

DEVENS JURISDICTION FRAMEWORK COMMITTEE

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Wednesday, March 13, 2024, at 3:00 p.m.

TOWN OF AYER
TOWN CLERK
12:00 pm
[Signature]

This meeting will be held both virtually, via the Zoom video conferencing service, and in person in the Select Board Meeting Room in the Town Hall at 1 Main Street, Ayer MA. Members of the DJFC and members of the public may attend via either method.

Town of Ayer is inviting you to a scheduled Zoom meeting.
Join Zoom Meeting
<https://us02web.zoom.us/j/85459144148>
Meeting ID: 854 5914 4148

AGENDA

- ❖ **Call to Order**
- ❖ **Approval of Meeting Minutes**
 - 14 February 2024
- ❖ **Representative from Shirley taking minutes today**
- ❖ **Stakeholder Update (for other than agenda items)**
 - Town of Ayer
 - Town of Harvard
 - Town of Shirley
 - Devens Representatives
 - Devens Enterprise Commission
- ❖ **Old Business**
 - Vicksburg Square Super Town Meeting Warrant Article update
 - Framework for Review of Permanent Government Options Update
- ❖ **New Business**
 - Legislation Amending Chapter 498
- ❖ **Public Comment**
- ❖ **Items for the Next Meeting Agenda**
- ❖ **Adjourn**

For further information/documentation related to this meeting please go to:
<https://devensjfc.weebly.com>

DEVENS JURISDICTIONAL FRAMEWORK COMMITTEE

MEETING MINUTES FOR FEBRUARY 14, 2024

Attendance: Victor Normand (Chair), Jannice Livingston (Vice Chair), Alan Manoian, Robert Pontbriand, Mike McGovern, Rich Maiore, Bill Marshall, Neil Angus, John Katter, Tim Bragan

Absent: Ricco Capucci, Kristen Cullen, Bryan Sawyer, Marissa Rivera

Call to Order: The meeting was called to order by Victor Normand at 3:00 PM

Minutes: A motion was made by Tim Bragan and seconded by Rich Maiore to approve the minutes of December 13, 2023. The motion being made and seconded was approved by all members.

A motion was made by Tim Bragan and seconded by Rich Maiore to approve the minutes of January 10, 2024. The motion being made and seconded was approved by all members.

The Chair discussed the need to keep the minutes brief and outlined the need to follow state guidelines and not make them a verbatim transcript. All agreed with the statement.

Stakeholder Update:

Town of Ayer – Robert Pontbriand informed the group that the Ayer Devens Committee was meeting this evening and setting their schedule.

Town of Harvard – Victor Normand relayed to the committee that Harvard’s Devens Committee met to discuss housing at Devens and reviewed the DJCF draft warrant article for a Super Town Meeting. Rich Maiore said Harvard had no objection to warrant.

Town of Shirley – Mike McGovern explained that there was nothing to report from Shirley and that Shirley will support Harvard, Ayer.

Devens Committee – John Katter mentioned the concerns of the Devens folks regarding rezoning and housing in Devens.

Devens Enterprise Commission – Neil Angus said that he had nothing to report.

Old Business:

RFEI update – Mike McGovern explained that it was ready to go and that we needed to have contact information and where to drop off the proposals finalized. He also asked how long does the committee want the document out before responses are due?

Robert Pontbriand said he would like to send it out electronically and Alan Manoian said it should be posted at the Massachusetts Municipal Association (MMA) and the American Planners Association (APA) websites.

Victor Normand said there was no objection to the stated process and document. Victor agreed to be the contact and answer questions. He said we would put this item on the March agenda to be voted on.

Vicksburg Square Super Town Meeting – Jannice Livingston said the first item we need to do away with and that there was consensus between Ayer and Shirley on this issue. John Katter said there should be no jurisdictional mention in the document and that their position on the zoning change and housing cap are unchanged. He said the first paragraph should be struck. Robert Pontbriand agreed as did Neil Angus. Rich Maiore moved to strike item number one. Seconded by Jannice Livingston. Roll call vote showed all in agreement to strike the first bullet.

Victor Normand suggested we send it to MassDevelopment for their input. Rich Maiore agreed and said a date for a response was needed as well. It was suggested that April 2 be the date. Neil Angus said that Meg Delorier should be copied, Robert suggested the Board Chairs be copied as well and that it goes out as a draft with final approval to follow. Neil Angus suggested bringing on a consultant and that the committee take the lead. Robert Pontbriand said it should be finance by MassDevelopment. Victor Normand agreed to draft a letter and circulate it to the committee.

