



DEVENS ENTERPRISE COMMISSION

2025 ANNUAL REPORT



Message from the Chair

2025 was another productive year for the Devens Enterprise Commission. Our streamlined unified and expedited permitting process and business friendly environment, balanced with a commitment to sustainable development, continued to support record-breaking growth. 2025 marked the commission's 30th year overseeing the redevelopment of the Devens Regional Enterprise Zone. It is truly amazing to look back and see how far Devens has grown since 1995. Over 100 people from Devens and the surrounding region, including our partners at MassDevelopment, the Army, Federal Bureau of Prisons, state officials and Devens businesses and residents joined us on one of the hottest days of the year to celebrate these accomplishments.

Construction remained very active in Devens throughout 2025 with the on-going build-out of King Street properties Pathway Devens Campus and Commonwealth Fusion Systems campus, along with the expansion of several existing businesses, including Bristol Myers Squibb, YMC America, SMC Ltd., Werfen, Veranova, Watson Marlow, and many more. Residential growth advanced with the approval of an innovative cluster/Low-Impact Development of 12 units of highly energy efficient, all-electric modular homes along Adams Circle – a former military housing neighborhood, bringing the total number of permitted units in Devens up to 282 units.

The Commission continued to lead by example by advancing embodied carbon reduction guidelines and low-impact development requirements, resulting in more compact, energy and water efficient development patterns that have gained state and nation-wide attention and attracted many visitors to Devens to learn how development and nature can co-exist. These sustainable approaches to redevelopment are providing mutual benefits to people and the environment, consistent with the Devens Reuse Plan and Bylaws.

More information on the commission permitting, projects, and sustainability initiatives can be found in our quarterly reports at: <https://devensec.com/meetings.html> .

Despite our successes, Massachusetts remains in an affordable housing crisis. The lifting of the 282-unit housing cap and the commercial square footage cap by the Massachusetts Legislature in late 2024 set the stage for more opportunities for sustainable housing growth in Devens and led to the creation of the Devens Housing Working Group. The Commission, through our Director Neil Angus, FAICP, played a key role in advancing the report and final recommendations of the Working Group. This work will continue into 2026.

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.

In 2026 the Commission will continue to improve on our services for the Devens community through our streamlined permitting process, advancing the Devens Forward Climate Action and Resilience Plan, and support the continued growth and success of the Devens Eco-Efficiency Center to further advance Devens as an internationally recognized eco-industrial park. The Commission will also continue to celebrate, promote and advance our designation as one of only 140 communities in the world that have achieved third-party sustainability certification by the US Green Building Council's LEED for Cities and Communities rating system.

On behalf of the entire Commission, we hope you enjoy this annual report. We look forward to continue working with local businesses, residents, surrounding towns, and all our regional and state partners to move Devens forward!

Sincerely,



William P. Marshall
Chair
Devens Enterprise Commission



The Devens Enterprise Commission

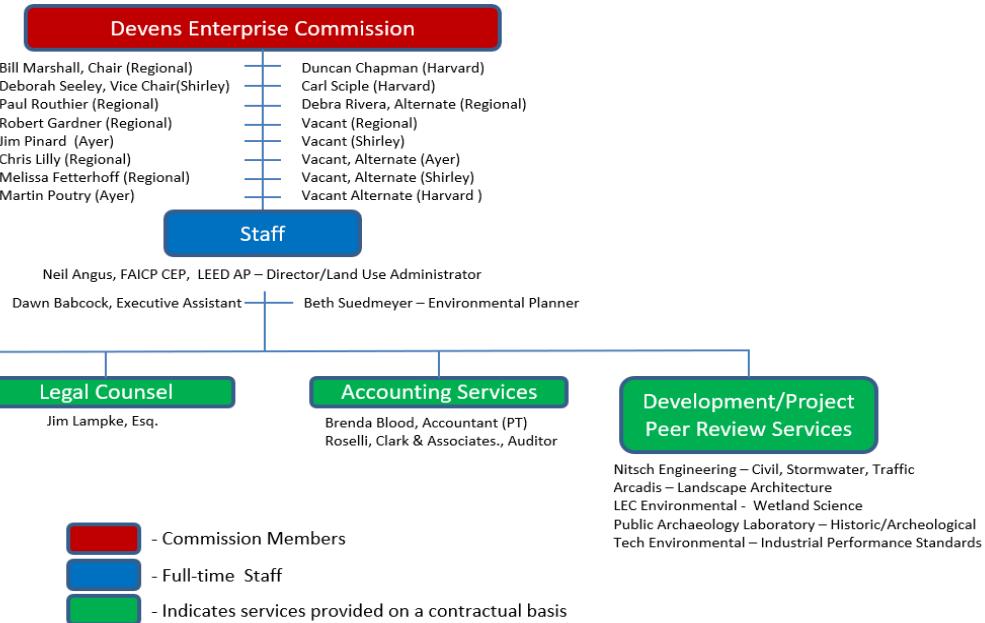
The [Devens Enterprise Commission](#) (DEC) is the local regulatory and permitting authority for the Devens Regional Enterprise Zone (DREZ) and is the local planning board, conservation commission, board of health, zoning board of appeals, historic district commission and, in certain instances, as board of selectmen. The DEC's one-stop unified permitting system streamlines the local regulatory process. The DEC consists of 12 gubernatorial appointees.



