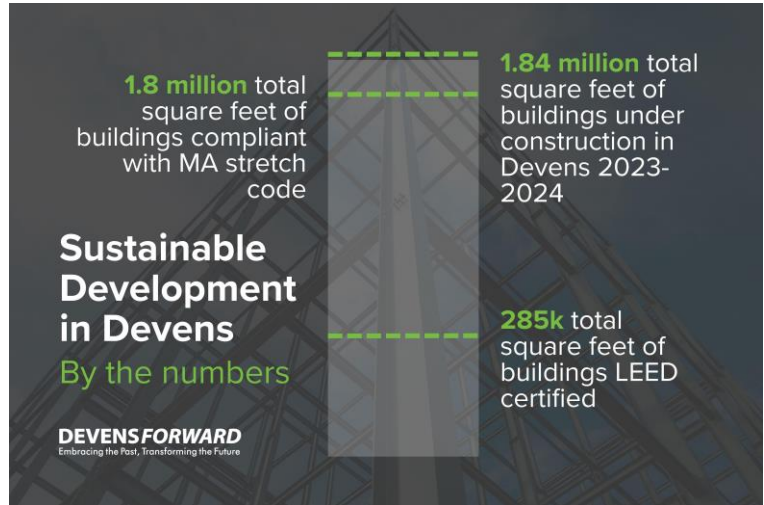
2024 Permit Tally

| Permit Type | # Issued in 2024 | # Issued in 2023 | Difference |
|--|------------------|------------------|------------|
| Level 2 Permits | 5 | 2 | 3 |
| Reconsideration | 0 | 0 | 0 |
| Level 1 Building Permits | 74 | 57 | 17 |
| Wetland Request for Determination of Applicability | 0 | 1 | (1) |
| Wetland Notice of Intent (Order of Conditions) | 0 | 0 | 0 |
| Wetland Certificates of Compliance | 0 | 0 | 0 |
| Sign Permits | 5 | 12 | (7) |
| Tent/Event Permits | 15 | 11 | 4 |
| Demolition Permits | 0 | 1 | (1) |
| Level 1 Lotting Plans | 0 | 2 | (2) |
| Septage Hauling Permits | 24 | 18 | 6 |
| Certificates of Occupancy | 46 | 31 | 15 |
| Electrical Permits | 78 | 82 | (4) |
| Plumbing Permits | 32 | 32 | 0 |
| Gas Permits | 33 | 18 | 15 |
| Sheet Metal Permits | 19 | 11 | 8 |
| Common Victualler License | 16 | 12 | 4 |
| Common Victualler Transfer of License | 3 | 0 | 3 |
| Flammables License | 8 | 6 | 2 |
| Liquor License | 8 | 6 | 2 |
| Pledge of Liquor License / Transfer of License | 3 | 0 | 3 |
| 1 Day Liquor License | 4 | 4 | 0 |
| Violation Notices | 0 | 1 | (1) |
| Certificates of Inspection - School | 6 | 3 | 3 |
| Filming Permits | 1 | 0 | 1 |
| Raffle | 2 | 2 | 0 |
| Beaver Removal Permit | 0 | 0 | 0 |
| BYOB Permit | 0 | 0 | 0 |
| Total | 382 | 312 | 70 |

Tracking Impacts of New Development in 2024:

As part of the 2024 economic development bill, the MA Legislature eliminated the 20.5 million commercial square footage development cap for Devens. All other environmental impacts in the Final Environmental Impact Report (FEIR) continue to apply to redevelopment at Devens. One reason this cap was eliminated was the fact that Devens redevelopment to date has had a much lower impact than originally anticipated. Buildings are being built more efficiently, are using less water and utilities, and not generating as much traffic or wastewater. One reason for this is the regulatory mechanisms put in place by the DEC that foster more innovative approaches to redevelopment that are reducing impacts and furthering the sustainable redevelopment goals of the Devens Reuse Plan.

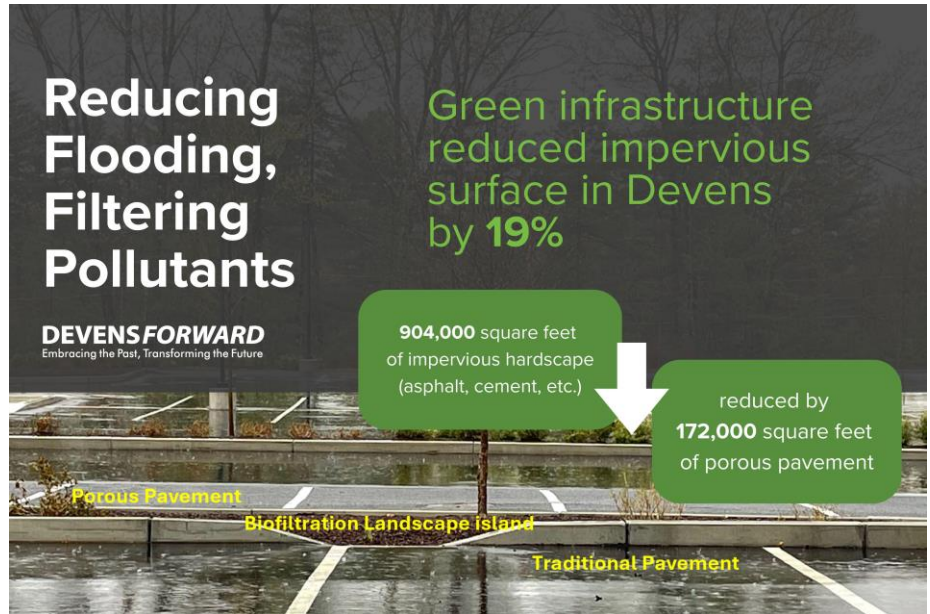
During 2023 and 2024, there was over 1.84 million square feet of buildings that were permitted and/or under construction. Of that total, 1.8 million square feet were being constructed in compliance with the Massachusetts Stretch Energy Code. Over 285,000 square feet of buildings are taking it to the next level and are pursuing or have achieved US Green Building Council LEED Certification.



