

Devens Enterprise Commission (DEC)
In-Person/Remote Hybrid Public Hearing and Regular Meeting
Minutes November 25, 2025

Members (in person): Melissa Fetterhoff, Christopher Lilly, Martin Poutry, Debra Rivera

Members (remote): Duncan Chapman (joined at 7:20 PM), William Marshall, James Pinard, Deborah Seeley

Members Absent: Robert Gardner, Paul Routhier, 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), Rob Carley (MassDevelopment Legal), Jessica Strukin (CFS)

Guests (remote): Stephanie Houston (Garrett Family Market), Josh McKim (Red Tail Golf), Isam Boukattaya (Mass Development Real Estate), Meaghan Jacob (Garrett Family Market), Christine Dunn (CFS), Erikk Hokenson (Mass Development Real Estate), Stephanie Koch (US Fish and Wildlife), Mike O'Neill (CFS), David King (Devens Museum), Ilavenil Sabbiah (CFS), Matt Darcy (Leggat MaCall Properties LLC), Mike Gerhardt (Garrett Family Market)

(6:57 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.

(6:48 PM) Chairman Marshall did the roll call for the meeting

(7:03 PM) Chairman Marshall 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. Poutry. The nomination was approved unanimously by a roll call vote.

(7:04 PM) Mr. Marshall reviewed the agenda of this evening's meeting.

(7:07 PM) Review Minutes:

- **September 30th 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 Ms. Seeley and seconded by Mr. Pinard. The minutes were approved by a roll call vote. Ms. Fetterhoff and Mr. Lilly abstained from voting as they were not at the September 30th meeting.**
- **October 9th 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 Ms. Seeley and seconded by Mr. Pinard. The minutes were approved by a roll call vote. Mr. Lilly and Ms. Rivera abstained from voting as they were not at the October 9th meeting.**

Public Hearing:

- **(7:09 PM) One-Day Wine and/or Malt Beverage License** request by Fort Devens Museum for a special event to take place on the third floor of **94 Jackson Road (Parcel ID #019.0-0004-1500.0)** on Saturday, December 13, 2025, from 2:00 PM to 7:00 PM. Ms. Suedmeyer noted that this request is for the event scheduled on December 13th for people to watch the Army/Navy game on the 3rd floor of 94 Jackson Road. She then turned the floor over to Mr. David King, the Director of the Fort Devens Museum. Mr. King noted that this is the 80th anniversary when the Army Navy game resumed after the end of WW2 and the 250th anniversary of

the military. In the past, about 85 attend the event and this year they are prepared for 100 people. The event will be from 2:00 – 7:00 and will be on the 3rd floor in room 301 and the hallway. Ms. Suedmeyer noted that they have arranged to have TIPS Certified bar tenders he also noted that he has arranged for a police officer to be at the event. Mr. Marshall asked the commissioners and then the public if there were any questions, but none were asked. So, he then asked for a motion to close the hearing. **The motion to close the hearing was made by Mr. Lilly and seconded by Mr. Poutry. The motion to close the hearing was unanimously approved by a roll call vote.** Ms. Suedmeyer then noted that the conditions in the Staff Report are the standard seven conditions. Mr. Marshall asked if there any questions and then asked for a motion to approve the public hearing with the seven conditions noted in the staff report. **The motion was made by Mr. Lilly and seconded by Mr. Poutry. The motion to approve the one-day wine and/or malt beverage special license was unanimously approved by a roll call vote.**

