



DEVENS ENTERPRISE COMMISSION

2024 ANNUAL REPORT



Message from the Chair

2024 was another productive year for the Devens Enterprise Commission overseeing the redevelopment of Devens. Our streamlined Unified Permitting process and business friendly environment, balanced with a commitment to sustainable development, remains a priority for the DEC.

Construction remained very active in Devens throughout 2024 with the continued build-out of King Street properties Pathway Devens Campus and Commonwealth Fusion Systems campus, along with a number of other bio-tech projects like Watson Marlow, Avantor, and Watson Marlow. We also permitted the expansion of a number of existing businesses, including YMC, while also welcoming TPE Solutions by permitting a new state of the art facility for them.

In addition to a busy year of construction and permitting in 2024, the Commission continued to lead by example, implementing a number of nature-based solutions and innovative low-impact development techniques that helped to advance the Devens Forward Climate Action and Resilience Plan strategies. By showcasing these efforts, we have been able to educate, inform, and support more innovative approaches to development that other communities can use and learn from.

In 2025 the Commission will continue its support and collaboration with the Devens Eco-Efficiency Center and The Great Exchange program to further advance Devens as an internationally recognized eco-industrial park. Devens has come a long way, as we were reminded in the August 2024 [WCVB Chronicle Video Series](#) which highlighted Devens as a lively community with clean energy, biopharmaceuticals, and movie making industries, yet maintaining its character as a former Army base with significant protected open space and recreational resources. The new year, 2025, offers an opportunity for us to reflect on 30 years of the Devens Enterprise Commission.

The success of Devens relies on many partnerships and we are grateful for our many collaborations with the Devens residents, area non-profits and businesses, as well as local, state, and federal entities. These partnerships enable us to positively shape the redevelopment of Devens and continue to fulfill the objectives of the Devens Reuse Plan.

On behalf of the entire Commission, we hope you find this 2024 Annual Report Summary interesting and informative. The complete detailed report is available on our website at: <https://devensec.com/meetings.html>.

Sincerely,



William P. Marshall
Chair
Devens Enterprise Commission



The Devens Enterprise Commission

The Devens Enterprise Commission (DEC) is the local regulatory and permitting authority for the Devens Regional Enterprise Zone (DREZ) and is 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 's one-stop unified permitting system streamlines the local regulatory process. The DEC consists of 12 gubernatorial appointees.



Devens Enterprise Commission

Bill Marshall, Chair (Regional)	Duncan Chapman (Harvard)
Deborah Seeley, Vice Chair (Shirley)	Debra Rivera, Alternate (Regional)
Paul Routhier (Regional)	Vacant (Regional)
Robert Gardner (Regional)	Vacant (Shirley)
Jim Pinard (Ayer)	Vacant, Alternate (Ayer)
Chris Lilly (Regional)	Vacant, Alternate (Shirley)
Melissa Fetterhoff (Regional)	Vacant Alternate (Harvard)
Martin Poutry (Ayer)	

Staff

Neil Angus, FAICP CEP, LEED AP – Director/Land Use Administrator

Dawn Babcock, Executive Assistant — Beth Suedmeyer – Associate Planner

Building Permit & Inspectional Services

Nashoba Associated Boards of Health
Gabriel Vellante – Building Commissioner
Roland Bernier – Asst Building Commissioner
Jim Bakun - Plumbing/Gas Inspector
Alan Parker - Electrical Inspector

Legal Counsel

Lampke & Lampke

Accounting Services

Brenda Blood, Accountant (PT)
Roselli, Clark & Associates., Auditor

Development/Project Peer Review Services

Nitsch Engineering – Civil, Stormwater, Traffic
IBI Group – Landscape Architecture
LEC Environmental - Wetland Science
Public Archaeology Laboratory – Historic/Archeological
Tech Environmental – Industrial Performance Standards

- Commission Members
- Full-time Staff
- Indicates services provided on a contractual basis