Impervious surface area is another metric that the DEC is keeping an eye on to help ensure development remains below the threshold of 984 acres in the FEIR. The following chart summarizes the new development permitted in 2024 and the corresponding impervious surface created as a result:

| 2024 New Development Permitted | |
|--|----------------------------------|
| Square Feet of new buildings | 62,975 sq.ft (1.45 acres) |
| Additional Impervious surface area added | 45,090 sq.ft (1.04 acres) |
| Reduction in Impervious due to LID | 5,067 sq.ft. (0.12 acres) |

New development in 2024 did not result in any quantifiable increase in impervious surface coverage in Devens. The DEC continues to require 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 biofiltration landscape islands, porous pavement, subsurface infiltration systems, landscaping requirements, and parking maximums resulted in a more than 12% reduction in impervious surface over traditional development. This reduction results in more localized groundwater recharge, less urban heat island and stormwater runoff impacts, while helping to maintain better air and water quality in Devens and the surrounding region. LID techniques make sites more adaptable to changing weather patterns and the more frequent and intense storm events that are a result of climate change. Cumulatively, throughout 2023 and 2024, LID techniques have reduced impervious surfaces by more than 19%!



DEVENS DISPOSITION:

DEC Commissioners and staff participated in meetings with representatives from the three surrounding towns, and Devens residents and businesses to continue discussions on the future disposition of Devens. In Accordance with [Section 23 of Chapter 498 of the Acts of 1993](#), on or before July 1, 2033, the DEC, the boards of selectmen of the Towns, and MassDevelopment are required to submit a study and a joint report to the Governor, the Secretary and to the Clerk of the House and the Clerk of the Senate, recommending a permanent government structure for the ongoing operation and administration of Devens. While this does not have to happen until 2030, the stakeholders agreed that planning should commence sooner, and thus, the [Devens Jurisdictional Framework Committee](#) (DJFC) was established. Working since 2019, the DJFC has been compiling background information on Devens so that a more informed decision can be made. Throughout 2024 the DJFC reviewed the following topic areas:

- Administration
- Open Space and Recreation
- Social Services
- Education and Police
- Fire Services
- Public Works
- Unified Permitting
- Zoning and Land Use

Each stakeholder group representative provided preliminary information for how they might manage these specific topic areas under the various disposition scenarios that are possible: Devens reverting back to the underlying towns, Devens becoming its own town, Devens continuing as a Regional Enterprise Zone, or some combination.

After an unsuccessful Request for Expressions of Interest (RFEI) to obtain outside consulting assistance with this process in 2024, the DJFC was awarded a \$300,000 one-stop grant from the state to assist with their disposition efforts, which include, among other things, the potential for more housing in Devens. By the end of 2024, the DJFC was in the process of drafting a Request for Proposals to obtain consulting assistance with this process.

MassDevelopment, a former leader and key stakeholder in this process, withdrew from the committee in 2020, after a change in leadership. In late 2024, MassDevelopment hired a new CEO and there is hope that MassDevelopment will choose to re-join the Committee in 2025 for these important planning discussions. The DEC remains committed to participating in the process.

2024 Economic Development Bill:

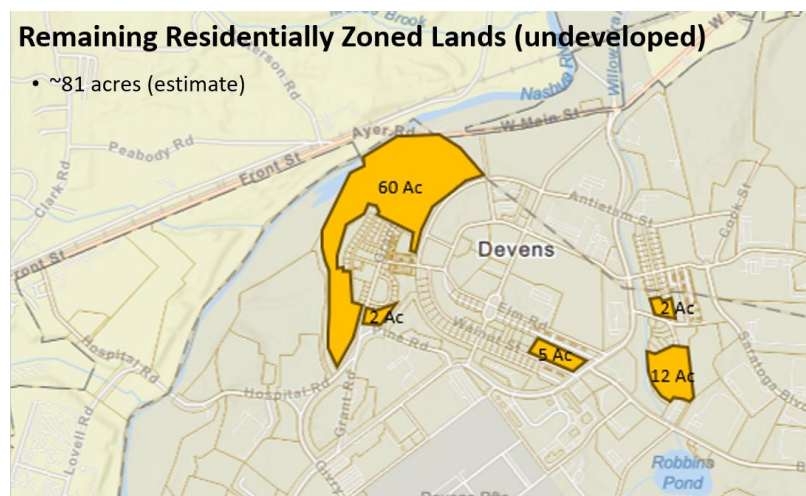
On November 20, Governor Healey signed the economic development bill "Mass Leads: An Act Relative to Strengthening Massachusetts' Economic Leadership." Within this bill were three sections that impacted Devens:

