

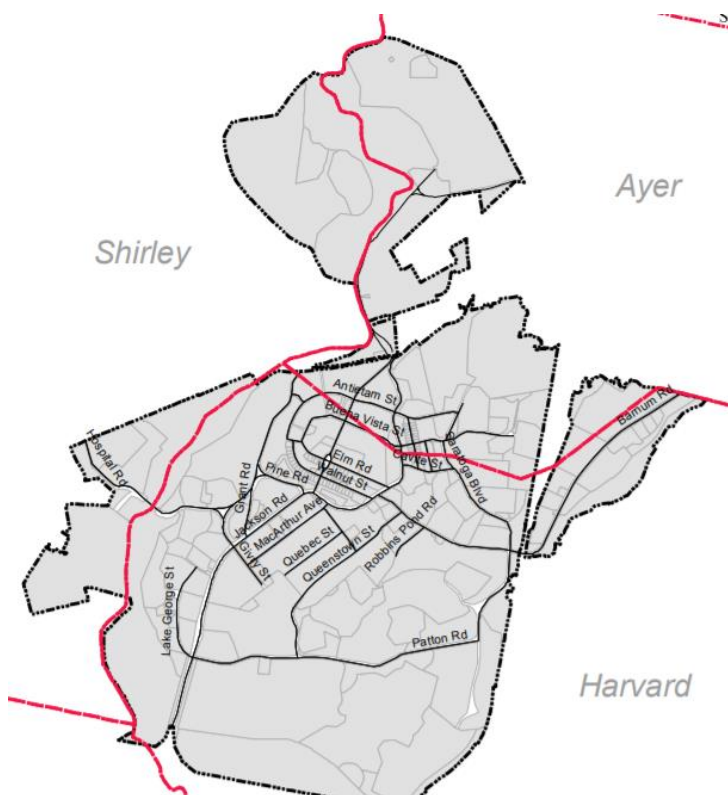


Annual Report: 2021 DEVENS ENTERPRISE COMMISSION

The Commission:

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

DEC Commission members include Jim DeZutter (Harvard), William Marshall (Chairman, Regional), Paul Routhier (Regional), Marty Poutry (Ayer), Robert Gardner (Regional), Melissa Fetterhoff (Regional), Chris Lilly (Regional), Jim Pinard (Ayer), Dix Davis (Regional), Duncan Chapman (Harvard), Deborah Seeley who came onto the board this year replacing Robert Markley (Shirley) who resigned as he moved out of town. Debra Rivera continues to serve as the Regional Alternate. The Ayer, Shirley, and Harvard alternate positions remain vacant as does a Shirley Commissioner position. The Commission wishes to thank Commissioner Markley for his service on behalf of his community and Commonwealth.



The Devens Regional Enterprise Zone (black dotted line) and underlying town boundaries (red lines)

DEC staff includes Director/Land Use Administrator Peter C. Lowitt, FAICP and Environmental Planner Neil Angus, AICP CEP, LFA, LEED AP. Director Lowitt oversees the day-to-day activities of the DEC and serves on numerous boards whose interests include planning, vegetated roofs, affordable housing, historic, natural and cultural resources, industrial ecology and eco-industrial development. Working under the supervision of the Director, Environmental Planner Neil Angus provides planning, operational and technical support to the DEC and the public on permitting and regulatory compliance in Devens.

The Commission is pleased to welcome our new Executive Assistant Dawn Babcock who replaced Kate Clisham who left her position in August. The Commission thanks Kate for her 11 years of dedicated service and wishes her the best of luck in her future endeavors.



*New Devens Enterprise Commission
Executive Assistant Dawn Babcock.*

The Commission is supported by the following consultants on a contractual basis:

- Building and related inspectional services provided by Gabe Vellante (building), Phil Horgan (electrical), and Jim Bakun (plumbing and gas).
- Development review services provided by Nitsch Engineering Inc. (civil, stormwater and traffic engineering), IBI Group (landscape architecture) and Tech Environmental (industrial performance standards) LEC Environmental (wetland science), and Public Archeological Laboratory (historical/archeological services). This contract was renewed for an additional three years.
- Housing Monitoring services provided by Metro West Collaborative Development through the Town of Hudson, MA.
- Legal services provided by Lampke Law LLC and McGregor & Legere, P.C.
- Health inspectional and permitting services are provided by Nashoba Associated Boards of Health.
- Auditing services are provided by Roselli Clark.

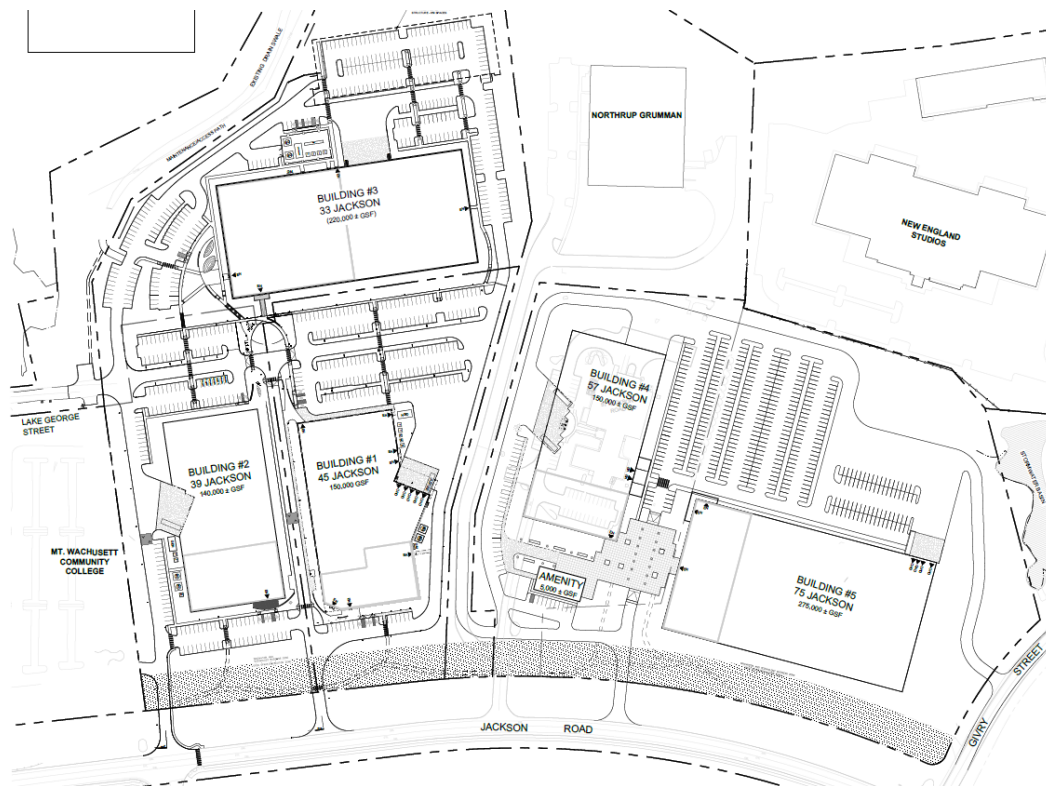
A complete description of the DEC Organizational Structure is available on-line at: <http://bit.ly/DECorg>.

2021 Project Highlights:

***COVID-19 Pandemic Special Note:** Throughout the COVID-19 pandemic the Devens Enterprise Commission, acting in its capacity as the local Board of Health for Devens, continued to work closely with our Health Agent (Nashoba Associated Boards of Health), MassDevelopment, and all businesses and construction projects to ensure proper health and safety measures were in place for the protection of all Devens residents, businesses, organizations and visitors. Our thanks goes out to the staff at the Nashoba Associated Boards of Health for their invaluable and continued assistance during this pandemic.*

Throughout 2021, the Commission issued Level 2 Unified Permits for a number of large projects and oversaw the continued construction of a number of ongoing projects for new and expanding facilities in Devens:

45-75 Jackson Road – KSP Bio-manufacturing Campus Master Plan: In late 2020 King Street Properties (KSP) acquired +/- 42 acres of land along Jackson Road (45, 57, 59, and 75 Jackson Road) to develop a 750,000 square foot multi-phase bio-manufacturing complex with research and development lab space in the Innovation and Technology Business zoning district between Lake George and Givry Street. The \$500 million phased conceptual master plan was approved by the DEC in late 2020 and later amended in 2021.



