

# Staff Report

Devens  
Enterprise  
Commission

**Date:** December 24, 2025  
**To:** **Devens Enterprise Commission**  
**Cc:**  
**From:** Neil Angus, Director  
**RE:** **Bradley Circle Street Acceptance Request**

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**Request:** Devens Village Geen, LLC has submitted a request that the Devens Enterprise Commission and MassDevelopment accept “Bradley Circle” as a new Public Right-Of-Way. This street was conceptually approved by the DEC back in 2015 as part of the Devens Village Green 130-unit subdivision. The street has been completed for some time now and all the homes along this street have been built and are occupied. The developer has maintained ownership and maintenance responsibility for this street as they worked on completing the street acceptance requirements (easements, deeds, as-builts, etc.). A sticking point was the fact that the as-builts found that a public fire hydrant was inadvertently constructed on private property and required an easement from two property owners for access. That easement has since been granted.

The Applicant is also requesting MassDevelopment acceptance of the Grant Road Right of Way Layout. Grant Road was previously been declared a public way and has been under the control and maintenance of Devens/MassDevelopment – this is simply memorializing the developer improvements as part of the Devens Village Green LLC subdivision and the adjustments to the Right of Way Layout that was previously accepted.

Lastly, the Applicant is also requesting to transfer ownership of “Open Space Parcel A” (as shown on the attached plans and the pre-existing Level II Lotting plan recorded in Plan Book 958, Plan 9 respectively), also known as Devens Village Green, to MassDevelopment for use as public recreational open space and municipal stormwater management. This is consistent with the DEC’s Unified Permit approval of this Innovative Residential Development subdivision.

In accordance with the Devens Street Acceptance Policy, the Applicant has submitted drafts of the following:

- Title Certification
- Copies of Deeds and Other Instruments
- Street Acceptance and Layout Plan
- Final site as-built plan
- Plan and deed to the required open space
- Legal Descriptions

MassDevelopment is still working with the Applicant to finalize the deed language for Bradley Circle and clear up any outstanding taxes and fees.

**Process:** As per the Devens Street Acceptance Policy, the DEC has reviewed all the supporting information and is holding this public hearing to consider this petition/request. The public hearing was legally advertised and a copy of the Layout Plan was provided to the Town Clerks of Ayer, Harvard and Shirley for posting. Once all issues have been discussed, the Commission is required to vote on whether or not to recommend acceptance to the MassDevelopment Board of Directors for Bradley Circle as a public way, accept the roadway layout for Grant Road, and the transfer of Open Space Parcel “A” (aka Devens Village Green). The final acceptance is up to the MassDevelopment Board of Directors as they will take over ownership and maintenance of the roadway and open space. Upon a vote to accept by the MassDevelopment Board of Directors, the applicant will be required to prepare final versions of the deed(s) for the accepted public way(s), open space parcel, and any relevant easement agreements and present to MassDevelopment and DEC Counsel for final approval. Upon approval

by Counsel, the applicant shall have the deed(s)/easement(s) and Layout Plan recorded with the Worcester Registry of Deeds, as appropriate, and shall provide proof of said recording.

**Recommended Action:** If there are no remaining concerns, once the hearing is closed the Commission should consider making a motion to recommend to the MassDevelopment Board of Directors the acceptance of Bradley Circle as a public way, accept the roadway layout for Grant Road, and the transfer of Open Space Parcel "A" (aka Devens Village Green). This recommendation is conditional upon finalizing all associated deed(s) for the accepted public ways, open space parcel, and relevant easement agreements, and recording of the final documents.