Elimination of the 20.5 million square foot commercial development cap: This cap was set in the Devens FEIR but was eliminated in 2008 through the Massachusetts Environmental Policy Act process, however the Devens Bylaws were never updated. All other environmental thresholds must still be complied with, including, but not limited to vehicle trips per day, water usage, utilities, and acres of impervious.

Elimination of the 282-unit housing cap:

This applies to existing residentially zoned areas and does not change any other zoning. Existing residential development zoning, regulations and DEC approval process remain in place.

Creation of a Housing Working Group: to explore planning for increased housing production within Devens – focusing on feasibility of up to 400 multi-family residential units in Innovation Technology



Center District, which includes Vicksburg Square. The Secretary of Economic Development and Secretary of Housing and Livable Communities ED and EOHLIC will convene Working Group (reps from Ayer, Harvard and Shirley, MassDevelopment, the Devens Committee, and the DEC) to explore planning for increased housing production within the ITC District. This group will provide a final report on their findings to the Governor and Legislature by May 19, 2025. The DEC appointed DEC Director Neil Angus to this Working Group, with Chairman Marshall as an alternate.

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 2024 included:

Devens Designated Truck Route: Monitoring and enforcement of the designated truck route continued throughout 2024. The DEC has received periodic complaints from a few residents about trucks cutting through Buena Vista Street to access the Industrial Park, as well as truck and vehicle traffic on Grant Road and those trucks/companies that have been identified, were contacted and provided with the designated truck route maps. DEC staff continues to monitor and partner with MassDevelopment and the State Police on enforcement, signage, reaching out, educating, and raising awareness to businesses and trucking companies of the Designated Truck Route: https://www.devensec.com/maps/Designated_Truck_Route_2019.pdf .

Little Leaf Farms Truck Idling: Staff received periodic complaints about early morning truck deliveries outside of the agreed-upon delivery hours at Little Leaf Farms off of Walker Road. In an attempt to address neighbors concerns, Little Leaf Farms has restricted their trucks to exit their facility no earlier than 5:00 AM and return no later than 5:00 PM. Other trucks that enter their facility are restricted to no earlier than 6:00 AM and no later than 8:00 PM. The owner and logistics manager have implemented a number of measures to help ensure compliance with the agreed upon delivery hours and has implemented their own fining system for drivers who repeatedly violate. They have also switched waste hauler contractors due to a few early morning dumpster pick-ups that create nuisance noise conditions for neighboring property owners.

67 Buena Vista Noise Violation: a previously resolved noise complaint resurfaced this summer at 67 Buena Vista Street for operating beyond the allowable limits in the DEC Industrial Performance Standards. The noise is related to their air-handling units which ramp up in the summer. The facility has hired a new sound consultant to assist in identifying permanent solutions to be installed prior to the onset of warmer weather next summer.

PUBLIC HEALTH & SAFETY:

Local Inspections and Health Clinics: The DEC continued contracting and partnering with the Nashoba Associated Boards of Health (NABOH) 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. We continue to partner with the Devens Fire Department to coordinate safety inspections to help streamline the permitting process for food trucks.. The DEC hosted a food truck inspection meeting with local and state inspectors to assist with some of the more challenging food safety issues arising from food trucks.

PFAS: Devens Utilities completed construction and upgrading of their water treatment facilities at MacPherson, Patton, and Shabokin drinking water wells. 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. The DEC continues to enforce a ban on new irrigation wells.

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 so you can still get out and enjoy the outdoors!

Access to Healthy Food and Supporting Local Agriculture: The Devens Farmers Market operated throughout the summer and fall every other week and featured live music performances. Dick’s Market Garden, a local farm offering everything from apples to zucchini (fruits, vegetables, and herbs), remains the primary market vendor and has a free, farm-grown produce delivery service to Devens businesses. DEC 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. This season, pre-ordered locally grown and seasonally available produce was delivered to several Devens businesses.



People from Devens and the surrounding region attend the Devens Farmers market this past summer off of Rogers Field at the corner of Elm and Jackson Road. Jennifer’s Handmade Soap and other vendors joined the market throughout the season.

Excess produce from the market was also donated to Loaves and Fishes Food Pantry to support individuals and families in need. The market is helping bring together Devens residents, employees and visitors, while providing healthy food options for Devens and supporting local farms in the region. This year Dick’s provided a special Thanksgiving Farm Share as well as a Christmas Farm Share.

