

Devens Enterprise Commission (DEC)
In-Person/Remote Hybrid Public Hearing and Regular Meeting
Minutes December 16, 2025

Members (in person): Christopher Lilly, William Marshall (arrived 7:03 PM), James Pinard, Martin Poutry, Debra Rivera

Members (remote): Duncan Chapman, Paul Routhier, Deborah Seeley

Members Absent: Melissa Fetterhoff, Robert Gardner, Carl Sciple

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

Guests (in person): Curtis Quitzau (VHB), Kyle Metzroth (CFS), Darby Dunn (CFS), Chris Scholl (CFS), Rich Holcomb (CFS), Jessica Strukin (CFS), Ben Stephens (CFS), Matt O'Brien (Vivo Architecture), Matt Darcy (Leggat McCall), Brian King (Public/Lynn), Joe Imparato (Pivotal Manufacturing), Mike Gerhardt (Leggat McCall)

Guests (remote): Mike O'Neil (CFS), Andrew Thorson (xx), Erikk Hokenson (MassDev Real Estate)

(6:51 PM) Vice Chairwoman Deborah Seeley called the meeting to order

Ms. Seeley read that the Devens Enterprise Commission (DEC) Meeting is being held in-person and virtually pursuant to the March 28, 2025, Act signed by the Governor extending the ability of state and local public meetings to be held in a hybrid or remote format through June 30, 2027. Interested individuals can listen in and participate by phone and/or on-line by following the link and phone # above. 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, we wish to inform all attendees that this meeting will be recorded by the Devens Enterprise Commission.

(6:53 PM) Vice Chairwomen Seeley did the roll call for the meeting

(6:54 PM) Vice Chairwomen Seeley noted, we will need to nominate Ms. Rivera as a voting Regional Representative for this meeting. The motion was made by Mr. Lilly and seconded by Mr. Pinard. The nomination was approved unanimously by a roll call vote.

(6:57 PM) Ms. Seeley reviewed the agenda of this evening's meeting.

(6:58 PM) Review Minutes:

- **November 25th Draft Minutes** were discussed. Ms. Seeley asked if there were any comments about the minutes. None were mentioned so Ms. Seeley then asked for a motion to accept the minutes as noted. **The motion was made by Mr. Lilly and seconded by Mr. Chapman. The minutes were approved by a roll call vote. Mr. Routhier abstained from voting as he wasn't at the November 25th meeting.**
- **December 4th Draft Minutes** were discussed. Ms. Seeley asked if there were any comments about the minutes. None were mentioned so Ms. Seeley then asked for a motion to accept the minutes as noted. **The motion was made by Mr. Pinard and seconded by Mr. Poutry. The minutes were approved by a roll call vote. Mr. Lilly and Mr. Chapman abstained from voting as they were not at the December 4th meeting.**

(7:01 PM) Ms. Seeley modified the order of the agenda items to take new business before the continued public hearing. The Chairman is running late and she would like to give him time to ensure he is present for the Public Hearings.

New Business:

- **(7:02 PM) Level 1 Administrative Approval** for Soil Relocation Request from Bristol Myers Squibb and MassDevelopment (for removal, placement, and stabilization of up to 16,000 cubic yards of material **from 38 Jackson Road (Parcel ID #009-0004-200.0) to 60 Cook Street (Parcel ID #032.0-0099-1800.0 Shepley Hill**

Parcel) in Devens, MA. Mr. Angus noted that the soil has been tested and complies with the Devens Soil Management Policy requirements so it can be removed from 38 Jackson Road but it will still need to stay within Devens. They are planning to move it to 60 Cook Street (Shepley Hill - Army Property). The soil will be moved to the area of 60 Cook street which isn't part of any wetlands area and the added soil will be placed in a previously excavated area and aid in stormwater filtration as well as improve endangered species habitat for wildlife. Ms. Seeley asked if there were any questions but none were asked. Ms. Seeley then asked for a motion to give authority to Mr. Angus to approve this as a level one project on behalf of the DEC. The motion was made by Mr. Routhier and seconded by Mr. Pinard. The motion was approved unanimously by a roll call vote.