2024 Construction Highlights:



33 Jackson Road – new home of Electric Hydrogen– August 2023

To ensure compliance with the DEC's Greenhouse Gas Mitigation requirements, all buildings within the KSP campus, except for the Canteen building due to its small size, are being built to meet MA Stretch Energy Code requirements. The Canteen building did achieve LEED Certification from the US Green Building Council – demonstrating a higher standard of sustainable development that is further reflective of KSP's contribution to the sustainable redevelopment of Devens. The DEC rewarded KSP for this achievement with a \$10,000 grant through our Green Building Incentive Program.



Aerial of second phase of Pathway Devens Campus and construction of 57 and 75 Jackson (photo courtesy of BW Kennedy – June 2024).



New Canteen building covered by the "Remembrance for the Future mural – home to Flik Restaurant and Sterling Street Brewery) – September 2024.



Harvard Water Line Booster Pump Station foundation work – November 2024



Above: Aerial view of CFS's SPARC Facility (CFS-2) where Tokamak Hall is located – August 2024
 Right: Interior of SPARC – (“Tokamak Hall”) under construction – 2024. . Photos courtesy of Commonwealth Fusion Systems.



35 Saratoga Blvd. Aerial view– Sept. 2024. Photo: GFI Partners. 11 Grant Road under construction – September 2024



Apparatus Bay at new Public Safety Building – September 2024



2024 Permitting:

33 Lake George – TPE Solutions: In May, the DEC issued a Unified Permit to TPE Solutions for the construction of a +/- 31,511 sf building with associated parking, grading, drainage, landscaping, lighting and utility improvements on a proposed +/- 6.65 acre parcel located at 33 Lake George Street.



8 Charlestown St. – YMC: In December, the DEC issued a Level 2 Unified Permit for the construction of a ~11,325 gross square foot addition to YMC's existing building, located at the intersections of Jackson, Charlestown, and Peggy Streets.



2024 saw a 19% increase in the overall number of permits issued, compared with 2023. The DEC maintained a streamlined permitting system that averaged 51 days - well below the statutory 75-day limit. This was a drop from an average of 64 days in 2023 and 71 days in 2022. Our new on-line permitting system helped to streamline many of our administrative permitting processes – providing a greater level of service to the public.



2024 Permit Tally

Permit Type	# Issued in 2024	# Issued in 2023	Difference
Level 2 Permits	5	2	3
Reconsideration	0	0	0
Level 1 Building Permits	74	57	17
Wetland Request for Determination of Applicability	0	1	(1)
Wetland Notice of Intent (Order of Conditions)	0	0	0
Wetland Certificates of Compliance	0	0	0
Sign Permits	5	12	(7)
Tent/Event Permits	15	11	4
Demolition Permits	0	1	(1)
Level 1 Lotting Plans	0	2	(2)
Septage Hauling Permits	24	18	6
Certificates of Occupancy	46	31	15
Electrical Permits	78	82	(4)
Plumbing Permits	32	32	0
Gas Permits	33	18	15
Sheet Metal Permits	19	11	8
Common Victualler License	16	12	4
Common Victualler Transfer of License	3	0	3
Flammables License	8	6	2
Liquor License	8	6	2
Pledge of Liquor License / Transfer of License	3	0	3
1 Day Liquor License	4	4	0
Violation Notices	0	1	(1)
Certificates of Inspection - School	6	3	3
Filming Permits	1	0	1
Raffle	2	2	0
Beaver Removal Permit	0	0	0
BYOB Permit	0	0	0
Total	382	312	70

Devens Disposition:

DEC Commissioners and staff participated in meetings with representatives from the three surrounding towns, and Devens residents and businesses to continue discussions on the future disposition of Devens. Throughout 2024 the DJFC reviewed the following topic areas:

- Administration
- Open Space and Recreation
- Social Services
- Education and Police
- Fire Services
- Public Works
- Unified Permitting
- Zoning and Land Use

After an unsuccessful Request for Expressions of Interest (RFEI) to obtain outside consulting assistance with this process in 2024, the DJFC was awarded a \$300,000 one-stop grant from the state to assist with their disposition efforts, which include, among other things, the potential for more housing in Devens.