- **(7:15 PM)** Mr. Marshall noted that we will open the next two public hearings together as they are both looking for the similar approvals. **Request to change managers for an existing All-Alcoholic Liquor License for Red Tail Golf Course.** Property located at **15 Bulge Road (Parcel ID #015.0-0018-0100.0)**. And **Request to change manager and business name for an existing off-premises Package Store Wines and Malt Beverages License.** Property located at **4 Andrews Parkway, Devens, MA (Parcel ID#020.0-0003-0300.F)**. Mr. Marshall then turned the floor over to Mr. Angus who noted that the Gas Station is looking to change their station name from Rapid Refill to Garrett Family Market as well as the station’s manager from Sandy Mehrtens to Stephanie Houston. Red Tail Holdings is looking to change their manager from Jared Slingerland to Lauren Pierce. Mr. Angus then noted that he had reviewed this with the state police who conducted a background check on the new managers for both locations and there were no issues that were flagged for either of them. There had been a couple of incidents at each location over the past year, however nothing that resulted in an arrest and all issues were resolved. The DEC, as the licensing authority, does need to approve these changes and then submit the applications to the ABCC for their approval. The ABCC does a CORI background check on the new managers and as long as everything comes back clear they will issue the updated licenses, notify us and we will then issue the updated license to each location. The time has lapsed for public comment and the notice has been posted in the appropriate papers. Mr. Marshall then asked if there were any questions but none were asked by the Commissioners or Public. Mr. Marshall then asked for a motion to close this public hearing. **The motion to close the hearing was made by Mr. Lilly and seconded by Mr. Pinard. The motion to close the hearing was approved unanimously by a roll call vote.** Mr. Marshall asked if there were any conditions to be noted. Mr. Angus noted there were none but that he has two drafted two motions in the Staff Report that can both be made concurrently: Motion to approve MPG Corporation’s doing business as name change from Rapid Refill to Garret’s Family Market and change their manager from Sandy Mehrtens to Stephanie Houston for their existing off-premises retail beer and wine license located at 4 Andrews Parkway; and Motion to approve Red Tail Holding’s manager change from Jared Slingerland to Lauren Pierce for their existing All-Alcoholic Liquor License at 15 Bulge Road. Mr. Marshall then asked for such motions to be made. **The motions were made by Mr. Lilly and seconded by Mr. Poutry. The motions to approve the MPG Corporation’s doing business as name change and manager change, and Red Tail Holding’s manager change were unanimously approved by a roll call vote.**
- **(7:21 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. Marshall read the public notice and then turned the floor over to Mr. Angus. Mr. Angus noted the conceptual master plan that Commonwealth Fusion Systems (CFS) has had for their property since their initial permitting and noted that tonight they are here regarding their CFS-4 Building which will house their Heat Transfer Research. Mr. Angus then handed the floor over to the CFS-4 project manager, Mr. Kyle Metzroth. Mr. Metzroth gave a brief overview of the plans and status of CFS. He then reviewed the plans and then asked Mr. Curtis Quitzau of VHB to go into more detail of this project. Mr. Quitzau noted that this

project will be on parts of 3 parcels (Oak Street, 111/117, and 125 Hospital Road). He also noted that CFS has a second project that will be coming in front of the commission next month, CFS-3. CFS-4 is comprised of two buildings the Thermal Building and an Annex Building, it also has two equipment pads, one on the North end pad will house the gas fired heating units and the South end will house the cooling units. CFS 3 and 4 will share loading docks. Mr. Quitzau also noted that this building will not have office space as the employees will only be in the building to conduct experiments/testing, so there will be no need for actual parking at this facility. The Utilities will be shared with CFS-2. The stormwater plans are compliant with the State and Devens requirements. Soil Management – Soil can only be moved from the building site to another CFS site. Fire Safety has confirmed that the Access to the facility is compliant with their regulations. Safety is key as the temperatures of the process will be very high, they are planning to follow the OSHA Guidelines and will be using FLiBe which contains Beryllium & Solar Salt to assist with the cooling. The building will use best available control technologies and have Hepa Filters to capture any air-borne particles and ensure clean emissions. There will be training for all to ensure everyone is safe when in the building. Building Safety is critical for the public, Semi Public, they will have secured areas and controlled access points for vehicles. CFS has a parking management plan that is underway. They have off-site parking, car pool, shuttles from Cambridge. They are planning to build a parking garage with 600 spaces as part of the CFS-3 project which will be coming before the commission next month. Mr. Quitzau noted that their Residential areas north and east of CFS so they are looking at the topography, existing vegetation and with the other CFS-3 facility that is planned, CFS-4 should not be visible from the Residents. Lighting of the facility will be Dark Sky Compliant, with the building not being populated at all times the lights will be programmed to light only when and where they are needed. The lights will not be up lit and 50% of the lights will be controlled by motion sensors. The state air quality permit for the 3 gas heaters is currently in front of the DEP now. CFS is planning a green roof for the Annex building to meet the DEC GHG Mitigation regulations. Mr. Quitzau noted that they are still working with the consultants for the noise and vibration for the roof top units, which will be phased in at 30% going to 80% and then back down to 30% and they will not be run 24x7. Mr. Angus noted that there are three waivers being requested: (1) Green Roof- which will be rescinded as they will install a green roof on the Annex Building; (2) Request to disturb land area within the 35' Buffer Area beyond the 15' No Disturbance Slope Resource Area – which may also be rescinded if the DEC makes a finding that the proposed activity will have no adverse impacts on the structure and stability of the SRA and 15' No Disturbance Area. The Applicant has submitted a geotechnical report to support this request; and (3) Existing Tree Survey Requirements, which will also be rescinded as the applicant will comply with this requirement. Mr. Marshall asked the commissioners if there were any questions and none were asked. Mr. Angus then went over the Staff Report and noted that the sound study will need to include all existing and proposed buildings on the campus. Traffic – with no parking at CFS-4 they do not see an issue here and parking will be addressed in the CFS-3 application that is forthcoming. Site lighting has been reduced significantly and the lights will not need to be on all the time around the building, so they are expecting no issues, especially after CFS-3 is up as that building will block CFS-4. As for Public Health & Safety - Hazardous materials will be managed and contained properly and they are coordinating with the Devens Public Safety Officer and the State Fire Marshall's Office. Mr. Angus noted he would like to continue this hearing to the December 16th hearing which will give the applicant, consultant, and the DEC to complete their remaining reviews. Mr. Marshall then asked if there were any questions from the Public, none were asked. Mr. Marshall then asked for a motion to continue this public hearing to the December 16th meeting at 6:45 PM. **The motion to continue the public hearing was made by Ms. Seeley and seconded by Mr. Pinard. The motion to continue the public hearing was unanimously approved by a roll call vote.**

