

Devens Jurisdictional Framework Committee (DJFC) — DEC Status Quo Matrix Summary

Over the course of approximately 2 years, the DJFC worked on gathering information on key issues of governance that would need to be considered under any future disposition scenario for Devens (Devens as its own town, status quo, or reverting back to underlying Town boundaries/jurisdiction) . This exercise was done to help identify potential opportunities, challenges, and questions associated with each government issue under each disposition scenario for each stakeholder group, to help document issues, what is known vs. unknown, as well as areas of alignment vs. differences between stakeholder groups and disposition scenarios.

This information is meant to help document and inform the disposition process going forward and provide valuable insight for the public and any consultant(s) about the unique and complex nature of the Devens Regional Enterprise Zone. This table provides summary of the Devens Enterprise Commission's responses to the "Status Quo" option for the 19 elements of local government that future disposition scenarios need to consider. It is a good snapshot of the unique regional, regulatory, and operational environment in Devens that has contributed to its successful development over the last 30 years :

#	Matrix Item	Status Quo — Primary Responsibility	Summary of Current Status Quo
1	Administration	DEC + MassDevelopment	DEC is a regional board that provides regulatory/governance functions, including the Reuse Plan, sustainability initiatives, bylaws, unified permitting and inspectional services. MassDevelopment owns and operates Devens and oversees major municipal-type operations, including public safety, DPW, utilities, engineering, real estate and taxation.
2	Open Space & Recreation	DEC + MassDevelopment	DEC protects natural resources, holds/manages conservation restrictions and implements the Regional Open Space & Recreation Plan. MassDevelopment/Devens DPW manages active recreation, fields, trails and open-space maintenance; MassDevelopment also oversees recreation programming and Mirror Lake.
3	Social Services	Multiple agencies; DEC + MassDevelopment oversight	Services include affordable and veterans housing, women's shelter, food pantry, veterans services, public health, senior services, recreation, community events and the Eco-Efficiency Center. Delivery is shared among nonprofit, regional and governmental organizations.

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4	Education Services	MassDevelopment + individual providers	Education is delivered through a mix of public schools, charter schools, preschool/early education, Job Corps, federal programs, workforce training and specialized providers. MassDevelopment contracts with the Harvard school system for public education. The Devens Education Advisory Committee consults with MassDevelopment on services.
5	Police Services	MassDevelopment / State Police / Federal agencies	State Police services are provided under contract with MassDevelopment. Devens also has the U.S. Army/Fort Devens Police, Federal Bureau of Prisons correctional officers and regional E-911 dispatch. The State Police presence provides access to specialized resources such as bomb squad, tactical, canine and drone capabilities.
6	Fire Services	MassDevelopment — Devens Fire Department	Devens Fire provides EMS, fire suppression, prevention, inspections, public education, hazardous-material response and specialized rescue. The Fire Chief also serves as Public Safety and Emergency Management Director. Devens hosts the seven-town Nashoba Regional Dispatch center.
7	Public Works	MassDevelopment — Devens DPW	DPW maintains 22 miles of roads and 500 acres of grounds, including recreational fields; provides snow removal, stormwater, street trees and landscaping, waste/recycling, signage, fleet maintenance and support for infrastructure and recreation.
8	Unified Permitting	DEC	DEC operates a consolidated permitting system combining land use/ZBA, subdivision, conservation, Board of Health and historic functions. The system provides expedited review, with Level 2 permits generally within 75

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			days, minor amendments as quickly as 14 days, and building reuse permits within 30 days.
9	Zoning & Land Use	DEC	Development is governed by the Devens Reuse Plan, Devens Bylaws and Rules & Regulations. Applicants must demonstrate consistency with the Reuse Plan and bylaws for all new development; substantial zoning changes are subject to the Chapter 498 “Supertown” process.
10	Environmental Issues	U.S. Army + EPA + MassDEP + MassDevelopment + DEC	Devens remains an EPA Superfund site. The Army has primary responsibility for contaminated-site remediation (Restoration Advisory Board), with EPA and MassDEP regulatory oversight. MassDevelopment participates as landowner, while DEC provides local environmental/conservation oversight and policies.
11	Military Affairs & Federal Uses	Federal agencies + DEC + MassDevelopment	Devens houses the Federal Bureau of Prisons, Army/Marine Corps Reserve training, National Guard, U.S. Fish & Wildlife Service and Shriver Job Corps. DEC and MassDevelopment coordinates certain infrastructure and services with these federal organizations.
12	Voting	Existing Chapter 498 framework	Devens residents vote in federal, state, local and regional elections, with local voting occurring in the underlying town where the resident's home is located. Devens also has private HOA/condominium voting and an elected five-member Devens Committee.

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13	Municipal Finance & Budgeting	MassDevelopment + DEC	Chapter 498 established \$200,000,000 bonding to support the regional revitalization of Devens. MassDevelopment controls the overall Devens operating budget and financial/accounting functions. DEC's budget is primarily supported by permitting fees plus a 2% property-tax sharing arrangement with MassDevelopment; MassDevelopment provides a reserve backstop if DEC's cash reserve is projected below \$250,000.
14	Taxation	MassDevelopment + DEC	MassDevelopment collects Devens property taxes under Chapter 498. Current rates identified in the matrix (2025) are \$12.55 residential and \$17.27 commercial/industrial per \$1,000, excluding personal property. DEC receives 2% of property-tax collections and relies primarily on permitting revenue.
15	Community Identity	DEC + MassDevelopment / community partners	Devens has developed a distinct regional identity based on its military history, master planning, walkability, recreation, environmental assets and regional economic role. The Eco-Efficiency Center distinguishes Devens internationally as an eco-industrial park. STAR and USGBC LEED for Cities designations highlight the successful sustainable redevelopment
16	Utilities	MassDevelopment / Devens Utilities	Devens operates municipal water, sewer, electric and natural-gas systems. Systems serve Devens and provide regional capacity to Ayer, Harvard, Shirley and state/federal facilities. Operations are largely contracted for water/sewer and other contractors for electric/gas operations.

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17	Regional Services	MassDevelopment + DEC + regional partners	Devens provides significant regional services: water and wastewater capacity, electric infrastructure, mutual aid, seven-town 911 dispatch, a 15-town household hazardous waste facility, veterans services/housing, affordable housing, food assistance and women's shelter services.
18	Boundaries	Chapter 498 / MassDevelopment	The Devens Regional Enterprise Zone boundary was established under Chapter 498 based on the Reuse Plan. It encompasses most of former Fort Devens, with specified exclusions, including South Post, federal enclaves, and certain railroad/Commonwealth properties.
19	Redevelopment Authority	MassDevelopment	MassDevelopment is the statutory redevelopment authority under Chapter 498. It operates and maintains infrastructure supporting redevelopment and has authority to sell, lease or acquire land, buildings and improvements, subject to the Reuse Plan, bylaws and DEC authority.

Notes:

1. A key consideration is the regional nature of Devens redevelopment. This has been key to successful redevelopment and should be considered as a key goal in any redevelopment scenario.
2. It is important to understand the unique structure of development within the Devens Regional Enterprise Zone and the fact that Devens is roughly 95% business and 5% residential. Creating a new town or resuming jurisdiction will require unique approaches to Administration, Open Space and Recreation, and Social Services (and all matrix items).