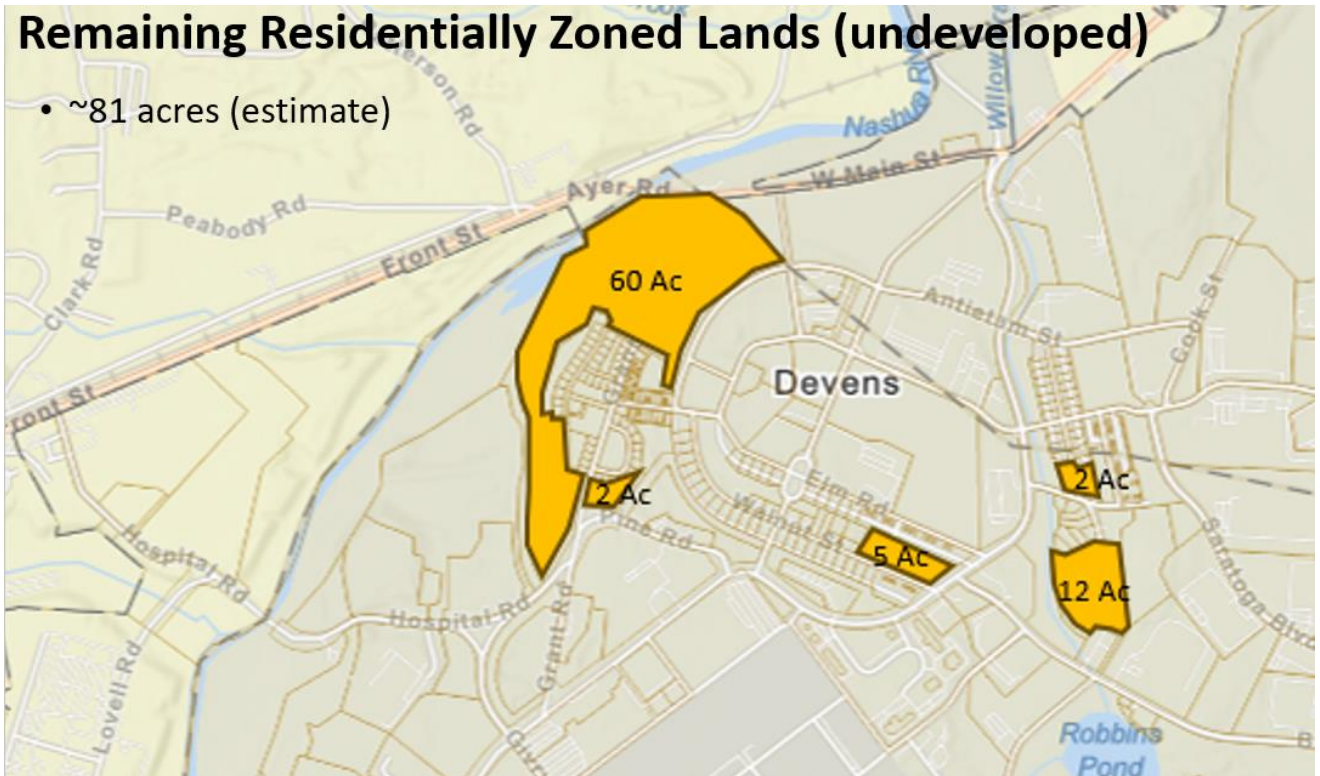
2024 Economic Development Bill:

On November 20, Governor Healey signed the economic development bill "Mass Leads: An Act Relative to Strengthening Massachusetts' Economic Leadership." Within this bill were three sections that impacted Devens:

1. **Elimination of the 20.5 million square foot commercial development cap:** All other environmental thresholds must still be complied with, including, but not limited to vehicle trips per day, water usage, utilities, and acres of impervious.
2. **Elimination of the 282-unit housing cap:** This applies to existing residentially zoned areas.
3. **Creation of a Housing Working Group:** focusing on feasibility of up to 400 multi-family residential units in Innovation Technology Center District, which includes Vicksburg Square.

