

# Recent Amendments to Chapter 498: Change #1

Chapter 238 of the Acts of 2024: AN ACT RELATIVE TO STRENGTHENING MASSACHUSETTS' ECONOMIC LEADERSHIP

- Eliminates the Commercial Square Footage Development Cap set in the Devens FEIR (was eliminated in 2008 by MEPA but not in bylaws). Still have all environmental thresholds to comply with:
  - Vehicle trips per day
  - Water use
  - Water withdrawal
  - Wastewater generation
  - Water and sewer mains
  - Acres of Altered Land
  - Acres of Impervious
  - Wetland Impacts

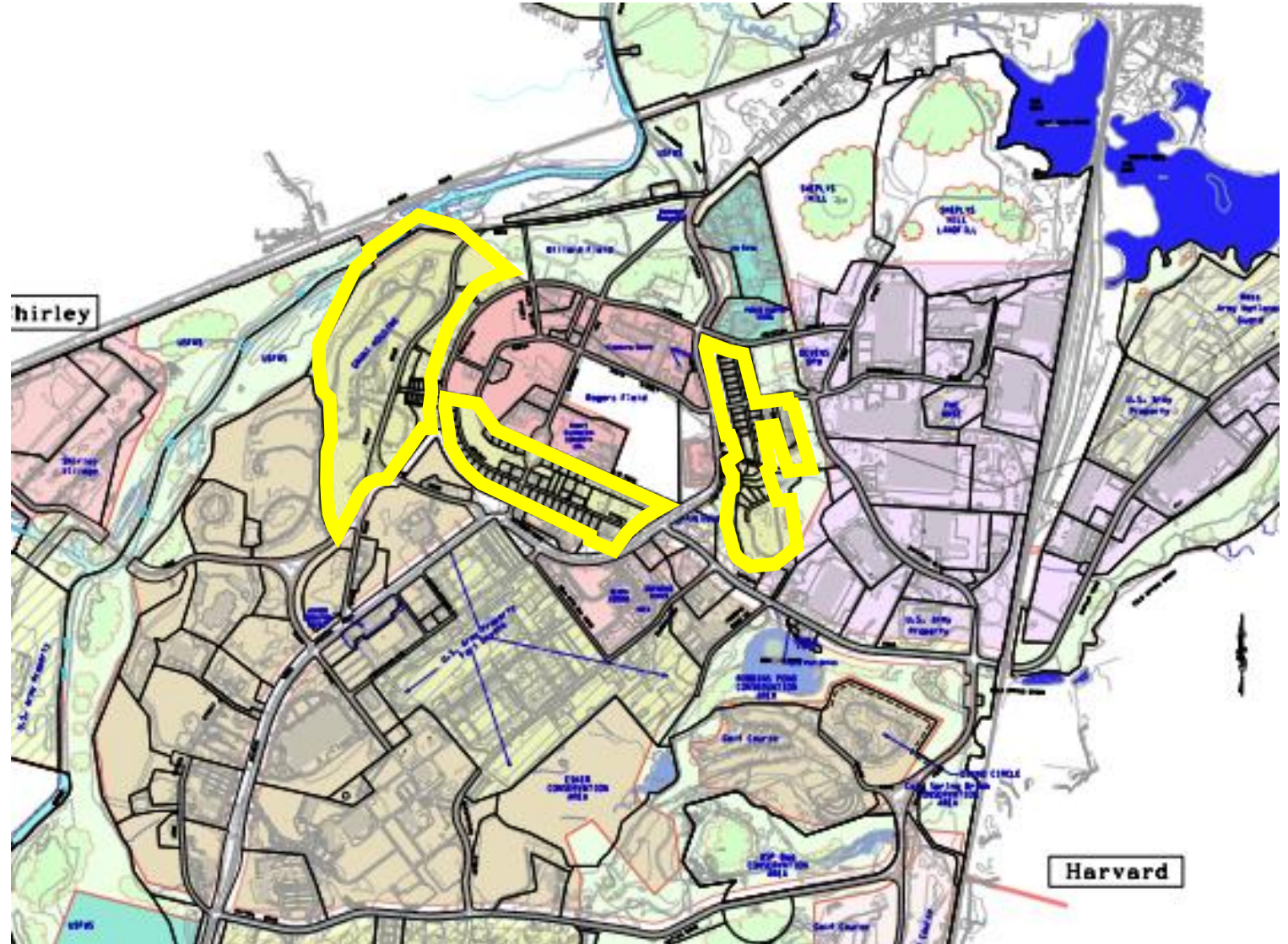


<https://www.devensec.com/ch498/dec498amend.html>

# Recent Amendments to Chapter 498: Change #2

Chapter 238 of the Acts of 2024: AN ACT RELATIVE TO STRENGTHENING MASSACHUSETTS' ECONOMIC LEADERSHIP

