

**Devens Enterprise Commission
(DEC) Public Hearing and Regular Meeting
Minutes May 5, 2022**

Members Present: Duncan Chapman, Dix Davis, James DeZutter, Melissa Fetterhoff, Robert Gardner, Chris Lilly, William Marshall, Marty Poutry, Deb Rivera, Paul Routhier

Staff: Peter Lowitt, Neil Angus, Dawn Babcock

Guests: Zack Gavel, Noah Barrientor, Maggie Pendleton, Marina Haddad and Erwin Figueroa all of Tufts, Jessica Strunkin EVP of Mass Development joined at 7:35 and Mika Brewer of Mass Development joined at 8:00

Members Absent: Jim Pinard, Deb Seeley

Chairman William Marshall called the meeting to order at 7:32 AM

Mr. Marshall noted that this Devens Enterprise Commission Regular Meeting and Public Hearing is being held virtually in accordance with the Act (Senate Bill #2475) relative to extending certain COVID-19 measures adopted during the state of emergency. Interested individuals can listen in and participate by phone and/or on-line by. Persons with disabilities or requiring interpretation wishing to listen or participate should contact 978.772.8831 x3334. In accordance with the State's Open Meeting Law, Mr. Marshall informed all attendees that this meeting is being recorded by the Devens Enterprise Commission.

(7:35 AM) Mr. Marshall noted the need to elect Ms. Rivera as a Regional Representative for today's meeting. The motion was made by Mr. Gardner and seconded by Mr. Davis. The Motion to elect Ms. Rivera was **Approved unanimously by a roll call vote.**

(7:37 AM) The Chairman Reviewed Today's Agenda:

Mr. Marshall recognized Mr. Angus for receiving the Fellow of the American Institute of Certified Planners Award.

(7:38 AM) Review Minutes: The minutes of the April 26th meeting have been tabled as Mr. Lowitt and Mr. Angus had not had time to review prior to the meeting.

Public Hearings:

New Business

- **(7:40 AM) Tufts Goddard Street Green and Complete Street Presentation** Mr. Lowitt introduced the Master Students from Tufts and the Green and Complete Streets Project they have been working on located on Goddard Street. The team explained the policy for Green and Complete Streets, they then reviewed the 2 topic questions they considered for their study. 1) What are the short & long term cost and benefits of designing, implementing and maintaining green and complete streets? 2) What are the best practices of design and implementation of a Green & Complete Street Policy? How can those best practices be applied to the design of Goddard Street?

The team came up with 3 street designs:

Concept 3 being Advisory Bike Lane: Basic Design with sidewalks on both sides, Green Infrastructure Areas to help with Storm water, designated bike lanes and a smaller car lane. In this concept there is a smaller driving lane and the cars can use the bike lanes to pass when bikes aren't in the road. This design was created as this is in a suburban area and not connected to any major roadways; so no major traffic expected.

Concept 2 being Shared Use Path: This Design has a path for pedestrians to have safe and accessible space on the roadway. This will also allow for more Green infrastructure space alongside the roadway.

Concept 1 being Shared Streets: Design combines the plans noted in Concept 2 & 3 into one. The street will be a shared street for cars, bikes and pedestrians all together. The road is designed to have a lower speed limit and more of a 1 car width with cutoffs for cars to pass if needed. The pavement would be a nonstandard color to also signify not a standard roadway.

The team have created a few Green & Complete Streets Guidebooks; 1 for General Public 1 for DPW type of workers and 1 for Developers. The Guidebooks can be accessed at https://www.canva.com/design/DAE9CvQGL8A/eGDLGA20zk_Qopeq65rkag/view?utm_content=DAF...lm_campaign=designshare&utm_medium=link2&utm_source=sharebutton

Ms. Pendleton went over some high-level recommendations should anyone want to build a Green & Complete Green Street

1. Maximize Green Infrastructure
2. Ensure Accessibility for All Users
3. Maintain Affordability for Residents
4. Engage & Educate the Community
5. Consider Location & Context of Street

Ms. Haddad reviewed the Next Steps for the project.

