

**Devens Enterprise Commission
DEC Public Hearing & Meeting
Minutes August 6, 2020**

Members: Dix Davis, Jim DeZutter, Melissa Fetterhoff, Robert Gardner, Christopher Lilly, Robert Markley, William Marshall, Marty Poutry, Debra Rivera

Staff: Peter Lowitt, Neil Angus, Kate Clisham

Absent: William Castro, Duncan Chapman, Jim Pinard, Paul Routhier

This meeting was held virtual via Zoom Meeting in accordance with the Governor's Executive Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A. s.20.

W. Marshall called the meeting to order at 7:30 AM and read the agenda. W. Marshall took roll call and went over the virtual meeting procedures.

M/S/V C. Lilly, M. Poutry to appoint D. Rivera as a voting member; approved unanimously.

7:34 AM State Audit Report – Devens Enterprise Commission July 27, 2020

P. Lowitt reported the state auditors come in roughly every three years to audit the DEC. For the last several audits they had done qualitative audit assessments of the DEC's programming. This year's audit they audited several of the DEC's goals as laid out by the Devens Reuse Plan goals. P. Lowitt reported they looked at the Devens affordable housing component as well as the Devens shuttle bus service. He noted it took some time as Devens is unique and thanked K. Clisham for her work with the audit team. The audit team reviewed our regional housing monitor contract and found that we are maintaining the goal of 25% of affordable units at Devens. P. Lowitt reported the audit team also reviewed the Devens shuttle service and schedules and even rode the shuttle. He indicated we passed with flying colors and their findings reflect that in the final audit report. He noted the full report was emailed to you and is posted on the DEC website for review. W. Marshall reported he was interviewed by the auditors and he can attest that Peter, Neil and Kate did a great job providing the information that was needed to complete the assessment for the final audit report. D. Davis asked if earlier audits had been as successful as this one. P. Lowitt indicated yes they were in the past as well and those were mostly financial data. N. Angus noted this was the second audit that reviewed services/performance goals; the first addressing if the redevelopment of Devens was sustainable.

M/S/V R. Gardner, M. Fetterhoff to accept the state audit report as presented; approved unanimously by roll call vote.

7:40 AM Shirley Meadows 27 Hospital Road Update

P. Lowitt reported we are very pleased to announce the Shirley Meadows affordable housing project has opened. He noted the sidewalk has been installed by MassDevelopment and the drainage improvements along this section have been installed and are nearing completion. W. Marshall asked if residents have moved in. N. Angus noted they had a temporary certificate of occupancy issued two weeks ago and people moved in over the weekend (August 1-2). He reported not only did Gabe Vellante, Building Commissioner, inspect everything but also Bridgette Braley, our Health Inspector inspected all the deeply affordable units as they require a special inspection by the Board of Health.

7:42 AM Regional Housing Monitor Intermunicipal Agreement – DEC Endorsement

P. Lowitt reported Devens is part of a regional housing monitoring group that's administered through the Town of Hudson called the Assabet Regional Housing Monitoring Group. He requested the DEC to authorize the Chairman to endorse the contract on behalf of the DEC. P. Lowitt reported the group has gone through the process of going out to bid for the services as part of this contract for the consortium that includes the towns of Harvard, Hudson, Bolton, Boxborough, Littleton, Lancaster and Stow and for Devens both MassDevelopment and the DEC. He noted that this is the second three-year contract Devens will be a part of and it has been very helpful. The contract targets exactly what the state auditor's office reviewed monitoring the number of affordable units at Devens. He indicated the same consultant, Metro West Collaborative Development, Inc. was recommended to continue services with this second contract. P. Lowitt reported Metro West reviews the deeds annually to see if any of the deed-restricted units have had any transactions and to ensure those deed restricted units are maintained as affordable. He noted Metro West was extremely helpful with the case of the hoarder and that deed restricted unit helping to remove the unit from the state's affordable listing temporarily while it was condemned. The unit has been successfully renovated and is now back on the affordable listing so that it can be sold with the deed restriction in place. P. Lowitt recommends authorization to enter into the second three-year contract. **M/S/V** R. Gardner, M. Poutry to authorize P. Lowitt to endorse the Regional Housing Monitor Intermunicipal Agreement on behalf of the DEC; approved unanimously by roll call vote.

7:46 AM **Montachusett Joint Transportation Committee (MJTC) – 2020-21 DEC Appointment**

P. Lowitt reported he has served in this position for a number of years and requests reappointment with N. Angus as his backup. **M/S/V** J. DeZutter, D. Davis to reappoint P. Lowitt with N. Angus as the backup; approved unanimously by roll call vote.

