



DEC VIRTUAL READ FILE November 25, 2025

DEVENS IN THE NEWS:

APA MA Summer 2025 Magazine:

<https://www.apa-ma.org/wp-content/uploads/2025/06/MA-Planning-Sum25.pdf>

APA MA Fall 2025 Magazine:

<https://www.apa-ma.org/wp-content/uploads/2025/09/MA-Planning-F25-1.pdf>

UMass Memorial Health Flyer: Satellite Emergency Facility: [UMass Memorial Health.pdf](#)

Nashoba Health Equity Partnership [Nashoba Health Equity Flyer.pdf](#)

MassDevelopment Board Update 2025 [MassDevelopment Board Update 2025 short.pdf](#)

Biometric Responses to Green and Complete Street Elements in Devens Massachusetts [Biometric responses to green and complete street elements in Devens, Massachusetts.pdf](#)

Harvard Press Article October 31, 2025: By John Osborn

Devens Enterprise Commission green-lights plans for 12 new homes

The Devens Enterprise Commission has approved construction of six modular duplexes at Adams Circle in Devens, the first new housing at the former Army base in three years and the first to be approved since the Legislature eliminated the area's 282-unit housing cap in 2024.

The project was approved by the commission Oct. 9, following a public hearing Sept. 30, and will add 12 units of residential housing to a 2.1-acre parcel at 100 Adams Circle owned by MassDevelopment, the state's finance agency and land bank. The parcel will be subdivided into six lots to accommodate the six planned duplexes. The developer is Reframe Systems of Andover.

Unlike a traditional duplex, each Reframe duplex will be separated physically, connected by a shared carport whose roof stretches between the buildings. The two-story homes will be built from modules manufactured by Reframe Systems at its factory in Andover, transported to Devens, and assembled on site.

According to Reframe's application for a permit, each home will provide approximately 2,000 square feet of living space, with four bedrooms and three bathrooms, as well as a front porch and back patio. The homes will be all-electric and designed to achieve a HERS (Home Energy Rating System) rating of 40, significantly below the HERS 60 rating required of new housing at Devens. The lower the HERS rating, the more energy-efficient the home.

The Devens Reuse Plan requires that 25% of homes be either low-income or workforce affordable. Two of the homes at Adams Circle will be available to families who earn 80% or less of the area median income (AMI) and one for families who earn up to 120% AMI. The remaining nine units will be sold at market rates.

Adding to Harvard's inventory

The chair of Harvard's Municipal Affordable Housing Trust, Arielle Jennings, confirmed this week that because the two 80% AMI units lie within Harvard's historical boundaries, the two will count toward the town's subsidized housing inventory, used to measure a community's stock of affordable housing. According to

Harvard's 2024-2028 Housing Production Plan, the town has 117 qualified subsidized housing units, or 5.3% of the 2,199 year-round housing units enumerated in the 2020 Census, a shortfall of 103 units from the number required to prevent developments proposed under the state's affordable housing law, Chapter 40B. Such developments are exempt from certain local zoning laws, such as density restrictions and some setback requirements, provided they meet affordability criteria. However, they are not exempt from all local and state regulations, such as those regulating wetlands.

Although the proposed workforce unit will not count toward Harvard's subsidized housing total, Jennings told the Press the unit "is important to have" given the shortage of moderate-income housing in the region. MassDevelopment has long had its eyes on Adams circle as a site for additional housing. The area is zoned residential and, thanks to the Army's cleanup, meets standards for residential use set by the Massachusetts Department of Environmental Protection.

A few steps remain before construction can begin. DEC Director Neil Angus told the Press that before the DEC can issue a building permit, Reframe must file site and subdivision plans with the Registry of Deeds.

Veranova Awarded Innovation and Technology in Safety Award

Society of Chemical Manufacturers & Affiliates (SOCMA) Recognizes 2025 Safety and Leadership Recipients for Advancing Excellence Across the Specialty Chemical Industry, November 7, 2025

<https://www.socma.org/socma-recognizes-2025-safety-and-leadership-recipients-for-advancing-excellence-across-the-specialty-chemical-industry/>

Harvard Press November 7, 2025

Amid government shutdown, Loaves & Fishes prepares to meet rising food needs by Marty Green:

Shortly after the federal government shut down on Oct. 1, Loaves & Fishes Executive Director Patricia Stern received a phone call from the Federal Medical Center at Devens. The caller asked if federal employees there, who were working without pay, could come to the food pantry for assistance as they had during the shutdown in December 2018. Stern and the Loaves & Fishes board responded, "Absolutely, yes."

The pantry—which usually serves Harvard, Ayer, Devens, Dunstable, Groton, Littleton, and Shirley—set aside its residence requirements and opened its doors to federal employees across the area. Loaves & Fishes fed 52 families of unpaid federal workers during the last week of October, Stern said. Many came from Devens, but others were from Hanscom Air Force Base or Minuteman National Park.

"We've seen men sitting in cars crying," Stern said. "We've seen officers in their uniforms, with their holsters and their guns, and they're breaking down because they don't know how to feed their families."

About 40 households in Harvard currently rely on Loaves & Fishes for food support, according to Stern. "So for the Harvard residents who say there is no food insecurity in Harvard," she said, "I have news for you."