Remaining Residentially Zoned Lands (undeveloped)

- ~81 acres (estimate)



Public Health & Safety

As a unified permitting agency, the DEC is charged with ensuring the health and safety of Devens residents, businesses, and visitors is a priority. From food service inspections, to farmers markets, the DEC environmental health and safety initiatives are an important part of the sustainable redevelopment of Devens. Here’s a snapshot of some of the health initiatives from 2024:

Local Inspections and Health

Clinics: The DEC continued contracting and partnering with the Nashoba Associated Boards of Health (NABOH)



Partner with the Devens Fire Department to coordinate safety inspections to help streamline the permitting process for food trucks.

Biometric study Phase 3: Biometric Responses to Green and Complete Street Elements in Devens. demonstrating the importance of integrating natural environment elements throughout developments



Participate in the Central Massachusetts Mosquito Control Project to help control the mosquito population and reduce the risk of mosquito-borne illnesses

PFAS: Devens Utilities completed construction and upgrading of their water treatment facilities at MacPherson, Patton, and Shabokin drinking water wells.




Sustainable Local Food! The Devens Farmers Market operated throughout the summer and fall offering healthy local foods to residents and businesses



Devens Transportation Initiatives



Advancing multi-modal transportation and active recreation throughout 2024:

- Connections from Red Tail to the Markley Range Trail and the Barnum Road sidewalk/multi-use path network.
- Expansion of multi-use trail network along Jackson Road (75 Jackson and 11 Grant Road).
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- Expansion of multi-use trail network along Jackson Road (75 Jackson and 11 Grant Road).
- Devens Shuttle - Montachusett Area Regional Transit Authority (MART):
 - Devens on-demand shuttle service for businesses, residents, and visitors
 - "MART Connects" an on-demand taxi/livery service for residents living in Bolton, Lancaster, Littleton, Lunenburg, Sterling, and Stow.
 - Alewife-Devens reverse commute shuttle service.




Devens On-Demand

Updated 12/9/21



www.mrta.us
Montachusett Regional Transit Authority
1427R Water St, Fitchburg, MA 01420
(978) 345-7711 or (800) 922-5636
E-mail: contactMART@mrta.us




Devens Alewife Transit Shuttle

Pick-up / Drop-off Times:

	Alewife	Devens Canteen	Commonwealth Fusion
AM	7:50am	8:30am	8:35am
PM	5:45pm	5:00pm	4:55pm

No Rider Fares Required!




Pick-up now inside Alewife Station building.