Biometric study Phase 3: This cutting edge planning research collaborative between Tufts University and the DEC continued through 2024 with a look at Biometric Responses to Green and Complete Street Elements in Devens. This evaluates our unconscious response to the incorporation of green infrastructure into our street networks and the positive impacts it can have on our mental and physical health. The [PRESS RELEASE](#) and the [FULL REPORT](#). This research is demonstrating the importance of integrating natural environment elements throughout developments – designing places for people and nature to co-exist for the mutually beneficial relationships that can occur.



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 transportation advancements throughout 2024:

Devens sidewalk and trail connections: The re-alignment of Patton and Bulge Road intersection included new sidewalks along Bulge Road that now connect to the Markley Range Trail and the Barnum Road sidewalk/multi-

use path network. A portion of these walkways are also constructed using porous pavement. The multi-use trail network along Jackson Road grew in 2024 as well, as development of 75 Jackson and 11 Grant Road continued.

Devens Shuttle Program: Devens continued working with the Montachusett Area Regional Transit Authority (MART) on the Devens on-demand shuttle service for businesses, residents, and visitors to Devens. MART also recently launched “MART Connects” an on-demand taxi/livery service for residents living in Bolton, Lancaster, Littleton, Lunenburg, Sterling, and Stow. This service provides residents with rides anywhere within 20 miles of their home for a \$3-\$5 fee. Employees in Devens who live in these communities can take advantage of this service:


<https://www.mrta.us/service/> . . In 2024, we also worked with MART and local businesses to launch an Alewife-Devens reverse commute shuttle service. The goal of these services is to provide increased accessibility to Devens between the surrounding communities and businesses, as well as connect to the MBTA commuter rail system to help reduce single-occupancy vehicle trips, reduce traffic congestion, and promote cleaner air.

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. DEC staff continue to explore opportunities for regional trail connections to surrounding towns, including Harvard, via Old Mill Road.

Rail and Intermodal: DEC has continued to have 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 SmartWay program to explore partnership and grant opportunities to improve the efficiency of both trucking and rail in Devens. The DEC participated in the [Northern Tier Commuter Rail study](#) that was released in November by MassDOT to assess reinstating passenger rail services from North Adams to Boston along the Fitchburg Commuter Rail line.

OPEN SPACE AND RECREATION:

As of 2024, the total amount of land in Devens that has been permanently protected remains at over 1,400 acres. With over 32% of Devens land area permanently protected, Devens has already done its part to meet the [America the Beautiful](#) initiative goal of conserving at least 30 percent of U.S. lands and waters by 2030. The DEC also continued to work on open space protection and management in the region 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 Alewife Transit Shuttle

Pick-up / Drop-off Times:

| | | | |
|----|---------|----------------|---------------------|
| | Alewife | Devens Canteen | Commonwealth Fusion |
| AM | 7:50am | 8:30am | 8:35am |
| PM | 5:45pm | 5:00pm | 4:55pm |


No Rider Fares Required!



For Questions:

Call: (978) 345.7711 Option 2
After Hours - Option 3

Visit: www.MRTA.us



DEVENS SUSTAINABILITY INITIATIVES:

The DEC continued to integrate sustainability and resiliency elements into all projects throughout 2024, advancing a number of goals and strategies of the [Devens Forward Climate Action and Resilience Plan](#). With the support of KLA Associates, the DEC continued to publish [blog](#) and [social media](#) posts to highlight Devens efforts. In 2024, we produced 12 monthly blogs and interviewed 6 businesses to learn more about how they are advancing sustainability in their day-to-day operations in Devens. Blog posts topics included Adaptive Reuse, Forestry Solutions, Heat Resilience, and Embodied Carbon Solutions, while our Sustainable Business Spotlights featured Loaves and Fishes Food Pantry, Electric Hydrogen, Watson Marlow, King Street Properties. You can catch up on these [blogs and sustainable business spotlights here](#). The [Devens Forward Dashboard](#) continues to be updated to showcase Devens climate action strategies. Other sustainability initiatives in 2024 included the following:

Ayer-Devens Pocket Forest Projects: Working in collaboration with the Town of Ayer, the DEC recently expanded our efforts with the [Ayer-Devens Pocket Forest Project](#) and installed two new pocket forests in Devens at Ayer Shirley Regional Middle School and Verbeck Field. These mini forests will better connect people with nature and reduce impacts of climate change by reducing urban heat-island impacts, improving air quality, reducing flooding through increased rainfall capture and infiltration, and providing accessible greenspace. These pocket forests will also serve as outdoor classrooms and labs for local educators to teach students about nature and science. Many volunteers from the businesses, residents, and schools have participated in the planting and maintenance of



Left: Aerial view of Panther paw print pocket forest at Ayer-Shirley Middle School. Right: Students from Parker Charter planting the 2nd Devens pocket forest.

the forests. The Ayer-Shirley Middle School site was designed by the school (Panther Paw print-shaped design – the school mascot!) and the DEC and our consultant BSC Group has been working with the students and teachers to engage kids and develop a science-based curriculum so students can learn about the ecosystem services that these micro-forests can provide. The students from Parker Charter Essential School have been working on the playground site as well. This has been a great opportunity to engage students, residents and businesses in a meaningful community resilience project. This year, we also had the pleasure of celebrating the 1st birthday of the original Ayer/Devens pocket forest!