- Eliminates the 282 Unit Residential Development Cap in the Reuse Plan (does not change any other zoning)
- Existing residential development zoning, regulations and DEC approval process remain in place

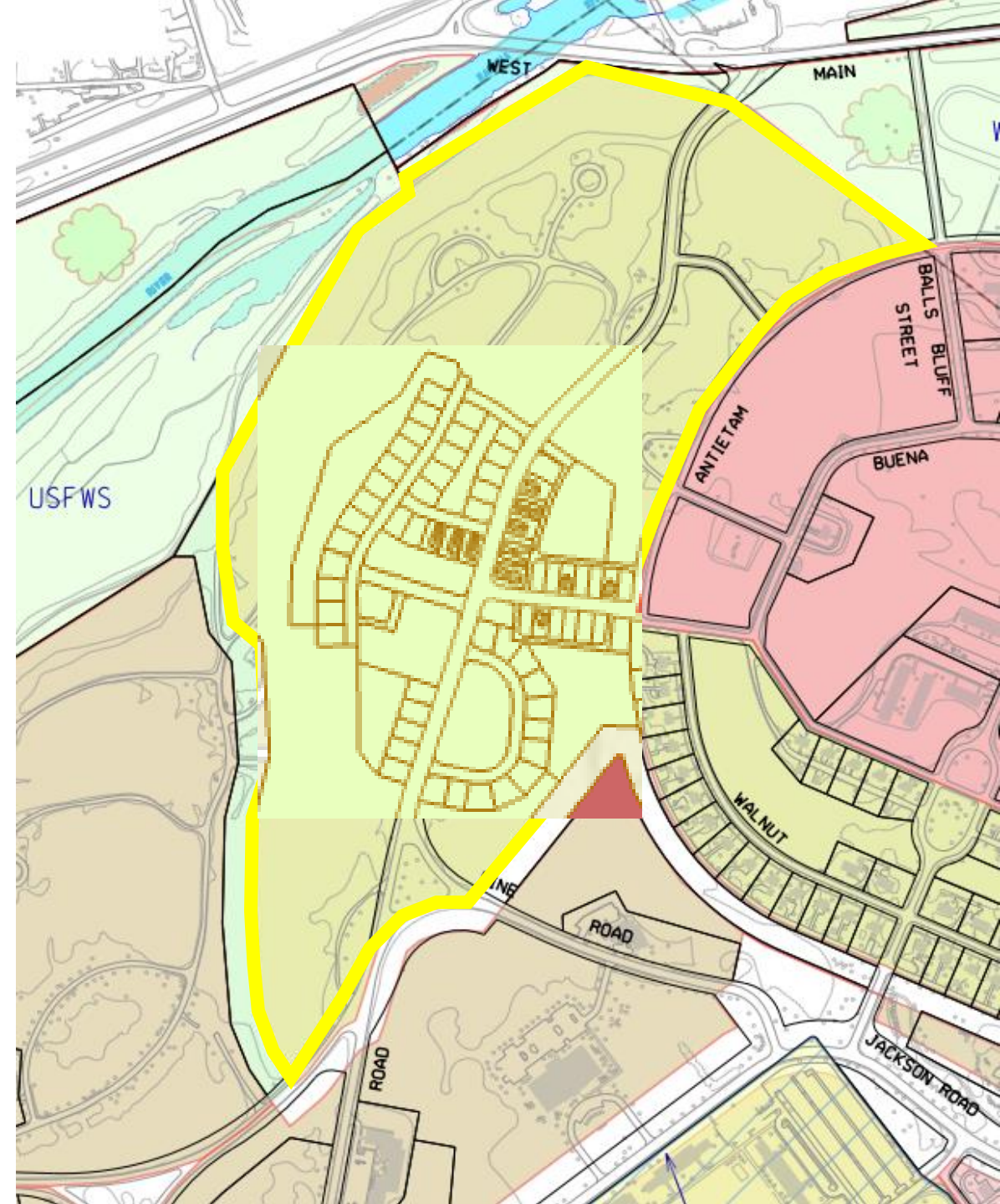




