

**Devens Enterprise Commission (DEC)**  
**In-Person/Remote Hybrid Public Hearing and Regular Meeting**  
**Minutes September 26, 2023**

**Members Present (in person):** Melissa Fetterhoff, Robert Gardner, Christopher Lilly, William Marshall, Jim Pinard, Debra Rivera, Paul Routhier, Deb Seeley

**Staff (in person):** Neil Angus, Dawn Babcock

**Staff (remote):** Beth Suedmeyer

**Guests (in person):** Ken Ashe (Devens Resident), George Glazier (Devens Resident)

**Guests (remote):** Meg Delorier (VP MassDevelopment), Anne Marie Dowd (Devens Operation with MassDevelopment), Robert Jenkins (Real Estate with Mass Development), Cindy Carter (Devens Resident), Doug Hartnett (Highpoint Engineering for King Street Properties), Hilde Karpawich (Highpoint Engineering for King Street Properties), Dona Neely (Devens Eco Efficiency Center) joined at 7:00

**Members Absent:** Duncan Chapman, Martin Poutry,

**(6:45 PM) Chairman William Marshall called the meeting to order** and did a roll call.

Mr. Marshall read that the Devens Enterprise Commission (DEC) Regular Meeting and Public Hearing is being held both remotely AND in-person in accordance with the supplemental budget bill signed into law by Governor Healey, further suspending certain open meeting law requirements to March 31, 2025. Interested individuals may attend in-person at this address or listen in and participate by phone and/or on-line by following the link and/or phone # at the top of the agenda. 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, the Chairman informed all attendees that this meeting is being recorded by the Devens Enterprise Commission. Persons with disabilities or requiring interpretation wishing to listen or participate should contact 978.772.8831 x3334.

**(6:46 PM) Chairman Marshall noted, we will need to nominate Ms. Rivera as a voting Regional Representative for this meeting. The motion was made by Mr. Gardner and seconded by Mr. Pinard. The nomination was approved unanimously by a roll call vote.**

**(6:48 PM) Mr. Marshall reviewed the agenda of this evening's meeting.**

**(6:56 PM) Mr. Angus asked if we could adjust the agenda and have the Wetland Request for Determination of Applicability: Negative Determination – 57 Jackson Soil Relocation to Red Tail** topic be the first New Business Topic and then the Historic District Roof Replacement Request from Ken Ashe - 34 Walnut Street under Old Business to give Ms. Neely additional time to join the meeting. The Commissioners did agree to this change to the agenda.

**(6:53 PM) Review Minutes:**

- **August 29<sup>th</sup> Minutes** were discussed. There were no questions or concerns noted so Mr. Marshall asked for a motion to accept the minutes as submitted. **The motion was made by Ms. Seeley and seconded by Mr. Gardner. The minutes were approved by a roll call vote.** Ms. Fetterhoff abstained as she was not present at the August 29<sup>th</sup> meeting.
- **September 7<sup>th</sup> Minutes** were discussed. There were no questions or concerns noted so Mr. Marshall asked for a motion to accept the minutes as submitted. **The motion was made by Mr. Gardner and seconded by Mr. Lilly. The minutes were approved by a roll call vote.** Mr. Pinard abstained as he was not present at the September 7<sup>th</sup> meeting.

**Public Hearings:**

- No Public Hearings tonight

#### **New Business:**

**(6:58 PM) Wetland Request for Determination of Applicability: Negative Determination – 57 Jackson Soil Relocation to Red Tail:** As noted at the August 29<sup>th</sup> Meeting King Street Properties is looking to relocate 23,000 cubic yards of soil to the 11<sup>th</sup> hole of Red Tail Golf Course (15 Bulge Road). This location is 100 feet from wetlands but with minor erosion controls Mr. Angus sees no issues. Mr. Angus, as Director of Devens Enterprise Commission, has issued a Negative Determination Letter and is looking for the Commission to ratify his decision as required by 974 CMR 4.06(6) of the DEC Regulations. The Applicant will need to clear a small amount of vegetation for the trucks to enter the area. Most of the plants removed are actually invasive plants, but any non-invasive plants removed will need to be replaced at the end of this project. There is a culvert that the trucks will need to drive over so Devens DPW has requested that metal plates be put over the culvert to protect the culvert pipe. With all the rain this year a drainage area has washed out near the cart path and the repair of that area has been included in the conditions. Mr. Angus then reviewed the 12 conditions he included in his Negative Determination letter. Mr. Marshall asked how high will this end up being? Mr. Angus noted that this will be in line with the existing tee box. Mr. Marshall also asked how far out will this be and Mr. Hartnett noted that currently the grade is 2 to 1 and after the soil has been put in place the grade should be 3 to 1. Mr. Marshall asked if there are any other questions from the Commissioners, Public in the Room, and Public on Zoom? None were asked. Mr. Marshall then asked for a motion to ratify the Negative Determination. **The motion was made by Mr. Gardner and seconded by Mr. Lilly. The motion was approved unanimously by a roll call vote. The document was passed around for the commissioners to sign.**

