

Staff Report

Devens
Enterprise
Commission

Date: May 8, 2026

To: Devens Enterprise Commission

Cc:

From: Neil Angus, Director/Land Use Administrator

RE: MPG Corporation (Rapid Refill) Retail Beer and Wine License – Alteration of Premises Application

Request: MPG Corporation (dba Garrett's Family Market) is currently in the process of renovating their retail space at 4 Andrews Parkway. As part of their renovations, they are proposing to modify their floor plan and change the locations where they will be displaying beer and wine for sale (see next page for existing and proposed).

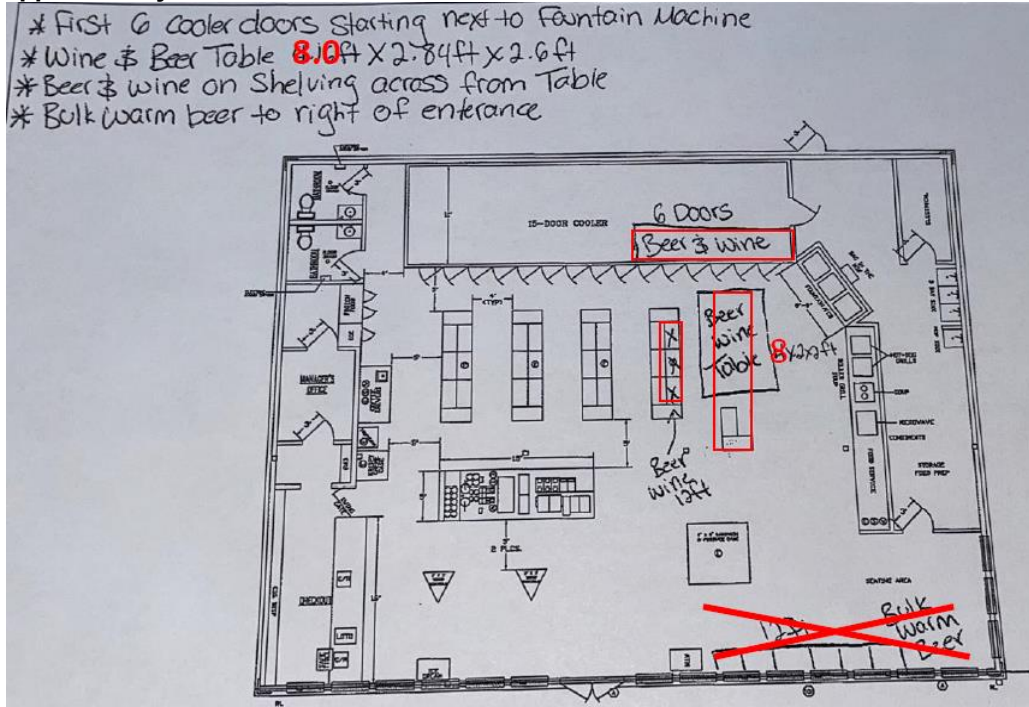
Any change/alternation of premises where alcohol is being displayed/stored, requires review and approval from the local licensing authority, as well as the Massachusetts Alcoholic Beverages Control Commission (ABCC). As you can see from the floor plan changes, the total area for display of alcohol is not increasing, just shifting. Prior to the renovations commencing, there had been no reports or incidents from Devens Fire or the State Police concerning alcohol at this location.

Process. Notice of this application and hearing was published in the Nashoba Valley Voice and all abutters within 300 feet were notified by certified mail. No comments were received. The DEC, acting as the Local Licensing Authority (LLA), must first approve or deny this alteration within 30 days of being filed. Once the DEC approval is granted, the complete application and approval will be forwarded to the ABCC for their approval. Once ABCC approval is granted, DEC staff would then issue the amended license.

Recommended Action: The Applicant has submitted all the required paperwork. If the Commission is satisfied that all concerns have been adequately addressed, the Commission should vote to close the public hearing. Staff would recommend the granting of the Alteration of Premises license subject to the existing conditions with minor modifications (marked in red):