Framework and Permanent Government Options – Victor Normand explained there is a matrix of issues regarding the Framework Presentation which will be made at the next meeting. He said there are 19 items need to be addressed and four options (Devens become a Town, Devens land goes back to the three towns, the current status quo remains in place, and some other option). He did say both lists may grow. Rich Maiore suggested using the term Hybrid Option as opposed to using the term other.

New Business:

Robert Pontbriand explained that Senator Eldridge's office told him that a One Stop grant may pose an opportunity for consulting services. Rich Maiore suggested inviting the Boston Globe Columnist to come out and see Devens.

Public Comment:

Victor Normand opened the Public Comment and explained that Public Comment needs to be related to this meeting and that people can make comments but to not expect a response. Paul Green from Harvard's Devens Jurisdiction Committee suggested the committee consider resources of a professional mediator who practices principled negotiations.

Victor Normand said the next meeting is March 13, 2024, (Janice Livingston said she would not be in attendance) and that items on that agenda would be the following:

- Final Vote on RFEI
- Grant Opportunity
- Vicksburg Square Update
- Framework review and discussion

Meeting Adjourned: Victor Normand declare the meeting adjourned at 4:00 PM

Administration

What entity would be responsible for overseeing day-to-day administrative operations, personnel management, and ensuring compliance with legal requirements of Devens.

Devens Disposition Scenario Framework:

The purpose of this table is to provide a framework that identifies and summarizes the key issues to be addressed as part of each option for the future permanent governance of Devens (disposition scenarios). Each disposition scenario will have similar issues that need to be considered, but how each issue is considered may depend on the disposition option and the stakeholder group.

This table will allow DJFC members to keep track of potential opportunities, challenges, and questions associated with each issue under each disposition scenario for each stakeholder group. The intent is not to identify solutions for every issue, but to help document issues and what is known vs. unknown, as well as areas of alignment vs. differences between stakeholder groups and disposition scenarios. This will help document and inform the disposition process going forward and provide valuable insight for any consultant(s) selected to assist in future disposition processes and discussions.

Devens Jurisdiction Framework Committee Framework Document Rules

Framework Rules

1. The DJFC shall have exclusive control of the framework.
2. Each of the permanent government options shall have a principal/initial contributor from the DJFC.

<u>Governance Option</u>	<u>DJFC Stakeholder Representative</u>
a. Town of Devens	Devens Residences/Businesses
b. Historic Ayer	Town of Ayer
c. Historic Harvard	Town of Harvard
d. Historic Shirley	Town of Shirley
e. Status Quo	Devens Enterprise Commission
f. Hybrid	TBD

3. All comments on or additions to framework contributions must have attribution.
4. All contributions to the framework must finally be in writing form to the DJFC.
5. Framework contributions shall be removed only with the consent of the DJFC.
6. The framework shall be a public document hosted on the DJFC website.

Devens Jurisdiction Framework Committee Schedule of Permanent Government Options

	Current Governance Options					
	Town of Devens	Historic Ayer	Historic Harvard	Historic Shirley	Status Quo	Hybred
Administration						
Recreation/Open Space						
Social Services						
Education						
Police						
Fire						
Public Works						
Unified Permitting						
Zoning/Land Use						
Environmental Issues						
Military Affairs						
Voting						
Municipal Finance/Budget						
Taxation						
Community Identity						
Utilities						
Regional Services						
Boundaries						
Redevelopment Authority						
Other						

Devens Jurisdiction Framework Committee

February 16, 2024

Dan Rivera, President, and CEO
MassDevelopment
99 High Street, 11th Floor
Boston, MA 02110

Dear Mr. Rivera:

The Devens Jurisdiction Framework Committee (DJFC) has taken up the matter of Vicksburg Square and now proposes that the Devens Reuse Plan be changed to allow housing at this complex of buildings.

