

**Devens Enterprise Commission (DEC)**  
**In-Person/Remote Hybrid Public Hearing and Regular Meeting**  
**Minutes March 31, 2026**

**Members (in person):** William Marshall, James Pinard, Martin Poutry, Debra Rivera, Deborah Seeley

**Members (remote):** Duncan Chapman, Melissa Fetterhoff, Christopher Lilly, Carl Sciple

**Members Absent:** Paul Routhier

**Staff (in person):** Neil Angus, Beth Suedmeyer(joined at 6:53), Dawn Babcock

**Guests (in person):** Alison Higgs (Resident)

**Guests (remote):** Michael Sweeney (MassDevelopment EVP), Cindy Carter (Resident)

**(6:45 PM) Chairman William Marshall called the meeting to order.**

Mr. Marshall 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.

**(6:46 PM) Chairman Marshall did the roll call for the meeting.**

**(6:48 PM) Chairman Marshall noted, we will need to nominate Ms. Rivera as a voting Regional Representative for this meeting. The motion was made by Ms. Seeley and seconded by Mr. Poutry. The nomination was approved unanimously by a roll call vote.**

**(6:49 PM) Chairman Marshall reviewed the agenda of this evening's meeting.**

**(6:51 PM) Review Minutes:**

- **March 5<sup>th</sup> Draft Minutes** were discussed. Mr. Marshall asked if there were any comments about the minutes. None were mentioned so Mr. Marshall then asked for a motion to accept the minutes as noted. **The motion was made by Mr. Pinard and seconded by Ms. Seeley. The minutes were approved by a roll call vote. Mr. Chapman, Ms. Rivera, Mr. Sciple abstained from voting as if they weren't at the March 5<sup>th</sup> meeting.**

**Public Hearing:**

- None were noted on the agenda tonight.

**New Business:**

- **(8:03 PM) Introduction Michael Sweeney, MassDevelopment's new Executive Vice President:** Mr. Angus noted that Mr. Sweeney was planning to join the meeting in person but had a family situation that he needed to take care of so he was kind enough to join our meeting via Zoom. Mr. Sweeney shared his past work history and how that has laid the foundation for his enthusiasm for his new positions in Devens. Mr. Marshall thanked Mr. Sweeney for joining our meeting and wished him well in his new position. Mr. Sciple asked Mr. Sweeney if he has reached out to the Harvard Devens Jurisdiction Committee? Mr. Sweeney noted he had met with Ms. Livingston (DJFC) but is looking for more meetings with the various groups in the surrounding towns.
- **(7:06 PM) FY2027 Draft Budget Review and Approval:** Mr. Marshall noted that Mr. Angus brought the draft to the Executive Committee for a review and they believe the budget being presented tonight is a sound plan. Mr. Angus went over the estimated revenue and he noted that the past few years the estimates have

been very close to on the mark. Mr. Pinard asked if any of the vacant buildings/locations will need to come back in front of the Commission. Mr. Angus noted that they will not need to unless they are planning an addition. Mr. Angus is forecasting \$2 Million in revenue for 2027 and he noted that in 2026 he had estimated \$1.5 Million and we are currently at \$1.3 Million. Mr. Angus noted there seems to be more growth within some of the current businesses; Veranova and BMS are expanding, and Jabil is moving some of their Corporate offices from Clinton to Devens. Mr. Pinard asked if the Grant Road Multi-family housing will need to come to the Commissioners and Mr. Angus noted that they will not need to come in front of the commission again unless there are modifications to the approved plans. Any future residential development outside of the Devens Village Green 130 units will need to come before the Commission. Mr. Pinard then asked about Adams Circle. The developer already paid the full unified permit fees for the 6 homes permitted earlier this year. Future residential development along the rest of Adams Circle will bring in additional revenue. Ms. Seeley asked if the residential fees are lower than commercial and Mr. Angus confirmed they are the same but typically do not generate as much revenue as commercial developments do. Mr. Angus then went over the Expenses for the FY2027 budget plan. Mr. Angus noted key items for the expense line items; the new lease signed with MassDevelopment and there is a plan to have the office space renovated, Urban Forest Plan, Grant for planting in 3 locations in Devens, Devens Eco-Efficiency yearly funding along with the 2<sup>nd</sup> year of rent. Mr. Angus also noted that he would like to overhaul the Website and refresh the logo at the same time. The next item was Payroll with a 3% cost of living and 3% merit. Mr. Marshall then asked if there are any questions none were asked. Ms. Higgs asked about the Community Building and if there are any plans to renovate it as it could be a great spot for more community events but it has an odor when you first enter. Mr. Angus noted that he will bring this up to Mr. Sweeney as the building is a MassDevelopment building and any renovations would be under their direction. With no other questions or comments Mr. Marshall asked for a motion to approve the budget that was submitted. **The motion was made by Mr. Poutry and seconded by Mr. Pinard. The motion to approve the budget was unanimously approved by a roll call vote.**

