



June 12, 2026

Jerry C. Effren
5 Commonwealth Road, Suite 4C
Natick, Massachusetts 01760

Re: 77 Grant Road Multi-Family (Phase 2A) Unified Permit Transfer

Dear Mr. Effren,

At its June 4, 2026 regular meeting, the Devens Enterprise authorized the Director to administratively approve the transfer of Phase 2A of the Devens Village Green Unified Permit from Devens Village Green LLC. to Elite Home Builders, subject to the following terms:

1. Satisfactory transfer of responsibility and obligations for Phase 2A and associated utilities and infrastructure from DVG LLC to EHB (to be memorialized in new and/or amended LDA(s) with MD – to be reviewed, approved and/or verified by DEC Staff).
2. All applicable conditions and requirements of the original and amended Unified Permit to remain in effect for both parties – as applicable.
3. DVG retains obligations, rights and responsibilities for Phase 1, 2B, and 3.
4. DEC Director is authorized to take all necessary actions to effectuate this vote at the appropriate time.

Prior to transferring the Unified Permit, we will require an executed copy of the new LDA with MassDevelopment and letter from NOW Communities confirming the transfer of this phase of the project to Elite Home Builders, LLC. In addition, prior to the transfer of the building permit, you are required to submit a written request to our Building Commissioner with the current and new owner and builder information, along with a copy of the builders license, certificate of liability insurance, and workers comp certificate.

Please also note that a pre-construction meeting is required with Elite Home Builders and their associated sub-contractors prior to commencement of construction. Thank you for your co-operation. Feel free to contact me with any questions.

Sincerely,

Neil Angus, FAICP, LEED AP
Director/Land Use Administrator

cc: Cohen, Babcock, Elite Home Builders, LLC
Dan Gainsboro, Now Communities
Tristan Foley, MassDevelopment
Michael Sweeney, EVP Devens, MassDevelopment
Gabe Vellante, Building Commissioner
Chief Kelly, Devens Fire Chief/Public Safety Officer



DEVENS ENTERPRISE COMMISSION

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