

DEVENS ENTERPRISE COMMISSION

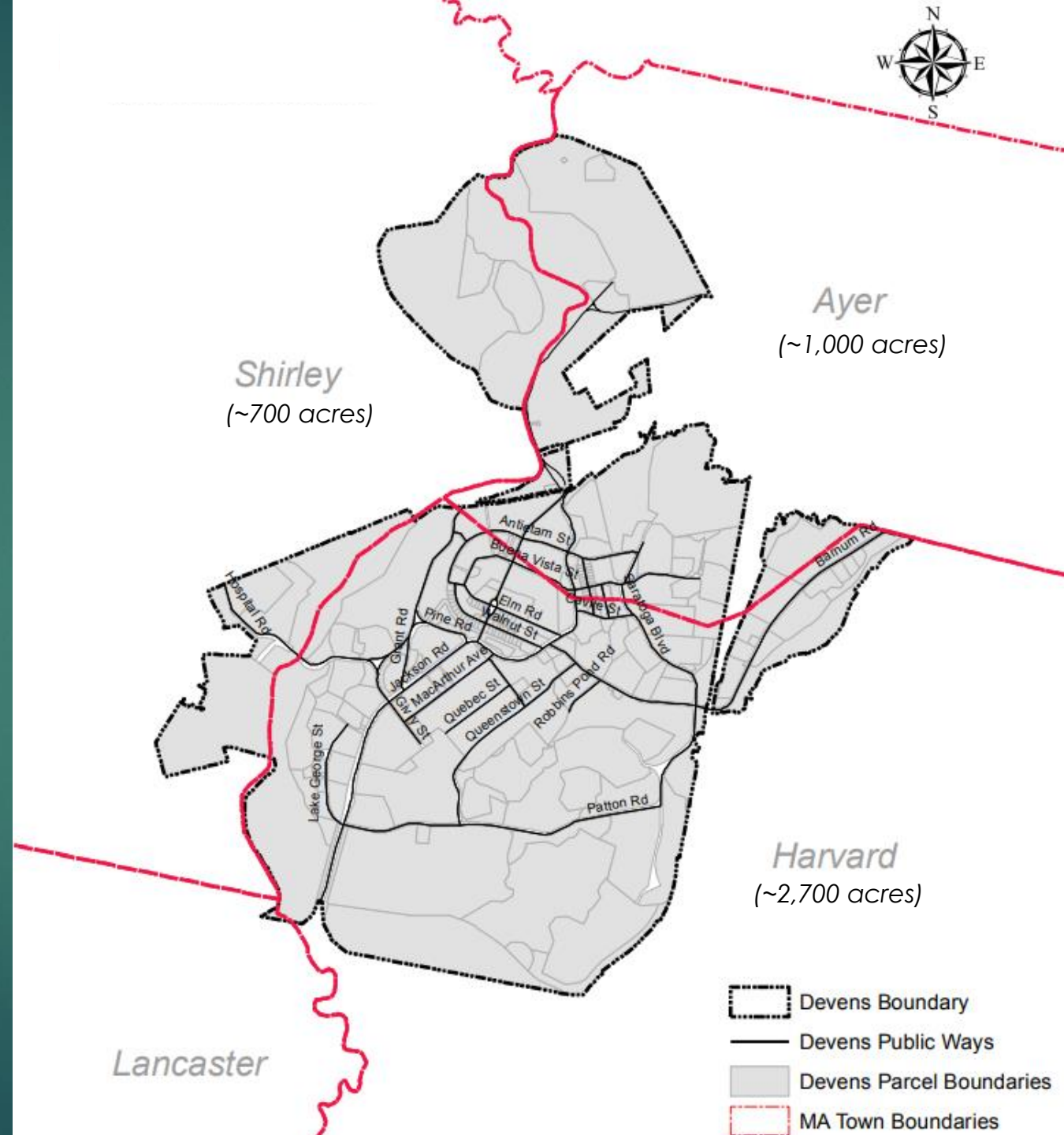


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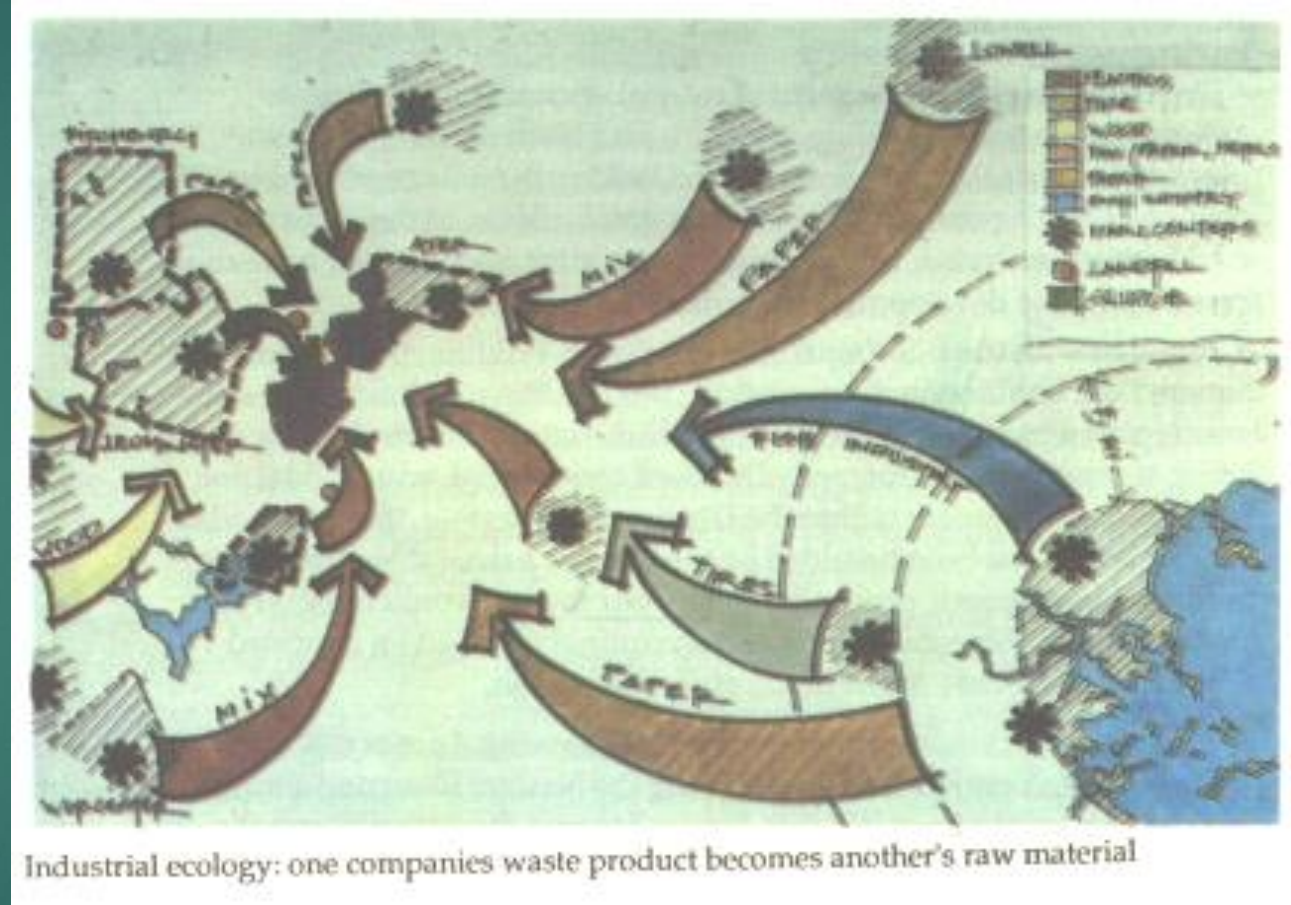
Regional Background

- Neighboring towns: Harvard, Shirley, Lancaster and Ayer
- Boston market influence still exists in this area
- Excellent transportation access including Heavy Rail and Commuter Rail