# Residential I District

## Development Goals:

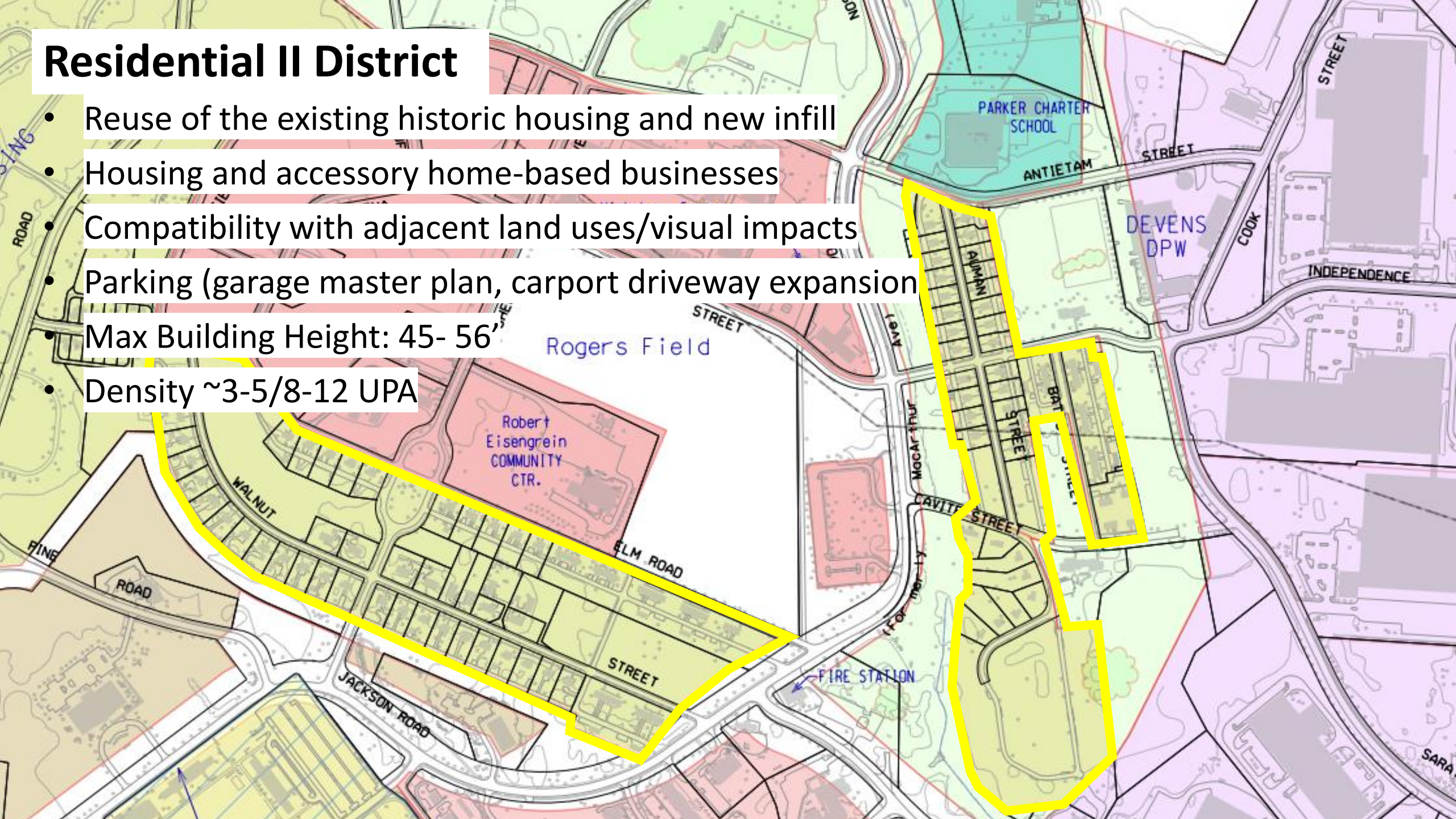
- Evolution of new residential neighborhood
- Additional housing types
- Demolition of housing stock, as needed
- Max Building Height: 45- 56'
- Density ~3-5/8-12 UPA + min 7UPA for IRD
- Compatibility with adjacent land uses/visual impacts





