

June 25, 2024

Town of Ayer Select Board
Main Street
Ayer, MA 01432

RE: COMPLIANCE WITH DEVENS COMMON CONDITION OF APPROVAL

Dear Select Board,

In accordance with Condition #7 of the Devens Common Unified Permit Record of Decision issued on May 13, 2004 and condition #5 of the amended Unified Permit issued October 6, 2004, I am notifying you of a new proposed retail/service use that is planning to move into an approximately 1,500 square foot space in the Devens Common Plaza at 6 Andrews Parkway (formerly North Middlesex Saving Bank).

The condition of the Unified Permit states:

“For retail uses only, the submission to the DEC of a narrative demonstrating compliance with 974 CMR 1.02(4)(c), by an applicant for a building permit, shall be part of an application for a building permit and a prerequisite to the granting of a building permit. Prior to the grant of a building permit and as soon as practicable, the DEC shall give notice to the Boards of Selectmen and Planning Boards of the towns of Ayer, Harvard, and Shirley of any application for a building permit. As part of the review of the application for a building permit, the LUA shall make a finding as to whether the proposed use complies with the Devens By-laws.”

Devens Development LLC (owner of Devens Common) has provided a statement of consistency with the Devens Reuse Plan and By-Laws that complies with 974CMR 1.02 (4)(c). As the Director/Land Use Administrator, I have reviewed the supporting information submitted by Devens Development, LLC. and determined that the proposed martial arts studio is considered a service use with some minor associated retail sales and is an allowed use in the Business Community Services District. The proposed use is consistent with the development goals of the Business/Community Services I District as per *Article V Section A of the Devens By-Laws* (providing a mix of small-scale commercial, retail, and service uses).

Feel free to reach out with any questions.

Sincerely,

Neil Angus, FAICP, LEED AP
Land Use Administrator



DEVENS ENTERPRISE COMMISSION
33 Andrews Parkway • Devens, MA 01434 • Phone: (978) 772-8831 • Fax: (978) 772.8831

June 25, 2024

Town of Harvard Select Board
13 Ayer Road
Harvard, MA 01451

RE: COMPLIANCE WITH DEVENS COMMON CONDITION OF APPROVAL

Dear Select Board,

In accordance with Condition #7 of the Devens Common Unified Permit Record of Decision issued on May 13, 2004 and condition #5 of the amended Unified Permit issued October 6, 2004, I am notifying you of a new proposed retail/service use that is planning to move into an approximately 1,500 square foot space in the Devens Common Plaza at 6 Andrews Parkway (formerly North Middlesex Saving Bank).

The condition of the Unified Permit states:

“For retail uses only, the submission to the DEC of a narrative demonstrating compliance with 974 CMR 1.02(4)(c), by an applicant for a building permit, shall be part of an application for a building permit and a prerequisite to the granting of a building permit. Prior to the grant of a building permit and as soon as practicable, the DEC shall give notice to the Boards of Selectmen and Planning Boards of the towns of Ayer, Harvard, and Shirley of any application for a building permit. As part of the review of the application for a building permit, the LUA shall make a finding as to whether the proposed use complies with the Devens By-laws.”

Devens Development LLC (owner of Devens Common) has provided a statement of consistency with the Devens Reuse Plan and By-Laws that complies with 974CMR 1.02 (4)(c). As the Director/Land Use Administrator, I have reviewed the supporting information submitted by Devens Development, LLC. and determined that the proposed martial arts studio is considered a service use with some minor associated retail sales and is an allowed use in the Business Community Services District. The proposed use is consistent with the development goals of the Business/Community Services I District as per *Article V Section A of the Devens By-Laws* (providing a mix of small-scale commercial, retail, and service uses).

Feel free to reach out with any questions.

Sincerely,

Neil Angus, FAICP, LEED AP
Land Use Administrator



DEVENS ENTERPRISE COMMISSION
33 Andrews Parkway • Devens, MA 01434 • Phone: (978) 772-8831 • Fax: (978) 772.8831

June 25, 2024

Town of Shirley Select Board
7 Keady Way
Shirley, MA 01464

RE: COMPLIANCE WITH DEVENS COMMON CONDITION OF APPROVAL

Dear Select Board,

In accordance with Condition #7 of the Devens Common Unified Permit Record of Decision issued on May 13, 2004 and condition #5 of the amended Unified Permit issued October 6, 2004, I am notifying you of a new proposed retail/service use that is planning to move into an approximately 1,500 square foot space in the Devens Common Plaza at 6 Andrews Parkway (formerly North Middlesex Saving Bank).

The condition of the Unified Permit states:

“For retail uses only, the submission to the DEC of a narrative demonstrating compliance with 974 CMR 1.02(4)(c), by an applicant for a building permit, shall be part of an application for a building permit and a prerequisite to the granting of a building permit. Prior to the grant of a building permit and as soon as practicable, the DEC shall give notice to the Boards of Selectmen and Planning Boards of the towns of Ayer, Harvard, and Shirley of any application for a building permit. As part of the review of the application for a building permit, the LUA shall make a finding as to whether the proposed use complies with the Devens By-laws.”

Devens Development LLC (owner of Devens Common) has provided a statement of consistency with the Devens Reuse Plan and By-Laws that complies with 974CMR 1.02 (4)(c). As the Director/Land Use Administrator, I have reviewed the supporting information submitted by Devens Development, LLC. and determined that the proposed martial arts studio is considered a service use with some minor associated retail sales and is an allowed use in the Business Community Services District. The proposed use is consistent with the development goals of the Business/Community Services I District as per *Article V Section A of the Devens By-Laws* (providing a mix of small-scale commercial, retail, and service uses).

Feel free to reach out with any questions.

Sincerely,

Neil Angus, FAICP, LEED AP
Land Use Administrator



DEVENS ENTERPRISE COMMISSION
33 Andrews Parkway • Devens, MA 01434 • Phone: (978) 772-8831 • Fax: (978) 772.8831