DEVENS ENTERPRISE COMMISSION ORGANIZATIONAL CHART

The Devens Enterprise Commission provides essential government functions for the Devens Regional Enterprise Zone. The Commission consists of 12 members and 4 associate or alternate positions and is made up of residents and professionals from Devens and the surrounding region who have proven expertise in industrial development, housing, finance, business, real estate, environment, planning, transportation or municipal government. The Commission oversees zoning, subdivision, historic district and conservation commission regulatory powers for Devens and exercises the powers of a special permit granting authority, zoning board of appeals and of a planning board for the purposes of regulating land use. The commission also acts as the local licensing board (alcohol and flammables/combustibles) as well as the board of health for Devens. To carry out these essential functions and services, the Commission employs a number of staff and consultants in various capacities.

The following chart depicts the organizational relationship between the Commission and those staff/consultant positions:



2025 Construction Highlights:

75 Jackson Road - Pathway Devens Campus: King Street Properties (KSP) completed their fifth building on their +/- 42 acre multi-phase bio-tech and clean tech manufacturing campus. This 275,000 sq.ft. building was constructed to MA Stretch Energy Code requirements and the site incorporated Low-Impact Development landscaping and porous pavement and EV charging stations. Together, this campus development on a previously developed site will add almost 1 million square feet of energy efficient buildings that represent a \$500 million investment in Devens.



75 Jackson LID parking and building entrance. June 2025.

111 Hospital Road – Commonwealth Fusion Systems (CFS-2): Construction continued on the +/-147,000 sf SPARC fusion energy research and development facility. The building shell is complete and interior fit-up is nearing completion.



Tokomak Hall (CFS-2) construction continues – November 2025

115 Queenstown Road- Devens Public Safety Building: The renovation and expansion of the new Public Safety building was nearing completion by the end of 2025. The new 7,200 square foot Devens Fire apparatus bays are complete, along with the fire training tower, rooftop solar photovoltaic (PV) system and solar PV parking canopies. The building is pursuing USGBC LEED green building certification. The facility should open early 2026.



Devens Public Safety Building- New apparatus bay and fire training tower (rear left –December 2025

18 Independence Drive Expansion:

Construction commenced on SMC's +/- 62,000 s.f. expansion of existing +/- 324,500 s.f. gross square foot industrial building. The western half of the building was occupied by Werfen, who has now moved into 11 Grant Road. The proposed building expansion will be in the existing parking lot and loading dock area. As part of this project, the applicant will be installing a public sidewalk and crosswalk that will connect to the existing sidewalks on Saratoga, Independence and Buena Vista Street.



8 Charlestown Street. – YMC America: This ~11,325 gross square foot addition to YMC's existing building (former military gym and racquetball court buildings) is a great example of adaptive reuse and Devens ability to attract and retain business by providing room for growth and expansion.



YMC America site preparation for proposed expansion – July 2025



YMC America new addition – December 2025

38 Jackson Road – Bristol Myers Squibb (BMS) Warehouse Expansion: After revisiting campus storage needs, BMS came back to the DEC to request a reduction of the previously approved 44,850 sq.ft. warehouse addition, to 19,300 sq.ft. Since this modification resulted in a reduction in building size and impervious area, the DEC Director approved the modification as an engineering adjustment under 974 CMR 1.03(1) (d).



