



# Devens Enterprise Commission 2013 Annual Report

Peter Lowitt, FAICP, Director

January 2014

## Commission Members

The Devens Enterprise Commission (DEC) is the regulatory and permit-granting authority for the Devens Regional Enterprise Zone. It is empowered to act as a local planning board, conservation commission, board of health, zoning board of appeals, historic district commission and, in certain instances, as a board of selectmen. It carries out these duties in the context of a unique and innovative one-stop or unified permitting system, which greatly streamlines the local regulatory process.

The DEC consists of 12 gubernatorial appointees, six (6) of whom are nominated by the host communities of Ayer, Harvard and Shirley. Each host community and the governor also nominate an alternate member. The Commission began operating on June 22, 1995.



### Current DEC Commission

**members:** (back row– front row)  
 Melissa Fetterhoff (Regional)  
 Marty Poutry (Ayer)  
 William Marshall (Chair—Regional)  
 Duncan Chapman (Harvard Alt.)  
 Russ Smith (Ayer)  
 John Oelfke (Shirley)  
 Jim DeZutter (Harvard)  
 Armen Demerjian (Regional)  
 William Castro (Shirley)  
 Paul Routhier (Regional)  
 Dix Davis (Regional—not in photo)  
 Eric Stoltzfus (Harvard—not in photo)  
 Chris Lilly (Regional—not in photo)

### Current Vacancies:

Regional Alternate Member  
 Shirley Alternate Member  
 Ayer Alternate Member

## Commission Staff

DEC staff includes Director/Land Use Administrator Peter C. Lowitt, FAICP, Environmental Planner Neil Angus, AICP CEP, LEED AP. Mr. Lowitt, FAICP, serves on the board of the Massachusetts Chapter of the American Planning Association and continues to serve on the boards of the Eco Industrial Development Council of North America; New Ecology, Inc.; and as immediate past chairman of the Green Roofs for Healthy Cities, the North American Green Roof Trade Association. He is chair of the Eco Industrial Development/Industrial Symbiosis Section of the International Society of Industrial Ecology. Mr. Angus serves on the US Green Building Council Massachusetts Chapter (USGBC MA) Board of Directors as Vice-Chair and continues to serve on the USGBC MA Education Committee. The

Commission is ably served by Executive Assistant and Notary Public Kate Clisham. The Commission also employs the following consultants on a contractual basis:

- Building related inspectional services are provided by Gabe Vellante, Phil Horgan, and Bob Friedrich;
- Judith Nitsch Engineering provides Development Review services to the Commission;
- Edith M. Netter & Associates continues in the Commission's legal advisor role;
- Ms. Danyelle Mottram serves as the Commission's part time accounting support person;
- Nashoba Associated Boards of Health provides health/sanitary and food service/vendor permitting and

inspectional services;

The DEC mourned the loss of Wellman Parker who passed away on March 15, 2013. Wellman was the DEC's Electrical Inspector from 1996 to 2012.



The DEC provides funding to the Devens Eco Efficiency Center, whose Director, Ms. Dona Neely continues her award winning work of advancing the environmental branding and achievement program known as EcoStar which embodies the DEC's commitment to sustainable development.

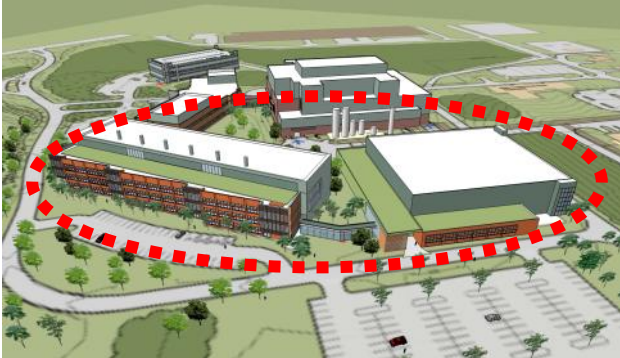
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## 2013 Project Highlights

2013 saw a number of new projects come before the Commission and a number of existing projects draw to a successful conclusion. The Commission approved a 200,000+ square foot Phase II of BMS' expansion at Devens, 200,000 of new buildings including a Process Development Building and Clinical Manufacturing Building and supporting facilities. This represents a \$250 million expansion at Devens and will support hundreds of new jobs once completed.