# Residential II District

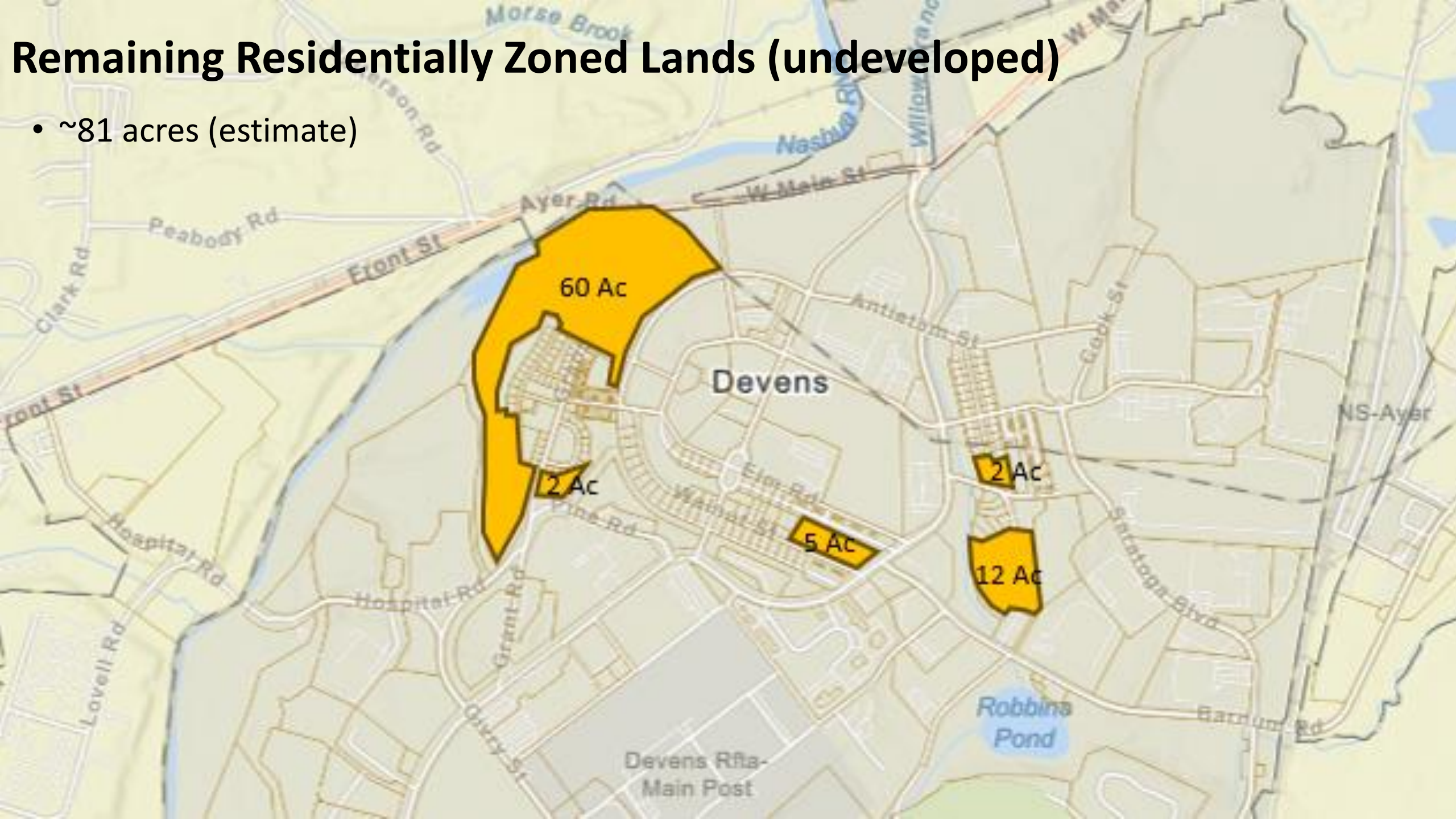
- Reuse of the existing historic housing and new infill
- Housing and accessory home-based businesses
- Compatibility with adjacent land uses/visual impacts
- Parking (garage master plan, carport driveway expansion)
- Max Building Height: 45- 56'
- Density ~3-5/8-12 UPA