King Street Properties "Pathway" Conceptual Campus Master Plan.

In 2021 KSP received approval for buildings 1, 2, and 3 of their master plan - 45 Jackson, 33 Jackson, and 39 Jackson Road, totaling 510,000 square feet:

KSP - 45 Jackson Road: This 150,000sf +/- Research and Development/bio-manufacturing building was approved in January 2021 and includes parking, utility and stormwater management infrastructure improvements. The building has a 100,000 square foot core and shell with the capability to increase to 150,000 based on the needs of the tenant (currently unidentified). At the end of 2021, all site underground infrastructure had been installed and the building was almost fully enclosed.



South side of 45 Jackson building – November 2021.

KSP - 33 Jackson Road: King Devens 33 Jackson Road received a shell permit for an up to 220,000 sf Research and Development and manufacturing building along with a parking garage to accommodate future parking needs for all the King Devens properties. In May 2021, the DEC approved a unified Permit for the development of a +/- 220,000 gross square foot bio-manufacturing building and associated site improvements on +/-10.2 acres of land at 33 Jackson Road. Construction is well underway.



33 Jackson foundation work underway – September 2021.

KSP - 39 Jackson Road: In July of 2021, the DEC approved a Unified Permit for the construction of a +/- 140,000 gross square foot bio-manufacturing building and associated site improvements on a +/-6.4 acre portion of land located at 39 Jackson Road. Construction has yet to commence on this building. It is expected to be almost a mirror image of 45 Jackson Road.

These projects will be accessible from both Jackson Road and Lake George Street. Due to the scale of these projects and amount of traffic they are expected to generate, off-site improvements to Jackson Road will be required. All three approved buildings are located within the Viewshed Overlay District and have been designed with



King Street Properties rendering of 33, 39, and 45 Jackson buildings.

increased landscaping, reduced site lighting, and non-reflective building finishes to avoid any negative impacts to the Viewshed sensitive receptors. To ensure compliance with the DEC's Greenhouse Gas Mitigation requirements, all buildings are being built to meet MA Stretch Energy Code requirements. Development of these three buildings has also resulted in a surplus of soil. KSP worked with MassDevelopment and Red Tail Golf Course to find a suitable location on the existing driving range where they placed approximately 33,000 cu. yds. of excess soil and material from this project.

KSP - 57 Jackson Road: As part of KSP's master plan, they purchased 57 Jackson Road (former Nestal and BioTechne building) and renovated the existing building as their marketing suite, with office space for their engineering and construction teams as well.



KSP Pathway Marketing Suite – 57 Jackson Road – September 2021

Commonwealth Fusion Systems (CFS):

In early 2021, the DEC approved Unified Permits for a fusion energy research and development project (CFS-2) and high temperature superconductor magnet factory off of Hospital Road (CFS-1). The goal of these projects is to enable the commercialization of fusion energy and help combat climate change - since fusion doesn't emit carbon dioxide or other greenhouse gases into the atmosphere. The project involves the creation of a research and development testing facility and a magnet manufacturing facility, with plans for future expansion on their 47 acre campus:

CFS-2 (111 Hospital Road): CFS was permitted to develop a +/-147,000 sf fusion energy research and development facility (CFS-2) and associated site improvements on a 36.7 acre site. The project involves construction of a tokamak (SPARC) - a fully contained magnetic bottle that simulates the vacuum of space and uses magnets (from CFS-1) to confine a super-heated plasma in which fusion occurs. As the proposed project is a research and development facility (not a power plant), it will also include equipment and instruments needed to operate, monitor and maintain the device. Employees will all be located in the CFS-1 building. Construction began in April of this year and is expected to last 3-4 years, with the facility operational by 2025. The contractors for both CFS-1 and CFS-2 are in close communication to ensure coordination and safety throughout construction.



CFS-2 – SPARC facility foundation under construction - December 2021

CFS-1 (117 Hospital Road): King Street Properties (KSP) has partnered with CFS to construct a +/- 164,000 gross square foot manufacturing and office building, parking, drainage, and associated site improvements on an 11-acre site. The proposed CFS-1 building will produce advanced magnets, a key component of CFS's tokamak fusion reactor research and development project (CFS-2). CFS-1 is expected to employ 416 people. The CFS-1 site is being designed and developed for CFS but will be owned by King Street Properties and leased back to Commonwealth Fusion Systems. The magnets are the key element to making the fusion process successful so it is expected that this facility would produce magnets for CFS-2, as well as other fusion energy projects around the world. These magnets may have other uses beyond fusion energy as well.



CFS-1 – Corporate Office and Magnet Manufacturing facility structural steel and foundation construction - December 2021

The CFS-1 building includes 60,000 square feet of office space that will serve as CFS' corporate offices and the remaining 104,000 square feet will be dedicated to manufacturing space for producing the magnets. Construction began in April and is advancing quickly. The project is expected to be completed by October 2022.

CFS Campus Master Plan: As CFS plans to make this site their world headquarters, future expansion beyond CFS-1 and CFS-2 is anticipated. The DEC approved an overall Conceptual Master Plan for the campus. This growth would include an expansion to the CFS-2 SPARC facility, as well as additional buildings (CFS-3 – industrial facility similar to CFS-1; and CFS-4 and 5 - Research and Development Support, office, and warehousing).



CFS Campus Conceptual Master Plan Conceptual Rendering.

The conceptual master plan also includes a future potential outdoor gathering/meeting space in the woods for connecting employees with nature. This future growth is conceptual at this stage and would require separate Level 2 Unified Permit(s) to ensure compliance with the Devens Bylaws and Development Rules and Regulations.

38 Jackson Road – Bristol Myers Squibb (BMS) Campus Projects: BMS continued to develop new and expanded facilities on their 89+ acre campus. Projects included:

BMS Phase 3 - Cell Therapy Facility: Construction has continued at a rapid pace on BMS's new 240,000 sq. ft. three-story Cell Therapy Facility (CTF) permitted by the DEC in 2020. This facility is part of a new form of cancer treatment that will be taking patients blood and genetically engineering cells to fight certain forms of cancer. The facility will consist of office, specialized processing suites, quality assurance/quality control facilities, packaging and storage space. In order to accommodate this building and CTF process, the project was also approved with a 32,310 sf (44,850 gross sf) expansion to the existing central warehouse building, surface parking and a future 600-space, (3-5 story) parking garage. The CTF is expected to employ an additional 800 people, therefore the project also includes access changes to the configuration of the Queenstown gate entrance to accommodate the increase in employee traffic.



BMS Cell Therapy Facility under construction – July 2021.

As the project is within the viewshed overlay district, the new building has a green roof that covers 30% of the total roof area. This will also help meet the DEC's Greenhouse Gas Mitigation regulations, as well as contribute to BMS's goal for achieving US Green Building Council's LEED certification for this building due to the green roof's energy efficiency, rainwater management and air filtering capabilities, in addition to wildlife habitat benefits as well. Substantial completion is expected by the spring of 2022.



Vegetated roof installation on the CTF building- August 2021.

BMS Soil Management and Future Campus Expansion: BMS currently has a number of large soil stockpiles on their campus (excess material from various individual projects on campus) and is working with MassDevelopment to explore alternate locations off-site for these excess soils. Relocation of these soils will free up valuable land area for additional campus development that BMS is planning.

BMS Stormwater Basin Clean-Out: In August, BMS began a maintenance project on their existing stormwater management system. This system is part of their overall 89 –acre campus master stormwater treatment train that provides primary, secondary and tertiary treatment prior to discharging to the ground and off-site. Over time, these ponds accumulate sediment and materials from the campus that need to be removed in order to ensure the system continues to

function effectively and maintain capacity. The removed materials were tested and removed from the site and disposed of in accordance with MA DEP requirements.

With the sediment removed, the basins were re-

stabilized with natural vegetation. As BMS develops their campus, they have implemented a number of low-impact development techniques (raingardens, green roofs, porous pavement and bio-filtration landscape islands) that treat and infiltrate stormwater closer to the source. This will reduce the amount of stormwater and sediment entering these larger basins, thereby improving their functioning and reducing the frequency of clean-outs.