Artists rendering of BMS's proposed clinical manufacturing building and process development building on their existing campus.

New England Studios successfully built out their 126,000 square foot facility off Hospital Road and began construction of Phase II of their project, a 30,000 square foot Mill Building and attendant parking at Sherman Square.



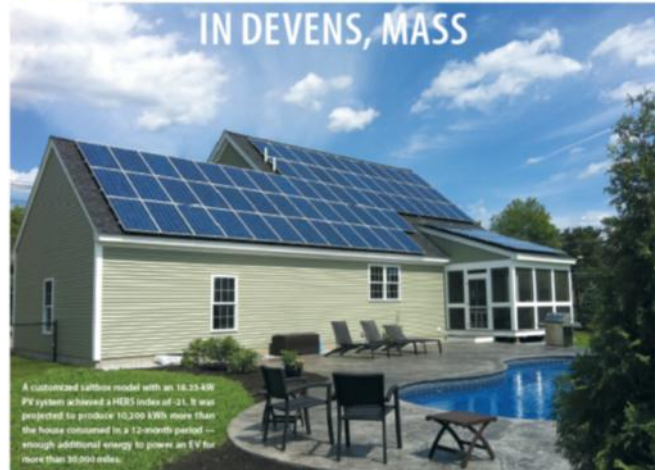
Aerial view of New England Studios—September 2013

MassDevelopment began preparations for development and marketing of proposed parcels off of Sherman Avenue near Rogers Field within the Innovation and Technology Center Zoning District. Initial work included securing a unified permit from the DEC to construct a stormwater pond to treat and manage stormwater runoff from the development area. Other pre-development work included MassDevelopment securing an Economic Development Administration (EDA) grant to assist with Phase IV reconstruction of Jackson Road - from Verbeck Gate to Barnum Road. The DEC expects to see an application for this project sometime in 2014.

JP Sullivan purchased land off of Barnum Road in the Devens Regional Enterprise Zone adjacent to their existing facility in Ayer in order to expand their existing apple crate storage area. The DEC issued a unified permit for this project and the majority of construction was completed in late 2013.

All 20 units from MassDevelopment's sustainable housing pilot project at Bates Street, Cavite Street and Adams Circle in Devens were successfully built and sold during 2013. These included twelve (12) units of townhomes and eight (8) single family homes. The single family homes built by Transformations have received numerous awards throughout the year for their net zero energy and positive energy features, including the US Department of Energy (DOE) Challenge Home Housing Innovation award winner.

## ENERGY-POSITIVE HOMES IN DEVENS, MASS



A customized software model with an 18.33 kWh PV system achieved a net-zero index of 21. It was projected to produce 10,200 kWh more than the home consumed in a 12-month period—enough additional energy to power an EV for more than 30,000 miles.

US Department of Energy Case Study Photo of the rear of the new home off of Cavite Street.

DOE Challenge Home builders are in the top 1% of builders in the country meeting the extraordinary levels of excellence and quality specified by the DOE. The developer completed the installation of all public improvements in 2013 including street trees, rain gardens, landscaping and concrete sidewalks.

MassDevelopment also constructed a small park off Cavite Street which incorporates various low impact development stormwater management techniques. The DEC reviewed the project and provided input into the design along with residents from the neighborhood. The park serves the existing residents along Auman and Bates Streets, as well as the Transitions Homeless shelter and new residents in the sustainable housing pilot project homes.

The US Fish and Wildlife Services' Oxbow Visitor Contact Center on Hospital Road adjacent to the Nashua River neared completion during 2013 however the federal sequestration and government shut down in late 2013 delayed this project. Improvements were made to sight lines along Hospital Road to allow direct access to a canoe and kayak parking lot from Hospital Road. We look forward to the facility being completed and officially opening in 2014.

Citizen's Energy 3 MW solar facility located off Walker Road was permitted by the DEC in late 2011 and construction was completed in early 2013. The facility has been operational since January 2013 and consists of 12,090 individual solar photovoltaic panels and the utility interconnection runs to the Devens

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**2013 Project Highlights continued (from page 2)...**

wastewater treatment plant, supplying the Devens grid with clean, renewable energy. In their first six months of operation EBZ Solar produced 1,964,308 Kilowatt hours, which equates to 3.07% of the energy supplied to Devens electric utility customers. As part of the permitting for this 28 acre project the State permanently protected 130 acres of land in the Environmental Business Zone and the Squannisset Area of Critical Environmental Concern (ACEC).