7:48 AM **Old Business:**

Devens Climate Action & Resiliency Plan Update – Video & Business Toolkit

P. Lowitt reported the Devens Climate Action and Resiliency Plan is nearing completion by the end of this month and will provide a preview today of the Devens Forward video that was produced in conjunction with the plan. He indicated they are very excited about it and the plan is looking good. Thank you to those that participated and provided input, your hard work is paying off. N. Angus showed a preview of the new Devens Forward website dedicated to the Devens Climate Action & Resiliency Plan. When the website goes live it will be a nice visual dashboard highlighting each section of the full report. He noted staff has been thinking about revamping our existing DEC website at some point to blend in with this format. The DEC website is full of information but may be due for an update. N. Angus presented a preview of the Devens Forward video highlighting Devens accomplishments and plans for the future.

8:09 AM P. Lowitt provided information on several ongoing and upcoming projects. The BMS Lab, Office & Cafeteria expansion which is nearing completion; the BMS Cell Therapy Facility that is well underway; Little Leaf Farms is onto their final steps to obtain a final certificate of occupancy. He noted the berm at Little Leaf Farms exceeded the size and length shown on the approved plans as they continue to try to address the concerns of their neighbors. He indicated Clear Path for Veterans at 84 Antietam is continuing progress and Bio-Techne's expansion at 7 Jackson Rd is wrapping up. As far as upcoming projects P. Lowitt noted staff has recently spoken with King Street Properties (KSP) during a pre-submission meeting on the initial phase of their 800,000 SF campus project along Jackson Road and they plan to submit this fall. He reported KSP is also working with Commonwealth Fusion Systems on their anticipated Hospital Road project. P. Lowitt reported Republic Services purchased Devens Recycling Center and they may be appearing before the DEC to introduce their team and they may have a potential level 2 project with some additional work on their rail line which may trigger an amendment to their site assignment. P. Lowitt reported MassDevelopment will be appearing in September/October with the permanent treatment measures for the PFAS issue to construct a new treatment plant at the Patton well and a new treatment plant at the Sheridan/Shabokin well. R. Gardner asked if that will fix the PFAS issue in Ayer as well. P. Lowitt no, it will not address the PFAS in Ayer. R. Gardner potential responsibility of the Army. N. Angus noted the MassWorks grant collaboration with the Town of Ayer for improvements on the West Main street corridor. This may trigger a water interconnection between MassDevelopment and the Town of Ayer. M. Poutry noted the Town of Acton has issues with PFAS as well. P. Lowitt and N. Angus indicated it looks more and more like the PFAS issue is a national problem, not just associated with Military bases. R. Gardner if there are any plans to move forward with a zoning change for Vicksburg Square. P. Lowitt indicted MassDevelopment will be pushing that to 2021. N. Angus noted the Town of Ayer rezoned the entire West Main street corridor and we hope this will encourage more residential projects in the area. J. DeZutter asked if this meeting is being recorded electronically. N. Angus reported yes.

8:23 AM **Public Comment:** None

W. Marshall noted the upcoming scheduled meetings – August 25, 2020 at 6:45 PM and September 5, 2020 at 7:30 AM, we will let you know in advance for both.

N. Angus reminded all about the Devens Farmers Market happening on Devens Common every Wednesday 2PM – 6:30PM. It's been going well since the beginning of July and we've gotten a lot of great feedback. Please help spread the word so we can continue to host the Devens Farmers Market.

N. Angus reported the COVID19 is continually updated on the DEC website to keep the Devens residents and businesses updated on the local side. Please direct any inquiries to the DEC website on the News & Events page.

M. Fetterhoff asked how the Devens Farmers Market is doing considering the minimum sales that need to be met. N. Angus reported they're doing ok but we are hoping it could do a little better each week. He noted the two markets held last year had roughly \$1,500 - \$2,000 in sales and this year it's been roughly \$800-1,200 so far. He indicated that seems good considering the hotels and area businesses are not up to capacity. M. Fetterhoff asked if the market has been promoted on the towns FaceBook groups. N. Angus thanked M. Fetterhoff for the suggestion and he will reach out to promote. There was discussion on a timeline for possible in person DEC meetings. W. Marshall indicated we are continuing to follow the state guidance. We will be looking to see what happens with school openings before we make a decision for future meetings. We look forward to a busy fall via Zoom.

8:32 AM **M/S/V** R. Gardner, W. Marshall to adjourn, approved unanimously.

List of Exhibits –

- Agenda
- State Audit Report Devens Enterprise Commission Issued 7/27/2020
- 2020 Final Intermunicipal Agreement (IMA) Regional Housing Consultant
- Regional Housing Consultant IMA – DEC signature page
- Montachusett Joint Transportation Committee Memo & Appointment page
- Freedoms Way Thank you letter
- Nashua River Watershed Association Thank you letter

DRAFT