

Devens Enterprise Commission (DEC)
In-Person/Remote Hybrid Public Hearing and Regular Meeting
Minutes August 26, 2025

Members (in person): Christopher Lilly, William Marshall, Marty Poutry, Deborah Seeley

Members (remote): *Duncan Chapman, Paul Routhier, Carl Sciple*

Members Absent: Melissa Fetterhoff, Robert Gardner, Jim Pinard, Debra Rivera

Staff (in person): Neil Angus, Beth Suedmeyer, Dawn Babcock

Guests (in person): Brian Payson (SMC Ltd), Alan Fluett (SMC Ltd), Patrick McCarty (McCarty Development), Mr. & Mrs. Frank Hsu (Devens Residents)

Guests (remote): Meg Delorier (EVP Devens, MassDevelopment)

(6:47 PM) Chairman William Marshall called the meeting to order

Mr. Marshall read that the Devens Enterprise Commission (DEC) Regular Meeting and Public Hearing is being held in accordance with the supplemental budget bill signed into law by Governor Healey, further suspending certain open meeting law requirements to June 30, 2027. Interested individuals may attend and 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 Chair 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.

(6:51 PM) Mr. Marshall reviewed the agenda of this evening's meeting.

(6:53 PM) Review Minutes:

- **August 7th Draft Minutes** Mr. Marshall asked if there were any additions, deletions, or comments to the minutes and none were noted. Mr. Marshall then asked for a motion to approve the minutes as written. **The motion was made by Ms. Seeley and seconded by Mr. Lilly. The motion to approve the minutes as written was unanimously approved by a roll call vote. Mr. Chapman and Mr. Sciple abstained from voting as they were not present for the August 7th Meeting.**

Public Hearing:

- **(6:54 PM)** Mr. Marshall opened the public hearing and read the legal notice for this Level 2 Unified Permit Site Plan Application submitted by SMC Ltd. for a proposed +/-60,200, square foot building addition and associated site improvements. **Property located at 18 Independence Drive** (Parcel ID #026.0-0013-0600.0), Devens, MA, in the Rail, Industrial, and Trade-Related Uses District: Mr. Angus reminded the commissioners that the applicant came before them about a year ago as they were sharing 18 Independence Drive with Werfen and they had each out grown their portion of the building so they purchased 11 Grant Road and have built a new facility which as of April 2025 has been occupied by Werfen. Tonight, the applicant is here to apply for approval for an addition as well as site improvements at their existing facility. Mr. Angus then turned the floor over to Mr. McCarty, from McCarty Development, so he could share the plans for 18 Independence. Mr. McCarty shared the plans for the addition, loading docks, as well as the landscaping and the pavement plans. Mr. McCarty noted that they are addressing the comments from the peer reviews from Nitsch Engineering and Tech Environmental. The loading docks will be cut down from 13 to 6 and their shipping hours will be from 8:00 AM to 5:00 PM. Mr. McCarty also noted that they will be installing signage ensuring the Trucks know the Truck Route when leaving the property along with expanding the sidewalk, as well as the public cross walks, they will also install a bike rack. Mr. Marshall asked if there were any questions from the Commissioners and then the public hearing none. Mr. Angus went through the staff report and noted that there are a few waivers that the applicant would like to request. The first being the requirement for Parking to be behind the building.

Since the existing building is on a corner lot, the parking cannot go behind the building. The Applicant has proposed a combination of berming and landscaping to screen the proposed additional parking from Saratoga Boulevard. The other two waiver requests are regarding the stormwater. Staff reviewed the stormwater waiver requests with our Peer Review Engineers and there were no concerns. Mr. Angus suggests continuing the hearing until the September 11th 7:30 AM meeting so the applicant can address the remaining issues regarding the sound study. Mr. Marshall asked if there were any questions from the public, none were asked. Mr. Marshall then asked for a motion to continue this hearing to the September 11th 7:30 AM virtual meeting. **The motion to continue this hearing was made by Mr. Poutry and seconded by Mr. Lilly. The motion to continue this hearing to September 11th was approved unanimously by a roll call vote.**

New Business:

- **(7:26 PM) Draft Devens Project Update – August 2025:** Mr. Angus noted that he had reviewed the project update during the last meeting but has added a few more updates and photos of the projects that are underway in Devens and Ms. Suedmeyer gave an overview of the sustainability programs and events that took place over the past six months.
- **(7:53 PM) Read File:** Mr. Angus noted that there are only a few items in the Read File this time. Mr. Angus shared a copy of a complaint letter received from a resident of Walnut Street and he noted the action he took of notifying the Home Owner's Association so they can take action. Mr. Angus then noted the article he had written for the American Planning Association Massachusetts Chapter Planning Magazine – Summer 2025. The second half of his article will be posted in the next magazine. The last article in the Read File is from the Harvard Press regarding Marty's Café.

Old Business:

- **(7:58 PM) Municipal Vulnerability Preparedness Program 2.0 – Kickoff Meeting Update:** Ms. Suedmeyer noted that she covered this during the Project Update and she had nothing else to add.

(7:59 PM) Public Comment:

- Mr. Marshall asked if there were any questions/comments from the Public. None were asked.

(8:00 PM) Mr. Marshall noted the next scheduled meetings are September 11th at 7:30 AM (virtually), and September 30th at 6:45 PM (Hybrid)

(8:01 PM) MassDevelopment News: Mr. Angus announced to the commissioners that Ms. Delorier has announced her retirement from MassDevelopment in the middle of September. Ms. Delorier noted that she will be retiring but will remain until her replacement is in place. Mr. Marshall expressed the Commission's gratitude and partnership throughout her many years of service in Devens and the region and wished her all the best in her retirement.

(8:02 PM) Mr. Marshall asked for a motion to adjourn. **The motion was made by Mr. Lilly and seconded by Mr. Poutry. The motion to adjourn was unanimously approved by a roll call vote.**

List of Exhibits

- Agenda
- August 7th Draft Minutes

- Public Hearing – 18 Independence Drive
 - Application Package
 - Compiled Drainage Report
 - Stamped Site Plans
 - Determination of Completion
 - Rooftop Mechanical Plan
 - Revised Site Plans 8-6-25
 - Nitsch Peer Review 2nd Comments
 - Arcadis Peer Review 2nd Comments
 - Staff Report
 - Colored site Plan rendering
 - Colored Architectural Elevation rendering
- New Business
 - Devens Project Updates August 2025
 - Read File