View of BMS stormwater management basins – lined forebay in the foreground, secondary lined treatment basin in the middle, and the third cell is the un-lined detention pond that allows for infiltration into the ground, with an emergency overflow structure drain into the Queenstown Road drainage system - August 2021

4 MacArthur Avenue - 55,000sf Light Industrial facility: The former Army Hodges Theater was demolished in early 2021 and in May, 2021 the DEC approved a unified permit for the construction of a new 55,000 sq.ft. light industrial building and associated parking and drainage improvements to accommodate Nexius, a 5G technology distributor who manufactures telecommunication equipment including network boxes, panels, and infrastructure assembly and distribution services, employing 70 people. The facility is accessed via two driveways: all passenger vehicles will access the site from MacArthur Avenue and all shipping vehicles will enter and exit the property via a new driveway off of Givry Road, next to the Givry electric substation. The facility received a temporary occupancy permit in late December.



New building at 4 MacArthur from the corner of Givry & MacArthur Ave. – Aug.2021.

Grant Road Housing – Emerson Green Phase 2: Phase 2 construction continued throughout 2021. To date, 52 units of housing have been completed (single family, duplex and triplex units) along Chance Street, Grant Road, and Bradley Circle. Three new building permits were recently issued for the first duplexes that will front directly on Central Park. The homes will face the park and be accessed from a public walkway that will surround the park. Vehicle access to the homes will be available along Powell Street (rear of the homes).



New single-family homes along Bradley Circle overlooking the Devens Village Green open space area which doubles as stormwater management for the development – September 2021

The Applicant will be resubmitting a building permit for the two (2) multifamily apartment buildings (40 units total) in the Spring of 2022 as the initial permit has lapsed. The diversity of housing types in Phase 2 helps to meet the Devens housing diversity and affordability goals in the Reuse Plan. All of these units continue to be designed and constructed to meet higher energy efficiency standards as required by the DEC Innovative Development Regulations, with Home Energy Rating Scale (HERS) scores in the mid 40's which is roughly 60% more efficient than a traditional home built to base Massachusetts building code. Phase 3 of the development includes the remainder of the units on Powell Street, a 4-unit dwelling on Marshall, as well as a number of single family units on Goddard Street. Phase 3 is expected to commence in 2022 after the multi-family apartments.

The new Grant Road design features a narrower road width, homes closer to the street, on-street parking, bike lanes, street trees and sidewalks on both sides of the street, and a raised intersection at Chance and Grant. All of these design elements help facilitate a safer, walkable, and more socially interactive community. In response to some speed complaints from residents, MassDevelopment stepped up police enforcement and installed a speed hump to help slow down traffic entering the neighborhood from the north.



Grant Road speed hump and additional police enforcement in place on Grant Road – June 2021

Devens Water Treatment Facilities: As a follow-up to the temporary Per- and polyfluoroalkyl substances (PFAS) treatment facilities installed at Patton, Shabokin, and MacPherson Well sites in 2019, the DEC issued three Unified Permits to Devens Utilities for the construction of new permanent water treatment facilities at the three active well locations in Devens during 2021:

Patton and Shabokin Well Water Treatment Facilities: MassDevelopment (Devens Utilities) has begun construction on both new water treatment facilities on portions of 88 Patton Road and 39 Sheridan Road that were permitted by the DEC back in February of this year. These treatment plants are being designed to replace existing facilities and treat both manganese and PFAS concentrations. These projects are both within Priority Habitat Areas under the Natural Heritage Endangered Species Program, so both sites have wildlife exclusion barriers around the entire site to keep species out of the active construction areas.



New Patton Water Treatment Facility Foundation – November 2021

MacPherson Well Water Treatment Upgrades: In December 2020, the DEC issued a Unified Permit to Devens Utilities for the proposed construction of a permanent PFAS treatment system at the existing MacPherson Well site. This project was designed to replace the existing temporary PFAS treatment system that was approved by the DEC back in 2019. The project includes a new 1,080 square foot building that will contain two Granular-Activated-Carbon (GAC) or ion exchange resin pressure vessels and associated equipment. The project intentionally has a very small footprint due to several existing site constraints including floodplain, endangered species habitat, and adjacent US Fish and Wildlife federal land. Construction started in May and was completed by the end of 2021.

16 Bulge Road – Scannell Properties:– 150,843sf life science manufacturing building: The DEC issued a Unified Permit in May for the development of a +/-150,843 sf pharmaceutical component manufacturing facility and associated site improvements at the site of the former Davao Circle Housing off Bulge Road. The facility tenant is Watson-Marlow and they will be employing 311 people for this initial phase. The building will be used the manufacture products including peristaltic pumps, tubing, fluid path solutions and BioPure



Rendering of proposed new building at 16 Bulge Road. Photo courtesy of Scannell Properties.

components and will include a suite of eight ISO14644-1 Class 7 cleanrooms, warehousing and offices, with space for two further cleanrooms. The site has the ability to add a second, similar sized facility on site. The owner and tenant will be pursuing green building certification through the USGBC LEED rating system. Construction began in the fall and is progressing rapidly.



State and local officials join Scannell Properties and Watson-Marlow at their ground breaking ceremony - November 2021.

41 Lake George Street – 40,000 sf Accumet Engineering 40,000sf Office and light industrial facility: Accumet Engineering, Inc., is a light industrial/manufacturing business that conducts precision laser machining, drilling, cutting, marking, welding, lapping and polishing for a wide variety of materials. The DEC issued a Level 2 Unified Permit to construct a +/- 40,000 square foot single-story office/industrial building and associated site improvements on a +/-3.11 acre parcel located at 41 Lake George Street. The project includes a pre-engineered building with loading docks located to the rear of the building, in addition to a tank farm to house various chemicals used in their manufacturing process. Initial site work began in November.



Accumet Engineering: Precision laser machining, drilling cutting, welding, lapping and polishing process

Clear Path for Veterans – 84 Antietam Street: Clear Path for Veterans New England (former Eglomise building and base hospital) has completed their interior and exterior renovations of this historic structure and have transformed this property into a multi-use facility for new uses and services for veterans. Exterior site improvements include a new ADA access ramp and entrance on the east side of the building, new parking lot, outdoor dog training area, patio, raised vegetable gardens and drainage improvements.

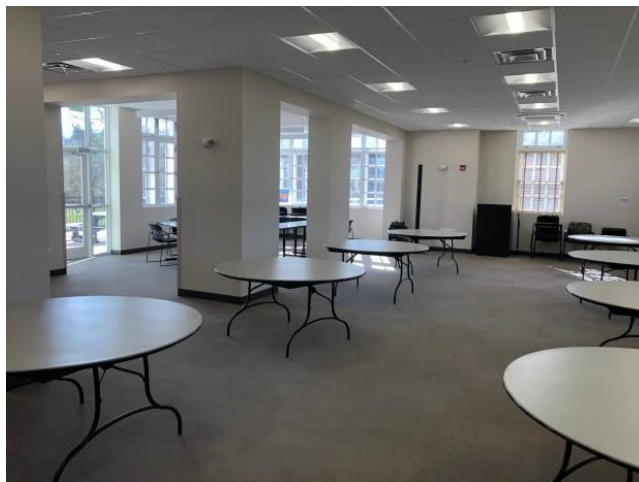


East side of 84 Antietam Street (new main entrance).: New ADA access ramp, - September 2021.

Inside, the building hosts large meeting and event space, classrooms, fitness areas, a full commercial kitchen for training, and an indoor dog training area as well. The preservation, rehabilitation and adaptive reuse of this historic structure will preserve a cultural and historic part of former Fort Devens and provide a great service for our Veterans in need.



Raised gardens next to outdoor dog training area.



Clear Path for Veterans new meeting space on first floor.