Aerial view of 3MW ground-mounted solar PV farm on the North Post.

The DEC also permitted the construction of a cell tower to service the new Regional 911 Emergency Communications Dispatch Center at 270 Barnum Road. The Regional E911 Center serves the communities of Lunenburg, Lancaster, Harvard and Devens and is another good example of adaptive building reuse, shared services and regional cooperation that the Devens Reuse Plan encourages – for the benefit of Devens and the surrounding towns.

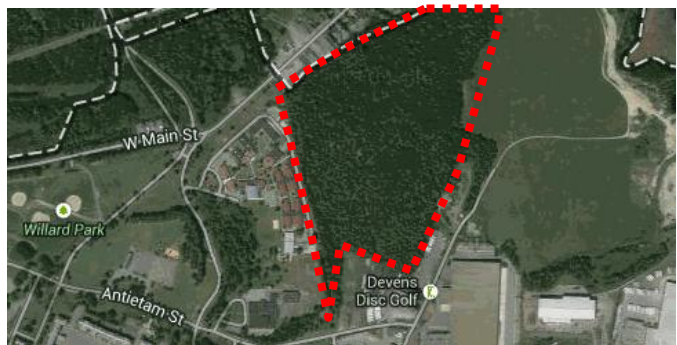
The Commission issued a number of sign permits in 2013, including The Great American Grill restaurant in the Hilton Garden Inn, NB Kenney on Barnum Road, Quiet Logistics on Saratoga Boulevard, North Middlesex Saving Bank on Andrews Parkway and Parker Charter School on Antietam Street. The DEC also reviewed and issued a number of permits for special fundraising charity events in Devens such as MuckFest (a 5-mile run and obstacle course to benefit MS), Color Run (a 5 Kilometer run to benefit the Wounded Warrior Project), Brittany Strong Run/Walk to benefit one of the Boston Marathon bombing victims, and the Nines Art and Music Festival to benefit local arts and culture.



Attendees at the Nines Music Festival on Willard Field in Devens on August 10, 2013.

At the peak of the recession in 2009 Devens had close to 2 million square feet of vacant buildings. At the close of 2013, this number has been reduced to less than 300,000 square feet. Saint Gobain (LED lighting manufacturer) and Nypro (precision plastics for the medical industry) moved into the 450,000 square foot facility at 112 Barnum Road (the former Evergreen Solar facility). O'Reilly Auto Parts acquired a +/-370,000 square foot building at 15 Independence Drive for an auto parts distribution center and Quiet Logistics at 66 Saratoga Boulevard (former Gillette warehouse) expanded their operations into the 185,000 square foot former Budweiser facility at 235 Barnum Road. Columbia Tech, a contract manufacturer of large systems and machinery, sub-leased space from Ryerson at 45 Saratoga Boulevard.

The DEC also issued a unified permit to Devens Disc Golf authorizing the construction of a second 18-hole course on Shepleys Hill. The DEC, in its capacity as the local Conservation Commission, accepted a Conservation Restriction for this 45 acre area from MassDevelopment helping to implement a crucial part of the Devens Open Space and Recreation Plan and protect a certified vernal pool and unique natural land formation.



Coupled with other Conservation Restrictions executed over the course of 2013 (Mirror Lake and Esker Expansion, Robbins Pond, ASP Bog, and the aforementioned North Post EBZ), over 300 additional acres of land within the Devens Regional Enterprise Zone have been permanently protected.

