11/13/2026

2027 Super Town Meeting

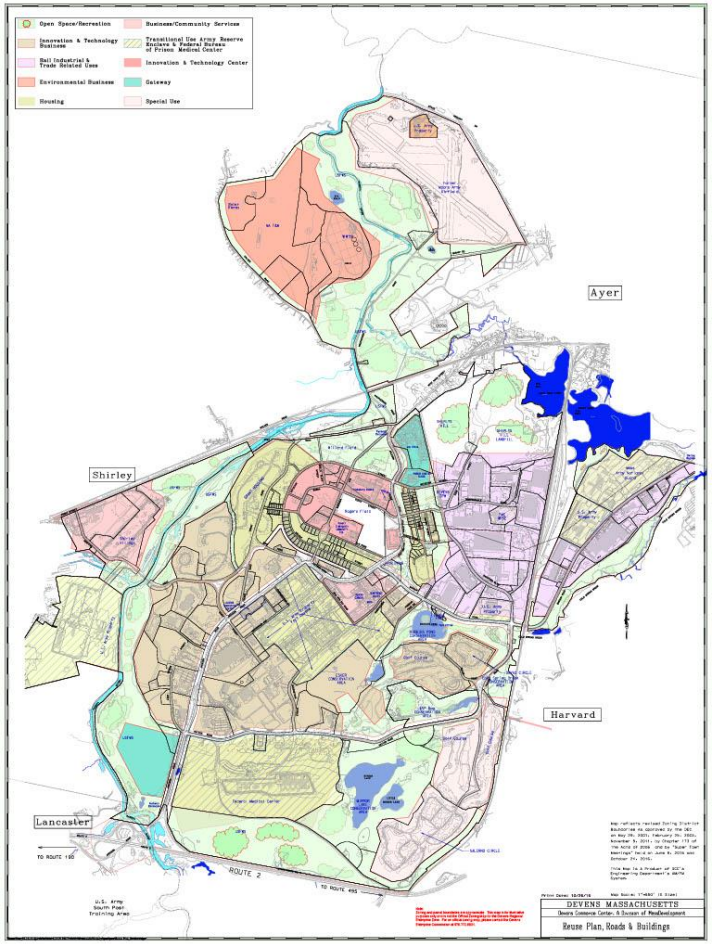
Presentation to the Devens Enterprise Commission

Erikk Hokenson, MassDevelopment



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The Reuse Plan & Zoning By-Laws



- Devens Regional Enterprise Zone established by c. 498 of the Acts of 1993 after 1991 BRAC of Fort Devens
- The Reuse Plan and Zoning By-Laws were adopted by Ayer, Harvard, and Shirley at the original 1994 STM
- Any amendment to the Reuse Plan or Zoning By-Laws requires approval at a Super Town Meeting or legislation
- Reuse Plan “provides a comprehensive framework and strategy” for the reuse of the base for job growth and housing

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Devens Zoning & Regulations

Zoning By-Laws

- Unlike most other municipalities, not pursuant to M.G.L. c. 40A
- "Legal foundation and procedural structure for the implementation" of Reuse Plan
- Identifies the various zoning districts, overlay districts, land uses, and range of permitted uses; regulates development density and intensity
- Can only be amended by Super Town Meeting or legislation

Rules & Regulations

- Provides "additional substantive and procedural controls over the reuse of Devens," such as site design standards, subdivision control standards, watershed and water resource protection standards, etc.
- State regulations (974 CMR 1.00 et seq.) promulgated or amended through administrative procedures
- Follows Super Town Meeting, if appropriate

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The Super Town Meeting Process

Draft warrant article(s) and obtain MassDevelopment Board approval

Language must be finalized before submission; no floor amendments are permitted at STM

Hold at least two public hearings in the Devens region

Noticed in local newspapers at least 14 days prior to each hearing

Submit warrant article to Select Boards within 30 days of last hearing

Also submitted to the Governor, Secretary, Clerks of the House and Senate, and local delegation