The Ayer-Devens Pocket Forest Project Pilot Site 1st Birthday Festival featured food, tours of the site, musical performances, and readings. We will continue to provide updates on these projects at: <https://climateresilient.wixsite.com/ayerdevens>.

Pocket Forests
By the numbers

- 3 forests (two more to come in 2025)
- 2000 trees planted so far
- 50 native species installed
- 500+ students involved
- 5 participating teams of employees from Devens businesses

DEVENS FORWARD
Embracing the Past, Transforming the Future

A new [video](#) prepared by our partners at BSC Group, will help

make other communities aware of our project and how they can create their own pocket forests. We also worked with Devens Department of Public Works to purchase and plant over 40 street trees throughout Devens to help maintain a robust street tree canopy which has multiple climate, health, social, environmental, and economic benefits for businesses and residents. [Triple Bottom-Line Benefits of Street Trees](#) has more information.

Keeping Up Earth Day Traditions: The DEC continued our tradition of hosting the Open Streets Earth Day celebration out on MacPherson Road again this year, in conjunction with the Town of Ayer and the US Fish and Wildlife Service. Folks had a great time enjoying a car-free street and taking in the beauty of this natural resource-rich corridor! We highlighted the new Nashua River Trail and our newest pollinator meadow and interpretive signage for visitors to enjoy and learn! A big thanks to Devens businesses Jabil and BioTechne and their employees who assisted in the pre-event clean-up as well!

Taking Major Steps Towards Reducing Embodied Carbon: This year, as part of the Devens Forward Climate Action Plan and our initiative to reduce emissions, the DEC took many steps toward encouraging local developers



USFWS, Jabil, and BioTechne employees collected over 100 pounds of trash along MacPherson Road prior to the Earth Day event to help keep the refuge clean and so that attendees could enjoy a more pristine view of the refuge.

and businesses to target embodied carbon in their projects ([read our embodied carbon blog!](#)). Devens began implementing our Embodied Carbon Reduction Guidelines that include a set of tools and guidance to assist applicants with reducing the carbon footprint of their development projects. These Guidelines provide developers with resources that allow them to evaluate their building material choices – helping build more with less and contributing to the sustainable redevelopment mission of the Devens Reuse Plan. Read more in the [official press release](#), and [download the Guidelines here](#).



Illustration by Stacy Smedley, Skanska- from Carbon Leadership Forum website

Lastly, the DEC has incorporated an embodied carbon focus in existing buildings and demolition projects by adopting a policy that requires developers to submit a Solid Waste and Recycling Management Plan with all demolition projects. This process will help developers look at reuse opportunities for building materials and interior finishes and fixtures instead of disposing them, to maximize the lifecycle of products and reduce emissions. [Check out the Plan here.](#)

Supporting Businesses in Reducing Waste and Emissions: in the spring, the Commission adopted an Extended Producer Responsibility (EPR) Resolution. The Massachusetts Legislature is considering several bills this session that would hold producers responsible for the end-of-life management of their products and packaging, a concept that could help local governments manage their increasing recycling and solid waste costs and reduce waste. The State is looking to create a group to explore opportunities to minimize waste generation and encourage recycling and reuse by manufacturers to reduce the burden of disposal costs that are typically borne by the consumer. The resolution passed by the DEC indicates the Commission’s support for favorable legislative action. Read our [press release](#) to learn more!

What is Extended Producer Responsibility (EPR)?



Electrifying Local Charging Infrastructure: Investing in an electric vehicle (EV) is one of the most impactful sustainable choices you can make. Individuals can reduce their personal carbon footprint significantly and businesses that electrify their vehicle fleets and equipment can reduce their carbon footprint and contribute to their corporate sustainability goals! The DEC

has been partnering with the [US Environmental Protection Agency’s Smartway program](#) to provide resources and assistance to Devens businesses looking to green their supply chains. Since Devens incorporated EV parking requirements, more than 100 charging stations have been installed throughout Devens (not all public). Is your business interested in installing charging stations for your employees? be sure to take advantage of the many federal and state incentives available. The Massachusetts Electric Vehicle Incentive Program (MassEVIP) provides grants for [MassEVIP Workplace and Fleet Charging Incentives website](#). For those who are looking to ditch their car



New electric vehicle charging stations at the Pathway Devens Campus developed by King Street Properties. Combining EV charging with compact car parking spaces not only helps reduce carbon emissions from vehicles, it also reduces the amount of pavement which reduces urban heat island impacts and stormwater runoff. Adjacent biofiltration landscape islands also help manage stormwater runoff and integrate more natural elements into the urban landscape.


completely, Devens has over 14 miles of trails and over 5 miles of dedicated bike lanes – and the numbers keep growing as more as Devens improves its street network in accordance with the [Devens Green and Complete Streets Policy](#). Utilizing Devens and MBTA public transit can make a world of difference. Learn more, travel sustainably: <https://devensforward.com/category/transportation-and-land-use>.