BMS warehouse expansion underway – December 2025

Infrastructure Projects – Hospital/Givry Intersection: The DEC approved MassDevelopment's redesign of this intersection as it contained excessive pavement and unsafe and redundant streets. A safer "T" intersection has been constructed, reducing pavement and providing better stormwater management and pedestrian amenities like sidewalks and bike lanes.

Harvard Water Line Extension and Pump Station: by the end of 2025, the Town of Harvard was nearing completion of the water line extension and new booster pump station off Sheridan Road that will provide Harvard with up to 100,000 gallons per day of treated water for residents and businesses that is complaint with drinking water standards, including PFAS.

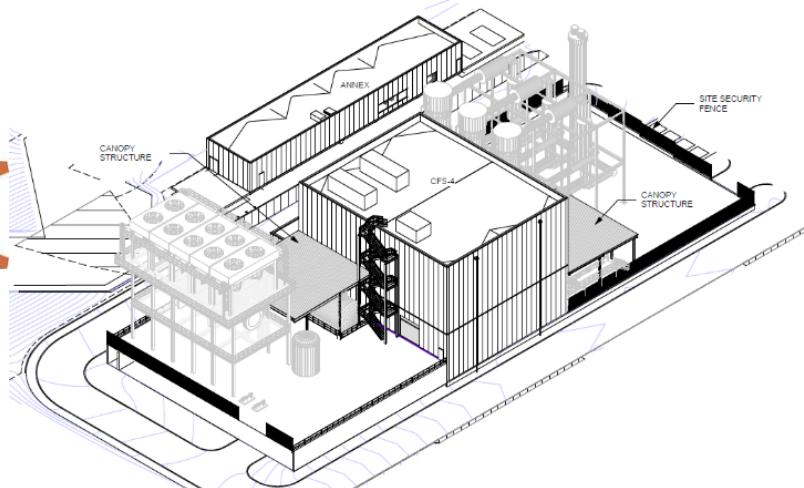


2025 Permitting Highlights:

Adamas Circle – Reframe Housing: In October the DEC issued a Level 2 Unified Permit to Reframe Systems, - a modular housing manufacturer, for an Innovative Residential Development (IRD) Definitive Subdivision, and Site Plan approval to create six (6) residential building lots and construct six (6) modular construction duplexes (12 units total). Construction is expected to start in early 2026.



Hospital Road - Commonwealth Fusion Systems (CFS) 4: In early December, the DEC issued a Unified Permit for the third phase of the CFS campus project for the construction of a heat transfer research facility – referred to as CFS-4 (Flibe Thermal Loop facility or “FTL”). CFS-4 will include heat transfer experiments and research associated with harnessing and storing the heat energy produced by a fusion reaction. Construction is expected to commence in the spring of 2026.

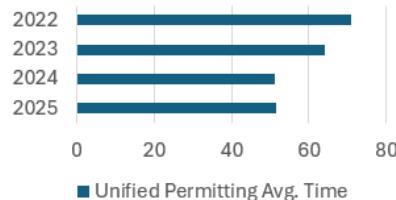


Other Permitted Projects: The DEC also issued Unified Permits for the expansion of the Mirror Lake parking lot (79 spaces of porous pavement) and by the end of 2025, permits for CFS-3 (second magnet factory, additional office space, and parking garage), and a site assignment and unified permit amendment for Devens Recycling., LLC.’s request to change it’s operating hours, had been submitted and will be reviewed in 2026.

Overall permitting in 2025 remained fairly consistent with 2024 (-8%), with a slight increase in event, electrical, and filming permits as New England Studios activity ramped up. The DEC maintained a streamlined permitting system that averaged 51.5 days - well below the statutory 75-day limit. This was consistent with our average of 51 days in 2024, and continued improvement over 64 days in 2023 and 71 days in 2022. Our on-line permitting system continued to help streamline many of our administrative permitting processes – providing options for on-line submittals and payment and a greater level of service to the public.

Unified Permitting Avg.