# Remaining Residentially Zoned Lands (undeveloped)

- ~81 acres (estimate)

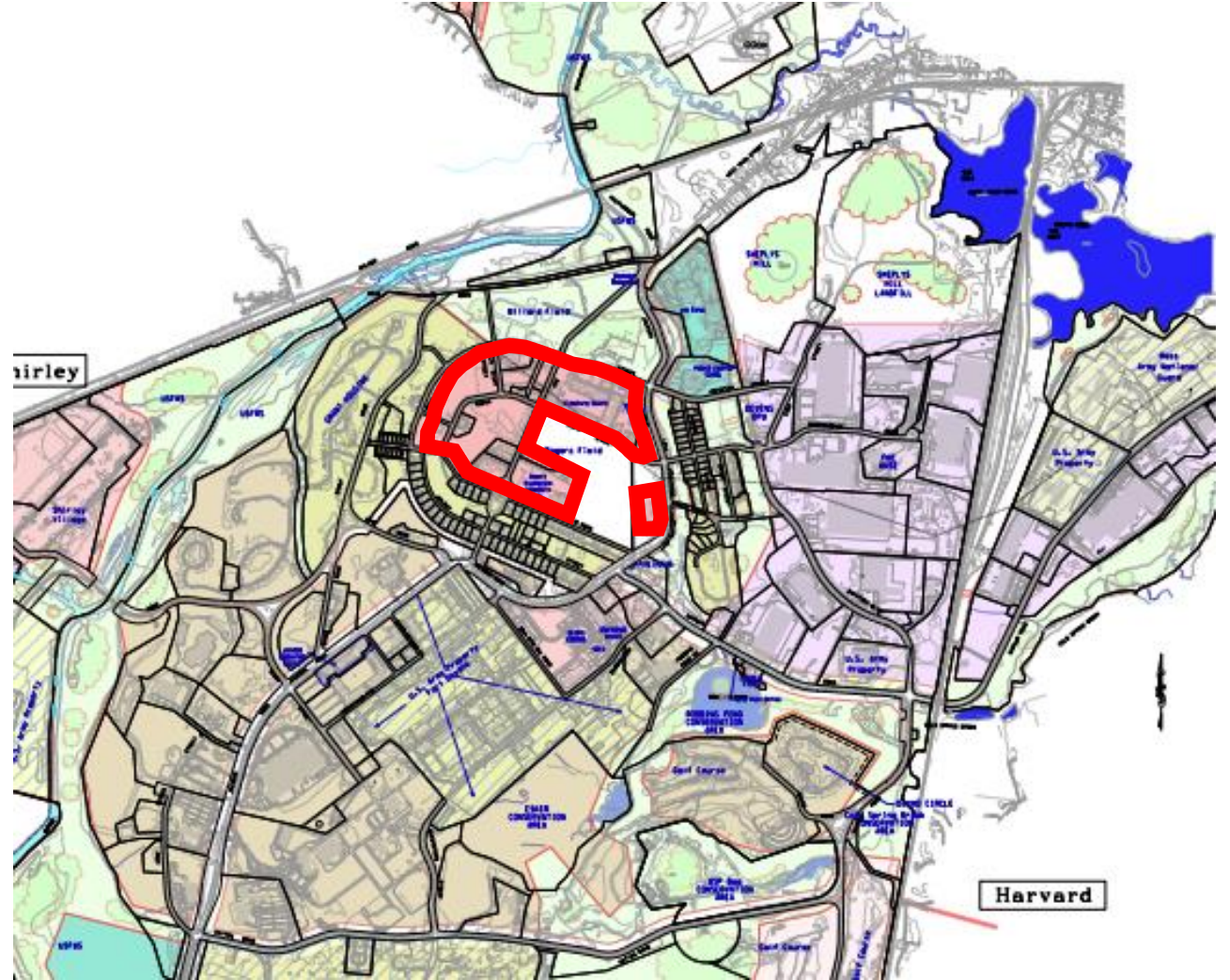




# Recent Amendments to Chapter 498: Change #3

Chapter 238 of the Acts of 2024: AN ACT RELATIVE TO STRENGTHENING MASSACHUSETTS' ECONOMIC LEADERSHIP