Additional Project Highlights from 2021: Other projects that were permitted and completed in 2021 included:

- ***New England Studios*** remained active throughout 2021. With the state legislature making the MA Film Tax credit permanent, we expect to see further activity at the site, including the possible addition of two new studios in 2022. The DEC continued to coordinate with Devens Public Works and the Devens Fire Chief/Public Safety Officer, administering and issuing filming permits for locations in Devens through 2021. These permits (issued in accordance with the Devens Filming Permit Guidelines) help ensure filming activities have the least impact on residents and businesses.
- ***VulcanForms - 112 Barnum Road:*** New loading docks were added to the south side of this existing building and a new pervious pavement driveway leading to an existing roll-up door on the front (north) side of the building were recently completed to accommodate a new tenant: Vulcan Forms -a metal additive manufacturing company that builds metal printing systems. Jabil/Nypro, a medical device manufacturer still occupy the remainder of the building.
- ***78 Hospital Road – US Fish and Wildlife Service:*** construction of an ADA accessible boardwalk to provide access to a canoe launch on the Nashua River. This project was previously permitted, but the permit lapsed due to inactivity and MA DEP and the DEC required that it be reissued.
- ***SMC - 18 Independence Drive:*** 3100 sf cooler addition for medical device product storage.
- ***131 MacPherson Rd. – Wastewater Screening Building:*** A small addition to the existing screening building off of MacPherson Road was approved as part of the Main Pumping Station that discharges to the Devens Wastewater Treatment Plant. The building addition is a 3-sided structure with an open front to allow access to the screening's dumpster. The project includes a minor pavement expansion and will utilize low-impact development techniques to safely manage Stormwater in this sensitive area near the Nashua River.
- ***105 Walker Road – Little Leaf Farms:*** With the Phase 3 expansion completed in 2020 , Little Leaf Farms was already running out of space due to their successful operations. In early 2021, the DEC issued a building permit for the construction of a second floor office mezzanine space inside their existing building. As they have maximized their allowable building area, their only option was to go up, inside the existing building. The mezzanine is complete and provides additional office space for employees and allows Little Leaf to get rid of the temporary office trailers outside of their facility.

2021 Permitting Summary:

Permitting and construction in Devens continued to exceed expectations throughout 2021. We saw an increase of 71 permits over 2020. This is the result of a continuing surge in Life Science activity as King Street Properties brought their Pathway Bio-Medical campus to Devens, and our Life Science industries geared up to combat the pandemic. 2021 saw the Commission's record of average time to permit rise to 63 days from 57 days last year (still well below the statutory 75 day limit) due to a number of complex and large projects overlapping coupled with COVID and staffing issues. The Commission permitted over one million square feet of development during 2021. It was our busiest permitting year to date.

Permit Type	#issued in 2021	# issued in 2020	Difference
Level 2 Permits	9	12	-3
Reconsideration	0	0	=
Level 1 Permits	91	68	+23
Wetland Request for Determination of Applicability	1	6	-5
Wetland Notice of Intent (Order of Conditions)	0	2	-2
Wetland Certificates of Compliance	1	0	+1
Sign Permits	6	8	-2
Tent/Event Permits	17	7	+10
Demolition Permits	3	5	-2
Level 1 Lotting Plans	9	1	+8
Septage Hauling Permits	12	8	+4
Certificates of Occupancy	39 (4TCO's)	31 (5TCOs)	+8
Electrical Permits	94	80	+14
Plumbing Permits	38	33	+5
Gas Permits	19	14	+5
Sheet Metal Permits (new in 2011)	9	10	-1
Victualler Licenses	11	11	=
Transfer of Common Victualler License	2	1	+1
Flammables License	5	5	=
Liquor Licenses	5	5	=
Pledge of Liquor License/Transfer of License	1	0	+1
1 Day Liquor Licenses	5	1	+4
Violation Notices	0	2	-2
Schools – Certificates of Inspection	5	2	+3
Filming Permits	2	2	=
Raffle Permits	1	0	+1
TOTAL:	384	314	+71

Enforcement:

The DEC continues to enforce the Devens Bylaws and Rules and Regulations to help avoid and minimize nuisance conditions ensure public health and safety within the Devens Regional Enterprise Zone. 2021 saw very few violations of the Devens Bylaws and Rules and Regulations. Enforcement actions throughout 2021 included:

Devens Designated Truck Route: Monitoring and enforcement of the designated truck route continued throughout 2021. The DEC received periodic complaints about trucks cutting through Buena Vista Street to access the Industrial Park. DEC Staff contacted numerous trucking companies from these complaints to inform them of the Designated Truck Route as well as the “No Trucks” restrictions. The State Police continue to assist with enforcement. The DEC continues to partner with MassDevelopment and sent a joint letter and map to all businesses located on Saratoga Boulevard and Independence Drive reminding them of the need to direct all truck traffic to use the designated truck route and to not cut through any residential neighborhoods to access the Rail, Industrial and Trade-Related Uses District. Businesses were provided truck route maps to share with their drivers, suppliers, and visitors. .

Excessive Lighting: The DEC received infrequent complaints about early morning excessive lighting coming from Little Leaf Farms. Environmental conditions and malfunctioning black-out screens were partially to blame. Staff followed up with the owner and facility operators to ensure the light blocking curtains were closed as required by their unified permit. The facility operators have since replaced the malfunctioning equipment and implemented physical and on-line system monitoring to ensure the light curtains are functioning properly at all times. This should aid in reducing future complaints.

Water Restrictions: Water use restrictions were enacted throughout most of 2021 in Devens, in accordance with the Devens Water Management Act permit requirements and 974 CMR 8.09. Two violations were discovered (irrigation system timing malfunctions/operator error) and were rectified and brought into compliance.

Clean Water Act Suit: The Clean Water Act suit filed by the Conservation Law Foundation against MassDevelopment and the DEC regarding unsubstantiated allegations of stormwater discharge violations was settled in early 2021 and the mediated agreement is in its implementation phase. The DEC made several minor updates to its regulations and policies to address specific requirements of the settlement and to ensure full compliance with the Municipal Separate Storm Sewer System (MS4) General Permit from the US EPA and MA DEP for the Devens municipal stormwater system. Updates included:

- Addressing maintenance requirements and access to private property for monitoring and enforcement of illicit discharges to the Devens stormwater system.
- All projects subject to DEC review requiring the stamp and signature of a registered Professional Engineer.
- Clarification that the DEC Stormwater Design Standards apply to all projects (reinforcing Low-impact development requirements and defining terms such as stream daylighting and channel connectivity);
- Applying the DEC’s MA DEP Stormwater Management Standards and “greenfield requirement” to all projects and updating TSS removal requirements to address phosphorous loading and updating best management practices for stormwater treatment.
- Linking stormwater management with public health.

These modifications were consistent with the DEC’s current policies, Climate Action Plan, Public Health Proclamation, and other sustainable development initiatives.

Public Health and Safety:

COVID-19: Throughout the COVID-19 pandemic, the DEC has been posting regular updates for residents, businesses <https://www.devensec.com/COVID19%20updates-archive.html> . It was another year of on-line operations and zoom meetings and hearings for the Commission. Staff covered the office and kept the day to operations of the Commission running, including our busiest permitting year as noted above.

PFAS: In response to the Environmental Protection Agency and MA DEP’s 2018 Health Advisory alert regarding per and poly fluorinated compounds (PFAS) in drinking water, Devens Utilities continues to move forward with constructing permanent PFAS water treatment systems for all its wells in Devens. These systems will replace the current interim water treatment facilities at MacPherson, Patton, and Shabokin drinking water wells to filter out low levels of PFAS found in

groundwater (see page 9 of this report for additional details on construction of these facilities). The Army, EPA, MA DEP and MassDevelopment continued to provide regular PFAS updates to the general public through the Restoration Advisory Board (RAB). The Army has been updating their website with additional information on their activities and meetings: <https://www.nae.usace.army.mil/Missions/Projects-Topics/Former-Fort-Devens-Environmental-Cleanup/Restoration-Advisory-Board/>.

Local Health Clinics: The DEC continues to contract and partner with the Nashoba Associated Boards of Health for all food and health-related inspectional services in Devens and coordinates with the Board to provide access to local health events and clinics for all Devens residents and employees of Devens businesses, including COVID-19 and flu vaccination clinics.