Time



2025 Permit Tally

Permit Type	# Issued in 2025	# Issued in 2024	Difference
Level 2 Permits	6	5	1
Site Assignment / Modification	0	0	0
Reconsideration	0	0	0
Level 1 Permits	70	74	(4)
Wetland Request for Determination of Applicability	2	0	2
Wetland Notice of Intent (Order of Conditions)	0	0	0
Wetland Certificates of Compliance	0	0	0
Sign Permits	6	5	1
Tent/Event Permits	20	15	5
Demolition Permits	1	0	1
Level 1 Lotting Plans	3	0	3
Septage Hauling Permits	19	24	(5)
Certificates of Occupancy	43	46	(3)
Electrical Permits	88	78	10
Plumbing Permits	25	32	(7)
Gas Permits	14	33	(19)
Sheet Metal Permits	7	19	(12)
Common Victualler License	14	16	(2)
Common Victualler Tranfer of License	2	3	(1)
Flammables License	8	8	0
Liquor License	7	7	0
Pledge of Liquor License / Transfer of License	2	3	(1)
1 Day Liquor License	5	4	1
Violation Notices	0	0	0
Certificates of Inspection - School	4	6	(2)
Filming Permits	5	1	4
Raffle	0	2	(2)
Beaver Removal Permit	0	0	0
BYOB Permit	0	0	0
Total	351	381	(30)



Devens Residents &
Business
Representatives



Additional Initiatives:

Devens Jurisdictional Framework Committee:

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. Throughout 2025 the DJFC reviewed the following topic areas:

- Environmental Issues
- Military Affairs
- Voting
- Municipal Finance/Budget
- Taxation
- Community Identity
- Utilities
- Regional Services
- Boundaries
- Redevelopment Authority

Devens Housing Working Group:

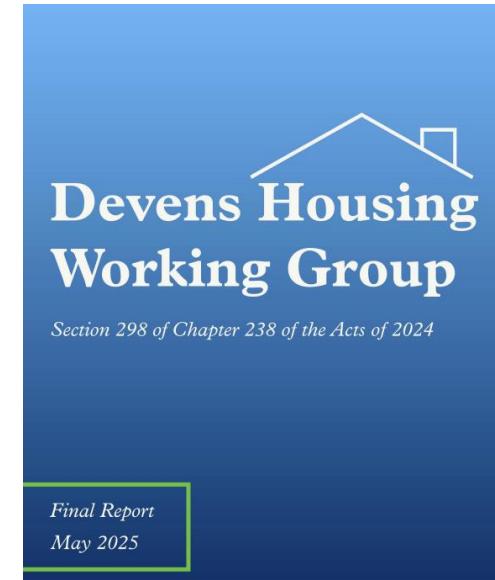
The lifting of the 282-unit housing cap led to the creation of the [Devens Housing Working Group](#) to explore options for more housing in Devens. The Commission, through our Director, played a key role in advancing the report and final recommendations of the Working Group, which included:

1. Regional School Needs Assessment
2. Parking/traffic analysis
3. Innovation technology Center District Existing buildings survey/assessment
4. Community engagement/zoning amendment.

The Town of Ayer is administering a \$300,000 one-stop grant from the state to assist with efforts related to future housing in Devens and implementation of these recommendations of the Devens Housing Working Group.

DEC 30th Anniversary:

June marked the 30th year of the DEC overseeing the redevelopment of Devens. In celebration of this milestone, over 100 people from Devens and the surrounding region, including our partners at MassDevelopment, the Army, Federal Bureau of Prisons, state officials and Devens businesses and residents, braved one of the hottest days of the year. Attendees gathered to celebrate the organization's pivotal role in transforming Devens into a leading center for economic development, business innovation, and sustainable practices. As a tribute to Devens, the Commission, with the support of Devens Public Works, restored the former "FORT DEVENS" shrubs along Jackson Road. [Read Full Press Release](#).



Above: Left to right – DEC Director Neil Angus, Senator John Cronin, DEC Chair William Marshall, Representative Danillo Sena, and Bianca DeSouza, District Director with Senator Jamie Eldridge's office, with a citation from the MA Senate for the DEC's 30 years of redeveloping Devens.



From left to Right: Laura Scott (Devens Resident), Lt. Col. Poventud (US Army), Senator John Cronin, William Marshall (DEC Chair), Neil Angus (DEC Director), Navjeet Bal, MassDevelopment CEO, Rep. Danilo Sena, and Chris Sellew (Little Leaf Farms) in front of the newly planted "FORT DEVENS" shrubs.

Public Health & Safety

As a unified permitting agency, the DEC is charged with ensuring the health and safety of Devens residents, businesses, and visitors is a priority. From food service inspections, to farmers markets, the DEC environmental health and safety initiatives are an important part of the sustainable redevelopment of Devens. Here's a snapshot of some of the health initiatives from 2025:

Local Inspections and Health Clinics:
The DEC continued contracting and partnering with the Nashoba Associated Boards of Health (NABOH).