Super Town Meeting held within 90 days of receipt by Select Boards

Simultaneous open town meetings in Ayer, Harvard, and Shirley

Simple majority required in each town – all three must approve

Towns notify MassDevelopment and DEC of adoption or rejection within 30 days

Then, promulgate/amend Rules & Regulations through applicable process

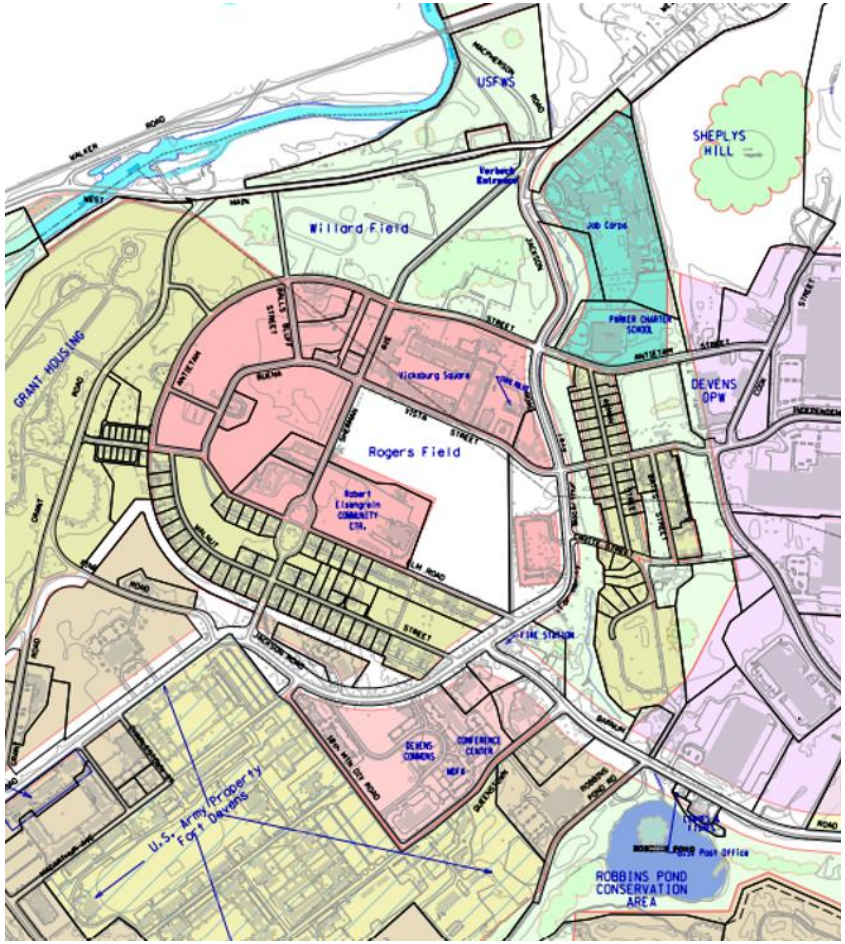
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Past STM Outcomes

Year	Outcome	Vote
1994	Original Reuse Plan adopted	Yes
2006*	Disposition Scenario 2B not adopted	Ayer & Harvard: No
2009	Vicksburg Square zoning not adopted	Ayer: No
2012	Vicksburg Square zoning not adopted	Ayer & Harvard: No
2015	Miscellaneous zoning, 3 of 4 adopted	Yes on #1-3; Harvard: No on #4
2016	Hospital Road zoning (revised from rejected article in 2015) adopted	Yes

Residential Uses in the ITC

- The ITC is a ~90-acre district surrounding Rogers Field, including the historic Vicksburg Square buildings (~468,000 SF)
- Historically residential and between existing residential neighborhoods
- Conditions assessments for buildings: ±$24M to demolition, ±$44.5M to stabilize
- Does not include Rogers Field (zoned Open Space/Recreation at 2015 STM)



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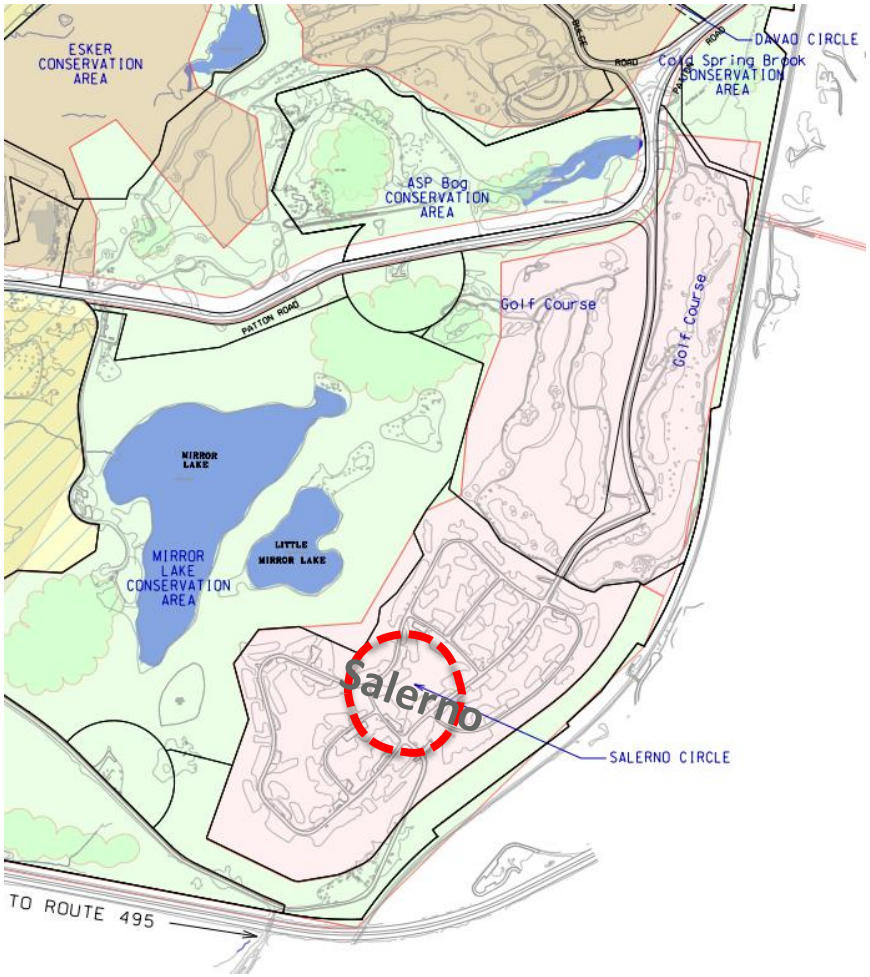
Residential Uses in the ITC