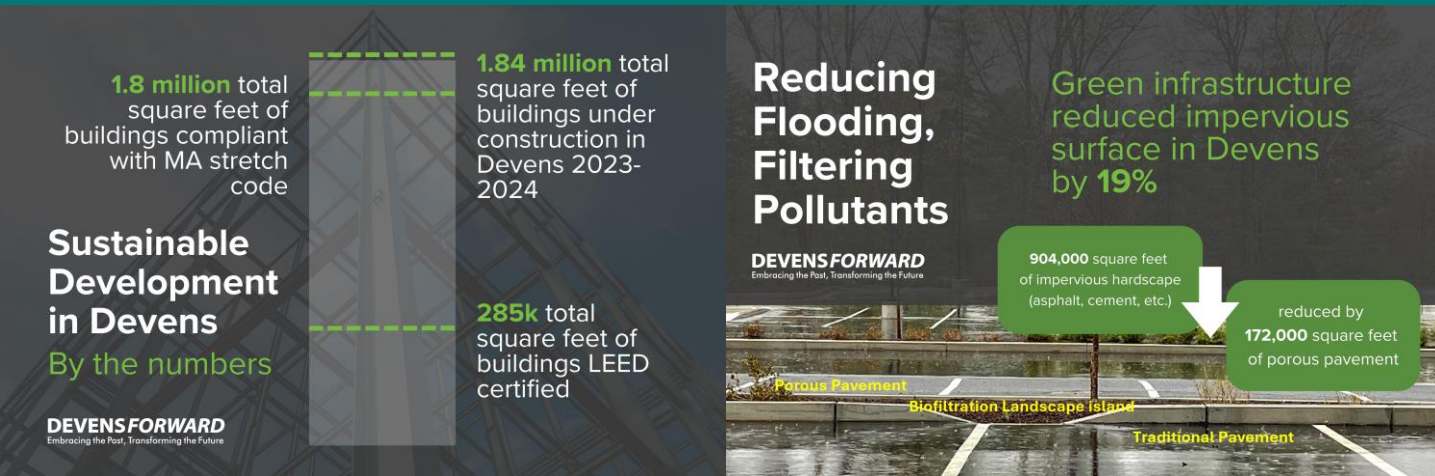
Legend:
● Shuttle Stop
— Route

For Questions:
Call: (978) 345.7711 Option 2
After Hours - Option 3

Visit: www.MRTA.us



Sustainable Redevelopment:



Energy Efficient Buildings

- During 2023 and 2024, over 1.84 million square feet of buildings were permitted and/or under construction.
- Of that total, 1.8 million square feet were being constructed in compliance with the Massachusetts Stretch Energy Code.
- Over 285,000 square feet of buildings are taking it to the next level and are pursuing or have achieved US Green Building Council LEED Certification.
- More efficient buildings = less energy and greenhouse gas emissions and more resilient structures that are able to remain habitable for longer periods without power.

Low-Impact Development Techniques

- New development in 2024 did not result in any quantifiable increase in impervious surface coverage in Devens.
- The DEC continues to require Low-Impact Development (LID) techniques and smart growth strategies on all projects to minimize impervious surface coverage and advance the sustainable development goals of the Devens Reuse Plan.
- LID techniques such as biofiltration landscape islands, porous pavement, subsurface infiltration systems, landscaping requirements, and parking maximums resulted in a more than 12% reduction in impervious surfaces.
- LID techniques make sites more adaptable to changing weather patterns and climate change.

2024 New Development Permitted	
Square Feet of new buildings	62,975 sq.ft (1.45 acres)
Additional Impervious surface area added	45,090 sq.ft (1.04 acres)
Reduction in Impervious due to LID	5,067 sq.ft. (0.12 acres)

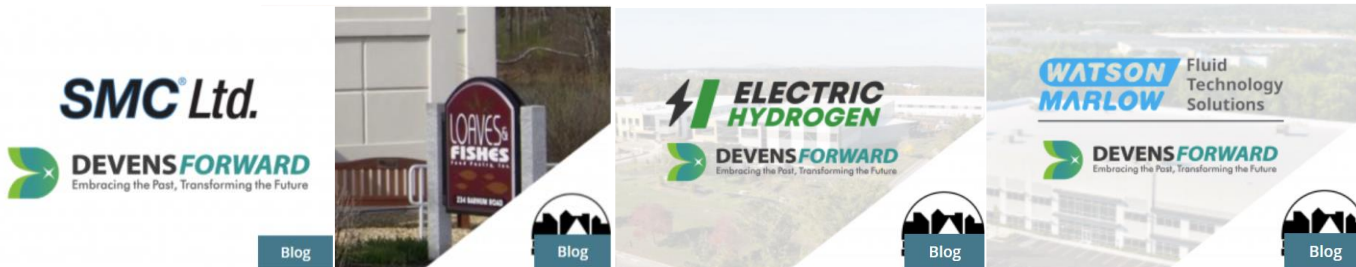


DEVENS FORWARD

Embracing the Past, Transforming the Future

Sustainability Initiatives:

The DEC continued to integrate sustainability and resiliency and advance the Devens Forward Climate Action and Resilience Plan. The Devens Forward Dashboard continues to be updated to showcase Devens climate action strategies. The DEC published 12 monthly blogs and interviewed 6 businesses to learn more about how they are advancing sustainability in their day-to-day operations in Devens. Blog posts topics included Adaptive Reuse, Forestry Solutions, Heat Resilience, and Embodied Carbon Solutions, while our Sustainable Business Spotlights featured a number of businesses and organizations in Devens:



Pocket Forests!:

Working in collaboration with the Town of Ayer, the DEC recently expanded our efforts with the Ayer-Devens Pocket Forest Project and installed two new pocket forests in Devens at Ayer Shirley Regional Middle School and Verbeck Field. These mini forests will better connect people with nature and reduce impacts of climate change by reducing urban heat-island impacts, improving air quality, reducing flooding through increased rainfall capture and infiltration, and providing accessible greenspace.



Ayer-Devens Pocket Forest Project logo & new pocket forest at Devens playground.

Ayer-Shirley Middle School panther paw-pocket forest in the works!

Pocket Forests

By the numbers

DEVENS FORWARD
Embracing the Past, Transforming the Future

3 forests (two more to come in 2025)

2000 trees planted so far

50 native species installed

500+ students involved

5 participating teams of employees from Devens businesses

Embodied Carbon:

This year, as part of the Devens Forward Climate Action Plan and our initiative to reduce emissions, the DEC took many steps toward encouraging local developers and businesses to target embodied carbon in their projects ([read our embodied carbon blog!](#)). Devens began implementing our Embodied Carbon Reduction Guidelines that include a set of tools and guidance to assist applicants with reducing the carbon footprint of their development projects. These Guidelines provide developers with resources that allow them to evaluate their building material choices – helping build more with less and contributing to the sustainable redevelopment mission of the Devens Reuse Plan. Read more in the [official press release](#), and [download the Guidelines here](#).



Illustration by Stacy Smedley, Skanska- from Carbon Leadership Forum website

Extended Producer Responsibility Legislation Support:

in the spring, the Commission adopted an Extended Producer Responsibility (EPR) Resolution that would hold producers responsible for the end-of-life management of their products and packaging, a concept that could help local governments manage their increasing recycling and solid waste costs and reduce waste. The resolution passed by the DEC indicates the Commission's support for favorable legislative action. Read our press release to learn more!

Keeping Up Earth Day Traditions:

The DEC hosted the Open Streets Earth Day celebration out on MacPherson Road again this year, in conjunction with the Town of Ayer and the US Fish and Wildlife Service. A big thanks to Devens businesses Jabil and BioTechnne and their employees who assisted in the pre-event clean-up!!

What is Extended Producer Responsibility (EPR)?





Additional Sustainability Initiatives:

Electrifying Local Charging Infrastructure:

Electric vehicles (EV) are helping to reduce personal carbon footprints and businesses that electrify their vehicle fleets and equipment can reduce their carbon footprint and contribute to their corporate sustainability goals! The DEC has been partnering with the US Environmental Protection Agency's Smartway program to provide resources and assistance to Devens businesses looking to green their supply chains. Since Devens incorporated EV parking requirements, more than 100 charging stations have been installed throughout Devens (not all public).



