

Devens Enterprise Commission (DEC)
In-Person/Remote Hybrid Public Hearing and Regular Meeting
Minutes January 27, 2026

Members (in person): Christopher Lilly, William Marshall, James Pinard, Martin Poutry, Debra Rivera, Paul Routhier, Debrorah Seeley

Members (remote): Duncan Chapman, Melissa Fetterhoff, Carl Sciple

Members Absent: Robert Gardner

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

Guests (in person): John Conway (VulcanForms), Curtis Quitzau (VHB), Alison Higgs (Devens Resident), Rich Holcomb (CFS), Jessica Strukin (CFS), Matt O'Brien (Vivo), Joe Imparato (Pivotal Manufacturing), Mike Gerhardt (Leggatt McCall), Regina Todd (Devens Resident), David Abdoo (MassDev), Rob Carley (MassDev Legal), Dona Neely (Devens Eco-Efficiency Center)

Guests (remote): Erikk Hokenson (MassDev Real Estate), Larry Maglin (VulcanForms), Bonnie Petrovich (Devens Resident), Chris Scholl (CFS), Mike O'Neil (CFS), Amy McCoy (Ayer Resident), Greg Wersin (Devens Recycling), Alex Bruno (VulcanForms)

(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.

(6:51 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. Lilly. The nomination was approved unanimously by a roll call vote.

(6:52 PM) Mr. Marshall announced that he and Mr. Angus attended a meeting last week hosted by the North Central Massachusetts Chamber of Commerce to receive a Business Milestone Recognition Award on behalf of the Devens Enterprise Commission for their 30-year milestone.

(6:57 PM) Chairman Marshall reviewed the agenda of this evening's meeting.

(6:58 PM) Review Minutes:

- **January 8th 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. Routhier and seconded by Ms. Seeley. The minutes were approved by a roll call vote. Ms. Fetterhoff and Ms. Rivera abstained from voting as if they weren't at the January 8th meeting.**

Public Hearing: Continued

- **(6:57 PM) Level 2 Unified Permit application by Commonwealth Fusion Systems for the construction of a +/- 294,100 gross square foot office and manufacturing building, 600-space above-ground parking garage, 57 surface parking spaces, and associated infrastructure and site improvements on 125 Hospital Road (Parcel ID#018.0-0007-200.0) and impacting portions of 105 Hospital Road (Parcel ID# 018.0-0007-0300.0) 111 Hospital Road (Parcel ID#018.0-0007-0300.0) and 117 Hospital Road (Parcel ID#018.0-0007-201.0), Devens,**

MA, in the Innovation and Technology Business District. Mr. Angus noted that there were still a number of issues to be resolved from the last meeting then turned the floor over to Mr. Mike Gerhardt of Leggat McCall, and Mr. McCall shared his presentation with the plans on how they have addressed the outstanding issues. Mr. McCall noted the 600-car garage will have minimal openings for ventilation and help ensure the car lights are shielded as much as possible, he also noted that the light poles on the rooftop of the garage will be earth tone color to help them to blend in as well as shielding over the garage lights to aid in decreasing the light visibility. Average lighting levels have been reduced to 1 DBA from the 6 DBA that was initially presented. Then Mr. McCall noted the next item needing to be addressed is the Building Lighting. They will lower the placement of the exterior lights to 10 feet as well as have them directed downward. They are also looking at installing a film on the windows that will defuse the outgoing light but still let the sunlight in. The next item to be addressed is the Vegetation screening, Mr. Gerhardt noted that they did a site walk with Ms. Suedmeyer to see if there were any existing trees that could remain. Then Mr. Gerhardt noted the last item to review was Stormwater, which they have decentralized to meet DEC low-impact development requirements. Mr. Marshall asked the Commissioners and then the Public if there were any questions, Ms. Petrovich noted that she is happy to see that they are looking into keeping more of the trees. Ms. Todd noted that the contractor and Commission have done a stellar job with the Lighting, Sound, & Vegetation plans. Mr. Angus noted that sound study still needs to be completed for the entire CFS campus but it is progressing in the right direction. Mr. Marshall then asked for a Motion to close the hearing. **The motion to close the hearing was made by Mr. Lilly and seconded by Mr. Pinard. The motion to close the hearing was unanimously approved by a roll call vote. Ms. Fetterhoff abstained from voting as she did not attend two earlier meetings that covered this unified permit.** Mr. Angus reviewed the Draft Record of Decision and noted that the applicant has requested two waivers. The first waiver being the timing of the construction to begin extended to 18 months and with substantial completion of the project in 3 years. For the second waiver the applicant has requested a partial waiver for not surveying all of the existing trees within 100 feet of the property line. Mr. Angus noted that the staff feels that both waivers are reasonable. Mr. Marshall asked if there were any questions regarding the waivers, none were asked so Mr. Marshall then asked for a motion to approve the waivers. **The motion to approve the waivers was made by Mr. Lilly and seconded by Mr. Routhier. The motion to approve the waivers was approved unanimously by a roll call vote. Ms. Fetterhoff abstained from voting as she did not attend two earlier meetings that covered this unified permit.** Mr. Angus noted that he had added a few additional findings along with our standard five findings as this is within a combined watershed and aquifer water resource protection district. Mr. Marshall then asked if there were any questions on the findings noted, none were asked. Mr. Angus then noted the thirty-two conditions, one through twelve being our standard conditions, and thirteen through thirty-two are conditions specific to this project. Mr. Routhier asked if the noted truck route will include Barnum Road on the route? Ms. Petrovich noted that she would prefer Barnum Road not be included in the truck route. Mr. Angus noted that portions of Jackson are included on all the signage for the truck route and Jackson Road to Patton is the primary route. Mr. Marshall then asked if the new facility would have a cafeteria and if so, it will need a Victualler License in the future. Mr. Angus confirmed that the facility will have a cafeteria and will require a Victualler License once it is completed. Ms. Higgs asked if the Utilities will be sufficient for these buildings without impacting overall capacity? Mr. Angus noted that MassDev Utilities has been included in all the pre-construction meetings and have ensured that there is sufficient capacity and there should not be any issues impacting the residents or surrounding businesses' utilities. With no other questions Mr. Marshall asked for a motion to approve this Unified Permit as presented by Mr. Angus. **The motion was made by Ms. Seeley and seconded by Mr. Poutry. The motion to approve the Unified Permit was approved unanimously by a roll call vote. Ms. Fetterhoff abstained from voting as she did not attend two earlier meetings that covered this unified permit.**