Planning for Redevelopment

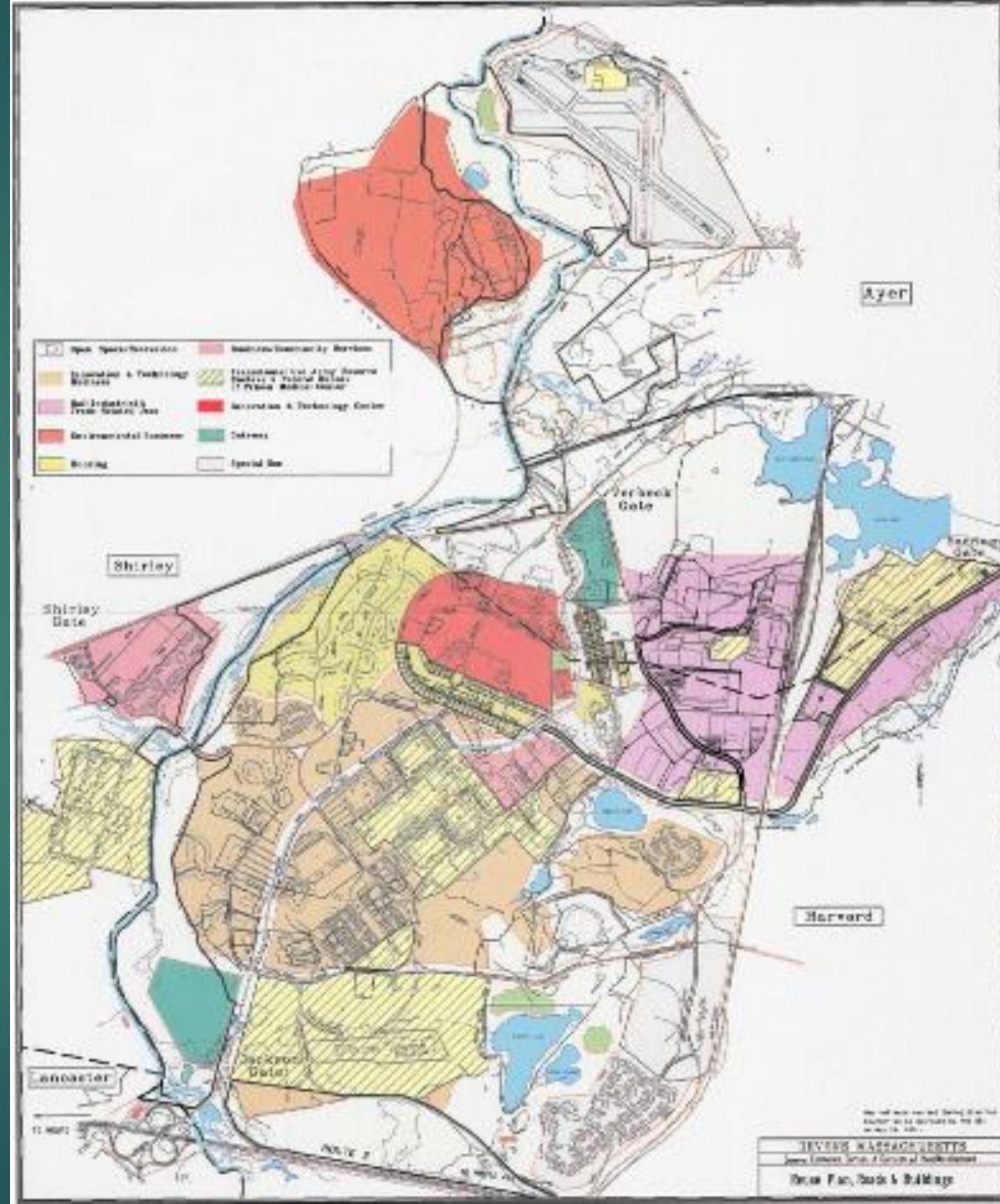
- Job loss and economic re-development
- 1993 BSA Planning Charette with Surrounding Towns
- Remediation, monitoring
- Strong emphasis on cleaning up the site and ensuring environmentally responsible redevelopment
- Focus on industrial ecology as a strategy – mimic ecological processes (system of industries)



Devens Reuse Plan

1994 Reuse Plan

- Focus on economic revitalization
- Created large industrial/R&D districts
- Emphasis on open space, conservation and sustainability
- Provided for up to 282 housing units (the “cap”)
- Basis for Devens Bylaws
- Approved by towns and MD





- Open Water
- Streams
- Wetlands, Flora, Fauna and Floodplains
- Slopes Greater Than 15%
- Aquifers - Medium Yield
- Aquifers - High Yield

