

# MEMO

**TO:** Devens Enterprise Commission  
**From:** Peter Lowitt, FAICP Director  
**Date:** May 2, 2023  
**RE:** USE Letter

I read in the Worcester Business Journal that the former Learning Express Headquarters building at 29 Buena Vista had been acquired by Dr. Applebury for use as a clinic. Health Care is not an allowed use in the Innovation and Technology Center zoning district in which the property is located, so I reached out to Dr. Applebury and her counsel seeking to clarify the use being proposed for the site. As you can see from the attached use letter, Dr. Applebury is proposing to qualify as an Educational Use and is in the process of amending the corporation's articles of incorporation to clarify that they are an educational use. This would be an allowed use within the zoning district.

Staff recommends finding that the proposed use for 29 Buena Vista is an allowed use conditioned upon receipt of final approval from the IRS and providing a copy of the approval to the DEC. We look forward to seeing Dr. Applebury's firm, Applebury Academy, flourish at its new location.