**2013 Permitting/Actions:**

Development activity within Devens in 2013 saw eight (8) Level 2 Unified Permits issued, while Level 1 permits fell from 75 to 58. The following chart provides an overview of the various permits, licenses and approvals issued by the DEC in 2013:

Permit Type	# issued in 2013	# issued in 2012	Difference
Level 2 Permits	8	7	+1
Reconsideration	0	0	=
Level 1 Permits	60	75	-15
Wetland Request for Determination of Applicability	1	0	+1
Wetland Notice of Intent (Order of Conditions)	3	2	+1
Wetland Certificates of Compliance	0	1	-1
Sign Permits	8	7	+1
Tent Event Permits	19	17	+2
Demolition Permits	1	3	-1
Level 1 Lotting Plans	2	2	=
Septage Hauling Permits	7	11	-4
Certificates of Occupancy	20 +/-12 TCO	12	+8
Electrical Permits	38	46	-12
Plumbing Permits	12	12	=
Gas Permits	13	28	-15
Sheet Metal Permits (new in 2011)	2	3	-1
Victualler Licenses	9	9	=
Flammables License	5	5	=
Liquor Permits	5	5	=
Pledge of Liquor License	1	1	=
1 Day Liquor Licenses	3	2	+1
Violation Notices	5	2	+3
Schools - Certificates of Inspection	3	3	=

**Violations/Enforcement:**

2013 saw 5 minor violations of the Devens Bylaws and Rules and Regulations. The Solar farm project was cited for conducting construction operations prior to 8:30AM (violation of unified permit conditions) and a homeowner was cited for constructing a shed without

Continued on next page....

### *2013 Project Highlights continued (from page 3)...*

permits and another homeowner was cited for improper trailer storage, both within the Historic District. Saint Gobain was also cited for not utilizing their ground-mounted pumps for gas deliveries and has since taken corrective actions to help avoid recurrence. The owner of Devens Common was cited for unpermitted tree removal and will be planting a series of replacement plantings in Spring 2014. DEC Staff, with the assistance of MassDevelopment Engineering, continued to collect Annual Stormwater Reporting forms from all businesses in 2013. To date, only 3 businesses have failed to comply in 2013 and Staff is working with all three to bring them into compliance as soon as possible.

## Regulations

In November, 2013, the newly revised DEC Rules and Regulations were published and went into effect. The approved regulation updates include:

**974 CMR 2.00 Subdivision Amendments** - updates to street design and construction requirements, providing more street choices for applicants and to facilitate a multi-modal, pedestrian friendly connected street network. These changes include:

- Minor edits to reduce repetition and reformatting to ensure consistent structure with other sections of DEC Rules and Regulations that have been updated.
- Street design standards – providing more street classifications and updating design standards.
- Introduce new traffic calming measures.
- Introduce new intersection design requirements.
- Introduce new transit planning considerations.
- Update cross sections for streets, sidewalks and structures in road rights-of-ways.

**974 CMR 3.00 Site Plan Amendments** – introduce new residential site plan standards in addition to existing Commercial and Industrial standards. These changes include:

- Administrative/minor amendments to reduce duplication and ensure consistency with other sections of the DEC Regulations.
- New Submission Requirements for residential projects.
- New Plan Requirements to address road/street modifications and erosion and sediment control plans.
- New Review Criteria addressing residential development, street accessibility and connectivity, water efficiency, and climate change.
- New Design standards for residential projects that facilitate a more sustainable development approach (parking, driveways, transportation demand management considerations, sidewalks/trails, lighting, landscaping).

**974 CMR 5.02(1) Innovative Residential Development (New Section)** – These new regulations will incentivize/facilitate neighborhood form consistent with Devens sustainable development directives (open, inclusive & connected community). These regulations will apply to the Residential I Zoning District and will give Applicants an alternative streamlined compliance path over and above the current residential regulatory standards.

The changes to 974 CMR 3.00 include:

- Cluster development and reduced frontage requirements for projects that agree to construct residential units that will be more energy and water efficient than current MA Building Code.
- Street layout and open space requirements to facilitate a more walkable, accessible, development and to encourage more active/healthy living/lifestyles.
- Requirements for a mix of housing types (single and multi-family), including affordable requirements.
- Design standards to minimize urban heat island and decrease habitat fragmentation.
- Requirements for low-impact development stormwater management techniques and water conservation measures.
- Use of low-no VOC building products, paints, sealants, adhesives and coatings to aid in reduce GHG emissions and promoting better indoor air quality in homes.

The Commission and staff wish to thank the Devens housing steering committee members, Rick Bernklow, James DeZutter, Rick Gilles, Tom Kinch, John Oelfke, John Rounds and Ed Starzec for the feedback they provided on the Regulation amendments. We also wish to thank our legal counsel, Edy Netter for her thoughtful approach and work on this project.