Less Flooding, Less Heat with More Nature-based Solutions: [Nature-Based Solutions](#) (NbS) have been an important focus of many redevelopment projects in Devens. Incorporating green infrastructure and smart growth strategies in both commercial and residential projects has helped reduce stormwater runoff, improve water quality, and reduce urban heat island impacts throughout Devens. The DEC hosted a number of NbS tours of Devens throughout 2024 for municipal officials, planners, engineers, students, watershed groups, and interested individuals to show first-hand NbS applications (seeing is believing!). Attendees saw both commercial and residential applications throughout many projects in Devens, including King Street Properties, Emerson Green, Net-Zero Energy housing on Cavite, stream daylighting, pollinator meadows and pocket forests. The tours have been so popular that the Mass Ecological Climate Action Network (ECAN) granted the DEC a 2024 Ambassador Award to share nature-based solutions and lessons learned through the creation of a “virtual tour” video series. The award enables climate adaptation practitioners to spread exemplary adaptation practices among their peers to ultimately help those practices become mainstream within the practitioner community. The video series will be developed in 2025, meanwhile an associated StoryMap related to the [NbS Virtual Tour](#) has launched. The reach of this NbS tour is another great example of Devens sustainable redevelopment having a broader impact beyond just Devens and benefiting the region as a whole.


DEC is Expanding their Climate Ambassador Role!


Devens Nature-based Solutions for Climate Resiliency

Over 100 Tour Participants in 2024



TOUR SURVEY RESULTS:
As a result of what you
learned, are you likely to
adopt similar
NbS practices?
Replies: 74% Yes; 20% Maybe








Virtual Tour

StoryMap Launched January 2025

Additional Videos in Development

Celebrating the Intersection of Art, Nature, and Culture: 2024 marked the exciting milestone of incorporating public art with the DEC’s sustainability mission. The [Intersections of Communities and Cultures Mural](#) on pavement at Willard Field was designed and painted by Fitchburg artist Shara Osgood and strives to attract visitors to notice the space and reflect on cultural and community identities and the many intersections between nature and the built environment at Devens. Project partners include MassDevelopment and the New England Foundation for the Arts, through the [Making it Public for Municipalities Program](#). Shara hosted a listening session in the spring, a

public paint party in early August, and the Ribbon Cutting was held on October 8, 2024. Thank you to the community members who served on the Advisory Board and all those who participated!



Local artist Shara Osgood putting the finishing touches on the Intersections of Communities and Culture Mural – September 2024

Reflections on Rogers Field: DEC partnered with MassDevelopment to create a temporary art installation at Vicksburg Square, entitled Reflections of Rogers Field. MassDevelopment solicited requests from volunteer artists from the Devens community to paint murals on provided plywood panels in the windows of the Vicksburg Square building facing Rogers Field. The theme for the murals features images of events that have taken place on Rogers Field – once reflected in the windows of Vicksburg Square. Eight panels were installed in 2024 and the initial art installation and project was celebrated on September 4, 2024. There are opportunities for more artists to get involved as numerous window panels remain. Email MassDevelopment's Karen Davis at kdavis@massdevelopment.com for more information.



MassDevelopment's Maurice Gary painted murals to pay homage to the U.S. Army's 10th Special Forces Group.

Regional Sustainability and Community Engagement By the Numbers: Whether it is planting and maintaining pocket forests, maintaining trails, or painting a new mural, DEC staff are busy getting the community involved in making Devens more sustainable and livable. Here is a look at 2024 by the numbers:



Devens Eco-Efficiency Center 2024 Highlights and The Great Exchange’s Record-Breaking Growth:



The Devens Eco-Efficiency Center (DEEC) continued its programs and services to help facilitate eco-industrial development in Devens and the surrounding region. The Great Exchange, the Center’s most popular program, serves as the alternative solution for items that cannot be used internally by area establishments but would be valued by other organizations and institutions.

The Great Exchange contributes to the circular economy by facilitating the reuse of resources that are not needed by area establishments but would be valued by other organizations and institutions. In 2024 the program preserved the value of close to 30 tons of materials worth more than \$341,000. The Great Exchange partnered with 66 entities to repurpose 1,327 boxes of supplies, 121 fixtures, and 812 pieces of furniture. A record breaking 530 organizations benefited from the program’s rescued items that are made available with discounts of 30-70% off retail values to schools, nonprofits, municipal departments, and businesses. A total of 963 shopping trips were made by

entities from 98 towns across the State and beyond. The Great Exchange also donated close to 2,500 pounds of resources to 15 area nonprofit organizations.



Happy customers with the items they purchased at The Great Exchange!

The DEC continues to provide significant financial support for the Center as it is key to the sustainable redevelopment of Devens and our operations as one of North America's premiere eco-industrial parks. All of these sustainability and resiliency initiatives are the result of extensive regional collaboration and grant support. These projects and partnerships are helping to create environments in Devens and the surrounding region that are

better equipped to adapt to the changing climate and meet the 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. The Center’s feature segment on WCVB Channel 5’s television show [Chronicle](#) continues to attract business!