Mosquito Management: With our abundance of open space and natural wetlands and watercourses, mosquitoes are part of the natural ecosystem in Devens. However, this year we saw one of the wettest summers in history and this resulted in a noticeable increase in mosquitoes in the Devens area. Devens continues to participate in the Central Massachusetts Mosquito Control Project to help control the mosquito population and reduce the risk of mosquito-borne illnesses such as EEE and West Nile Virus. The DEC continues to provide residents and businesses with information on how to protect themselves and what they can do to reduce the risk of contracting these viruses: <https://www.mass.gov/mosquitoes-and-ticks>.

Transportation:

The DEC and MassDevelopment continued to partner with Montachusett Area Regional Transit (MART), Devens businesses and the Towns of Ayer and Shirley to operate shuttle service in the Devens region. COVID severely affected this service over the course of 2021 and MART switched to an on-demand model wherein customers call to arrange pick-ups and drop-offs in the region. Changes implemented in 2021 to the MBTA commuter rail service due to COVID reduced train service to and from the Devens region. Staff are monitoring these changes to ensure that the service can be restored and in place for the existing and future residents and businesses in Devens. Mr. Lowitt continues to chair the Fitchburg Line Working Group, which serves as the model for the Communities Connected by Rail Coalition – a group of cities and towns serviced by commuter rail service. Commuter rail schedules changed to a regular hourly arrival from Boston in Ayer at 33 minutes after the hour and an inbound to Boston time of 53 minutes after the hour. This is a great improvement and adds predictability to the schedule.

Advancing Green and Complete Streets: Throughout 2021, the DEC was involved in a number of initiatives to help improve accessibility and safety on streets in and around Devens:

Nashoba Regional Greenway Coalition (NRG):

A group of towns in the Nashoba Valley Region working together to facilitate on and off-road bike connections. The group includes representatives from Acton, Ayer, Bedford, Bolton, Boxborough, Carlisle, Concord, Devens, Harvard, Hudson, Lincoln, Littleton, Stow, and Sudbury and is partnering with the Metropolitan Area Planning Council and the Montachusett Regional Planning Agency to connect trail networks in the Boston region as well. The goals of the NRG are:

- To improve cycling and pedestrian connectivity and safety within the Nashoba region;);
- Increase exposure to local agricultural and natural resources as well as commercial centers in the region;
- Educate all road users to support a ‘share-the-road’ mindset, and;
- Work with local DPWs, MassDOT to enhance accessibility and quality of life in the Nashoba region.



MassWorks/Complete Streets Grant Partnership with Ayer: The DEC, MassDevelopment and the Town of Ayer are partnering on a \$3.16 million Public Infrastructure/Economic Development regional MassWorks grant for the “West Ayer Village” infrastructure upgrades that will provide improved pedestrian and bicycle connections between Devens, Ayer and Shirley, while improving safety. This project will also provide the necessary infrastructure to facilitate the redevelopment of this corridor from the Nashua River bridge, past the Verbeck Gate to the MBTA railway overpass in Ayer. The project also includes low-impact development stormwater management and additional street trees along West Main Street which will help support the 2020 Devens Forward Climate Action Plan goals as well as our Complete Streets goals.

Devens Green and Complete Streets Policy: In August, the DEC, in collaboration with MassDevelopment, amended the Devens Complete Streets Policy to include “Green Streets”. Green Streets incorporate sustainable street design elements, such as green stormwater infrastructure, shade trees, and the use of recycled materials, protect and create a healthier natural and social environment, improve air and water quality, and reduce localized flooding. Green Streets are an alternative to conventional street drainage systems designed to more closely mimic the natural hydrology of a particular site by infiltrating all or a portion of local rainfall events. By combining Complete Streets principles with Green Streets principles, we aim to improve the quality of the air and water, and help reduce localized flooding. The Devens Green and Complete Streets Policy builds off of the DEC’s existing Street Design Standards and will further the improved multi-modal accommodation and sustainable development goals of the Devens Reuse Plan. This updated policy is also consistent with state and local public health and safety mandates, and will promote the goals identified in the Devens Enterprise Commission 2013 resolution “Planning for a Healthier Future Through the Built Environment and Community Design” and the 2020 Devens Forward Climate Action and Resilience Plan. The Devens Green and Complete Streets Policy can be found at: https://www.devensec.com/news/Devens_Green_and_Complete_Streets_Policy_Approved_8_5_21.pdf.

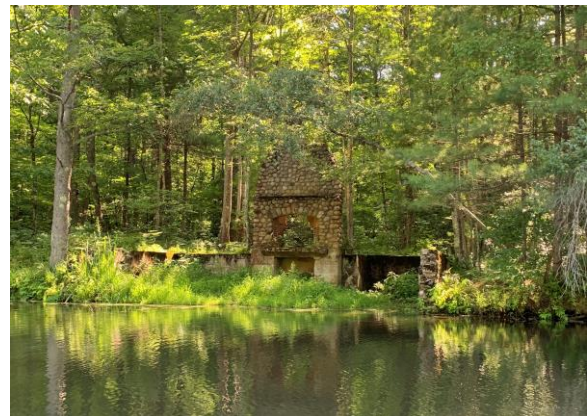
Devens Bike Rodeo: In September, DEC Staff collaborated with the Devens Eco-Efficiency Center, Devens Recreation and the Devens Public Safety Officer to host the first annual Devens Bike Rodeo at the Bob Eisengrein Community Center in celebration of Bay State Bike Month. As Devens continues to implement its Green and Complete Streets Policy and promote biking as a viable form of transportation and exercise, we wanted to help promote safe biking in Devens. The event featured obstacle courses, bike safety training and a popular bike decoration station. Thanks to all who attended. We hope to make this an annual event.



Young bikers line up for an obstacle course race at the first Devens Bike Rodeo - September 2021

Open Space and Recreation:

As of 2021, the total amount of land in Devens that has been permanently protected remains at over 1,400 acres. The key focus of the 2008-2013 Devens Reuse Plan and Open Space and Recreation Plan was the permanent protection of more than 33% (1,446 acres) of land in Devens. Throughout 2021, MassDevelopment and the DEC continued to work on protecting the remaining additional lands identified for protection along Cold Spring Brook, Willow Brook and Grove Pond. This effort continued to be delayed due to the pandemic however DEC Staff and MassDevelopment have worked with the MA Executive Office of Energy and Environmental Affairs to finalize a Draft Conservation Restriction (CR) for the remaining Willow Brook and Grove Pond parcels that were identified for permanent protection in the 2008-2013 Devens Plan. Both MassDevelopment Board



Old Pratt Boathouse along the shores of the Nashua River in Devens- September 2021

of Directors and the Devens Enterprise Commission approved the Willow Brook and Grove Pond CR's and they are expected to be finalized in 2022. Cold Spring brook is still undergoing some environmental remediation by the Army but its Conservation Restriction is expected to be finalized soon.

The DEC continued to work with the Squannacook, and Nissitissit Wild and Scenic Rivers Stewardship Council on the implementation of the Nashua, Squannacook, and Nissitissit Wild and Scenic River Stewardship Plan (available at: <https://www.wildandscenicnashuarivers.org/>). Mr. Angus and Mr. Lowitt continue to participate on the Council.

Devens Disposition:

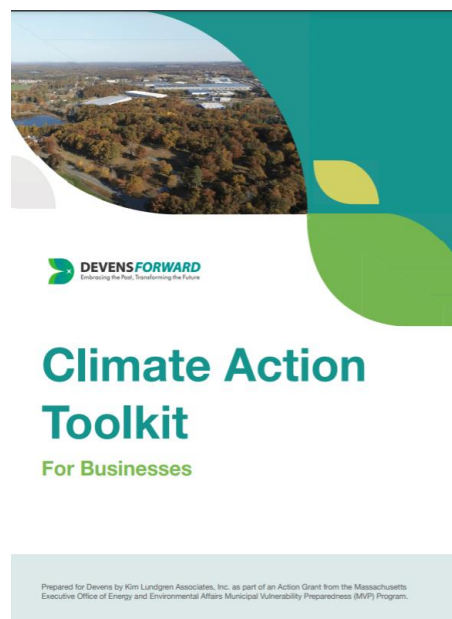
In accordance with Section 23 of Chapter 498 of the Acts of 1993, on or before 7/1/2030, the DEC, MassDevelopment, the boards of selectmen of Ayer, Harvard, and Shirley are required to initiate a study to evaluate alternative structures for government, ownership and operation of Devens beyond 2033. In 2019, representatives from the Town of Harvard initiated the creation of the Devens Jurisdictional Framework Committee, which is comprised of representatives from Harvard, Ayer, Shirley, Devens, DEC, and MassDevelopment. DEC Staff and Commissioners Bill Marshall, Jim DeZutter, and Duncan Chapman all participate in these meetings. As this is a very complex and involved process, the Committee is seeking support from a professional consultant to manage this process for assessing various options regarding the future of the existing Devens Regional Enterprise Zone consistent with Chapter 498. At the end of 2021, the Committee was working on drafting a request for expressions of interest in order to find a consultant. A funding source for this position is still unknown; however the DEC has offered to match any monetary contributions from any of the participating towns to help share costs among all parties.