New Business:

- **(8:09 PM) Request for ratification of decision to hire site assignment hearing officer for upcoming minor modification to site assignment for Devens Recycling, LLC. at 45 Independence Drive:** Mr. Angus noted that Devens Recycling is looking to adjust their hours of operation and this modification would require the commission's approval as the local Board of Health. Mr. Angus noted that we would need to hire a site assignment hearing officer for this unique process and they are looking to extend the offer to Lawyer John Shea,

who was actually the hearing officer for the first site assignment modification they had requested back in 2009. The Special Meeting for this hearing is scheduled for January 6th at 6:00 PM. Mr. Marshall asked for a motion to ratify. **The motion to ratify the Director's decision to hire John Shea as the site assignment hearing officer for site assignment modification was made by Mr. Lilly and seconded by Ms. Fetterhoff. The motion was unanimously approved by a roll call vote.**

- **(8:12 PM) Devens Jurisdictional Framework Committee Matrix – Redevelopment Authority:** Mr. Angus noted that the Devens Jurisdictional Framework Committee Meeting has taken place a few weeks ago so Mr. Angus gave an overview of the material that he presented to them on behalf of the DEC.
- **(8:13 PM) HMP / MVP Update:** Ms. Suedmeyer let the commissioners know that she and Mr. Angus have been working with MassDevelopment and their consultant on the development of a Hazard Mitigation Plan and will be participating in the first public informational session at the Devens Committee Meeting on December 3rd. She also noted another meeting has been scheduled for later in December. Ms. Suedmeyer then gave an update on MVP 2.0 process working on Social and Community resiliency. The committee that has been established to work on this project is looking at hiring a planning vendor as well as hiring community liaisons to assist in implementing this planning process which will piggy-back nicely with the Hazard Mitigation planning process. Ms. Suedmeyer noted that they are looking to start the seed project in the May/June time frame. Mr. Marshall asked if there were any questions none were asked.
- **(8:18 PM) Quarterly Update:** Mr. Angus informed the commission that he shared a brief update of the quarterly update at the MassDevelopment Board meeting a few weeks ago and the presentation has been placed in the Read File for review and is available on the DEC's website as well.
- **(8:18 PM) Read File:** Mr. Angus noted that there are a few newspaper articles related to businesses in Devens, along with the Presentation to the MassDevelopment Board of Directors in the read file for everyone to review.

(8:20 PM) Old Business: Mr. Angus noted that he had no old business to discuss. Ms. Fetterhoff asked when we should be seeing the update from Devens Eco-Efficiency Center on their Business Plan? Mr. Angus noted that the draft business plan should be brought to the committee in January.

(8:20 PM) Public Comment:

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

(8:21 PM) Mr. Marshall noted the next scheduled meetings are December 4th at 7:30 AM, (Zoom Meeting) and December 16th at 6:45 PM, (Hybrid Meeting).

(8:22 PM) Mr. Marshall asked for a motion to adjourn. The motion was made by Mr. Lilly and seconded by Ms. Fetterhoff. The motion to adjourn was unanimously approved by a roll call vote.

List of Exhibits

- Agenda
- September 30th Draft Minutes
- October 9th Draft Minutes
- Public Hearing – 94 Jackson Road Devens Museum
 - Application
 - Staff Report
- Public Hearing – 4 Andrews Parkway Gas Station
 - Applications
 - Staff Report
- Public Hearing – Hospital Road CFS-4
 - Level 2 Permit
 - CFS4 Geotech
 - Stormwater Report
 - Soil Management Plan
 - Sound Study
 - UPA Narrative
 - Determination of Completion
 - Applicant Responses
 - Compiled Stormwater Report
 - Compiled Stamp Plans
 - Final Geotech Report
 - Comments to Applicant
 - Visual Impact Assessment
 - Staff Report
 - Presentation slideshow by CFS and VHB
- New Business
 - Hiring Hearing Officer Memo
 - DJFC Matrix
 - Read File