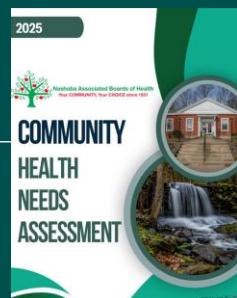
Partner with the Devens Fire Department to coordinate safety inspections for licensing of flammables and combustibles and to help streamline the permitting process for food trucks.

Biometric study Phase 4: Partnership with Tufts University on a study looking at Biometric Responses to Pocket Forests in Urban Environments – evaluating the importance of integrating natural and built environment for mental health and wellness.



Participate in the Central Massachusetts Mosquito Control Project to help control the mosquito population and reduce the risk of mosquito-borne illnesses.

Community Health Needs Assessment: The DEC partnered with NABOH to conduct a comprehensive assessment on the health needs of member communities.



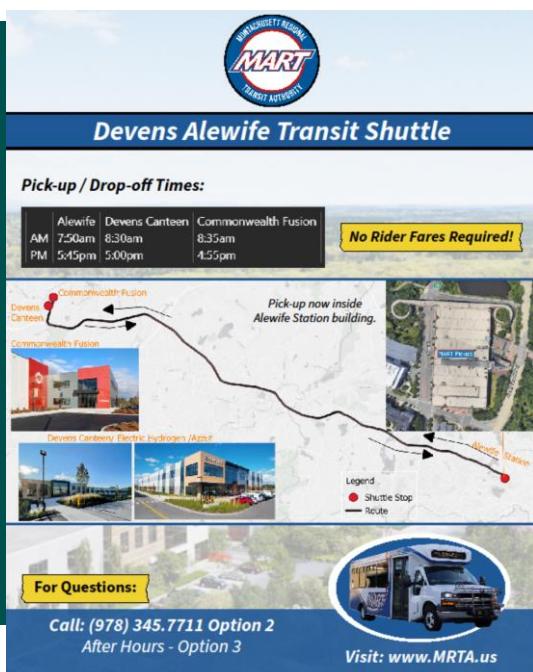
Sustainable Local Food! The Devens Farmers Market operated throughout the summer and fall offering healthy local foods to residents and businesses.



Devens Transportation Initiatives

The DEC continued advancing multi-modal transportation and active recreation throughout 2025:

- Expanded multi-use trail network along Jackson Road (75 Jackson and 11 Grant Road).
- Continued collaboration with the Town of Harvard and MassDevelopment on planning for a trail connection from Devens to Harvard via an existing railroad underpass that connects to Old Mill Road.
- Joined [North Central MA Rides TMA](#) as a founding member – a membership-based, public-private partnership that unites employers, property owners, institutions, municipalities, and stakeholders to expand and promote transportation options in a region. It's a regional cooperative dedicated to solving real-world business, workforce, and mobility challenges with innovative solutions.
- Re-launched the Fitchburg Line Working Group – collaborating with local and state officials, cities, and towns along the MBTA Fitchburg Line to collaborate and improve transit service for the region.
- Partnered with the Health Equity Partnership of North Central Massachusetts (CHNA 9) to address rural transportation gaps, support on-demand transit services, and enhance transportation accessibility, reliability, and affordability across its 27-town region to improve health outcomes.
- Advanced Devens Shuttle service in partnership with Montachusett Area Regional Transit Authority (MART):
 - “MART Connects” an on-demand taxi/livery service for residents and employees in Devens, Bolton, Lancaster, Littleton, Lunenburg, Sterling, and Stow.
 - Alewife-Devens reverse commute shuttle service.



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!

Map: Pick-up now inside Alewife Station building. Route: Alewife Street, Commonwealth Fusion, Devens Canteen, Commonwealth Fusion, Devens Canteen, Electric Hydrogen, Alewife. Legend: ● Shuttle Stop, — Route.

For Questions:

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

Visit: www.MRTA.us

<https://www.mrtauservice/>



North Central Massachusetts RIDES

Transportation Management Association

Our Region



Serving 27 communities across North Central Massachusetts, the TMA connects businesses, residents, and visitors with sustainable transportation options that support economic growth and enhanced quality of life.