Separate from the Devens Jurisdictional Framework Committee, the Town of Harvard has also created a Harvard-Devens Jurisdiction Committee comprised of representatives from Harvard and Devens. This committee was charged by Harvard Town Meeting with instituting a process for developing a plan to resume jurisdiction of Devens. In late 2021, this committee requested input from Devens Jurisdictional Framework Committee representatives about the pros and cons of re-zoning Vicksburg Square in the near term to allow for residential uses. The DEC discussed this issue at a public meeting and provided a summary memo to the Harvard-Devens Jurisdiction Committee in November. A response is expected back in early 2022. The DEC maintains the importance of restoring Vicksburg Square as an important piece of the historic character, identity, and opportunity that Devens presents to the region. The full DEC memo regarding Vicksburg Square is available at: <https://www.devensec.com/meetings.html>. The DEC will continue to participate in these important discussions.

Devens Sustainability Initiatives:

Devens Forward: Devens Climate Action and Resiliency Plan: The DEC continued to implement the “Devens Forward” Climate Action and Resilience Plan throughout 2021. Devens Forward serves as a roadmap to reduce our greenhouse gas emissions and prepare Devens for the impacts of climate change that we are already experiencing, as well as those we expect to see in the coming years and decades. It includes more than 70 actions along with detailed implementation plans for more than 20 actions and a Climate Action Toolkit for Businesses to help us quickly pursue our goals. The DEC has shared the Business Toolkit with many businesses on Devens and in the surrounding region to help them meet their own corporate sustainability goals: <https://bit.ly/DECCAT>.

In promoting the plan and the work of the Commission in advancing the sustainability goals of the Devens Reuse Plan, as well as the United Nations Sustainable Development Goals (SDG's), the DEC Director began a blog post that is featured on the Devens Forward website with a different article each month exploring how the local redevelopment of Devens is contributing to advancement of the global SDG's:



<https://devensforward.com/blogs/blog> . These initiatives are not just about clean energy and preserving natural resources; they're also about addressing inequality, eliminating hunger, and ensuring the well-being of all community members. The SDGs provide aspirational as well as quantifiable goals that help us measure our progress toward achieving sustainability for our planet and help shape the global response to climate change.

With the support of KLA Associates, the DEC continues to share this plan with the community via blogs, social media, word of mouth, and even a short video highlighting the

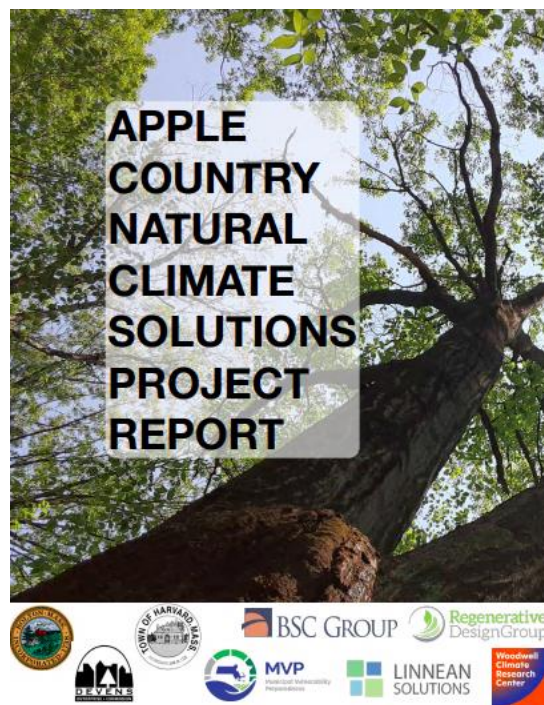


key goals and objectives of Devens Forward, featuring several local personalities and businesses:

<https://vimeo.com/436601832> . In celebration of Earth Day this year, and to promote this plan and some of the green building and green infrastructure projects in Devens, the DEC interviewed a Devens resident who lives in one the Sustainable Housing Pilot project homes in Devens about how their super-energy efficient home is helping reduce greenhouse gas emissions, improve health and save money all at the same time: <https://bit.ly/Devensforwardearthday2021> .

Municipal Vulnerability Preparedness (MVP) Action Grant: Apple Country Natural Climate Solutions Project Collaboration with Harvard and Bolton: Work on this action grant, which began in 2020 and was completed in 2021, resulted in a series of tools and resources to help increase the resilience and adaptive capacity of the region's natural resource assets. Healthy forests, wetlands and soils have the ability to sequester larger amounts of carbon and this project developed a regional innovative road map for preserving, restoring and integrating nature-based solutions (NbS) into all development to help reduce greenhouse gas emissions, improve air and water quality, reduce flooding, and improve biodiversity, recreation, as well as physical and mental health. This project highlighted many of the green infrastructure tools and techniques used in Devens as replicable strategies for the region. The full report, including story maps, resources and guided field tours of NbS in each participating community can be found at: <https://climateresilient.wixsite.com/applecountry>. The DEC was proud to collaborate with the Towns of Bolton and Harvard on this regional sustainability and resiliency project to help create environments that are better equipped to adapt to the changing climate. Projects like this are helping to further the sustainable redevelopment goals of the Devens Reuse Plan and Devens Forward Climate Action and Resiliency Plan and maintain our certification as a STAR and LEED for Cities and Communities Certified Green Community.

As a follow-up to this project, in late 2021, the DEC began working with representatives from the Town of Ayer, BSC Group, Linnean Solutions, and People of Ayer Concerned about the Environment on another potential regional project to design and construct pocket forests in urbanized areas. Pocket forests were one of the Nature based Solutions tools that originated out of the Apple Country Natural Climate Solutions Project – retrofitting under-utilized spaces in urban areas to install dense tree plantings to aid in stormwater management, air quality improvements, and wildlife habitat. This project is expected to continue to develop throughout 2022.



TUFTS School of Urban Environmental Policy and Planning (UEP) Field Project: Green and Complete Streets In Devens: The DEC is partnering with a team of students from Tufts UEP program, the DEC's Peer Review Engineers and the Developer of Emerson Green in Devens to assess how the DEC's newly adopted Green and Complete Streets Policy can be implemented on a portion of Goddard Street within the last phase of the Emerson Green project off of Grant Road. This project identifies opportunities to retrofit the proposed street design and incorporate more green infrastructure elements. The project also explores the on-going operation and maintenance of green infrastructure in public ways and evaluate the benefits versus long term impacts. Students will learn how engineers and planners work together to apply a policy into practice and see how green infrastructure fits into the larger picture of public works construction, operation and maintenance. This project kicked off in late 2021 and is expected to be completed in 2022 and will advance numerous goals of the Devens Green and Complete Streets Policy and the Devens Climate Action and Resiliency Plan and hopefully serve as a model for future street design and retrofit projects.

DEC Green Building Incentive Program Review: The Commission has always believed in a balance of education, incentives, and regulations to help foster more sustainable and innovative approaches to development in order to further the sustainable redevelopment goals of the Devens Reuse Plan. Existing incentives include density bonuses for more compact and green development, reduced fees for renewable energy projects, and cash payments to developments achieving LEED Green Building Certification. Some of these incentives are used more than others so in the summer of 2021 the DEC contracted with the Sustainable Performance Institute (SPI) to assist with reviewing and updating the DEC's Incentive programs. SPI is engaging with developers, businesses, and organizations in Devens to explore what current roadblocks are to building beyond base building code and how the DEC permitting, regulations, and programs might better support the development of more buildings and infrastructure that will advance the Devens Sustainable Redevelopment Goals, as well as the corporate sustainability objectives local organizations. This review continued throughout 2021 and is expected to be completed in 2022.