## Transportation, Health & Safety

The DEC continues to work with MassDevelopment, local businesses and the State Police to promote the designated/preferred truck route to reduce potential impacts on local and surrounding area roads. Signs and postings to the various Devens websites direct truck traffic away from residential areas and State Police enforcement furthers this effort.

2013 saw the formalization of the first dedicated bike lanes in Devens. DEC Staff and Devens Public Works installed the first dedicated bike lanes in Devens along the majority of Jackson Road from Patton Road to the Verbeck Gate. Bike symbols were installed indicating both dedicated bike lane locations as well as shared bike and motor vehicle lanes. These markings will provide increased safety and awareness for people biking in and through Devens and will aid in promoting alternative transportation, carbon reduction and help facilitate more active lifestyles which can improve local public health. Special thanks to the Devens Director of Public Works for making this happen. Additional bike lanes and safety measures are being planned for 2014.



The Montachusett Regional Planning Commission recently completed updated trail mapping for Devens. This is part of a regional effort to promote regional trail networks and connection. The map for Devens includes trail head parking and a number of points of interest within Devens as well, including Mirror Lake, Devens Museum, Freedoms Way National Heritage headquarters, United Native American Cultural Center, US Fish and Wildlife

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### *Transportation, Health & Safety continued (from page 4)...*

Visitor Contact Station and the Devens Disc Golf Course. Promoting these trails will achieve multiple objectives of the Devens Open Space and Recreation Plan and provide local residents, businesses and visitors in Devens additional access to a large network of walking/hiking trails – connecting people with the natural environment and encouraging more active and healthy living. The trail map can be downloaded at: [http://www.devensec.com/maps/Devens\\_Trail\\_Map.pdf](http://www.devensec.com/maps/Devens_Trail_Map.pdf).

The Fitchburg Line Reverse Commute working group, chaired by DEC Director Peter Lowitt, continued its work to connect Route 2 and Fitchburg Line Commuter Rail issues through regular meetings of community representatives to discuss transportation issues. Construction is underway with a goal of bringing the improvements on line in 2016. The improvements are designed to meet the goal of improving commute times from Fitchburg to Porter Square from 1 hour and 29 minutes to 1 hour. Continued thanks goes out to our hard working state legislative delegation for securing the required state matching monies to complement the Federal Small Starts funding obtained for the program by our Congressional delegation. American Renewal and Recovery Act funds were deployed to double track the line from North Acton to Ayer and the line's schedule was changed in

December 2009 to authorize an early train to Boston which should allow an early train to Fitchburg making a reverse commute to Devens possible in the near future. The construction of Littleton's new center platform train station was completed and work continues on the new South Acton station as well.



*Littleton train station new raised platform for universal accessibility, safe and faster loading/unloading.*

Funding was received for construction of a new station and turnaround lot at Mount Wachusett Station in West Fitchburg. Being able to store trains overnight at this location will allow for a viable reverse commute in the future, as trains can get into Boston and back out earlier in the morning.

The Fitchburg Commuter Rail Line improvements will play a key role in providing increased commuter service to Devens and the surrounding region, thereby contributing to the sustainability initiatives at Devens. The DEC is working with Montachusett Area Regional Transit (MART), MassDevelopment and Devens' businesses about the possibility of deploying a shuttle to the area commuter rail stops, now that Littleton Station will become the end of the line for abbreviated trips from North Station (replacing South Acton).

Devens utilities, in accordance with the requirements of their Water Management Act Permit and recent DEC regulation amendments, placed Devens under mandatory water use restrictions at times throughout 2013. During these times, nonessential water use was restricted from 9:00 am - 5:00 pm and included irrigation of lawns, washing of vehicles, external building surfaces, parking lots, driveways or sidewalks. Public education and awareness was an important component and was implemented successfully by MassDevelopment and the DEC, resulting in very few violations. The DEC, acting in its capacity as the local Board of Health, also provided notification to Devens residents regarding the flu virus, mosquito borne illness warnings and mosquito spraying procedures. With funding from MassDevelopment, Devens continues to participate in the Central Massachusetts Mosquito Control Project (<http://www.cmmcp.org>) for the health and benefit of its residents and businesses.