Public Hearing:

- (7:43 PM) Level 2 Unified Permit application submitted by VulcanForms Inc., on behalf of PPF Industrial 112 Barnum, LLC (property owner) for an amendment to an existing License to store flammables, combustibles, and explosives in accordance with 974 CMR 4.09(6). Property located at 112 Barnum Road, Devens, MA (Parcel

ID # 027.0-0017-0500.09-4-500) in the Rail, Industrial and Trade-Related Uses District. Mr. Marshall read the public notice and then handed the floor over to Mr. Angus who introduced Larry Maglin from VulcanForms. Mr. Maglin noted in 2020 when they opened the business, they had 116 employees and now have 208 employees, and they started with 1 laser 3D printer and have been gradually increasing the number of printers since then. With the increase of printers, they are looking to increase the volume of flammables (Titanium powder) to ensure they can meet their customers' needs. VulcanForms will be able to store the increased amount within their current storage cabinets and storage racks. Also, the increase of the printers will remain within the current foot print of the floor. The Fire Department has reviewed their plans and has issued their permits for increased quantities. Mr. Angus noted that the original 2022 license was reviewed by the State Fire Marshall as well. Mr. Maglin noted that VulcanForms has signed an agreement with King Street Properties to lease 39 Jackson Road. Mr. Marshall asked if there were any questions from the Commissioners and then the public. Mr. Pinard asked if VulcanForms will need to apply for another Flammables License or will this license cover that location too. Mr. Angus noted that the license runs with the land and is based on the address and not the company so when they do occupy 39 Jackson Road they will need to apply for another license for that address. Mr. Marshall then asked for a motion to close the hearing. **The motion to close the hearing was made by Mr. Pinard and seconded by Mr. Routhier. The motion to close the hearing was approved unanimously by a roll call vote.** Mr. Angus then reviewed the Record of Decision noting that the applicant doesn't have any waivers for this application and that the findings listed in the ROD are the standard findings and the conditions are also the standard conditions and noted that condition #4 is for the plan for storage and #5 is to supply an updated safety plan. Mr. Marshall then asked if there were any additional questions from the Commissioners or the public and none were asked. Mr. Marshall then asked for a motion to approve the Unified Permit. **The motion was made by Ms. Seeley and seconded by Mr. Pinard. The motion to approve the unified permit was unanimously approved by a roll call vote.**

Old Business:

- **(7:58 PM) Initial Deliberations on Devens Recycling Center, LLC, request for Minor Modification of previously approved Site Assignment and Modification of Unified Permit to extend operating hours. Property located at 45 Independence Drive, Devens, MA, in the Rail, Industrial and Trade-Related Uses District.** Mr. Angus noted that with this being a joint site assignment and unified permit, legal is putting together a Draft Record of Decision for review at the February 5th meeting. Then if needed we can look into scheduling a special meeting on February 12th, so we can meet the deadline of February 20th for the resolution of the application.