Devens Street Tree Replacement Program: Street trees are an important green infrastructure component in Devens – providing improved air quality, stormwater management, reduced urban heat island impacts, wildlife habitat, and many other co-benefits (and they look great too!). Throughout 2021 the DEC continued to partner with Devens Public Works on maintaining and improving tree canopy cover in Devens through the street tree replacement program.. In 2021, the DEC consulted with our Peer Review Landscape Architects (IBI Group) to develop a specific street tree replacement program for Jackson Road corridor between Patton Road and Givry Street. These street trees are all ash trees and planted as part of the Jackson Road redevelopment project back in the early 2000's. The Emerald Ash Borer – an invasive beetle that severely damages and kills ash trees, has impacted some of the trees. Devens Public Works has treated many of the trees to try and preserve them but it is a tough job to keep up with. To avoid removal of all street trees at the same time, the DEC's Landscape Architect evaluated the existing conditions and developed a replacement planting plan so that as dead/damaged trees are removed, they can be replaced with alternative native species to replicate the beautiful canopy cover that these existing ash trees were planted to create. The replacement trees consist of a mix of species to provide diversity and avoid a monoculture (if a blight or infestation hits one specific species, all trees are not impacted). The DEC continues to educate businesses and residents about the triple bottom-line impacts of street trees in Devens and shares information on the DEC website: <https://bit.ly/2WnvmTL>.



Dying Ash tree on Jackson Road because of an Emerald Ash Borer infestation. Close up of damage to the trunk (holes and burrowing channels beneath the exterior bark).

Devens Eco-Efficiency Center 2021 Highlights: The Devens Eco-Efficiency Center has been providing programs and services to help establishments make efficient use of resources and strengthen the sustainability of their operation for nearly 17 years. The Devens Enterprise Commission provides funding for this nonprofit to support its activities that facilitate sustainable business practices and collaborations in Devens and the surrounding towns.



Prior to the pandemic engagement had steadily grown from a small base of the businesses located in Devens at the start of its transition to over 250 industrial and commercial entities, schools, nonprofits, and municipal departments from more than 80 towns. This year involvement increased by 20% over 2020, when participation decreased nearly 50% due to COVID impacts. Due to today's shared challenges and numerous changes, the Eco-Efficiency Center has been focused solely on its most popular program. The Great Exchange (TGE): www.tgedevens.com provides an alternative solution for resources that commercial, industrial and service facilities cannot use internally. Classroom resources, creative materials, janitorial and kitchen products, office supplies and furniture/fixtures, packing/shipping needs, storage containers and shelves, and even specialty gift items are recovered from entities that are closing, moving or changing operations. The pandemic played a role in many of this year's sources; staff and volunteers conducted cleanouts at 17 locations, including six businesses, four retailers, three schools, three nonprofits, and a college. Over 18,500 pounds of items were collected for reuse in 2021, 5,000 pounds more than 2020's activities.



The Devens Eco-Efficiency Center secured a grant from the Community Foundation of North Central Massachusetts' Organizational Development Program to support the pursuit of strategic relationships with companies that provide commercial cleanout services to expand TGE's inventory. In 2021, TGE provided value to 130 commercial and industrial firms, municipal departments, not-for-profits, schools and libraries, 20 more than 2020 and 58% of the total engaged in 2019. Additionally, revenue generated by the program doubled compared to 2020 and climbed up to 65% of pre-COVID earnings.



Clear Path New England, the Devens Fire Department and Old Sturbridge Village achieved savings at The Great Exchange.

Although organizations are still not coming as frequently, TGE received over 300 shopping visits this year. Additionally, 59 entities came to TGE for the first time! For example, HandUp, a new business in Bedford that plans to recycle challenging materials such as mattresses and dedicate net profits to help vulnerable populations, obtained startup supplies, furniture and fixtures at TGE and saved over \$2,500.

The Center also pursued opportunities to donate some of TGE's excess inventory to help with needs that COVID amplified. For example, the Center collaborated with an organization in Western Massachusetts that recovers and distributes tons of bed linens that would otherwise be discarded and delivered them to two area nonprofits that provide home goods to homeless and immigrant individuals and families moving into new homes. The Center recovered almost 100 trays from a local food manufacturer and donated them to a program that supports immigrant

farmers. TGE also expanded its value internationally by donating close to 100 new jerry cans to help transport potable water and cases of new pads of paper to support a new school in Bikie, Republic of Congo.

More information about how the Devens Eco-Efficiency Center contributes to the sustainable redevelopment of Devens and enables environmental, social and economic benefits can be found at <https://devensecoefficiencycenter.wordpress.com/> or by emailing donaneely@ecostardevens.com.



Reusable trays donated to immigrant farmers.



Jerry cans+ paper picked up for delivery to the Congo!

DEC Operations:

In 2021 the DEC and Devens Eco-Efficiency Center staff continued implementing voluntary initiatives to green our own office environment, including reducing vehicle miles traveled through telecommuting, and continued use of an electric assist bicycle and personal hybrid and electric cars for site inspections and local DEC business. These efforts were again magnified due to the COVID-19 pandemic. While the office remained closed to the public, we kept the office staffed on a daily basis and continued permitting, site inspections, and full operations. In 2021, these initiatives continued to result in significant triple-bottom line savings:

Year	Reduced Gas VMT (miles)	Energy savings (kWh)	Waste diverted from landfill (lbs.)	CO2 equiv. reductions (tons)	Savings
2015	8,214	1,918	933	8.195	\$1,659
2016	11,588	3,496	458	9.193	\$1,798
2017	11,698	3,364	460	9.293	\$1,809
2018	20,047	3,364	458	11.793	\$2,803
2019	24,161	3,364	458	13.193	\$2,959
2020*	36,677	12,088	359	22.286	\$4,680
2021*	35,590	12,088	275	22.176	\$4,312

*COVID-19 Pandemic year

As in 2020, the DEC and Devens Eco-Efficiency Center employees significantly reduced vehicle miles travelled (VMT) due to remote work from home and still utilizing bikes and electric vehicles for site inspections and work travel. The slight increase in VMT, energy use and waste in 2021 vs 2020 was the result of an increased level of office activity in the latter part of 2021 as we welcomed our new Executive Assistant Dawn Babcock and conducted in-person training at the office. As efficiencies continue to be implemented from year to year, energy, waste and CO2 savings will likely not be as significant as we continue to operate in a very efficient manner. However, the DEC will continue to explore ways to continue reducing its operating carbon footprint to “practice what they preach” and continue furthering the sustainable redevelopment goals of the Devens Reuse Plan.

Five Year Review Update:

The Devens By-Laws (Article V.A.) and Chapter 498 require the DEC to conduct progress reviews of the status of Devens redevelopment every five years. In 2021 the Commission completed its latest five year review covering the period between 2016 and 2020. This review includes an analysis of District by District development over the past five years and comparing actual development with the goals set forth in the Reuse Plan and By-Laws. The 2016-2020 report can be found at <https://bit.ly/DEC25Year>. The DEC also established focus areas for 2021-2025 to ensure its actions and decisions continue to further the goals and objectives of Chapter 498 and the Reuse Plan. The following chart provides a status update on those efforts as of December 2021.

Five Year Review: Status Update – 2021*

*Annual Reports from 2016-2020 show yearly progress towards each area of focus. These reports can be viewed [here](#).