Mr. Marshall reminded the attendees as we approach the 2033-time frame, the prime real estate has been developed but we are now seeing some of the business buildings coming back around to be redeveloped as we are in the transition period. There is still some land requiring remediation, Salerno Circle, and the Airfield to name a few.

- **(7:30 PM) MassDEP Noise Policy Revision Comment:** Mr. Angus note that we have industrial performance standards for Devens and we use Tech Environmental as our consultant, they alerted DEC to a MassDEP proposed policy change in their noise regulations and the reason DEC drafted this letter with Tech Environmental to comment on the regulation amendments is because MassDEP actually cited some Devens projects in their reasoning for changing their regulations. What they are doing is looking at going to a general baseline ambient noise level rather than measuring existing background levels and setting the thresholds based on those real measurements. Mr. Angus noted that in Devens we have been finding our existing background sound levels have been more in the range of 30db level rather than the 40db that MassDEP is proposing as their standard. So having the baseline at a higher level, especially when developing near a residential area, penalizes the residents and gives the benefit to the businesses. Mr. Angus stated that they provided this comment letter to show that you can have it both ways. You can have a low ambient background sound level and plan development in close proximity to residential areas without having negative noise impacts as long as you plan for it in advance. Devens is a good example of it being done. Mr. Angus stated that he had drafted a letter to MassDEP as the Director of DEC and not on behalf of the commission as he hadn't had time to review with them before the comment period ended. Mr. Marshall asked if there were any concerns or questions, none were noted. Mr. Sciple did note that he is glad that this work has been done. Mr. Angus noted that he will be sharing his letter with Ayer, Harvard, and Shirley as well to show that it can be done.

- **(7:34 PM) Letter MA Community One Stop for Grown – Cooling Corridors Grant Application:** Ms. Suedmeyer noted that, in partnership with MassDevelopment, we are pursuing funding under this Grant for expanding the tree canopy cover within Devens, with the two first locations being the berm in front of Parker Charter School off of Jackson Road, and the field area next to the former Army Contracts Building off of Buena Vista Street, near Devens DPW, and the third location in front of Shriver Job Corps, along West Main Street. This will be in addition to the Devens street tree planting already planned and underway, and will help provide more shade near the recreation areas. Ms. Suedmeyer is collecting the letters of support from MassDevelopment as the land owner, and DPW as the tree warden role, for the grant submission. Devens Enterprise Commission will do a \$5,000 cash match and the match from MassDevelopment will be an in-kind match, to take care of the trees once planted, which will go along with the \$75,000 Grant. Ms. Suedmeyer doesn't expect to hear if they received the grant until mid-to-late June. If the grant is awarded the work will start this fall.
- **(7:39 PM) Letter of Support for Montachusett Regional Planning Commission's Grant Application:** Mr. Angus noted that he has drafted a letter of support for an Eco 1 stop grant application for the Montachusett Regional Planning Commission (MRPC) grant called "Upstream Insight Lead to Downstream Flood solutions for Leominster". After a number of MRPC Staff and Municipal officials visited Devens to look at our nature base solutions to help combat urban flooding, MRPC is working to help other communities implement similar strategies to help deal with climate change and more frequent and intense storm events. MRPC is looking to include Devens as part of their education and awareness and want to include tours of Devens as part of their grant application. The support letter was submitted last week.
- **(7:41 PM) Devens Nature-based Solution Tour Re-launch:** Mr. Angus noted that the online tours, maps, and videos have been put on the website, rather than static photos, which seem to be bringing in more visits. There are videos featuring Clear Path and Little Leaf that are currently uploaded. Mr. Angus noted that the in-person tours are still being offered and there is actually a tour scheduled for later this month. Mr. Pinaro asked if there is a way to require rain gardens, Mr. Angus noted that they are already required.
- **(7:47 PM) Read File:** Mr. Angus noted there are a few articles in the read file for the commissioners to take a look at. DEC provided Devens Museum Sponsorship for their upcoming Dance. TPE Solutions is coming back for a permit extension. Transportation Forum that the DEC is hosting at the Hilton on Thursday to launch the Transportation Management Association to the broader community. They currently have 30 to 35 already registered. Ms. Suedmeyer noted to save the date for the Earth Day Event scheduled for April 22<sup>nd</sup> on McPherson Road. Also, the Farmers Market is scheduled again this year.
- **(7:51 PM) Northeast Sustainable Energy Association Annual Conference Update – Commissioner Poutry:** Mr. Poutry noted that the event was well attended and worthwhile for him. Mr. Poutry noted that he was asked questions about Devens and saw that a lot of what is happening in Devens is leading the way. He attended the Keynote address as well as a few breakout sessions. Mr. Poutry noted that there was a Trade Show during the conference as well where you could talk to the companies that are practicing what was discussed.