1. Funding Applications
2. Work with Nitsch on Final Designs
3. Community Engagement
4. Identify Future Opportunities in Devens

Q/A

Mr. DeZutter asked about an Economic Analysis and Mr. Barrientos noted that the team is working with Nitsch Engineering on this currently. Mr. Lowitt added that they have reached out to the developer and asked for their input, engagement and permission to proceed with this project. The thought line was we would look at the difference between the conventional and green streets and will work with them as they could choose to put a green street on a portion or all of Goddard Street; and we would look at paying difference between the conventional and green street element for that. Once the cost is finalized Devens would apply for a Green & Complete Street Grant to cover the cost of this program.

Ms. Strunkin asked about Safety & DPW vehicles going on the streets. Mr. Barrientos noted that the streets are wide enough for all Emergency vehicles so this should be of no issue and Mr. Angus noted that DPW and Public Safety had been engaged in the process.

Mr. Marshall asked about other Municipalities having requirements for larger lot sizes, longer frontages, etc. How do we plan to address this? And have you gotten buy in on the concept from the Public? Mr. Lowitt noted that many towns are starting to rethink the frontage requirement. And Mr. Barrientos noted that their guide books are meant to engage with and talk about these issues

Mr. Angus added that the good thing about this project is the location of Goddard Street as limited to its residential users and with low volume traffic; so it's a great location to try out the concepts. They have been working with the Developer who is onboard with this project and they have integrated this work with Devens DPW and Fire. Mr. Angus noted that in regards to the lot size with this development being sold out speaks volumes to the need for different housing types and smaller lot sizes with smaller frontages in the housing market.

Mr. Chapman noted that this project would have been great opportunity to implement in the West Main Street construction in Ayer that is underway.

Mr. Marshall thanked the students from Tufts for the work they have done on Green and Complete Streets.

- **(8:09 AM) Update on Potential Development for next Fiscal Year from Mika Brewer** Mr. Lowitt introduced Mr. Brewer. Mr. Brewer noted that there are several projects which are in que right now which DEC should be seeing this summer.

Draper Labs which is moving from Bedford to 105 Sherman 35K Sq. Ft on Phase 1, on 5 Acres. Mr. Angus noted that they have already had preliminary meetings with Draper and Draper has reached out to Mass Historic already as they are in the Historic District.

SMC was looking to expand to Grant Road as they currently share Independence Road with Werfen but it looks like Werfen will move into Grant Road and SMC will take over all of Independence Road. Mr. Lowitt noted that DEC has received questions from SMC about the fees (they are the developer of the site for Werfern) so he expects to see their submission in the near future.

Azzur moving into Jackson Road and Mr. Lowitt noted that with this address (45 Jackson) being an empty shell currently; Azzur will be fitting the shell with cleanrooms which will bring in a large dollars for DEC as cleanrooms can be very expensive, which translates to a hefty permit fee.

Mr. Strunkin noted that Mass Development has been approached by a potential tenant for building 3 of KSP. This company would take up 100% of Building 3 and would have a Bio Manufacturing focus.

Building 4 of Jackson Road may be in the current Fiscal Year, Building 5 and an amenities building may be in the next Fiscal Year.

Peak 77 Saratoga Blvd which is a Life Science Plastics component company. Currently 2 of the 4.5 acres is owned by Mass Development and the other 2.5 Acres is owned by Ryerson Steel Co. This should be taking place over the summer; contingent on a Phase 2 environmental study which should be concluded in 4 to 5 weeks. Permitting should start late summer with development starting early fall.

Clear Path New England Affordable housing project for Veterans at 101 Sherman Ave. Mass Development had improved these army barracks into 14 apartments for Transitions as Temporary housing as their new location was being completed. Clear Path has indicated they have a contract with Veterans Administration to house Senior and Homeless Veterans. Mass Development was excited to provide homes for Senior and homeless Veterans. Clear Path has come back twice and indicated they would like to change the demographic of this project. 1st to include all Veterans, not just Senior/Homeless; 2nd was to include non-veterans and to any person in need of affordable housing. Mass Dev. Is concerned with the housing cap so they are trying steer them back to the original project.

Little Leaf Farms is talking about 40,000 Sq. Ft Green House in the in Shirley Growth 1 District.