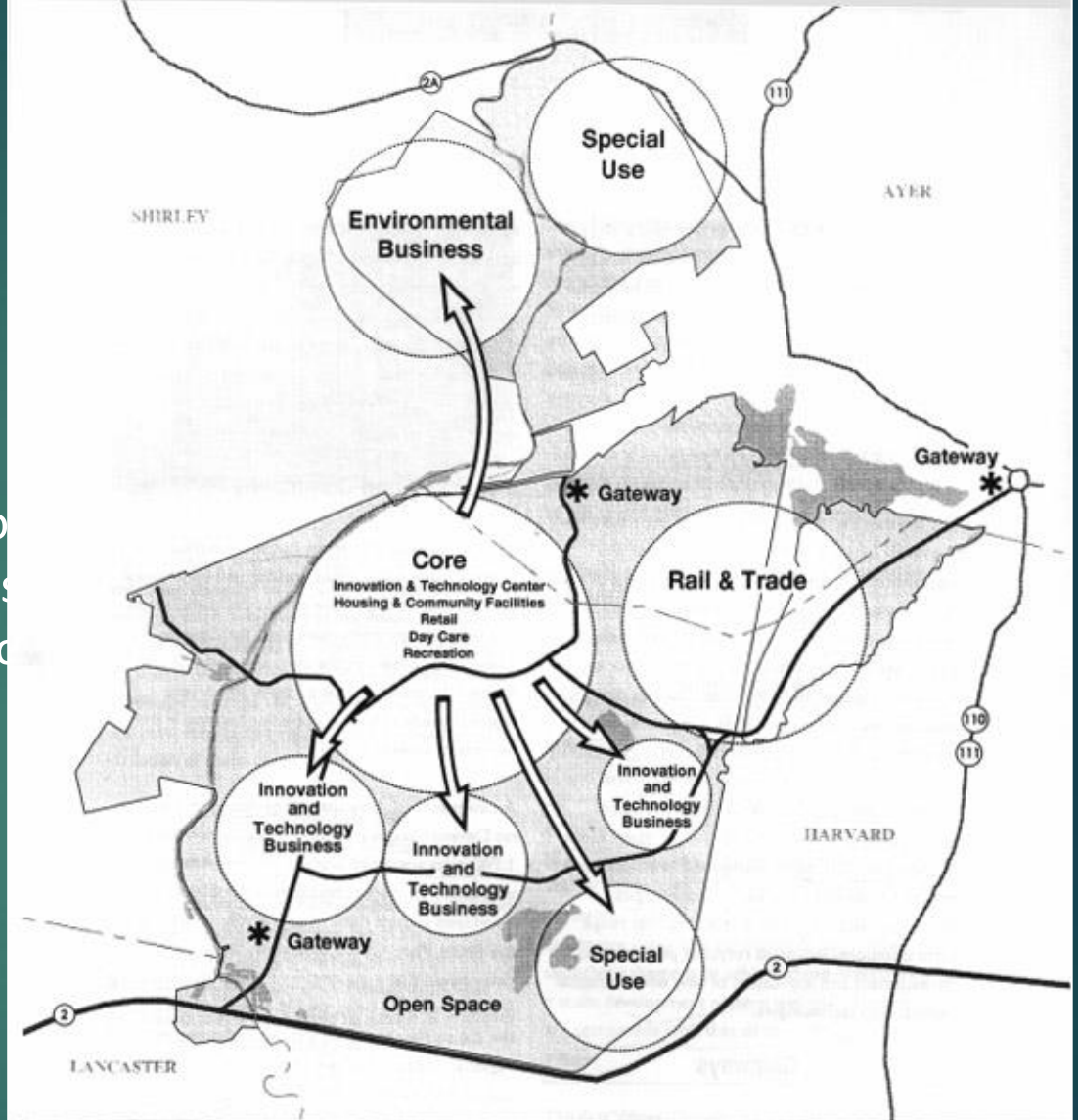
DEVENS

Environmental Constraints

November 1994



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- Open Space Framework
- Gateway