**(7:11 PM) Historic District Roof Replacement Request from Ken Ashe - 34 Walnut Street:** Mr. Angus noted that he had asked to move this topic up on the agenda as Mr. Ashe is here in the room. Mr. Angus noted that he has spoken with our historic consultant and legal counsel over the past few weeks regarding this issue as well as Mass. Historic Commission as well and he feels there may be potential room for compromise. Mr. Angus is working with our consultants and Mass Historic to see if there is an appropriate spec that can be developed for asphalt shingles alternative on all ranch houses. Mr. Angus is now working with our consultants to draft a proposal which will be brought to Mass Historic and with their approval we can review the proposal at the October 24<sup>th</sup> meeting for discussion and possible approval by the commissioners. Everything discussed with our consultants and Mass Historic will be shared at the October 24<sup>th</sup> Meeting. Mr. Marshall asked if the alternative being discussed is less expensive than rubber? Mr. Angus confirmed that this will be a form of shingle roofing but with the pitch of the roof there are additional specifications that will need to be addressed. Mr. Angus wants to ensure it fits in with the existing roofs in the area as well as the color. Also, they need to ensure it meets the building requirements. If this is approved, it could be used in future roof replacements, that is why we need to be sure everything is covered and why we have legal counsel involved. Mr. Marshall recognized Mr. Ashe has come before us with a quandary of the cost of replacing his roof and hopefully we have come up with an alternative that will be less money than the current rubber roof replacement price and still meet the historic district requirements.

**(7:15 PM) Devens Eco Efficiency Center Update:** Mr. Marshall welcomed Ms. Neely (Director of DEEC) to the meeting. Ms. Neely noted that she was going to give an update on the Eco Efficiency Center but with the Great Exchange portion of the center being so busy she hasn't been able to give the DEEC as much attention as she would like. But she is hopeful to get the ball rolling on these programs in short order. She is excited to restart the educational forums and develop some fund-raising strategies, and working getting some sponsorships, donations and getting guidance from a fundraising advisor. Ms. Neely is now looking into hiring a grant writer with the deadlines for submissions so tight she is finding it hard for her to stay ahead of them. Along with all of this Ms. Neely is looking for new board members as she has had a few members retire. Debra Rivera has graciously agreed to join the board. Ms. Neely is now looking to fill a couple more open slots. Ms. Neely is working with Mr. Angus to get connected with the right people in the new companies that are moving to Devens. As for the Great Exchange, Ms. Neely noted that this is the best year ever and we are only into the 9<sup>th</sup> month. They have doubled their sales from their 2019 record and things have picked up so much they have hired a new employee (Gabby Knight) and they have increased their store hours by increasing the number of days open to 4 as well as now going to be open until 5:30 on Tuesday's and the 1<sup>st</sup> Saturday of the month

through the school year. The team has also increased their presence on Facebook, eBay, Instagram as well as LinkedIn. The team has been able to post photos on these sites which have helped people shopping as they have had customers call and ask for items to be held for them. The organization has had coverage in a number of newspapers as well as on Chronicle which has also added to the increase of business. Ms. Neely has been able to make some connections with UMass, Ecological Fibers, and Moving Companies which have helped increase the products coming in as well as going out. Ms. Neely is also working with another company that has developed an online tool for the purpose of re-homing excess inventory primarily in businesses, but they are open minded to the Great Exchange using the tool and making their inventory available to a much wider audience. The Great Exchange has recovered over 30 K lbs. of inventory recovered from 37 sources. Ms. Neely also shared photos of some different customers that have taken advantage of their items so they can stay well under budget. Out of the customers this year to the Great Exchange about 33% of them have been first time shoppers, so proof the word is getting out there about the organization. Mr. Marshall thanked Ms. Neely for her time and presentation, and noted he was very impressed with how she has been able to prevent such a large number of materials from ending up in landfills as well as helping so many companies with their needs. Mr. Marshall then asked if there were any questions. Ms. Seeley did ask if there were any financials available. Ms. Neely noted that she did plan to share her financials but with the internet connection issues she is not able to access her financial data tonight. She did offer to connect with Ms. Seeley separately if she would like. Mr. Marshall then asked if there were any comments or questions via the Zoom audience, none were asked. Mr. Angus noted he is excited about the Eco Efficiency branching out and has already got a few companies working collaboratively, Vulcan Forms and Electric Hydrogen; Accumet and Commonwealth Fusion Systems; West Rock and Republic, to name a few.