- ED and EOHLC convene Working Group (reps from Ayer, Harvard and Shirley, MassDev., DC, and DEC) to explore planning for increased housing production within Devens – focusing on feasibility of up to 400 MF res.units in ITC District.
- First Working Group Meeting: January, 21 @1:30PM
- Working Group report will go to Legislature by May 19, 2025



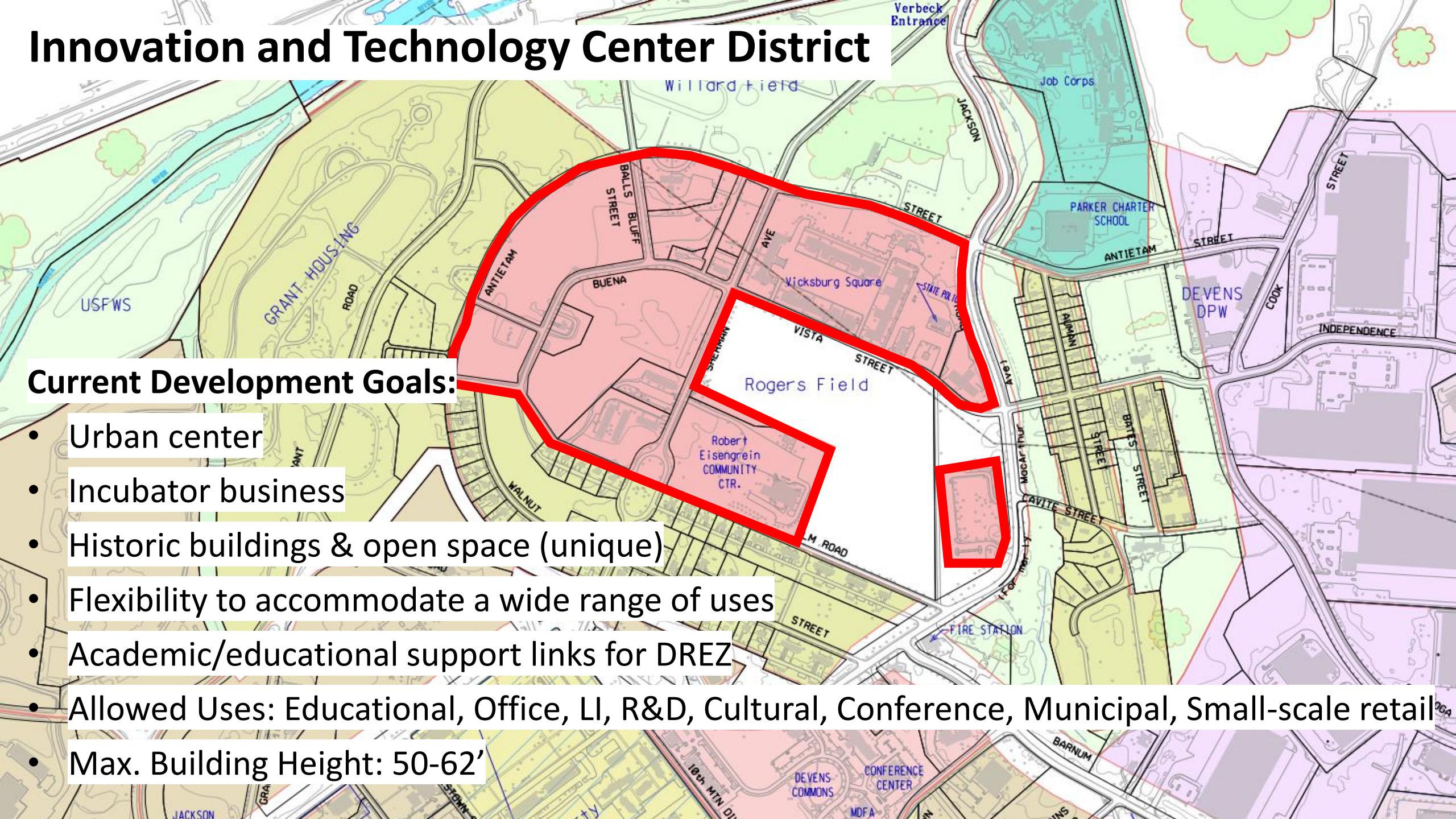
<https://www.devensec.com/ch498/dec498amend.html>