DEVENS

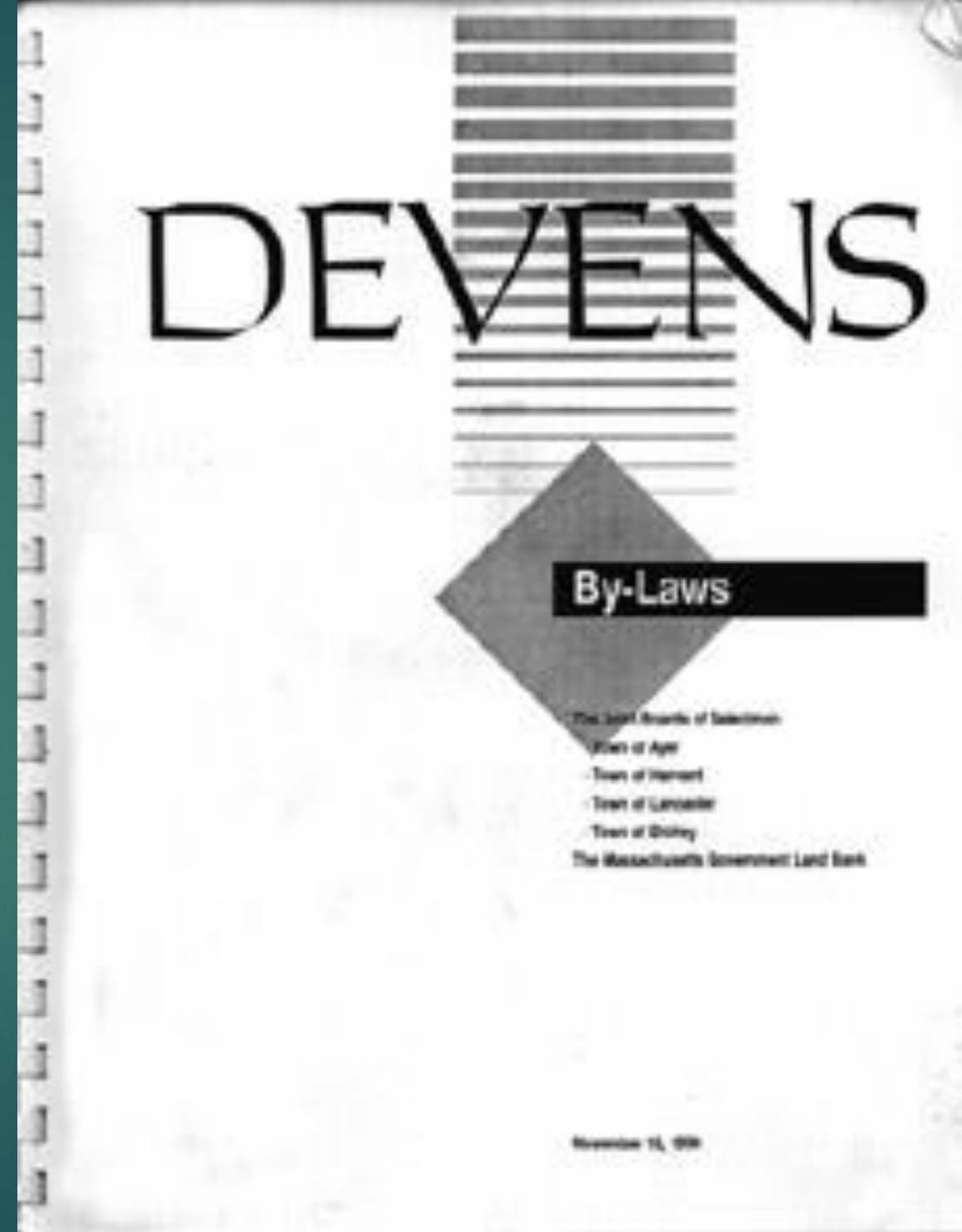
Patterns in the Plan

November 1994



1994: Devens By-Laws

- Zoning - Allowed/Prohibited uses
- Density
- dimensional requirements
- floodplain
- groundwater resource protection
- historic district
- Signage
- wetland and watercourse protection provisions.



MassDevelopment:

- Massachusetts Land Bank – Massachusetts Development Finance Agency (MDFA or MassDevelopment);
- Broad powers to finance and undertake ED statewide;
- Legislature - \$200M in bonding capacity for Devens redevelopment (admin.by MD);
- Full-time staff at Devens (real estate, engineering, public works, utilities, FD, operations).

DEVENS

M A S S A C H U S E T T S



Devens Enterprise Commission (DEC):



Role: Administer & Oversee Implementation of Reuse Plan and Bylaws

Planning Board → Site Plan Review

Zoning Board → Variances

Conservation Commission → Wetland Order of Conditions

Historic District Commission → Coordinate with MHC

Board of Health → Facility Siting Permits, Food Service

Licensing Authority → Flammables, combustibles, exp.