Mr. DeZutter has a question regarding Draper Labs. Have they exhausted the space they currently have in Bedford? Mr. Brewer noted that they have maxed their current facility in Bedford out and they have reached out to Hanscom Air force Base and Bedford for additional property. Hanscomb told them their lease is expiring.

- **(8:24 AM) FY21 Audit Report Draft** Mr. Lowitt directed the commissioners to page 6 of the Audit Report which shows a net \$4.5 Mil at this point which is a \$1.3 Mil improvement over last year. With DEC being an entity which is dependent on development activity, we operate like a sewer revolving loan fund and retain our funds to spread them out based on the years we don't do well in. The Audit Management Letter observations uncovered in the report are based on the transition of our staff member and have since been resolved. With this being the draft letter, once we have the final letter, an exit interview with the Audit team will be scheduled and Mr. Lowitt will invite Mr. Marshall and Mr. DeZutter and any other interested Commissioners attend that meeting.
- **(8:27 AM) Review DEC Meeting & Public Hearing Schedule for July – December 2022** Mr. Lowitt noted that this can be done on your own time. He just ask that everyone review this schedule with their own calendar and let us know if there are any conflicts.
- Mr. Marshall asked if there is any other new business and Mr. Lowitt noted that there wasn't.

Old Business

- **(8:28 AM) Budget Review** Mr. Lowitt noted he had been waiting to get a peek from Mr. Brewer on the potential revenue from Development here at Devens. Mr. Lowitt also noted that we are expecting \$200K to \$300K in Tax Revenue. Most of the income will be from Level 1 permits as the customers will be fitting up their Cleanrooms. Mr. Marshall asked for questions on the Budget, No Questions were asked. Mr. Marshall asked for a motion to approve the FY23 Expense Budget of \$1,174,807.49 The Motion was made by Mr. DeZutter and seconded by Mr. Davis The Motion to accept the FY23 Expense Budget was **Approved unanimously by a roll call vote.**
- **(8:31 AM) Beaver Conflict / Emergency Authorization Update** Mr. Angus reported out on the progress the Licensed Trapper (Gary Teague) has had. As of Friday Mr. Teague has caught 1 beaver and he has a few more traps out and he hopes to trap a few more. Mr. Angus inquired about the disposal of the beavers as a few of you were asking at the last meeting. Mr. Teague confirmed that the traps do kill the beavers instantly when caught. Mr. Angus did state that he has had conversations with Mr. Teague and the DPW Director and they are looking for a long term solution so they are planning to meet with Mass Wildlife to discuss a more long term solution.
- Mr. DeZutter asked if there has been any response from the Chairman of the Board of Directors for Mass Development. Mr. Lowitt and Mr. Angus noted that there has not been anything received at this time

(8:34 AM) Public Comment - Mr. Marshall asked if there were any questions or comments from the public. Ms. Strunkin EVP of Mass Development has a few announcements

- Today is Bandereros' 1 year anniversary as well as Cinco de Mayo and they will be celebrating with a Mariachi Band.
- June 3rd & 4th Food Truck and Craft event - Shout out to Hillary Andrews for all the hard work she has done as she has 11 – 13 Trucks lined up already for the event.
- Stay tuned for an announcement coming for and event in August.

Mr. Angus wanted to share the Dona Neeley and the Eco-Efficiency Center received some great press as USA Today came in interviewed Dona and published a great article on the Great Exchange and their work in Devens and the whole region. The Article got into a number of the USA Today network Papers and has gone National. WBZ News was also here and filmed the Great Exchange and Dona as well some shoppers. Mr. Marshall asked to pass on the commissioner's Congratulations to Dona for all her work with the Great Exchange.

(8:40 AM) Adjournment Mr. Marshall asked for a motion to Adjourn the motion to Adjourn was made by Mr. DeZutter seconded by Mr. Routhier and by a roll call vote it was unanimously Adjourned.

List of Exhibits:

- Agenda
- Meeting Minutes
 - April 26th
- FY21 Audit Report Draft
 - Audit Management Communication
 - Audit DEC Financials
- Review DEC Meeting & Public Hearing Schedule for July – December 2022
 - Meeting Schedule July – December 2022
 - SCHED July – Dec 2022
- Budget Review
 - FY23 Budget Memo
 - FY23 Budget
- Tufts Goddard Street Green and Complete Street Presentation