

Devens Enterprise Commission (DEC)
In-Person/Remote Hybrid Public Hearing and Regular Meeting
Minutes August 25, 2026

Members (in person): Christopher Lilly (6:50PM), William Marshall, Martin Poutry, Debra Rivera, Paul Routhier, Debrorah Seeley

Members (remote): Duncan Chapman, Carl Sciple

Members Absent: Melissa Fetterhoff, James Pinard,

Staff (in person): Neil Angus, Beth Suedmeyer, Dawn Babcock

Guests (in person): Erikk Hokenson (MassDev Real Estate)

Guests (remote): Cindy Carter (Devens Resident), John Marc-Aurele (MassDev Engineering), Sandi Silk (MassDev Real Estate), Zachary Yildiz-Raslan (MassDev Engineering)

(6:48 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.

(6:50 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) Chairman Marshall did the roll call for the meeting.

(6:52 PM) Chairman Marshall reviewed the agenda of this evening's meeting.

(6:54 PM) Review Minutes:

- **Mr. Marshall noted that we have minutes from the July 28th Meeting:** Mr. Marshall asked if there were any comments about the minutes that have been. None were mentioned so Mr. Marshall then asked for a motion to accept the July 28th minutes as noted. **The motion was made by Mr. Lilly and seconded by Ms. Seeley. The minutes were approved by a roll call vote. Mr. Routhier abstained from voting as he wasn't at the July 28th meeting.**

Public Hearing:

- None

New Business:

- **(6:55 PM) Innovation Technology Center District Existing Buildings Assessment – Michael Sweeney and Erikk Hokenson:** Eric Hokanson, Senior Vice President of Real Estate with Mass Development, presented findings from a building conditions assessment of the Vicksburg Square buildings in the Innovation and Technology Center zoning district. The study revealed total estimated abatement and stabilization costs of approximately \$44 million, with Allen Hall accounting for nearly 40% of the total cost due to its deteriorated condition. Mass Development is seeking funding for abatement work and will continue to work with the local Historic District Commission (DEC) on next steps, while exploring potential zoning changes to allow for residential development.

- **(7:19 PM) Devens Heat Vulnerability and Tree Planting Suitability Index Project Overview – Zachary Yildiz-Raslan:** Zachary Yildiz-Raslan of MassDevelopment Engineering presented a GIS analysis to help guide decision-making for an urban forestry master plan in Devens, focusing on identifying areas most vulnerable to the surface urban heat island effect and best locations for tree planting. The analysis included creating heat vulnerability and tree planting suitability indexes using various data layers such as satellite heat readings, impervious surfaces, and tree canopy coverage. Mr. Angus noted that the analysis aligns with previous nature-based solutions work and highlighted one of the hot spots in the map that was an existing building with a large back roof that absorbs a lot of heat but that the owner of the building plans to install a white roof membrane, which will reflect heat. It will be interesting to monitor this and other areas in Devens for future analysis.
- **(7:47 PM) Devens Project Updates:** Mr. Angus provided a comprehensive update on development projects in Devens over the past six months, highlighting completed projects including YMC's expansion, the Devens Public Safety Building, Commonwealth Fusion Systems, SMC, along with a number of other businesses and public improvements. Mr. Angus noted that the MART has released an app for their Ride-Share Service and noted the success of today's expanded Farmer's Market which, along with Dick's Farmers Market, there were 13 other vendors which included a waffle truck and live music. He and Ms. Suedmeyer are looking at having this extended market day on a yearly basis.

Old Business:

- **(8:01 PM) DEC 5-Year Final Report Review:** Mr. Angus noted that since the earlier review of the 5-year report the tables have been updated. He also noted that thanks to the help from Mr. Yildiz-Raslan he will need to update the maps within the report. Mr. Marshall asked if there were any others that do a 5-year report? Mr. Angus responded that DEC is required to submit this report as part of Chapter 498. Mr. Marshall then asked if there is any data regarding the property turnovers. Mr. Angus noted that he doesn't have this data but MassDevelopment may have it, he would need to check with them. Mr. Marshall then asked for a motion to approve the report with the modifications to the maps and minor administrative changes. **The motion to approve the report with modifications to the maps and minor administrative changes was made by Mr. Lilly and seconded by Mr. Routhier. The motion to approve the 5-year report was unanimously approved by a roll call vote.**
- **(8:10 PM) Read File:** Mr. Angus noted that there are a number of articles to review and noted that a number of them had already been discussed earlier tonight. Mr. Angus highlighted a few of the articles; the multi-family finally starting at 77 Grant Road and the grant for the Cooling Corridors in the amount of \$7,500.

(8:15 PM) Public Comment:

- Mr. Marshall asked if there were any questions/comments from the Public. None were noted.

(8:16 PM) Mr. Marshall noted the next scheduled meetings are September 10th at 7:30 AM, Monthly Meeting (Zoom Meeting) and September 29th at 6:45 PM Public Hearing (Hybrid Meeting).

(8:18 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
- July 28th Draft Minutes
- Innovation Technology Center District Existing Buildings Assessment
- Devens Heat Vulnerability and Tree Planting Suitability Index Presentation
- Devens Project Updates
- 5-Year Final Report Review
- Read File

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