

Devens Enterprise Commission (DEC)
In-Person/Remote Hybrid Public Hearing and Regular Meeting
Minutes September 30, 2025

Members (in person): William Marshall, Jim Pinard, Marty Poutry, Debra Rivera, Deborah Seeley

Members (remote): Duncan Chapman, Carl Sciple

Members Absent: Melissa Fetterhoff, Robert Gardner, Christopher Lilly, Paul Routhier

Staff (in person): Neil Angus, Beth Suedmeyer (joined at 7:52 PM), Dawn Babcock

Guests (in person): Jim Geller (Devens Resident), Lauren Hickie (VHB), Kevin Wright (VHB), Jillian Wahl (Reframe), Justin Hersh (Reframe), Vikas End (Reframe), John Marc-Aurele (Mass Development Engineering)

Guests (remote): Hillary Clark (MassDevelopment Park & Recreation), Meg Delorier (EVP MassDevelopment), Kendra Halliwell (ICON Architecture – Mirror Lake Parking), David Dion (Resident), Tako Dion (Resident), Monica Gregoire (Future Resident), Allison DesBonnet (Landscape Architect), Denali Farrell (Reframe), Ian Ramey (Copley Wolfe – Mirror Lake Parking)

(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.

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

(6:50 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.

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

(6:54 PM) Review Minutes:

- **September 11th 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. Sciple and seconded by Mr. Poutry. The minutes were approved by a roll call vote. Ms. Rivera and Mr. Pinard abstained from voting as they were not at the September 17th meeting.**
- **September 17th 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. Rivera and Mr. Chapman abstained from voting as they were not at the September 11th meeting.**

Public Hearing:

- **(6:55 PM) Level 2 Unified Permit** Application by Reframe Systems for an Innovative Residential Development Definitive Subdivision, and Site Plan approval to create six (6) lots and construct six (6) modular construction duplexes (12 residential units) and associated site improvements along a portion of Adams Circle. **Property located at 100 Adams Circle (parcel ID# 026.0-0010-0100.0)**, Devens, MA in the Residential II District. Mr. Marshall read the public notice that was posted in the papers then handed the meeting over to Mr. Angus. Before giving the floor to Jillian Wahl from Reframe he noted that this project is a subdivision of 6 lots which will house 6 duplexes. Ms. Wahl reviewed the civil drawings noting the layout of the 6 houses and how they will be

staggered and painted different colors to prevent the cookie cutter look. Ms. Wahl also noted that the driveways will have porous pavement and the grade of the back yard will assist in the water drainage to a Bioswale at the back property line. The houses will be 2 story, have 4 bedrooms and 3 baths as well as a front porch. Rather than a foundation or slab the houses will be on helical piles, which will shorten the site prep time. The contractor will partner with MassDevelopment as they will be responsible for the public roads and the walkways. Ms. Wahl noted that there will be three affordable units in this project, two units at 80% AMI and 1 unit at 100% AMI. Mr. Marshall asked if there were any questions, Ms. Seeley asked Ms. Wahl if they have any similar buildings in MA? And Mr. Hersh of Reframe noted that they currently have two projects in Massachusetts. Mr. Pinard asked about the driveways, with each houses being 4 bedrooms he is sure there will be 3+ cars and he is wondering if the driveways will be able to accommodate them? Ms. Wahl noted that along with the carport for 1 car the driveway can handle 2 cars and as part of the MassDevelopment project they are looking at possible on street parking. The project is out for bid now so they hope to have it wrapped up by June 2026. Mr. Marshall asked if there would be any investor-owned property and he was told no they are planning to have all units for sale. They noted that the majority of the work will be done at their facility with minimal onsite work. Mr. Angus noted this will be an innovative cluster development and it will be energy-efficient with HERS rating of 40. The DEC requirement is 60. Mr. Angus noted that there are a couple of waivers for this permit, the first being for the Front Porch encroaching in the set back, and the second being for the survey of the trees within 100 feet of the property line, but the applicant is looking at reassessing the tree removal so there may be no tree removal along the property boundaries to preserve the mature vegetation along the slope area at the rear of the properties. Mr. Geller, a Devens Resident, noted he was glad to see the trail connection issue addressed. Ms. Seeley asked about the distance from the back yard to the bioswale, thinking of safety for the kids. The bioswale will be 25 feet +/- and it will have great drainage. Mr. Angus mentioned the swales will be shallow and are designed not to hold standing water and to drain within 72 hours. Mr. Marshall asked about the steps being ADA compliant. Mr. Angus asked the commissioners to continue this hearing until the October 9th 7:30 AM Meeting giving the developer the extra time to complete a few outstanding items. Mr. Marshall asked for a motion to continue this hearing to the October 9th Virtual Meeting at 7:30AM. **Ms. Seeley made the motion and Mr. Pinard seconded the motion. The motion to continue this hearing until the next meeting on October 9th 7:30 AM Meeting was approved unanimously by a roll call vote.**