- Regional housing crisis: the Montachusett region needs an estimated 6,300 new homes by 2035, vacancy rate of 1.1%
- Mass Leads Act (2024) removed the 282-unit housing cap, enabling new development in residential areas
- Housing Working Group report (2025) unanimously recommends residential uses in ITC
- Proposed zoning amendments: *Permit residential and smaller commercial uses (e.g., restaurants, retail) to facilitate a mixed-use neighborhood that produces housing and promotes economic growth*



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Expanding Uses in Salerno Circle



- Salerno Circle: ±87 acres in southeast Devens, Special Use I Zoning District
- Former housing area
- South of Red Tail, overlooks Route 2 and Mirror Lake
- Within Viewshed Overlay District (strict height limits, site plan review) and subject to industrial performance standards
- Office, lab, and some R&D allowed; not light industrial, industrial, manufacturing, or advanced manufacturing
- Environmental cleanup nearing completion

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Expanding Uses in Salerno Circle



- Strong market demand for large commercial sites and only site available in the near term
- Modern advanced manufacturing facilities are cleaner operations with few noise, air, or water emissions
- Proposed zoning amendments: *Permit light industrial, industrial, and R&D uses*
- Additional uses would mirror ITB Zoning District (e.g., BMS, Pathway)
- No proposed changes to viewshed requirements or industrial performance standards
- Commitment to continued job growth for north-central Massachusetts

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TEAM ORGANIZATION

MassDevelopment

DEVENS
ENTERPRISE • COMMISSION

Client

Studio Luz Architects

W/MBE

Architecture and Planning



Hansy Better Barraza, AIA
LEED AP, MCPPO
Principal-In-Charge



Sophie Nahrmann, AIA
Associate, Project Manager,
Community Engagement Liaison



Julia Woznicki
Project Lead, Designer,
Community Engagement
Support



Leechen Zhu
Designer



Joshua Ssebuwufu
Designer

Studio Luz Project Team

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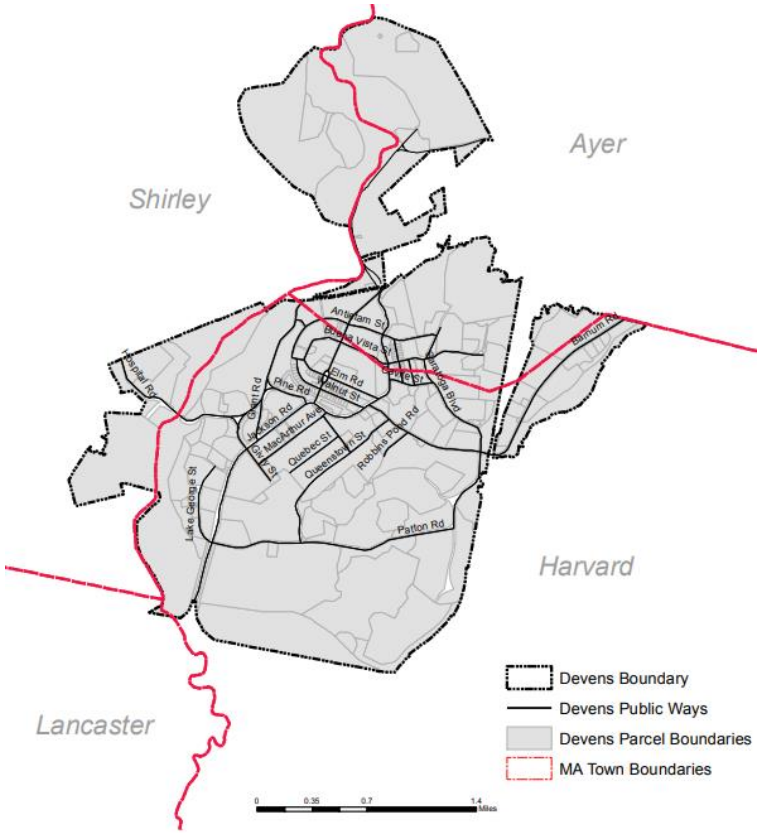


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Super Town Meeting 2027

Monday, March 29, 2027 at 6:30 PM

- Attend meeting wherever you are registered to vote (Ayer, Harvard, Shirley)
- Register to vote or confirm registration here
- Public meetings in communities will occur over coming months
- Public hearings will be scheduled and noticed
- Warrants posted
- Website: devenssupertownmeeting.com



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Questions:

Kelsey Schiller
Director of Communications, MassDevelopment
kschiller@massdevelopment.com



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