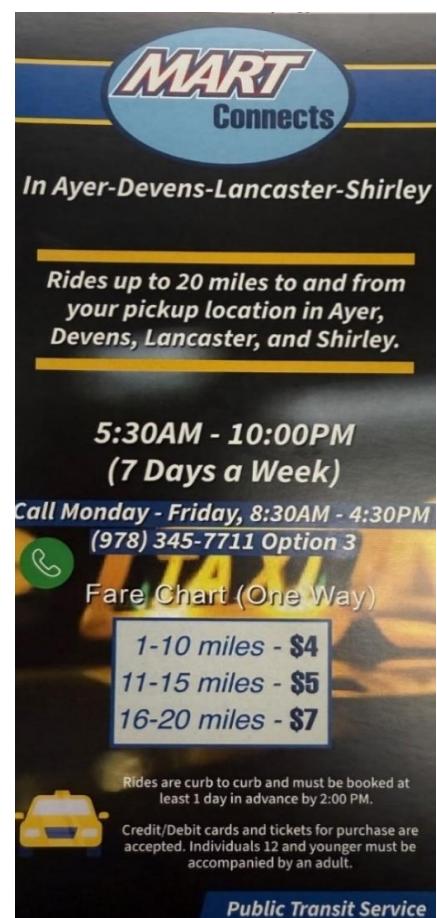
From the cities of Fitchburg, Leominster, and Gardner to the major employment hub of Devens and smaller towns throughout the region, we're building a comprehensive mobility network.

Our Vision



A connected region where:

- Businesses thrive and expand their talent reach
- Commuters have reliable, affordable transportation choices
- Communities benefit from smarter, more sustainable mobility solutions
- Regional economic development is strengthened through improved connectivity



MART Connects

In Ayer-Devens-Lancaster-Shirley

Rides up to 20 miles to and from your pickup location in Ayer, Devens, Lancaster, and Shirley.

5:30AM - 10:00PM (7 Days a Week)

Call Monday - Friday, 8:30AM - 4:30PM (978) 345-7711 Option 3

Fare Chart (One Way)

1-10 miles - \$4
11-15 miles - \$5
16-20 miles - \$7

Rides are curb to curb and must be booked at least 1 day in advance by 2:00 PM.

Credit/Debit cards and tickets for purchase are accepted. Individuals 12 and younger must be accompanied by an adult.

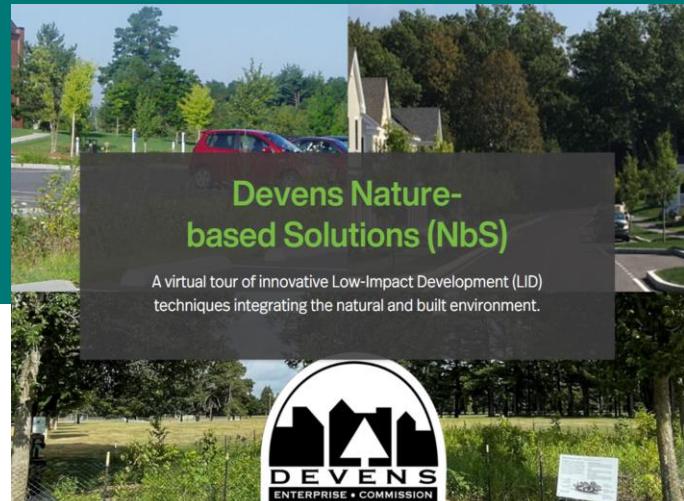
Public Transit Service

Sustainable Redevelopment:



**WATSON
MARLOW**

Fluid
Technology
Solutions



Energy Efficient Buildings

- During 2025, over 780,000 square feet of buildings were permitted, under construction, and/or completed.
- 89% of the total square footage of buildings will/were/are being constructed in compliance with the Massachusetts Stretch Energy Code.
- 14% of buildings being built in 2025 are taking it to the next level and are pursuing or have achieved US Green Building Council LEED Certification.
- More efficient buildings = less energy and greenhouse gas emissions and more resilient structures that help further the sustainable redevelopment goal of the Devens Reuse Plan.

Low-Impact Development Techniques

- New development permitted in 2025 resulted in a large increase in impervious surface coverage, however all new development occurred within previously developed brownfield sites that were remediated. LID techniques such as porous pavement resulted in a 36% reduction in impervious surfaces.
- The DEC continues to require Low-Impact Development (LID) techniques and smart growth strategies on all projects to minimize impervious surface coverage, reduce urban heat island impacts, recharge groundwater, and reduce carbon emissions.
- LID techniques such as compact development, porous pavement, biofiltration landscape islands, sub-surface infiltration systems, reduced parking requirements, and re-wilding help integrate the natural and built environment for mutual benefits, including increased health, improved wildlife habitat, and sites that are more adaptable to changing weather patterns and climate change.