- **(7:33 PM) Level 2 Unified Permit Application by MassDevelopment for the expansion of an existing Mirror Lake visitor parking lot and associated site improvements. Property located at 98 Patton Road (parcel ID# 006.0-0099-0201.0) and 105 Patton Road (parcel ID# 010.0-0099-0200.0), Devens, MA in the Open Space and Recreation District.** Mr. Marshall read the public notice and noted that it has been posted in the appropriate newspapers and then handed the floor over to Mr. Angus who noted that MassDevelopment is looking to add 79 new parking spaces. Mr. Angus then introduced Hillary Clark the Director of Devens Recreation and Ms. Clark gave a brief overview of the improvement plans for Mirror Lake and then introduced Kevin Wright of with VHB Inc. and Mr. Wright shared the plans to add 79 parking spaces to the existing 58 spaces to help with the increased visitors to Mirror Lake. Mr. Wright did note that there are endangered turtles in the area so the extra precautions will be put in place to ensure their safety. The new lot will have pervious pavement to help with the drainage. As for the soil that will be removed from the parking lot, it will be used for a mound that will have picnic tables for lake visitors. The current handicap parking will remain and no additional spaces will be added to the new lot. Mr. Wright also went over the grading and drainage plans. The drainage that will be able to manage the 100-year storm and the overflow will be filtered through rip-rack that will be put in place. Mr. Marshall asked if there were any questions and Mr. Pinard asked about the entrance to the parking lot and Mr. Wright noted that there would be two entrances as in the current lot. MassDevelopment is looking at the entrance width as it maybe need to be decreased in size to ensure a lower speed and safety of not only the coming and going of cars but also the safety of the pedestrians enjoying the lake. MassDevelopment is also looking at installing formal crosswalks and trail systems. Mr. Marshall then asked if there were any more questions and none were asked. Mr. Angus noted that the 30-day comment period has expired. Mr. Marshall asked for a motion to close the public hearing. **The motion to close the public hearing was made by Mr. Poutry and seconded by Mr. Pinard. The motion to close the public hearing was unanimously approved by a roll call vote.** Mr. Angus then went over the Draft Record of

Decision and noted that there are no waivers. He noted that they do have a few conditions for the endangered species and then he noted there are a few minor findings. Mr. Angus then reviewed the conditions for this ROD. There needs to be minor modifications to the plans before they are endorsed. Mr. Marshall then asked for a motion to approve the Unified Permit Record of Decision as presented. **The motion was made by Ms. Seeley and Seconded by Mr. Pinard. The motion to approve the Record of Decision was approved unanimously by a roll call vote.**

New Business:

- **(7:59 PM) Devens Jurisdictional Framework Committee Matrix – Boundaries:** Mr. Angus noted that this is the 18th of the 19 elements in the matrix and, as in the prior elements, he will be showing status quo for the regional boundaries. Mr. Marshall asked if there were any questions. Ms. Seeley noted that the background work that has been done by this committee has been commendable and will be very valuable to a future consultant and the disposition process whenever it occurs.
- **(8:01 PM) Social Media Minute:** Mr. Angus noted that the Website has been updated with a few changes to the permitting section, making it more user-friendly. Mr. Angus also noted that he has updated the links on the left tool bar.
- **(8:05 PM) Read File:** Mr. Angus noted that there are a few articles that they thought would be of interest to the Commissioners: Housing in the Lowell Sun, Devens Jurisdiction Framework Committee Chairman change in the Harvard Post; New Parker Charter Principle in Harvard Post; Emergency Facility in Groton in the Worcester Telegram.

Old Business:

- **(8:13 PM) Letter of Support – House Bill 2960 – an act relative to non-commonwealth entities (Nashoba Associated Boards of Health):** Mr. Angus updated the Commissioners that the bill brought forward a year +/- ago, which Mr. Angus signed on behalf of the Commission to show our support for did not get passed at that time. Mr. Angus noted that Senator Eldridge, Representative Sena, and Margaret Scharsdale are planning to bring another bill forward on this topic, and Mr. Angus, after conferring with the Chairman, has signed onto a letter from the Town Administrator of Ayer, supported by 13 communities, supporting the Nashoba Associated Boards of Health and this pension matter as they continue to provide the level of service they give Devens.
- **(8:15 PM) Fitchburg Line Working Group and North Central MA Rides Transportation Management Association (TMA) updates:** Mr. Angus stated that they have restarted the Fitchburg Line Working Group meetings since COVID and they had the 2nd meeting this year to discuss transportation issues along this corridor. Transportation Secretary Tibbit-Nutt joined the meeting and gave an overview of the state micro-mobility funding that is available. The TMA has formally organized, and the DEC is a founding board member. At their first meeting, the board discussed the possibility of establishing Bike, Scooter, and Car Shares to compete with Uber and Lyft and to assist with the current issues with MART.

(8:20 PM) Public Comment:

- Mr. Marshall asked if there were any questions/comments from the Public, none were asked.
- Ms. Suedmeyer noted that Refuge Week is coming and she is looking to have an event on October 16th as a year-end event. She also noted that there is a new volunteer coordinator.

(8:20 PM) Mr. Marshall noted the next scheduled meetings are October 9th at 7:30 AM, (Zoom Meeting) and October 28th at 6:45 PM, (Hybrid Meeting).

(8:21 PM) Mr. Marshall asked for a motion to adjourn. The motion was made by Mr. Pinard and seconded by Mr. Poutry. The motion to adjourn was unanimously approved by a roll call vote.

List of Exhibits

- Agenda
- September 11th Draft Minutes
- September 17th Draft Minutes
- Public Hearing – 100 Adams Circle
 - Level 2 Unified Permit Application Package
 - Geotechnical Report
 - Stormwater Report
 - Traffic Report
 - Reframe Subdivision Civil Plan Set
 - Determination of Completeness
 - Building Architectural Plans
 - 2nd Review Comments to Applicant
 - Nitsch Response to Comments
 - HOA Maintenance Plan
 - Safety Narrative
 - MassDevelopment Public Improvements
 - Revised Plans
 - Revised Stormwater Report
 - Staff Report
- Public Hearing – 98/105 Patton Road – Mirror Lake Parking Expansion 2025
 - Level 2 Unified Permit Application Package
 - Permit Set Stamped
 - Turtle Protection Plan
 - Stormwater Management Report
 - Embodied Carbon Checklist
 - Determination of Completion
 - Revised Plans
 - Response to Comments 9-22-25
 - Nitsch Response to Comments 9-22-25
 - Staff Report
- New Business
 - DJFC Matrix – Boundaries
 - Read File
 - Regional Support of Thirteen Communities of the Nashoba Valley for Passage of H.2960