Building Inspection → Building, plumbing, gas, electric

Liquor licenses → 6 liquor licenses

DEC Rules and Regulations

- Unified and Expedited Permitting
- All development conforming with Reuse Plan, Bylaws and Regulations = as of right
- No Special Permits
- Design Standards
- Industrial Performance Standards
- Water Resource Protection
- Public Health
- Historic

DEVENS ENTERPRISE COMMISSION

DEVELOPMENT

RULES AND REGULATIONS



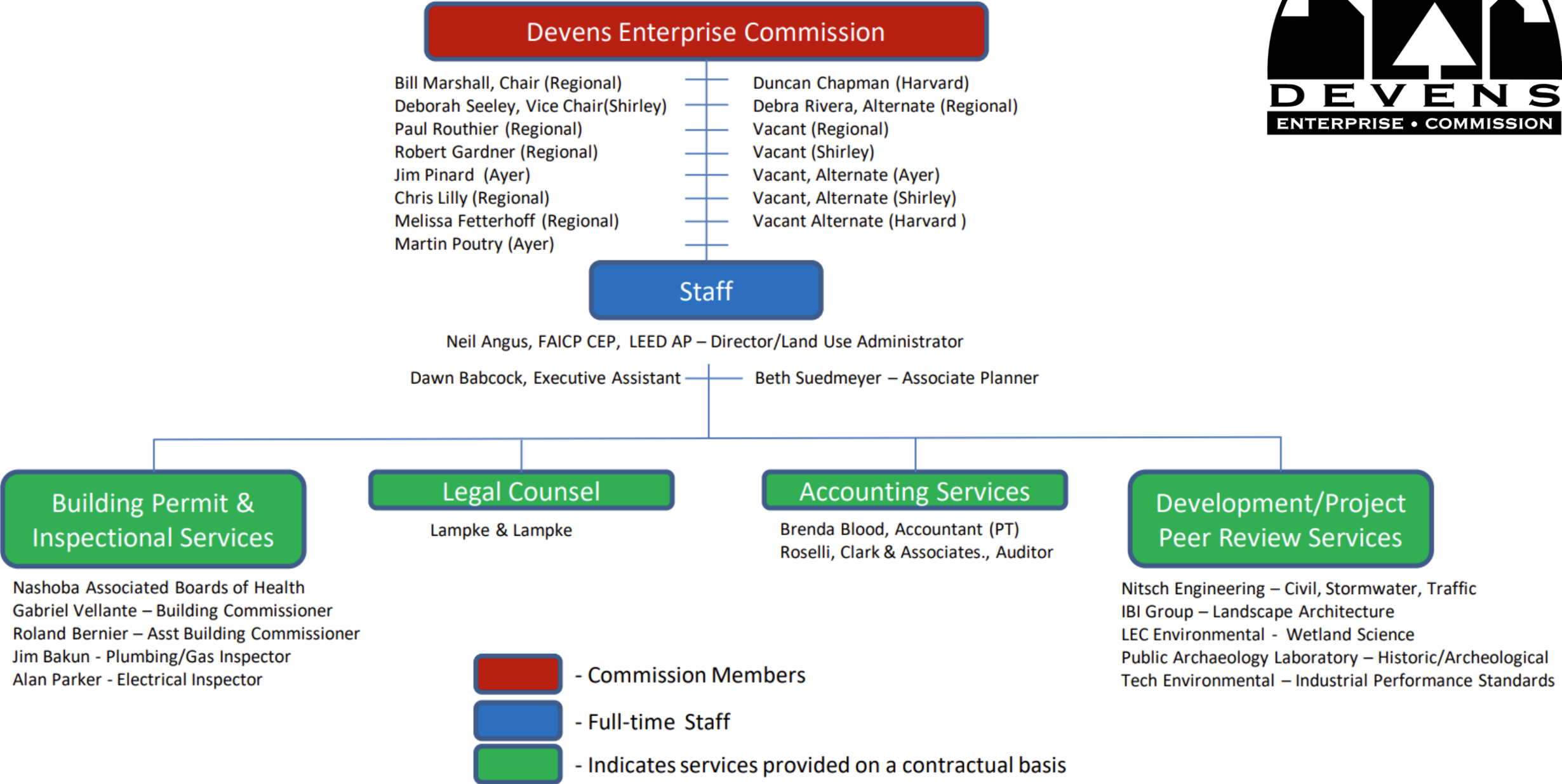
August 1996
Revised February 1998
Revised February 2003
Revised February 2010
Revised December 2011
Revised June 2012
Revised November 2013
Revised October 2016
Revised June 2021

Commission Composition

- 6 Commissioners nominated by host communities
- 6 from the region
- 4 Alternates
- All appointed by Governor
- No elected officials may serve on the Commission
- Professional staff and peer review consultants