#### Old Business:

- **(7:58 PM) Seqens Noise Violation Update:** Mr. Angus reminded the commissioners that we have been dealing with a noise violation for the past 1.5 to 2 years. They have installed a number of interim measures in to reduce their operations until they got their mitigation in place. They installed all but one (the main one) this past summer and they are now saying they don't need the final item, a sound wall, they will just operate at a lower load. Mr. Angus reminded them that this was just an interim fix and the sound wall is still needed. If they plan to have this interim fix as their permanent fix, they will need to show their plan and what exactly their operation systems are, how they monitor it, how they will restrict their operations

to not go above certain levels in order to maintain compliance. So, we are currently waiting to hear back from them. They are cooperating, it is just a lot of back and forth right now. But with the warm weather coming and their main source of their noise being the HVAC, we would like to resolve this sooner rather than later. Mr. Angus said that the time line for their response is within the next thirty days.

- **(7:58 PM) Devens Hazard Mitigation Plan and Municipal Vulnerability Preparedness 2.0 Program Update:** Ms. Suedmeyer noted that the HMP is now being released in draft form for public comment and then there will be a public meeting on May 6, 2026, and the comment time frame will run a little while after the meeting. The information collected for HMP is helpful for MVP 2.0 core team to consider to help them identify their concerns now and under future climate scenarios. As part of the MVP Grant, they have \$50K to develop a seed project next year. The seed project, once identified, will be starting in June.
- **(8:01 PM) Commissioner Gardner's Resignation:** Mr. Marshall noted that Commissioner Robert Gardner has officially resigned due to his illness causing him difficulty in getting around. Mr. Angus noted that he has shared the letter with the Governor's office as well as the appointment secretary. This does open another Regional Vacancy which we are hoping to fill in the near future.

#### **Public Comment:**

- **(8:03 PM)** Mr. Marshall asked if there were any questions/comments from the Public, and none were asked.

**(8:44 PM)** Mr. Marshall noted the next scheduled meetings are **April 9<sup>th</sup> at 7:30 AM, (Zoom Meeting)** and **April 28<sup>th</sup> at 6:45 PM, (Hybrid Meeting)**.

**(8:04 PM)** Mr. Marshall asked for a motion to adjourn. **The motion was made by Ms. Seeley and seconded by Mr. Pinard. The motion to adjourn was unanimously approved by a roll call vote.**

#### **List of Exhibits**

- Agenda
- March 5<sup>th</sup> Draft Minutes
- FY 27 Projected revenues by parcel
- Draft FY 2027 Proposed Budget with FY 26 Actuals
- New Business
  - MassDEP Noise Policy Revision Comment – MassDEP Noise Regulation Comments
  - Letter of Support for Montachusett Regional Planning Commission's Grant Application
  - MA Cooling Corridors Grant Application
  - DJFC Matrix Areas of Agreement
  - Read File
- Old Business
  - Sequens Noise Violation Update
  - Commissioner Gardner's Resignation