The Commission also adopted a [Healthy Communities Proclamation](#) in the fall of 2013, underscoring the importance of healthy community design as a component of the Devens Redevelopment efforts.

## Communications

In 2013 the DEC re-structured its web site. The major changes included reorganizing the site to create separate pages for project development services, DEC meeting information, Sustainable Devens, News and Events and a new Residents page. These changes were made to facilitate a better user experience and provide numerous resources for Devens Residents as well as Businesses. As part of these updates, DEC Staff coordinated with MassDevelopment to update the [devenscommunity.com](http://www.devenscommunity.com) site and include links to Devens community services including trash, recycling, police, fire, traffic, on-street parking, animal control and other general services, rules and regulations that are governed by MassDevelopment. Now Devens residents have access to almost everything they need to know about Living in Devens on [one page](#). The DEC website was also updated to include a slideshow of the DEC Commissioners in action. DEC Commissioners are volunteers and they selflessly dedicate many hours every year to take part in many activities in the Devens region. This slideshow provides a snapshot of some of those activities. We invite you to peruse all of the website changes for yourself at [www.devensec.com](http://www.devensec.com).

The DEC also continues to provide notice of all meetings, proposed projects and pertinent information to abutting property owners, Devens residents and all three surrounding towns, in

accordance with the DEC Rules and Regulations, prior to public hearings and subsequent DEC permitting. The DEC also continues to record its meetings for rebroadcast on the local access cable television in our host communities. This is a good collaborative effort, with DEC and MassDevelopment providing the equipment and the communities supplying the volunteers to record the meetings. Special thanks to Lou Carreras, Brint Ferguson and Dawn McCall.

The DEC also continues to assist the Devens Eco-Efficiency Center with its activities and updating its website ([www.ecostardevens.com](http://www.ecostardevens.com)). Devens role as an eco-industrial park was also communicated to a growing number of visitors, including a delegation from Korea and another from the Tianjin Technical and Economic Development Area (TEDA), China's most successful Eco-industrial Park. Mr. Lowitt spoke on Devens at the International Society of Industrial Ecology Conference in Ulsan, South Korea last summer. As part of the UMass Amherst Citizen Planner Training Collaborative annual conference, Mr. Angus also spoke on Devens as a leader in promoting water conservation and efficiency as part of the design and development review process. Mr. Angus presented a case study on how Devens regulations promote water efficiency – from landscaping to building design and stormwater management.



## Five Year Review Status Update

The DEC's 5-year review covering 2006-2011, included a District by District development analysis comparing actual development with the goals set forth in the Reuse Plan and By-Laws. The Commission completed the report in 2012. The full report can be found at <http://www.devensec.com/district-development.html>. As part of this review, the DEC identified a number of areas that it would focus on over the next five years to ensure its actions and decisions continue to further the goals and objectives of Chapter 498 and the Reuse Plan.

The following is a status update on those efforts:

Area of Focus	Status
Continue working with MassHistoric and Devens Homeowners Association to streamline residential permitting consistent with Historic District requirements.	<b>Accomplished/Ongoing.</b> Revised Residential regulations and Historic District Design Guidelines in consultation with MassHistoric (windows, fences, sheds)
Sustainable Indicators Report – measurement and verification of sustainable development.	<b>Accomplished/Ongoing.</b> Completed report/evaluation in 2012: <a href="http://www.devensec.com/sustain/indicators/2012indicators.html">http://www.devensec.com/sustain/indicators/2012indicators.html</a> Follow-up interviews in 2013 added to report.
Buffering land uses within Devens and adjacent to neighboring communities to address “edge” issues.	<b>Ongoing.</b> Reviewed on a project by project basis under current zoning. Permanent protection of over 300 acres and continuing to work with MassDevelopment and the Devens Open Space and Recreation Committee on permanent protection of additional bordering lands.
Traffic Impacts – Implementation of TDM programs, recognizing the Fitchburg Line improvements and opportunities it will create to reduce VMT for Devens employees and residents (reverse commute options).	<b>Ongoing.</b> TDM implementation on a project by project basis. Working on establishing additional shuttle options for businesses and residents beyond existing Devens Commerce shuttle and MART Shuttle services. Installation of bike lanes on Jackson Road.
Climate Mitigation and Adaptation plan for Devens needs to be developed.	<b>Ongoing.</b> Greenhouse Gas Mitigation Regulations developed in 2012. Numerous urban heat island, energy and water efficiency requirements also contributing to climate change mitigation and adaptation.
Continued work on balancing local, regional and state efforts.	<b>Ongoing.</b> Regional Household Hazardous Waste facility and regional E-911 facilities opened in Devens to support regional efforts.
Coordination with railroad, MassDevelopment and new projects within the Rail-Industrial Trade Related Uses (RIT) District to incorporate and facilitate noise reduction efforts while still facilitating important rail connections in the RIT which help address local traffic impacts.	<b>Ongoing.</b> New England Sheets, Devens Recycling, US Gypsum, Rock Tenn, Regency rail connections previously made.
End point to Chapter 498 and process to reach it remain an open question.	<b>Ongoing.</b> Working with Devens residents, surrounding communities and MassDevelopment.
Finalize and adopt new Innovative Residential Development regulations as an option for future housing development at Devens.	<b>Accomplished.</b> New regulations adopted and went into effect in November 2013. Will continue to review and update if necessary to ensure continuous improvement.
Maintain fiscal independence.	<b>Ongoing.</b> 2013 audit concludes that DEC is in strong financial shape and is maintaining fiscal independence.
Integrate districts and areas within Devens to make them more coherent and connected.	<b>Ongoing.</b> Improved connectivity can be achieved through new trails, sidewalks and multi-purpose trails.
Support regional transportation plans to support connecting Devens businesses and residents to surrounding commuter rail and business centers; including implementing the Devens Transportation Demand Management programs in support of such an endeavor.	<b>Ongoing.</b> TDM implementation on a project by project basis. Supporting Fitchburg line improvements and working on establishing additional shuttle options for businesses and residents beyond existing Devens Commerce shuttle and MART Shuttle services. Installation of bike lanes on Jackson Road. Devens Trail Plan promoting connections to surrounding communities as well.

## Devens Eco-Efficiency Center 2013 Highlights

The Devens Enterprise Commission continued funding support for the Devens Eco-Efficiency Center. This six year old non-profit is a recognized resource for educational forums, networking opportunities and technical assistance that enable local businesses and not-for profit entities to use resources more efficiently. During 2013 the Eco-Efficiency Center helped 58 establishments achieve economic, environmental and social benefits. The majority of these facilities are based in Devens; others are located in nine surrounding towns.



The Center hosted ten educational forums that had broad audience appeal. Topics included Emergency Response Procedures, Effective Safety Training Strategies, OSHA Updates, and Water Efficiency. It also organized a tour of the EBZ Solar Field so local employees could learn more about renewable energy technologies and presented to Yale students and a delegation from China interested in eco-industrial park practices. Additionally, educational materials that provided tips to reduce energy consumption and maximize recycling were developed and posted on the DEC's website on the new web page for Devens residents.



Brian Morrissey of Citizens Energy Corp. explains the design and development process for the installation of this 3MW solar photovoltaic panel farm on the North Post in Devens.

## THE GREAT EXCHANGE

The Eco-Efficiency Center provided technical assistance that helped several firms reduce the amount of trash generated by their operations and decrease related waste management expenses. It assisted with the evaluation and implementation of recycling and composting programs in fifteen facilities. Additionally, The Great Exchange enabled the repurposing of 143,880 pounds of materials that otherwise would have been treated as trash and provided savings with avoided purchase and disposal costs for manufacturers, service providers, schools and municipal entities. Repurposed items included office furniture, equipment and supplies; packing materials such as bubble wrap and peanuts; materials for use in art projects, including cable reels, spiral rings, plastic caps, and foam core strips; and miscellaneous items such as plywood and pallets.

The Eco-Efficiency Center's 2013 Earth Day Celebration provided an opportunity for 70 volunteers from six entities to participate in nine community betterment projects throughout Devens. Activities included picking up trash, clearing hiking trails, removing invasive plants at the US Fish & Wildlife Visitors Center, cleaning and planting gardens, and making turtle crossing signs. Additional details on how the Devens Eco-Efficiency Center contributed to the successful sustainable redevelopment of Devens can be found in its Annual Report posted at [www.ecostardevens.com](http://www.ecostardevens.com).