2025 Development Permitted

Square Feet of new buildings	78,210 sq.ft (1.80 acres)
Additional Impervious surface area added	18,500 sq.ft (0.42 acres)
Reduction in Impervious due to LID	10,229 sq.ft. (36%)
New housing units	12 (bringing Devens up to 282 units total)



DEVENS FORWARD

Embracing the Past, Transforming the Future

Sustainability Initiatives:

The DEC continued to integrate sustainability and resiliency and advance the [Devens Forward Climate Action and Resilience Plan](#). Our [Embodied Carbon Reduction Guidelines](#) are supporting lower-carbon development options and raising awareness of the importance of this tool helping Devens meet its Climate Action Plan goals. The Devens Forward Dashboard continues to be updated to showcase Devens climate action strategies. The DEC published 10 [monthly blogs](#) and a [business spotlight](#). Blog posts topics included waste reduction, local sustainable food, landscaping for ecosystems, and green products.

Our sustainable redevelopment accomplishments are gaining international and statewide recognition as well. Our Director, Neil Angus, FAICP published a two-part article in the [Massachusetts Chapter of the American Planning Association's Quarterly Planning Magazine on Regenerative Design](#) featuring Devens Nature-based Solutions work as a model. 2025 saw the DEC grow partnerships with more universities and academic institutions as well. We collaborated with Harvard Graduate School of Design, University of Cincinnati, MIT, UMass Boston, and Tufts to share our innovative approaches to redevelopment. In November, DEC staff hosted a tour for a group from South Korea interested in learning more about how Devens operates as an eco-industrial park.

Green Team Roundtable Re-Launch

Following a pandemic break, the Devens Business Roundtables resumed in 2025, bringing together businesses to network and share opportunities for enhancing sustainability in all aspects of their work. Topics featured in 2025 were landscaping for nature with a tour of the Watson Marlow campus and waste reduction.

Regional Health Equity Partnerships

2025 was a positive year for partnerships in seeking better health outcomes for the region. The DEC partnered with [Nashoba Associated Boards of Health](#) and contributed to the development of a [Community Health Needs Assessment](#) for the region which will help to create priorities for future initiatives including the work of the newly created [Nashoba Health Equity Partnership](#).



Reducing and Redirecting Commercial Waste in Devens



Sustainable Landscaping in Devens



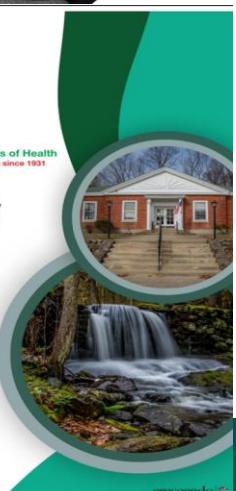
Green Team Roundtable
Redirecting Waste Streams

NASHOBA HEALTH EQUITY PARTNERSHIP

POST-LAUNCH: NEXT STEPS

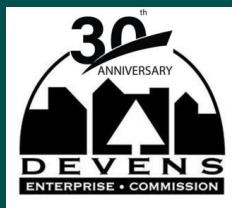


**COMMUNITY
HEALTH
NEEDS
ASSESSMENT**



Ayer Devens Pocket Forest Project Thank You!

By (re)introducing a high diversity of well-adapted plant species and habitat features, these clusters of trees, shrubs, and herbaceous plants provide food and shelter to local wildlife, sequester and store carbon, capture stormwater, filter air pollution, help cool local surroundings, and connect people with nature. Thank you to the volunteers, students, and supporters who helped make this possible. Visit the [Ayer Devens Pocket Forest Project website](#) for more information..



Our Impact

3 years of community engagement

>1,000 volunteers

5 pocket forests

>10,000 native plants

MVP Process – Advancing Devens Climate Goals

The Municipal Vulnerability Preparedness (MVP) Program has offered funding and resources to Devens and the surrounding communities helping make communities more resilient to climate threats. From 2022-2025 MVP Program Action Grants supported the planning, design, and installation of 5 pocket forests in Ayer and Devens. For 2025-2027, Devens has been awarded an [MVP 2.0 program grant](#) to identify climate threats and invest in resilience. This expands on the work Devens has done to date, revisits priorities, and provides new methods, tools, and resources.