1. Stephanie Houston is the license manager and has full responsibility for the proper operation of the licensed premises, whether present or not.
2. The sale of wines and malt beverages shall be limited to the areas as depicted on the PDF floor plan titled: "Garrett's Family Market ~~Floor Plan Layout for Beer and Wine Sales, MPG Corp. (dba Rapid Refill), 4 Andrews Parkway, Devens, MA 01434, Sheet A141 Equipment Plan and Schedules~~", dated 11.12.2025, depicting ~~20.58' x 13' beer cave with 6 cooler doors, 12-foot display area shown along the front inside wall of the store which is to be replaced by converting the proposed 4' x 2'x2' beer and 4.16'x 2.84'x 2.6' wine table to a 8'x 2'x2' and 12'x 3' beer and wine shelving table/display area.~~
3. The hours during which wines and malt beverages may be sold are from 8:00 a.m. to 11:00 p.m Monday through Saturday, and 10AM to 11PM on Sunday. Outside of these times, the area where wines and malt beverages are permitted to be located shall be secured to prevent access by the public.
4. No-onsite consumption of alcohol is permitted.
5. Licensee shall not sell or distribute or offer for sale or distribution single serve alcoholic beverages.
6. The licensee shall prohibit the sale of wines and malt beverages to persons under the age of twenty-one (21) and shall not sell wines and malt beverages to individuals who are under the influence of drugs, or to an intoxicated person. Prior to any wines and malt beverages sales, the manager and all employees who sell wines and malt beverages shall undertake Beverage Alcohol Training (BAT) for package stores. A copy of the BAT certification for each employee shall be maintained on the licensed premises at all times.
7. The licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the General Laws, as amended, and any rules and regulations of the Devens Enterprise Commission.

Existing Approved Layout:



Proposed Modified Layout:

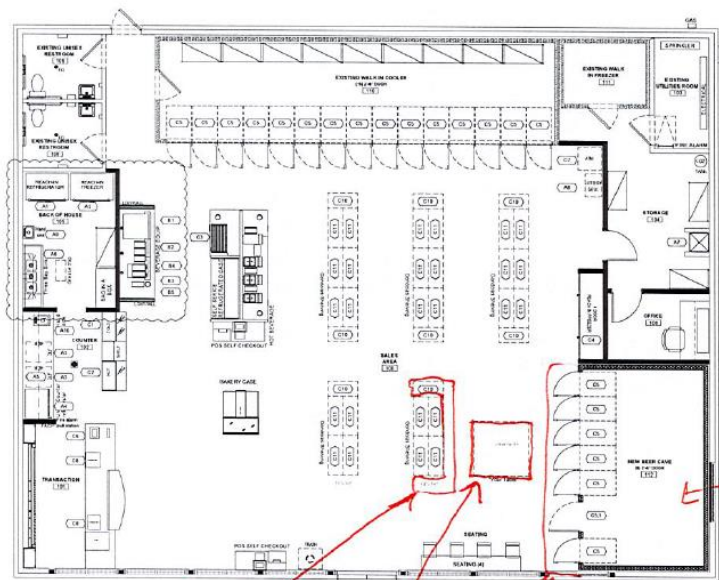
20.58 x 13ft.

- * Beer Cave
- * 6 Cooler doors
- * Wine table 4.16ft x 2.84ft x 2.6ft
- * Beer & wine shelving across from wine table

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	BEER CAVES	1	EA	1000	1000
2	WINE TABLES	1	EA	500	500
3	BEER & WINE SHELVING	1	EA	200	200
4	COOLER DOORS	6	EA	100	600
5	BAR STATION	1	EA	1500	1500
6	POS SYSTEM	1	EA	1000	1000
7	STORAGE	1	EA	500	500
8	RECEPTION	1	EA	500	500
9	SEATING	1	EA	1000	1000
10	RESTROOMS	1	EA	1000	1000
11	OFFICE	1	EA	1000	1000
12	STAIRS	1	EA	1000	1000
13	ELECTRICAL	1	EA	1000	1000
14	PLUMBING	1	EA	1000	1000
15	PAINT	1	EA	1000	1000
16	LANDSCAPE	1	EA	1000	1000
17	PERMITS	1	EA	1000	1000
18	LABOR	1	EA	1000	1000
19	CONTINGENCY	1	EA	1000	1000
20	TOTAL				15000

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	BEER CAVES	1	EA	1000	1000
2	WINE TABLES	1	EA	500	500
3	BEER & WINE SHELVING	1	EA	200	200
4	COOLER DOORS	6	EA	100	600
5	BAR STATION	1	EA	1500	1500
6	POS SYSTEM	1	EA	1000	1000
7	STORAGE	1	EA	500	500
8	RECEPTION	1	EA	500	500
9	SEATING	1	EA	1000	1000
10	RESTROOMS	1	EA	1000	1000
11	OFFICE	1	EA	1000	1000
12	STAIRS	1	EA	1000	1000
13	ELECTRICAL	1	EA	1000	1000
14	PLUMBING	1	EA	1000	1000
15	PAINT	1	EA	1000	1000
16	LANDSCAPE	1	EA	1000	1000
17	PERMITS	1	EA	1000	1000
18	LABOR	1	EA	1000	1000
19	CONTINGENCY	1	EA	1000	1000
20	TOTAL				15000

As per the ABCC



Beer & wine
 Wine table
 Cooler Doors
 Beer Cave