DEC is Expanding their Climate Ambassador Role! Devens Nature-based Solutions for Climate Resiliency

Over 100 Tour Participants in 2024



TOUR SURVEY RESULTS:
As a result of what you
learned, are you likely to
adopt similar
NbS practices?
Replies: 74% Yes; 20% Maybe



Virtual Tour

StoryMap Launched January 2025

Additional Videos in Development



DEVENS FORWARD
Embracing the Past, Transforming the Future



<https://storymaps.arcgis.com/stories/23f99d73d4344e11b73fc403ead955db>

Community Engagement



Whether it is planting and maintaining pocket forests, maintaining trails, or painting a new mural, DEC staff are busy getting the community involved in making Devens more sustainable and livable.

DEC partnered with MassDevelopment to create a temporary art installation at Vicksburg Square, entitled Reflections of Rogers Field.

MassDevelopment solicited requests from volunteer artists from the Devens community to paint murals on provided plywood panels in the windows of the Vicksburg Square building facing Rogers Field. The theme for the murals features images of events that have taken place on Rogers Field –



2024 DEC Staff Engagement in Sustainability Projects



Devens Eco-Efficiency Center

The Devens Eco-Efficiency Center (DEEC) continued its programs and services to help facilitate eco-industrial development in Devens and the surrounding region. The Great Exchange, the Center's most popular program, serves as the alternative solution for items that cannot be used internally by area establishments but would be valued by other organizations and institutions. The Great Exchange contributes to the circular economy by facilitating the reuse of resources that are not needed by area establishments but would be valued by other organizations and institutions.



2024 Annual Report

WASTE PREVENTION

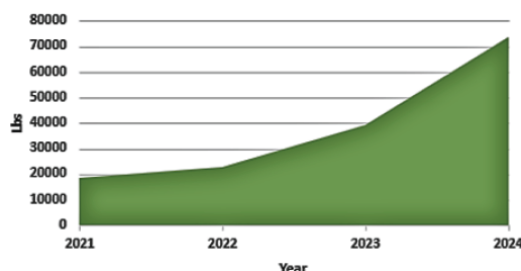
The Great Exchange provides an alternative solution for workplace resources that commercial, industrial, and service establishments cannot use internally and would otherwise be treated as trash. This nonprofit program contributes to the circular economy by preserving the value of these items and keeping them in play.



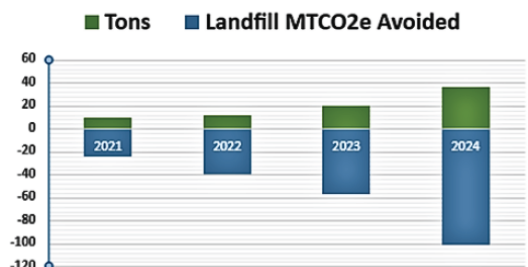
- Repurposed new and like new **resources worth an estimated \$341,622**
- Recovered **812 furniture pieces, 121 fixtures and 1,327 boxes of supplies**
- Collected items from **offices, schools, manufacturers, retail entities** in **26 towns**

Annual Growth

Weight of Resources Recovered



Diverted Waste Emissions Impact





2024 Annual Report

COMMUNITY IMPACT



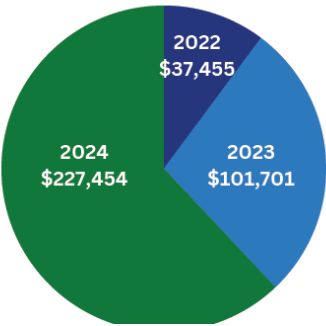
The Great Exchange makes its inventory of classroom and creative materials, office supplies, janitorial products, packing materials, furniture and fixtures, and more available to not-for-profit entities, service providers and small businesses with significant discounts so they can invest more in their programs and services.