Area of Focus	2021 Status
Working with existing and new Homeowners and Condo Associations to streamline residential permitting consistent with new Residential Regulations as well as Historic District requirements.	Accomplished/Ongoing. <ul style="list-style-type: none"> Working closely with the developer and new residents of Grant Road and collaborating with existing Home and Condo Associations to streamline permitting.
Sustainable Indicators Report – measurement and verification of sustainable development.	Ongoing. <ul style="list-style-type: none"> STAR and LEED for Cities and Communities Designation
Continued support and growth of the Devens Eco-Efficiency Center (DEEC) as a strategy for sustainable redevelopment and a value-added feature for business and industry locating at Devens.	Ongoing. <ul style="list-style-type: none"> DEC continues to support the DEEC (majority of DEC Commissioners and staff make up the Board and annual funding support \$100,000/year; increased to \$125,000 for FY22)
Regional efforts: Develop Regional Affordable Housing Coordinator to oversee and manage new and existing and affordable housing units in Devens and surrounding communities to ensure they remain affordable in perpetuity	Ongoing. <ul style="list-style-type: none"> Contract with Metro West Collaborative Development to provide affordable housing monitoring services for the DREZ.
Working with MassDevelopment, local businesses and surrounding communities to support regional transportation plans and establish additional commuter options for businesses and residents to and from Shirley, Devens, Ayer and Littleton. Work on implementation of 2015 MART Transportation Plan and fixed route bus service between the train stations in Ayer and Shirley via Devens. Continue to support Fitchburg Line reverse commute early morning service to foster diverse commute options to Devens.	Ongoing. <ul style="list-style-type: none"> Fixed –route shuttle service remains on-demand service due to COVID-19 pandemic. Implementing Joint MassWorks Grant Town of Ayer to improve universal connectivity between Devens, Ayer and Shirley through shared-use paths, sidewalks and bike lanes, plus a Devens Shuttle stop in Ayer. MBTA Fitchburg Line Commuter Rail service being impacted due to COVID. New schedule provides greater predictability of rail service in 2021
Working with MassDevelopment and the Devens Open Space and Recreation Committee on updating the Devens Open Space and Recreation Plan (for 2022-2027) and permanent protection of identified properties.	Ongoing. <ul style="list-style-type: none"> Willow Brook Conservation Restriction finalized and approved by DEC and MassDevelopment. Grove Pond CR pending approval. Cold Spring Brook – ongoing Army remediation (no transfer until remediation is complete).
Maintain expedited permitting process (75 days max.) as a model for the Commonwealth.	Ongoing. <ul style="list-style-type: none"> Averaged 63 days to permit 9 Unified Permits.
Continue to maintain fiscal independence.	Ongoing. <ul style="list-style-type: none"> 2021 was the DEC’s most productive and profitable year for the Commission. Audit is on-going.
Implementation of Transportation Demand Management (TDM) programs collectively as well as on a project-by-project basis, recognizing the Fitchburg Line improvements and opportunities it will create to reduce VMT for Devens employees and residents (reverse commute options).	Ongoing. <ul style="list-style-type: none"> Required TDM as part of all development reviews. Series of larger projects permitted in 2021 all included TDM plans the hiring of a TDM coordinator to assist future employees with alternative transportation options (Scannell Properties, Commonwealth Fusion, and King Street)..
Continue integrating climate change mitigation and adaptation into all development and conservation projects and build on creating a network of more resilient Green Infrastructure that can better adapt to changing weather patterns.	Ongoing. <ul style="list-style-type: none"> Continued promotion and implementation of Devens Forward Climate Action and Resilience Plan. Completed the Apple Country Natural Climate Solutions project with the Towns of Harvard and Bolton to promote soil and forest carbon sequestration and nature-based solutions to integrate nature into development. Began working with Ayer and PACE on regional Pocket Forest project.

Five Year Review: Status Update – 2021 continued...

Area of Focus	Status (2021)
Improving safety, accessibility and connectivity in Devens, surrounding communities through new trails, sidewalks and bike lanes, and working with MassDevelopment to adopt a Complete Streets Policy and continue to ensure all modes of transportation and accessibility are taken into account on all development projects that impact the right-of-way.	Ongoing. <ul style="list-style-type: none"> • Additional bike lanes striped and added to the remainder of Grant Road. • Working with Ayer on regional MassWorks grant to connect to their Complete Streets project on West Main Street. • Working with Nashoba Regional Greenway Coalition with Littleton, Ayer, Acton and Harvard to connect pedestrian and cycling routes through our region, connecting to Metro Boston as well. • Working with Harvard on potential trail connections via Old Mill Road and the Devens Golf Course.
Coordination with railroad, MassDevelopment and new projects within the Rail-Industrial Trade Related Uses (RIT) District to incorporate important rail connections in the RIT to help further reduce local traffic impacts and facilitate noise reduction efforts	Ongoing. <ul style="list-style-type: none"> • Continued discussions with MA DEP and Republic on additional rail spurs to improve rail operations and reduce truck traffic.
End point to Chapter 498 and process to reach it	Ongoing. <ul style="list-style-type: none"> • DEC participating in the Devens Jurisdictional Framework Committee meetings being conducted with the Towns of Ayer, Harvard and Shirley along with MassDevelopment and citizens and businesses from Devens. Also attending the Harvard Devens Jurisdiction Committee meetings.
Development and Implementation of a strategic planning effort to help prioritize ongoing sustainable redevelopment initiatives of the DEC.	Ongoing. <ul style="list-style-type: none"> • Implementing Devens Forward Climate Action Plan • Using STAR Community Rating to continue prioritizing initiatives. • Completed Apple Country Natural Climate Solutions project. • Hired consultant to assist in updating DEC Green Building Incentive program.
Manage Conservation Restrictions held by the DEC as the Devens Conservation Commission.	Ongoing. <ul style="list-style-type: none"> • Annually walk properties for which we hold Conservation Restrictions and enforce them as needed. • Open Space education and awareness information posted on DEC website and mailed to homeowners abutting open spaces. • Working with MassDevelopment on finalizing the last 3 CR's for Devens: Cold Spring Brook, Willow Brook, and Grove Pond.
Continue integrating public health criteria into all decisions (healthy communities declaration)	Ongoing. <ul style="list-style-type: none"> • Continued coordination with Nashoba Associated Boards of Health NABH on COVID, the Flu, and other community health related issues. •
Forge new, mutually beneficial partnerships with organizations that share similar mission and vision as the DEC and Devens.	Ongoing. <ul style="list-style-type: none"> • Voting member of the Nashua, Squannacook, and Nissitissit Wild and Scenic Rivers Stewardship Council and assistance with creating operational bylaws and policies of this new organization.. • Continued financial/technical support to the Eco-Efficiency Center. • Work with the Nashoba Regional Greenway Coalition to support regional bike and pedestrian connections. • Grants provided to local non-profit organizations to assist with ongoing operations through the COVID-19 pandemic.
File management and organization to improve efficiency and service to the public and meet MA Records Retention laws.	Ongoing. <ul style="list-style-type: none"> • Continued record digitization and paper reduction efforts. • Consolidation of files by street address for better organization.

Communications and Outreach:

DEC Website: The DEC web site, <https://www.devensec.com/> continues to be the primary source of information on the Commission and its activities in Devens. As the Commission continued to meet virtually throughout 2021, all application and meeting materials were posted on the website to ensure the public was still able to access information. Quarterly development updates also help keep the public current with ongoing projects and

commission business. In 2022, the DEC will be redesigning its website to provide better accessibility and functionality for all.

Social Media: The DEC Facebook and twitter pages continue to help inform the public on the work of the Commission and local activities and supplements the DEC website [Facebook](#) <https://twitter.com/devensec> and help us share important information with a larger audience.



Financial and Performance audits:

2021 was another fiscally responsible and sustainable year for the DEC. We hired Roseli & Clark to conduct the 2021 audit in January of 2022. With COVID and staff changes, the Director hired a part time accountant to help review the books and get them up to snuff for the 2021 audit. Once completed, our 2021 financial audit will be posted on the DEC web site at: <http://www.devensec.com/meetings.html> .

Outlook for 2022:

In 2022 the DEC expects to expand its staff by hiring an additional planner to assist with the increased workload. The Commission will continue focusing on the review of development projects while supporting the eco-industrial efforts of the Devens Eco-Efficiency Center, improved transportation choice, as well as healthy, sustainable, and climate-friendly planning processes.

Devens streamlined Unified Permitting process and business friendly environment balanced with a commitment to sustainable development remains a key to attracting and retaining businesses in Devens. 2021 proved to be the DEC's busiest year on record and the outlook for 2022 remains strong.

Respectfully submitted by DEC Commissioners:

William P. Marshall

James DeZutter

Duncan Chapman

Debra Rivera

Marty Poutry

Melissa Fetterhoff

Jim Pinard

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Chris Lilly

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