Instead of paying for disposal or recycling, Eglomise Designs in Devens partners with local organizations who can utilize their waste materials—reducing waste, expenses and environmental impacts and connecting local businesses and organizations.



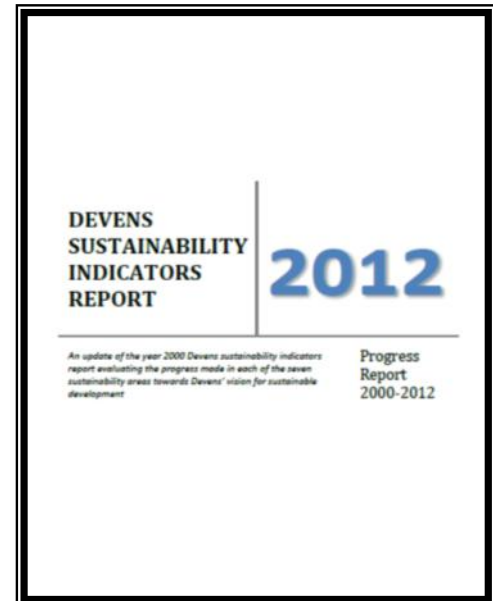
Left: Volunteers from six area entities helped out with this year's Earth Day event on Devens. They picked up trash and painted and assembled turtle crossing signs which were placed throughout Devens to raise drivers awareness of the state-listed (threatened) blanding's turtle that inhabits areas within Devens.

## Sustainable Indicators Report

This report summarizes the results from an update of Devens sustainability indicators and evaluates the progress made since 2000 in each of the seven sustainability areas - economy, social sustainability, governance, public health, transportation, natural resources, and environmental quality. Devens' vision for sustainable development is defined as "thoughtful and careful redevelopment of the base for the purpose of promoting economic development, social welfare, environmental protection, and natural resources" (Vanasse Brustlin 1994). Results from this process of updating the indicators demonstrate that overall Devens has made significant progress in most areas since 2000. Of the 44 indicators used in 2012, twenty-six demonstrate progress ("Yes"), eight show lack of progress ("No"), seven point to a potential progress ("Maybe"), and for three no information is available to evaluate progress. In 2013, the DEC conducted over



30 interviews with Devens Businesses to better assess the sustainability efforts of this sector. The results of these interviews were incorporated into the final Sustainable Indicators Report. View the full report [here](#).



## Financial Audit

2013 was another fiscally responsible and sustainable year for the DEC. Our financial audit was completed in December 2013 and is posted on the [DEC web site](#).

## Outlook for 2014

In 2014 the DEC expects to focus on exploring the potential health impacts of development projects as development continues within the Devens Regional Enterprise Zone. Potential development projects anticipated for 2014 include:

- Hodges Theatre off of Givry Street - scheduled for demolition and redevelopment for a movie catering business
- Maxant Industries new industrial facility at 58 Barnum Road;
- Potential Flex Center space at Lot 1C Barnum Road (between 235 Barnum Road and the Devens Reserve Forces Training Area)
- Jackson Road Phase IV (improvements from Verbeck Gate to Barnum Road);

18 Independence Drive remains the one vacant industrial building in the Rail, Industrial and Trade Related Uses District that we hope to see put back on line during the new year. Maintaining a supportive and consistent regulatory environment to implement the goals and objectives of the Devens Reuse Plan remains a key role of the Commission into 2014. The Commission also expects to continue supporting and expanding the services of EcoStar and the Devens Eco-Efficiency Center.

### Respectfully submitted by DEC Commissioners:

*William P. Marshall, Chairman, William Castro, Dix Davis, Armen Demerjian, James DeZutter, Melissa Fetterhoff, Christopher Lilly, John Oelfke, Marty Poutry, J. Paul Routhier, Russ Smith, Eric Stolfus, and alternate Duncan Chapman III.*

*The Devens Enterprise Commission acts as the regulatory and permitting authority for development within the Devens Regional Enterprise Zone. The DEC holds regular monthly meetings on the first Thursday after the first Tuesday of each month and Public hearings are generally held on the last Tuesday of each month.*



33 Andrews Parkway  
Devens, MA 01434

Phone: 978-772-8831  
Fax: 978-772-1529  
[www.devensec.com](http://www.devensec.com)