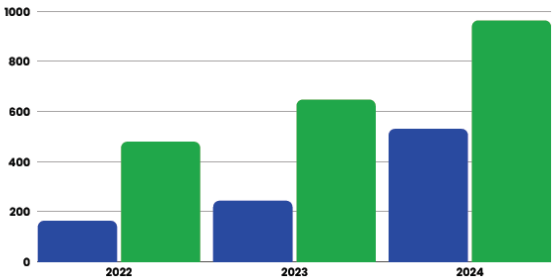
- Attracted **shoppers from 98 different communities** across Massachusetts and beyond
- Benefited **schools** (43%), **businesses** (22%), **nonprofits** (21%), **municipalities** (13%)
- **Donated 2,466 pounds** of recovered medical and operational supplies to **15 nonprofits**

Annual Growth

Estimated Savings Provided



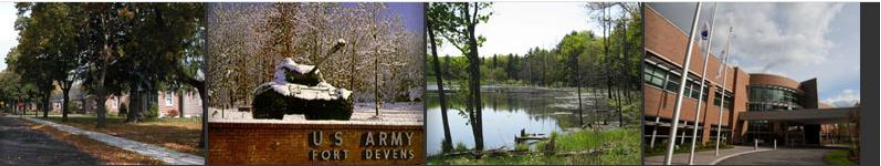
Entities Benefitted # Shopping Trips





Outlook for 2025

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, and remains a priority for the DEC. In 2025 the DEC expects to focus on deploying more green incentives and making regulatory changes to support redevelopment in line with the Final Environmental Impact Report for Devens. Additional outreach and collaboration with the Devens residents and businesses will also be a focus, to engage a broader community in the redevelopment efforts in Devens.



Welcome to the Devens Enterprise Commission*

The Devens Enterprise Commission (DEC) acts as the regulatory and permitting authority for the Devens Regional Enterprise Zone. Its role is to administer and enforce the reuse plan, by-laws, regulations and sustainability vision within the Devens Regional Enterprise Zone. It functions as a board of health, conservation commission, zoning board of appeals, historic district commission and planning board. [Click here](#) for an overview of Devens and the DEC's role. A complete description of roles and responsibilities of the DEC can be found [here](#).

DEC BUSINESS

- Meeting minutes, staff reports and current agenda
- Public Hearing and meeting notices
- FAQs for DEC and the Public Hearing process
- Recent records of decision
- Annual and audit reports, current budget
- District development reviews

NEWS & EVENTS

- Special announcements
- Events
- Development project updates
- Devens area resources
- Designated/preferred truck route

DEVELOPMENT SERVICES

- Applications, permits and forms
- Devens By-Laws and Rules and Regulations
- Planning and policy documents
- Overview of permitting process
- FAQs

DEVENS RESIDENTS

- FAQs for homeowners
- "Living Green" resources
- DEC Rules and Regulations
- Devens municipal services for residents
- Devens Recreation schedule

DEVENS MAPS

- Zoning, water resource protection and viewshed overlay districts
- Devens and Mirror Lake trails
- Slope resource areas
- Historic district
- Designated/preferred truck route

Board of Directors



Chairman:
William P. Marshall

Members:
Duncan Chapman III
Melissa Fetterhoff
Robert W. Gardner, Jr.
Christopher Lilly
Jim Pinard
Martin Poutry
J. Paul Routhier
Deborah Seeley

Alternate:
Debra Rivera



[Click here for a look at DEC Commissioners in action.](#)

[Click to see the Devens Enterprise Commission Organizational Structure.](#)

Public office hours are generally Monday-Friday 8:30AM-4:30PM

The success of Devens relies on many partnerships and we are grateful for our many collaborations with the Devens residents, area non-profits and businesses, as well as local, state, and federal entities. These partnerships enable us to positively shape the redevelopment of Devens and continue to fulfill the objectives of the Devens Reuse Plan.

Respectfully submitted by DEC Commissioners:

William P. Marshall,
Marty Poutry
Chris Lilly

Duncan Chapman
Melissa Fetterhoff
Robert Gardner

Debra Rivera
Jim Pinard
Deborah Seeley

Paul Routhier
Carl Sciple