Last week, a record-setting 124 families came seeking food assistance in a single day. The usual daily number had been 60 to 70 families. Many people cited the rising cost of living, especially increasing food prices, as the factor that brought them to Loaves & Fishes. For others, Stern said, it was a life event that forced them to seek assistance—the loss of a job, a divorce, a major illness.

Even before the federal shutdown, Loaves & Fishes was experiencing a steady increase in the number of families needing food assistance—up 67% in the past two fiscal years. At the close of its fiscal year June 30, the pantry was supplying food for 1,046 households, having gone through 1.2 million pounds of food in the year.

Now, the pantry's staff and volunteers are bracing for another upsurge, with the reduction or possible termination of Supplemental Nutritional Assistance Program (SNAP) funds. "It's going to impact our operation incredibly," Stern said of the SNAP cuts.

The main source of food is Loaves & Fishes' weekly purchase from the Boston Food Bank, where the pantry gets around 60% of its food—about 10,000 pounds of food each Friday. But in addition, Stern said, "Just about every grocery store in the area donates to us. ... During the growing season, we have relationships with many,

many gardens, farms, and orchards that bring us fresh produce.” She noted that Harvard food growers are among the donors.

More than peanut butter and jelly

“Peanut butter and jelly are what people envision a [food] pantry will give out,” Stern said. “But we are so much more than that.” The shelves at Loaves & Fishes are stocked with a wide variety of foods, from fresh produce and meats to canned goods, cereals, frozen foods, eggs, and dairy products. There are also expensive products such as Ensure and Glucerna, which are often important dietary supplements for older people or diabetics. And people with specific dietary needs, such as gluten-free foods, can also find those products at Loaves & Fishes.

Asked about the best way to support Loaves & Fishes, Stern said donations of money and donations of groceries were equally appreciated. Financial donations help the pantry to buy food in bulk. But donated foods often provide a variety of choices that can make clients very happy.

Stern told of an elderly woman who was delighted to get a box of brand-name cereal. “She grabbed the box and hugged it. She was almost in tears and said ‘I can have this?’” The woman was used to buying a generic brand to save money, and to get the breakfast cereal she really liked was a rare treat.

Stern, who has been at Loaves & Fishes since 2008, said the organization had never had a budget deficit until last year, when there was a small one. “This year, we are operating with an anticipated deficit budget,” she said. “The board knew ... well over a year ago that we needed to up our fundraising and our outreach efforts. So, in fact, that is what we are doing, in preparation for all of the uncertainty that surrounds our world right now.”

Information about making a donation is available at loavesfishespantry.org.

Harvard Press November 14, 2025 Veterans Day Photo:



From left: John McCormack, Steven Cronin, Carl Sciple, Ralph Fehlberg, Nancy Cronin, and Jon Schoenberg stand at attention in a Veterans Day ceremony, Nov. 11. (Photo by Hannah Taylor)

Society of Ecological Restoration International Conference

October 1-4, 2025, Denver, CO: Beth Suedmeyer, DEC Environmental Planner presented on the Ayer-Devens Pocket Forest Project with the project consultants from BSC Group.



Call for Community Liaisons

We are looking for Devens community members who are passionate about advocating for community needs and interested in helping us face the challenges of climate change.

Community Liaisons will:

- Learn together about community climate resilience and climate equity
- Engage community members to get input on climate priorities
- Translate community desires into actions
- Work with municipal staff and planning and equity consultants
- Receive a paid stipend



Supported by a grant from the Commonwealth's Municipal Vulnerability Preparedness Program – MVP 2.0

For information, please contact the Devens Enterprise Commission's Environmental Planner, BethSuedmeyer@devesnec.com or 978-772-8831, x 3314.

Devens Natural Hazard Mitigation Plan (NHMP) 2026 Update

PUBLIC OUTREACH SESSION – Please join us to provide your input!

Wednesday, December 3rd at 6:30 p.m.

part of the Devens Committee Meeting

Join in Person or via Zoom Meeting

Vicksburg Conference Room, First Floor

33 Andrews Parkway, Devens, MA 01434

<https://us06web.zoom.us/j/87667290225?pwd=1rcRqLhfo2zG5eddPjf0lENabaqb9l.1>

Meeting ID: 876 6729 0225

Passcode: 01434

Learn about updating the Devens Natural Hazard Mitigation Plan and the community's vulnerability to natural hazards, with opportunity to provide your input.



MACPHERSON ROAD AT RAILROAD BRIDGE VIEW NORTH

The Update to the Devens Natural Hazard Mitigation Plan will include an updated assessment of natural hazard risk and risk mitigation strategies. The components of the Plan Update include:

- Characterization of the natural hazards impacting Devens, such as extreme temperatures, severe weather, and winter storms.
- Inventory of the Community assets (public buildings, critical facilities, natural resources, etc.).
- Identification of the hazard vulnerability and risk of key assets to the multiple hazards.
- Developing Mitigation Strategies and Actions.





Devens Tree Lighting 2025

**Thursday, December 4
4 - 6 p.m.**

Join us at 100 Sherman Ave for
the annual tree lighting,
holiday music, refreshments,
and a visit from Santa Claus!

Photos with Santa and a
small gift for children while
supplies last.

Toys for Tots and Loaves &
Fishes Food Pantry
donations will also be
accepted.

DEVENS
MASSACHUSETTS