Devens Municipal Vulnerability Preparedness MVP 2.0

About the project: The MVP 2.0 Program is a 2-year grant program run by the State of Massachusetts. It funds communities throughout Massachusetts to identify vulnerabilities to climate change and to implement projects that help build community resilience.

Contact: Beth Suedmeyer,
Environmental Planner, DEC
bethsuedmeyer@devensec.com
978-772-8831 x3314



Community Engagement

Devens Enterprise Commission in the Community: 2025 Impacts

Whether through convening opportunities for businesses to network with each other, offering tours to regional partners on increasing sustainability in policies and actions, presenting at professional conferences, or coordinating volunteer workdays to plant and restore native habitats, DEC staff have been active in meaningfully engaging with partners and community. The numbers to the right summarize the engagement contacts numbers for 2025.

Sustainable Devens and Nature-based Solutions Tours

DEC Staff continue to provide tours of Devens for other municipalities and organizations looking to integrate the natural and built environment. Devens also developed a virtual tour of nature-based solutions with the support of [Mass ECAN Climate Ambassador Award](#). A StoryMap identifies nature-based solutions in Devens and highlights how they work (seeing is believing!) and provides resources for how others can replicate these solutions in their own communities. We will be updating the StoryMap in 2026 to include short videos of each site. [View the StoryMap here](#).

Virtual Tour

StoryMap Launched January 2025

Additional Videos in Development

Number of Devens Tours
13

Total People Engaged
1650

Students Engaged
330

Number of Presentations
19



Devens Eco-Efficiency Center

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.

The Center continues to grow its award-winning programs and services and re-launched its educational roundtable forums in 2025 and brought together 100's of employees from more than 20 businesses in Devens to network, collaborate, and partner with the center to improve the sustainability of their operations and contribute to the sustainable growth of Devens as an award-winning and internationally recognized eco-industrial park! Here's a snapshot of the overall impacts of the Center in 2025.

2025 Accomplishments:

- Repurposed resources worth an estimated \$294,268 from 73 sources.
- Recovered 364 furniture pieces, 828 fixtures, 882 boxes of supplies, over 20 tons.
- Collected items from offices, schools, manufacturers, retailers, corporate movers.
- Joined MA DEP-led initiatives to reduce C+D waste and drive reuse of bulky items.



- Saved shoppers, donors, donation recipients an estimated \$232,053.
- Benefited 407 entities, in 89 different communities across 4 states.
- Donated more than \$75,000 worth of furniture, medical resources, and facilities supplies to seven nonprofits, including a new hospital being built in Sierra Leone.
- Welcomed volunteers from Main Street Bank, United Way of North Central Mass.





Performance and Looking Forward

Financial & Performance Audit:

2025 was another fiscally responsible year for the DEC and its finances remain in a strong position. We hired Roselli & Clark to conduct the audit, and our Executive Assistant Dawn Babcock and part time accountant Brenda Blood assisted in the review and preparation for the audit. We also wrapped up the State Audit of the DEC which focused on Affordable Housing, Public health, and Emergency Shelter services. Both the 2025 state and financial audit will be available on the [DEC web site](#).

Outlook For 2026:

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 2026 the Commission will continue to advance the Devens Forward Climate Action and Resilience Plan and support the continued growth and success of the Devens Eco-Efficiency Center to further advance Devens as an internationally recognized eco-industrial park. The Commission will also continue to celebrate, promote and advance our designation as one of only 140 communities in the world that have achieved [third-party sustainability certification by the US Green Building Council's LEED for Cities and Communities rating system](#).

Through our partnership with the Massachusetts Vulnerability Preparedness Program, we will improve our outreach and collaboration with Devens residents and businesses and ensure our sustainability efforts are engaging with a broader audience in a more equitable fashion.



The success of Devens relies on the work of many and we are grateful for our support from the Devens residents, area non-profits and businesses, as well as local, state, and federal entities. All of 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:

William P. Marshall,
Marty Poutry
Chris Lilly

Duncan Chapman
Melissa Fetterhoff
Robert Gardner

Debra Rivera
Jim Pinard
Deborah Seeley

Paul Routhier
Carl Sciple