DEC OPERATIONS:

In 2024 DEC staff implemented a number of 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. 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 |
| 2023 | 4,628 | 2,374 | 275 | 3.786 | \$1,409 |
| 2024 | 2,687 | 1,638 | 449 | 2.449 | \$1,418 |

*COVID-19 Pandemic year

The new on-line permitting system went live in the beginning of 2024 and has been making permitting even more streamlined and accessible, and convenient for applicants, improving our level of service and reducing excessive paper and printing demands. VMT and energy savings decreased as employees came back to the office on a more regular basis after COVID, however cost savings remained level due to our increased reuse through The Great Exchange.

The DEC Procurement Policy helped us achieve waste reduction and recycling to match the goals of the Commonwealth. In 2024, the DEC added the emphasis on reuse as it creates markets for extending the lifecycle of materials and reduces waste. During 2024, the DEC obtained a number of office supplies and furnishings from The Greta Exchange. Supplies included recycled paper, envelopes, and furniture included a number of chairs and tables. For many years, DEC Staff have reviewed the inventory at the Devens Eco-Efficiency Center’s The Great Exchange to determine if a similar product/material is available. Doing so supports the DEC’s triple bottom-line priorities of reuse, redirecting waste streams, reducing waste, lowering embodied and operational carbon, supporting the Center, and saving money. The DEC will look to update its Procurement Policy in 2025 to formalize the Center as a preferred vendor and factor in the use of healthier and more sustainable materials.

The DEC continues 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](#). The DEC 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.

Five Year Review: Status Update – 2024*

**Annual Reports from 2020-2023 show yearly progress towards each area of focus. These reports can be viewed [here](#).*

| Area of Focus | 2024 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. | <p>Accomplished/Ongoing.</p> <ul style="list-style-type: none"> Working closely with the developer and residents of Grant Road and collaborating with existing Home and Condo Assoc. on streamlining permitting and Historic approvals |
| Sustainable Indicators Report – measurement and verification of sustainable development. | <p>Ongoing.</p> <ul style="list-style-type: none"> LEED certification and Devens Forward 2024 year in Review |
| 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. | <p>Ongoing.</p> <ul style="list-style-type: none"> DEC continues to lead the DEEC Board. Increased annual funding support to \$150,000. Continued growth of program and sales |
| 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 | <p>Ongoing.</p> <ul style="list-style-type: none"> Renewed contract with Assabet Regional Housing Consortium and 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. 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 service to foster options to/from Devens. | <p>Ongoing.</p> <ul style="list-style-type: none"> On-demand shuttle service still active . Working closely with MART and MassDevelopment to design new services to better meet needs. New Alewife-Devens Shuttle service MBTA Fitchburg Line Commuter Rail service & participation in the Northern Tier Rail Study. Collaboration with CSX and US EPA SmartWay 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. | <p>Ongoing.</p> <ul style="list-style-type: none"> Willow Brook Conservation Restriction (CR) finalized. Grove Pond is next. 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. | <p>Ongoing.</p> <ul style="list-style-type: none"> Averaged 51 days for Unified Permits in 2024 (improvement). |
| Continue to maintain fiscal independence. | <p>Ongoing.</p> <ul style="list-style-type: none"> 2024 was another productive and profitable year for the Commission. Audit confirms this. |
| Implementation of Transportation Demand Management (TDM) programs collectively as well as on a project-by-project basis, recognizing Fitchburg Line improvements and opportunities it will create to reduce VMT for Devens employees and residents (reverse commute options). | <p>Ongoing.</p> <ul style="list-style-type: none"> Continued collaboration with MART Implementation of TDM plans prepared by larger projects. Exploring regional collaboration for increased service |
| 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. | <p>Ongoing.</p> <ul style="list-style-type: none"> Continued promotion and implementation of Devens Forward Climate Action and Resilience Plan. Awarded first green building incentive. Completed the regional MVP-funded Pocket Forest project with the Town of Ayer and built 2 more in Devens and an educational curriculum for schools. Created virtual nature-based solutions tour of Devens showcasing LID techniques. Adoption of Design for Deconstruction guidelines Implementation of Embodied Carbon Guidelines |

Five Year Review: Status Update – 2024 continued...