New Business:

- **(8:03 PM) Devens Eco-Efficiency Center (DEEC) Business Plan Overview:** Mr. Angus noted that last January the DEC had requested, a within a year, a Business Plan from the DEEC as a condition of special funding to cover additional rent expenses. Dona and the DEEC Board have been working diligently to develop this plan over the past year. Dona Neely, Director of the Devens Eco-Efficiency Center presented the draft business plan and went over the outline of the plan and three-year projections, including program and service development and expansion, grants, expenses, and income. Ms. Neely noted that the DEEC is internationally recognized as one of the most successful eco-industrial parks in the state, the country, and the world. There are other facilities out there, but they are not as expanded as hers is, as to looking at the future and addressing the market needs. Ms. Neely went over her 3-year goals. **Operations:** reviewed the strategy and fiscal endeavors, their staffing they are looking to increase by 2 more full time employees, and she is looking at expanding the volunteer program. Then she went over **Outreach and Marketing:** noting that they are working to improve the website, logo, and their LinkedIn sites, along with a quarterly newsletter to include all the programs offered. **Material Recycle and Reuse:** Ms. Neely noted that they have increased 2 new forums and are going back to the roots of the program. Ms. Neely is looking to upgrade their vehicle to a larger van, making collections and deliveries going smoother with less trips, she is also looking at purchasing her own location rather than renting. **Education Forums:** Ms. Neely is planning to reconnect with the state

operations and Universities, they have reinstated the Green Team Roundtables, and she is planning to track the impact and growth and engage with even more Devens businesses, **Sponsorship:** Ms. Neely noted that along with the MassDevelopment and the DEC she is looking at increasing the sponsors and is looking at offering them recognition on their forums. Ms. Neely also noted that she is looking into more Grant Opportunities as well as government funding and membership options to increase revenue. Ms. Neely shared her plan to increase the Revenue stream. Mr. Marshall asked if there were any questions from the commissioners and then the public, but none were asked. Mr. Marshall thanked Ms. Neely for an in-depth plan. Ms. Neely handed out a draft of the Business Plan and welcomed feedback from Commissioners once they have had a chance to review. The plan will be finalized and brought back to the DEEC Board for final approval and implementation.

- **(8:26 PM) Draft 2025 DEC Annual Report:** Mr. Angus noted that there has been a lot to be thankful and proud of this year and listed a few of the highlights from the draft annual report. The format this year is a little different this year, providing more graphics and less text. The Quarterly Staff Reports have much more detail that readers can refer to if they want to learn more about specific elements summarized in the draft report and links have been provided to those. He also noted that we are continuing to decrease the permitting process times. Mr. Angus then noted a few additional items noted in the report: Devens Housing Working Group, the 30th Anniversary of the DEC, the impact of what DEC has done this past year and what the DEC will be focusing on in 2026. Mr. Angus is planning to have the final draft of the Annual Report at the February 5th meeting.
- **(8:35 PM) Read File:** Ms. Suedmeyer noted that there are a few articles in the file. RFPs for additional housing are out by MassDevelopment and an article regarding the OnSolve program MassDevelopment has in place to share important information with businesses and residents. Mr. Marshall noted that there was a meeting being held in Harvard this evening with the Harvard Jurisdiction Committee concerning the disposition of Devens (Harvard taking back their portion). Mr. Marshall then asked if there were any questions about the Read File, none were asked.

(8:42 PM) Public Comment:

- Mr. Marshall asked if there were any questions/comments from the Public, Ms. Petrovich asked if the meeting information could be easier to locate rather than having to click multiple times to get the information. Mr. Angus noted he would look into it, but right now the information is on the agenda which is posted on the website. Mr. Angus also noted that he is trying to prevent people from zoom bombing the meetings.

(8:44 PM) Mr. Marshall noted the next scheduled meetings are February 5th at 7:30 AM, (Zoom Meeting) and Special Meeting February 12th at 7:30 AM (Zoom Meeting). The February 24th at 6:45 PM, (Hybrid Meeting) will be cancelled.

(8:45 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
- January 8 Draft Minutes
- Public Hearing - 112 Barnum Road
 - Application
 - Public Notice

- Determination of Completions
- Staff Report
- Draft Record of Decision
- Public Hearing – Hospital Road CFS-3
 - Draft Record of Decision
 - Revised Site Plan
 - Revised Lighting Plans
 - Response to Landscaping Comments
 - Response to Engineering Comments
 - Applicant Presentation
- New Business
 - Draft DEC Annual Report
 - Read File

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