# Innovation and Technology Center District

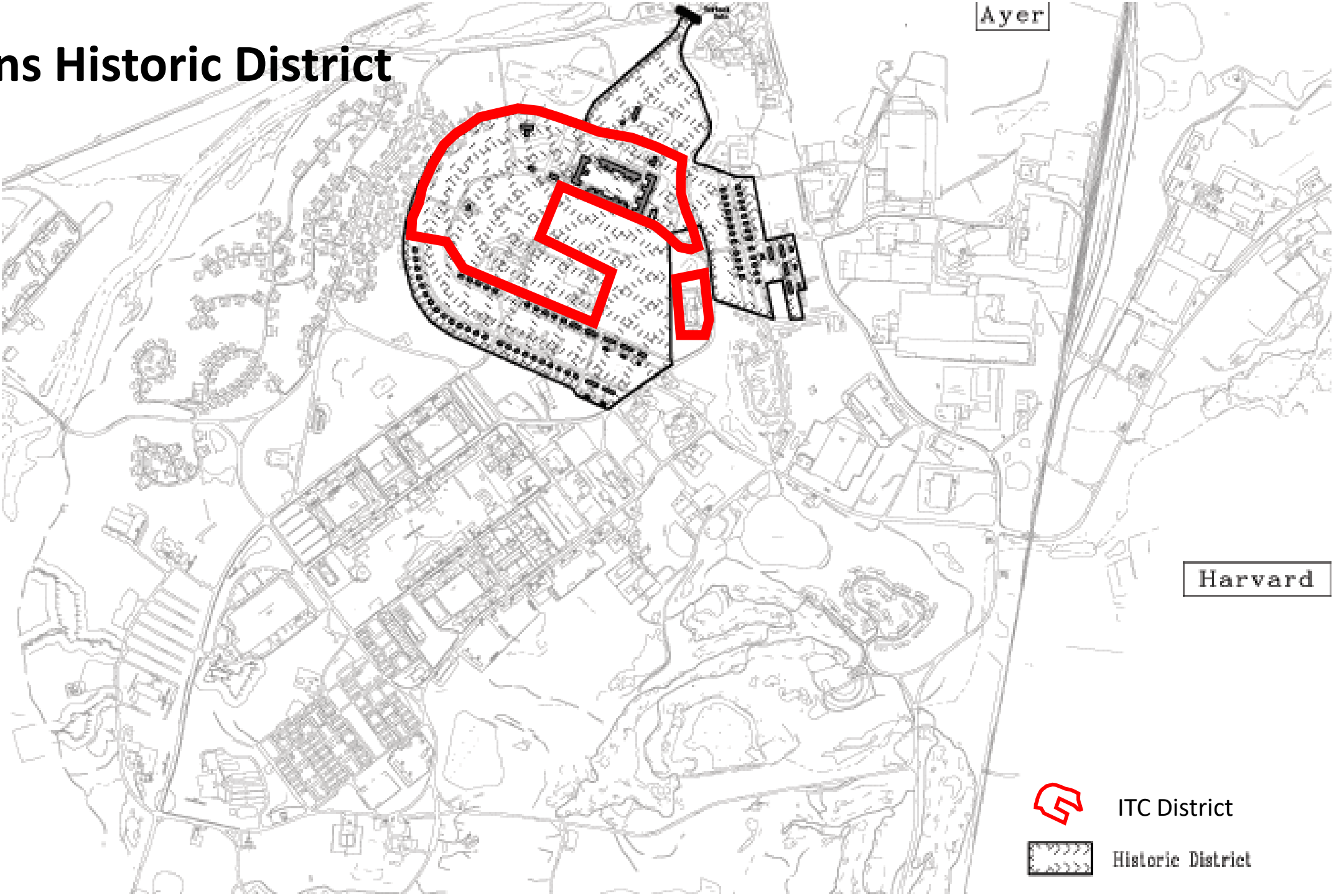
## Current Development Goals:

- Urban center
- Incubator business
- Historic buildings & open space (unique)
- Flexibility to accommodate a wide range of uses
- Academic/educational support links for DREZ
- Allowed Uses: Educational, Office, LI, R&D, Cultural, Conference, Municipal, Small-scale retail
- Max. Building Height: 50-62'





# Devens Historic District



ITC District



Historic District