| Area of Focus | Status (2024) |
|---|---|
| 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. | <p>Ongoing.</p> <ul style="list-style-type: none"> • Connecting sidewalks, bike lanes and multi-use trails between Patton Road and Barnum Road. • Working with Nashoba Regional Greenway Coalition to connect pedestrian and cycling routes through our region. • Hosted the Open Street Earth Day event on MacPherson Road. • Expansion of Jackson Road trail network. |
| 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 | <p>Ongoing.</p> <ul style="list-style-type: none"> • Meeting with owners and operators of CSX to improve rail operations and reduce truck traffic. • Continued discussions with MA DEP and Republic on additional rail spurs to improve operations and reduce truck traffic. • US EPA Smartway program participation for freight efficiency |
| End point to Chapter 498 and process to reach it | <p>Ongoing.</p> <ul style="list-style-type: none"> • DEC participating in the Devens Jurisdictional Framework Committee meetings being conducted with the Towns of Ayer, Harvard and Shirley. • Housing Working Group participation exploring efforts to build more housing in ITC District, including Vicksburg Square, supporting historic restoration and more diverse and affordable housing for the region and the commonwealth. • Continuing to support more innovative approaches to housing (missing middle) and continue to lead by example. |
| Development and Implementation of a strategic planning effort to help prioritize ongoing sustainable redevelopment initiatives of the DEC. | <p>Ongoing.</p> <ul style="list-style-type: none"> • Implementing Devens Forward Climate Action Plan • Using STAR Community Rating to continue prioritizing initiatives. • Implementation of Green Building Incentive program. • Updating indicators and metrics (see Devens Forward Year in Review) |
| Manage Conservation Restrictions (CRs) held by the DEC as the Devens Conservation Commission. | <p>Ongoing.</p> <ul style="list-style-type: none"> • 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) | <p>Ongoing.</p> <ul style="list-style-type: none"> • Continued coordination with Nashoba Associated Boards of Health NABH on COVID, the Flu, and other community health related issues. • Ongoing biometric research- healthy living through better design. • Trail connections • Farmers market • . |
| Forge new, mutually beneficial partnerships with organizations that share similar mission and vision as the DEC and Devens. | <p>Ongoing.</p> <ul style="list-style-type: none"> • 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. • EPA Smartway program partnership for sustainable transportation. • Continue to collaborate regionally on nature-based solutions <u>planning and implementation.</u> |
| File management and organization to improve efficiency and service to the public and meet MA Records Retention laws. | <p>Ongoing.</p> <ul style="list-style-type: none"> • Continued record digitization and paper reduction efforts. • Consolidation of files by street address for better organization. • Developing on-line permitting and payment system • Continued office file organization |

COMMUNICATIONS & OUTREACH:

DEC Website: The [DEC website](#) is the primary source of information on the Commission and its activities in Devens. All application and meeting materials continue to be posted on the website to ensure the public can access all information. Quarterly development updates also help keep the public current with ongoing projects and

commission business. The Devens News and Events page and Devens Residents page keep residents and businesses informed with the latest information and initiatives that the Commission is involved with.

Social Media: The DEC [Facebook](#) and [Twitter](#) pages are used as an additional tool to help inform the public on the work of the Commission and local activities and help us share important information with a larger audience. In 2024, the DEC launched a [LinkedIn](#) page to share related information on the redevelopment efforts in Devens and increase exposure to a broader audience



FINANCIAL & PERFORMANCE AUDITS:

2024 was another fiscally responsible and sustainable year for the DEC. The DEC continues to maintain sufficient funds to properly manage its finances responsibly and without debt. Roselli & Clark conducted the audit, and Dawn Babcock and our part time accountant, Brenda Blood provide ongoing support that helped streamline the auditing process. The completed audit for 2024 is posted on the [DEC web site](#) .

OUTLOOK FOR 2025:

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, and remains a priority for the DEC. In 2025 the DEC expects to focus on deploying more green incentives and making regulatory changes to support redevelopment in line with the Final Environmental Impact Report for Devens. Additional work in 2025 will include the installation of more nature-based solutions such as pocket forests and rewilding areas within Devens, in partnership with Devens DPW, Ayer, Parker Charter School, and the Ayer-Shirley Regional Middle School and Ayer-Shirley Regional High School and Sandy Pond Schoolhouse.

Additional outreach and collaboration with the Devens residents and businesses will also be a focus, to engage a broader community in the redevelopment efforts in Devens. We will continue to work with surrounding communities and all stakeholders as we look to the future of Devens and the potential for additional residential and commercial growth with the lifting the commercial square footage and housing caps – continuing to lead by example!

The Commission will continue its support and collaboration with the Devens Eco-Efficiency Center and The Great Exchange program to further advance Devens as an internationally recognized eco-industrial park. Devens has come a long way, as we were reminded in the August 2024 [WCVB Chronicle Video Series](#) which highlighted Devens as a lively community with clean energy, biopharmaceuticals, and movie making industries, yet maintaining its character as a former Army base with significant protected open space and recreational resources. The new year, 2025, offers an opportunity for us to reflect on 30 years of the Devens Enterprise Commission.

The success of Devens relies on many partnerships and we are grateful for our many collaborations with the Devens residents, area non-profits and businesses, as well as local, state, and federal entities. These partnerships enable us to positively shape the redevelopment of Devens and continue to fulfill the objectives of the Devens Reuse Plan.

Respectfully submitted by DEC Commissioners:

| | | | |
|-----------------------------|---------------------------|-----------------------|----------------------|
| <i>William P. Marshall,</i> | <i>Duncan Chapman</i> | <i>Debra Rivera</i> | |
| <i>Marty Poutry</i> | <i>Melissa Fetterhoff</i> | <i>Jim Pinard</i> | <i>Paul Routhier</i> |
| <i>Chris Lilly</i> | <i>Robert Gardner</i> | <i>Deborah Seeley</i> | |