Public Hearing – Continued:

- **(7:09 PM) Level 2 Unified Permit** Application by Commonwealth Fusion Systems for the construction of a heat transfer research facility, including buildings, industrial furnaces, tanks, pumps and associated site improvements on **111 Hospital Road (Parcel ID#018.0-0007-0300.0) and impacting portions of 125 Hospital Road (Parcel ID#018.0-0007-200.0), Devens, MA,** in the Innovation and Technology Business District. Mr. Angus noted that since the last meeting (December 4th) the applicant has been working with the DEC Staff on the few outstanding issues. One issue that needs to be addressed will be the parking for the construction team. With the movement of the soil and the temporary trailers, a lot of the current parking area will be taken over. Mr. Angus noted that the Sound Study of the entire property is in process and a few of the waivers originally applied will be withdrawn. Mr. Angus then turned the floor over to Mr. Quitzau and he updated the commissioners of some of the updates they will make. The Green Roof criteria which they were looking to waive, instead they are now planning to have the green roof installed on the annex building. Mr. Quitzau also noted that the Fire Department has reviewed truck turning radius and has approved the submission. He also noted that they are going to be using Oak Street to help with the parking issue, Oak Street can take up to 125 cars and there are additional spaces available at CFS-1. Commonwealth Fusion Systems has asked the employees to park in the parking lot on Jackson Road that CFS has leased and CFS offers a shuttle to the office the shuttle runs from 6:00 AM to 8:00 PM. Mr. Quitzau also noted that the soil moved for the CFS 3 & 4 Projects will be stockpiled on another section of the CFS Property. Tree clearing and soil stockpile areas are still being reviewed. The abandoned utilities on this property will need to be removed. Mr. Pinard asked about the fenced in area at the back of Oak Street being restricted, he was wondering if this would be affected. Mr. Quitzau noted that the fenced in area still remains and will remain untouched. Mr. Angus noted that there will be minor clearing near the slope resource areas. Ms. Suedmeyer asked what the plan is for the remaining open area? Mr. Quitzau stated that there is currently no plan for this area and they are currently planning to spread some of the excess topsoil and plantings. Mr. Marshall then asked if there are any questions from the Commissioners and then the Public, none were asked. Mr. Angus noted that the applicant has withdrawn two of the three waivers and looking to amend the third waiver that requires them to show all Specimen Trees within 100 feet of the property boundary – asking that they only show the 12 caliper trees along the limits of work. Mr. Marshall then asked for a motion to close the hearing. **The motion to close the hearing was made by Ms. Seeley and seconded by Mr. Pinard. The motion to close the hearing was unanimously approved by a roll call vote.** Mr. Marshall then asked for a motion to approve the partial waiver on the specimen trees. **The motion was made by Mr. Lilly and seconded by Mr. Poutry. The motion to approve the partial waiver for the trees was unanimously approved by a roll call vote.** Mr. Angus then reviewed the Draft Record of Decision, Mr. Angus noted that the Findings listed are fairly straightforward and asked if there are any questions before moving to the Conditions. No questions were asked. Mr. Angus then moved on to the Conditions on the ROD he noted that the first 13 are the standard conditions while 14 – 23 are specific to the site. Mr. Marshall then asked if there were any questions. Mr. Quitzau noted that the plan is to start construction in the spring of 2026. Mr. Marshall then asked for a motion to approve the Unified Permit as presented by staff. **The motion to approve the Unified Permit was made by Mr. Lilly and seconded by Mr. Pinard. The motion to approve the Unified Permit was unanimously approved by a roll call vote.**

Public Hearing:

- **(7:42 PM) Level 2 Unified Permit** Application by Commonwealth Fusion Systems for the construction of a +/- 294,100 gross square foot office and manufacturing building, 600-space above-ground parking garage, 57 surface parking spaces, and associated infrastructure and site improvements on 125 Hospital Road (Parcel ID#018.0-0007-200.0) and impacting portions of 105 Hospital Road (Parcel ID# 018.0-0007-0300.0) 111 Hospital Road (Parcel ID#018.0-0007-0300.0) and 117 Hospital Road (Parcel ID#018.0-0007-201.0), Devens, MA, in the Innovation and Technology Business District. Mr. Marshall read the public notice and then Mr. Angus introduced Ms. Darby Dunn of Commonwealth Fusion Systems. Commonwealth Fusion Systems (CFS) presented plans for a new facility, CFS3, to be built in Devens. Ms. Dunn, VP of Advanced Manufacturing and Facilities, explained that CFS3 would be an office and manufacturing building to support their next phase of developing the ARC power plant, which is twice the size of their current SPARC machine (CFS-2). The facility will include a 294,100 square foot building with a 600-space parking garage, and is expected to create both construction jobs over two years and permanent positions ranging from PhDs to trade-scale workers. The project will impact multiple parcels on Hospital Road and will be located in the Innovation and Technology Business District. Mike Gerhardt, representing Leggat McCall Properties and the Applicant (Pivotal), outlined the project's scope, including a 293,000 square foot building with 90,000 square feet of office space and over 200,000 square feet of manufacturing space. Mr. Quitzau presented the site plan, highlighting key features such as loading docks, parking facilities, and employee amenities. The team discussed the project timeline, with construction expected to begin in late 2026 or early 2027, and requested waivers for permit duration and tree survey requirements. Mr. Angus reviewed the staff report and discussed the items that were still outstanding and noted that there are still some items to work out so he would suggest continuing this hearing until the next Public Hearing on January 27th this will give the consultants, DEC team, and Applicant to work on the outstanding items. The Applicants asked that this be continued to the next meeting on January 8, 2026, rather than waiting until the 27th of January. Mr. Angus noted that there are two holidays between now and the January 8th meeting, as well as a special DEC meeting on January 6, 2026, which was why he suggested the 27th. The Applicant requested that they be on the January 8th Agenda as they believe they will be able to address all the items by then. Mr. Marshall asked the public if there were any questions? Ms. Suedmeyer asked the applicant why the garage is planned for the end of the campus closest to the residential areas. The applicant noted that the grade of the land is best suited for the garage. Ms. Suedmeyer asked about any additional screening options for the parking garage to reduce visibility from existing and planned residential areas, such as berming, landscaping or louvers. Mr. Gerhardt said they have looked at other options but have not pursued anything further yet. Mr. Marshall then asked for a motion to continue the hearing until the January 8th 7:30 AM Monthly Virtual Hearing. **The motion was made by Ms. Seeley and Seconded by Mr. Lilly. The motion to continue the hearing until the January 8th meeting was approved unanimously by a roll call vote.**

New Business:

- **(8:39 PM) Read File:** Mr. Angus noted that there are a few newspaper articles related to businesses in Devens: Devens Common Retail Strip has been sold to a separate entity. Devens Committee Elected 3 new members. The last article was a letter to the editor in the Harvard Press regarding the Harvard DJFC. Mr. Marshall asked if there are any questions none were asked.

(8:41 PM) Old Business: Mr. Angus noted that he had no old business to discuss.

(8:45 PM) Public Comment:

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

(8:46 PM) Mr. Marshall noted the next scheduled meetings are January 6th Special Meeting at 6:00 PM (Hybrid Meeting), January 8th at 7:30 AM, (Zoom Meeting) and January 27th at 6:45 PM, (Hybrid Meeting).

(8:49 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
- November 25th Draft Minutes
- December 4th Draft Minutes
- Continued Public Hearing – Hospital Road CFS-4
 - Draft Record of Decision
 - Peer Review Response Traffic
 - Campus Acoustic Analysis
 - Response Attachments
 - Response Memo
 - Final Geotechnical Report
 - Logistic and Parking V2
 - Peer Review Responses
 - Revised Site Plans
 - Revised Stormwater Reports
 - Staff Report
 - November 25th Public Hearing Presentation
- Public Hearing – Hospital Road CFS-3
 - Level 2 Permit Site Plan
 - Determination of Completion
 - UPA Narrative
 - Applicant Response to DEC Landscape Review
 - Applicant Response to DEC Staff Comments
 - CFS Campus Sound Study
 - CFS Visual Impact Photosimulation
 - CFS-3 Fire Department Approval
 - Cooperation Letter
 - EMI Memo
 - Garage Light Study
 - Revised Site Plans
 - Revised Stormwater Report
 - Staff Report
 - Traffic Study Review Comments
 - November 25th Public Hearing Presentation

- New Business
 - BMS Soil Transfer Level 1 Staff Report
 - Read File