In order to facilitate this change the DJFC, which is comprised of representatives from the towns of Ayer, Harvard, and Shirley, the Devens Enterprise Commission, and Devens residents, has unanimously approved the following draft warrant article:

Warrant Article for a Super Town Meeting

To see if the voters in the Towns of Ayer, Harvard, and Shirley (herein referred to as the Towns) gathered at Town Meeting in their respective towns on the same day and at the same time will approve the following change to the Devens Reuse Plan:

- 1. That the current zoning for Vicksburg Square shall be amended to include housing, and***
- 2. That the number of housing units shall not exceed 400 to be configured as follows:***
 - a. 25% of units as rental housing***
 - b. 25% of units as elderly and/or special needs rental housing***
 - c. 50% of units to be housing for sale to families and individuals***

Within each configuration there shall be exactly 25% of the units defined as affordable except that the elderly and/or special needs housing may exceed 25% affordable.

Devens Jurisdiction Framework Committee

The DJFC requests that MassDevelopment concur with the language of the article and cooperate with the towns on all the other requirements to facilitate a super town meeting. Kindly respond to this request by April 1, 2024.

Respectfully,

Victor Normand, Chair, DJFC

CC:

Secretary Yvonne Hao, Chair of the Board, MassDevelopment

James B. Eldridge, State Senator

John J. Cronin, State Senator

Danillo A. Sena, State Representative

Meg Delorier, Acting Executive Vice President for Devens Operations

Compose

Back

 Keep as New
 Move
 Delete
 Spam
 ...

Today on AOL

- New Mail 6
- Old Mail
- Starred
- Drafts 19
- Sent
- Spam
- Recently Deleted
- ^ Less
- Views Hide
- Contacts
- Photos
- Documents
- Subscriptions
- Travel
- Folders Hide
- + New Folder
- Saved Mail
- 2009
- 2010
- 2011
- > 2023 1
- ∨ 2024
- Devens
- Archive
- SavedIMs

Re: Housing at Vicksburg Square

Aol/Old Mail ☆

Rivera, Dan Fri, Feb 16 at 10:40 AM ☆

From:
 drivera@massdevelopment.com
To: Vnormand
Cc: Hao, Yvonne (EOED),
 Delorier, Meg, Jamie Eldridge,
 Cronin John (SEN),
 Sena Danillo - Rep. (HOU)

Hi Victor,

I am in receipt of the warrant.

I will get back to you as soon as we have had a chance to review it.

Sincerely,
 Dan

Daniel Rivera
 President & CEO
MassDevelopment
The Commonwealth's Development Finance Agency & Land Bank
99 High Street, Boston MA 02110
Direct: 617.330.2060
Mobile: 857.248.0897
drivera@massdevelopment.com
 @danrivera01843

From: Vnormand <vnormand@aol.com>
Sent: Friday, February 16, 2024 10:36:13 AM
To: Rivera, Dan <DRivera@Massdevelopment.com>
Cc: Hao, Yvonne (EOED) <yvonne.hao@mass.gov>; Delorier, Meg <MDelorier@Massdevelopment.com>; Jamie Eldridge <james.eldridge@masenate.gov>; Cronin John (SEN) <john.cronin@masenate.gov>; Sena Danillo - Rep. (HOU) <danillo.sena@mahouse.gov>
Subject: Housing at Vicksburg Square

CAUTION: This email originated from outside your organization.
 Exercise caution when opening attachments or clicking links,

Dan Rivera Q

drivera@massdevelopment.com
+ Add to contacts



SECTION 145. Said section 10 of chapter 498 of the Acts of 1993, as so amended, is hereby further amended by inserting at the end the following paragraph:-

Notwithstanding the provisions of any general or special law to the contrary, and notwithstanding any provision to the contrary in the Devens Reuse Plan or By-laws: (i) there shall be no square foot limit or cap on the amount of commercial or industrial development that may occur within Devens; and (ii) there shall be no limit or cap on the number of residential units that may be developed within Devens. Nothing in the foregoing sentence shall modify other provisions of the By-Laws regulating the development of housing within Devens or requiring the issuance of development permits by the Devens Enterprise Commission for specific projects.

SECTION 146. Within 30 days after the effective date of this act, the Secretary of Economic Development and the Secretary of Housing of Livable Communities shall convene a working group that includes representatives from the Towns of Ayer, Harvard and Shirley, the Massachusetts Development Finance Agency, and the Devens Committee to determine a strategy and plan to provide for increased housing production within Devens, including, but not limited to, the feasibility of allowing up to 400 multi-family residential units in the Innovation and Technology Center zoning district established by Article V(A)(13) of the By-laws. The Secretaries of Economic Development and Housing and Livable Communities shall report the findings of the working group within 180 days after the effective date of this act.