**(7:38 PM) Social Media Minute:** Mr. Angus opened the DEC Facebook page and went over a few postings he has placed. With the increase of Covid cases we have posted the location to order tests that can be shipped to the home or if you would like you can stop by our office and pick up a test kit there. He also noted the Farmers Market and how Beth has been able to bring in more vendors to these events; Quarterly Staff Report; Regional Shuttle Service, a survey has gone out; and Devens Forward – Vulcan Forms highlighted this month. As well as Public Health Alerts, flu shots, be aware of mosquitoes. Mr. Angus also requested if the Commissioners had any items, they would like to share they could send them to Mr. Angus, and he will be happy to post them.

**(7:41 PM) Read File:** Ms. Suedmeyer went over a few articles in the Read File; Great Exchange – Newspaper articles and Chronicle segment; Pocket Forest Event; Auto Cross Phase Out on Moore Airfield, CFS Article in a few papers; CFS Tour on the 28<sup>th</sup>; Making It Public Community Grant program; and Ascend Elements Head Quarters joining Devens at 39 Jackson Road – they have signed a lease with King Street Properties.

#### **Old Business:**

**(7:48 PM) Devens Jurisdictional Framework Committee – Request for Expression of Interest – Finalize Comments:** Mr. Angus did post a summary of the comments that were discussed at the last meeting on the website. MassDevelopment is a key stake holder in this process but currently aren't involved but the DEC is still committed to work with the other committee members to advance this process and try to bring MassDevelopment back to the table sooner if possible. The key items added to the draft; Level of service to remain as is no matter which option is selected; consideration of Military uses; Federal hospital and Schriver Job Corp.; Regional services; Social services; Culture services and Recreational services. Devens was established to attract economic activity back into the region once the military left. Consensus is still a question as it hadn't been finalized. Fiscal impact is only one factor that needs to be factored in, need to consider social and environmental elements of Devens as well. Lastly the residents asked how will they and businesses in Devens will be represented in this process. Vicksburg Square, Mr. Angus doesn't want to have this wait until the disposition is finalized. He feels this could and should be addressed in parallel with the disposition discussions. Mr. Angus then offered to answer any questions, Mr. Marshall asked if there were any questions and Mr. Gardner asked, how would we handle Vicksburg Square? Mr. Angus noted that this is one of the items for the DJFC to address and a separate process needs to be developed. Mr. Routhier asked if it isn't until 2030 that MassDevelopment comes back to the table, and they hold the lion's share of the money, isn't it a waste of time to start work before then? Mr. Angus noted that this priority number 1, bringing MassDevelopment back to the

table. Mr. Routhier asked about Vicksburg Square, with this being a historical landmark. Mr. Angus noted that there are State and Federal Historic Tax Credits available for revamping historic buildings. They can be for adaptable re-use. Mr. Marshall noted that the reason they are moving forward without MassDev is because the RFEI will be the catalyst of the disposition. The consultants will add to the RFEI as well as put a price tag on it. So, he feels we need to keep this moving as he doesn't see how they can get all of this done if they wait until 2030 to start when the plan is to be completed in 2033.

**(8:07 PM) Public Comment:** Mr. Marshall asked if there were any questions from the Public in the room or on Zoom. None were asked.

**(8:08 PM) Next scheduled meetings October 5<sup>th</sup> at 7:30 AM and October 24<sup>th</sup> at 6:45 PM** Mr. Angus noted that currently there are no topics for the October 5<sup>th</sup> meeting so it may be canceled but will let the commissioners know later this week.

**(8:10 PM) Mr. Marshall asked for a motion to adjourn. The motion was made by Mr. Gardner and seconded by Mr. Lilly. The motion to adjourn was unanimously approved by a roll call vote.**

#### **List of Exhibits**

- Agenda
- Draft Minutes - August 29<sup>th</sup>
- Draft Minutes - September 7<sup>th</sup>
- Devens Eco Efficiency Center Update Presentation
- 57 Jackson Soil Relocation to Red Tail Negative Determination Letter – Draft
- Virtual Read File
- DEC Facebook page
- RFEI Letter with comments added.