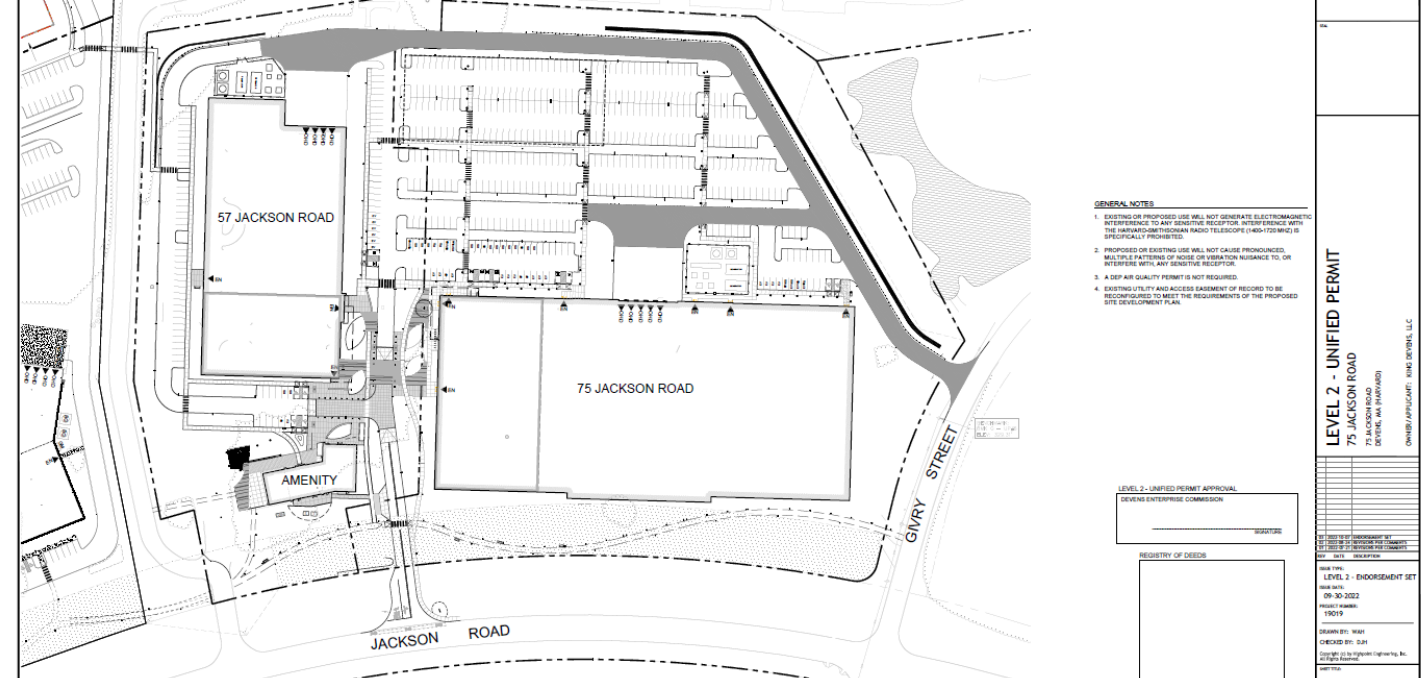


DEC Organizational Structure



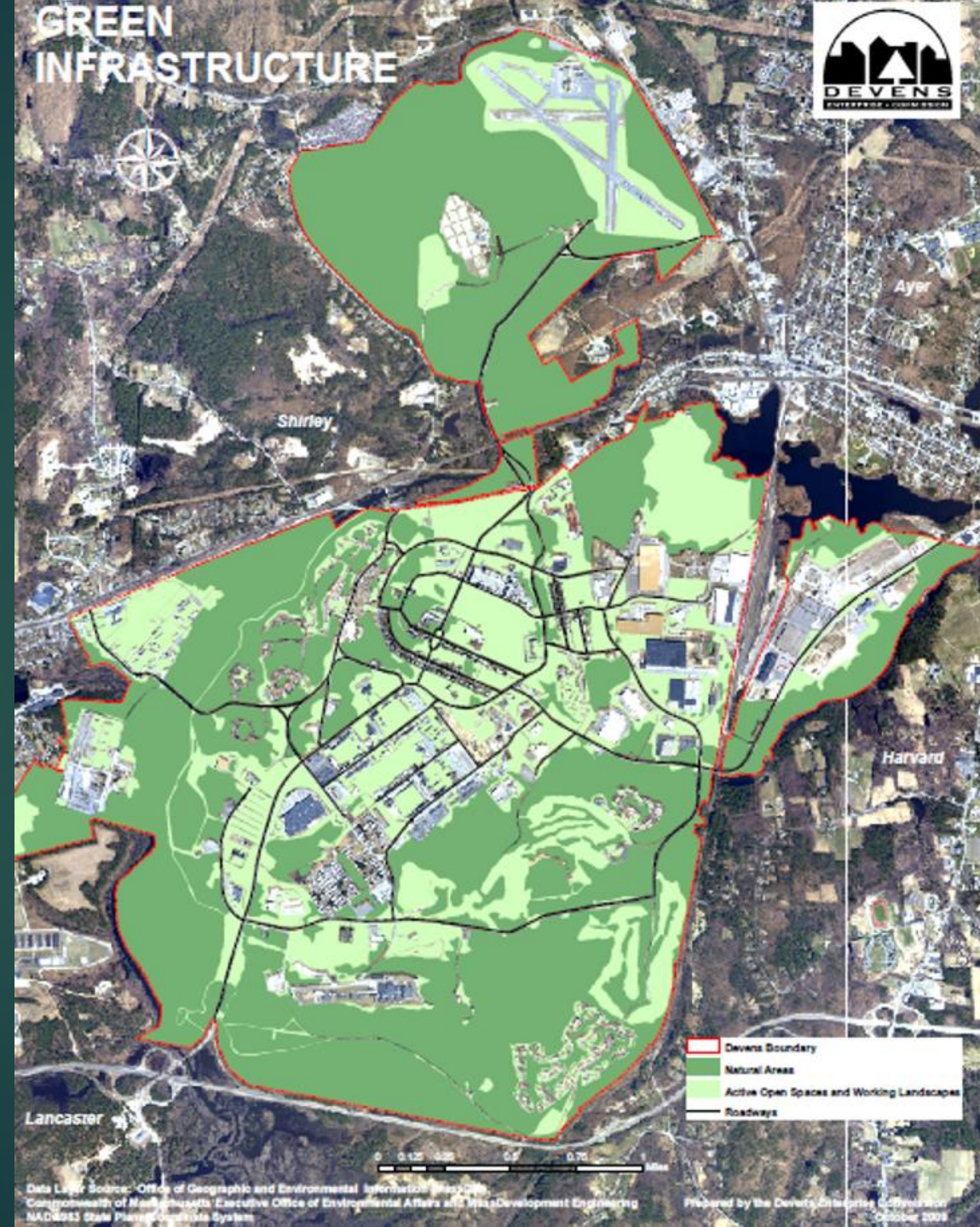
Development Review

- All new development/redevelopment, adaptive building reuse
- All development conforming with Reuse Plan, Bylaws and Regulations = as of right
- No Special Permits (certainty)
- Building, Plumbing, Electrical, Gas



Additional Oversight:

- Local Licensing Authority
 - Flammables & Combustibles
 - Alcohol
- Health Inspections/Food Service
- Devens Trails Master Plan
- Devens Open Space
- Devens Forward Climate Action Plan
- TDM Strategies (collaboration)
- Sustainable Development initiatives



Devens – A facilitated Eco-Industrial Cluster

- ▶ Concept to achieve original reuse plan objectives
- ▶ Ecological Systems Approach (System of Industries – Circular Economy)
- ▶ Engaging traditionally separate industries and other organizations in a collective approach to competitive advantage involving physical exchange of materials, energy, water and/or by-products together with the shared use of assets, logistics and expertise.
- ▶ Value Added for facilities locating to Devens





- Devens recognized as an Eco-Industrial Park –“system” of industries (ecosystem)
- Devens Eco-Efficiency Center - non-profit organization connecting and assisting businesses in Devens region
- Facilitated eco-industrial cluster (DEEC as the “special sauce” ☺)

www.tgedevens.com



<https://www.facebook.com/TheGreatExchangeDevens/>



DEC Website:

- Meeting info
- Annual Reports
- Development Updates
- News and Events
- Development Services
- Devens Residents Info.
- Maps
- Sustainability Initiatives

<https://www.devensec.com>



Delivering...

Exceptional location.

One-stop permitting.

Sustainable development.

Value-added location.

Find us on 



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. 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

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



THANK YOU!
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Devens Enterprise Commission
www.devensec.com