


Disposition Proposal

Stakeholder Working Group

This proposal results from more than 16 months of discussion and analysis in which all stakeholders have worked cooperatively to develop a consensus-driven disposition proposal.

DDEB Coordinating Committee

11 January 2006 Devens Disposition Executive Board 1



Process

- Stakeholder Working Group formed from coordinating committee
 - Ayer – Paul Bresnahan
 - Devens – Mike Boucher
 - Harvard – Bill Marinelli
 - MassDevelopment – Rich Montuori
 - Shirley – Chip Guercio
- Charter – Develop conceptual basis for proceeding with disposition via Scenario 2B
 - Devens as a town with “out-parcels” to towns
 - Viewed within coordinating committee as only outcome that could receive sufficient stakeholder support to proceed to a vote
- Actions Requested Today:
 - DDEB vote to send proposal to all six stakeholders for endorsement
 - Endorsement of proposed schedule to proceed to disposition vote

11 January 2006 Devens Disposition Executive Board 2




Disposition Proposal

- Town of Devens – created from from the Main Post (“Core Devens”)
- Town of Ayer – resumption of jurisdiction over McPherson Road corridor and North Post area east of Nashua River (“Airfield”)
- Town of Harvard – assumption of jurisdiction over all portions of enterprise zone east of Guilford Rail line (“Barnum Road” area)
- Town of Shirley – resumption of jurisdiction over all portions of the enterprise zone west of the Nashua River (“Village Growth” and “Environmental Business Zone” areas)
- MassDevelopment – approval of 1800 unit housing plan, commercial build out of enterprise zone parcels as Devens Redevelopment Authority; unified permitting authority membership structure to be determined
- Transfer of jurisdiction to Ayer, Harvard, and Shirley no later than FY2010
- Incorporation of Town of Devens no later than FY2010 (MassDevelopment assures sustainability through FY2015)



Notional Disposition Map






Key Disposition Elements: Ayer

- Reconstruction of MacPherson Road and traffic flow modifications in Devens
- Construction of mixed use (up to 200 units of housing, up to 1.75 million square feet of commercial/industrial and approximately 20 acres of recreation) development at Airfield. Emphasize early development of commercial/industrial properties.
- Protection of Grove Pond well field and protection/access to McPherson well field.
- Maintain 700,000 GPD capacity at Devens Wastewater Treatment Plant
- Reciprocal access to Ayer and Devens recreation facilities under terms provided to residents
- Ownership of recreation fields to be developed at Airfield to be transferred to Town of Ayer


11 January 2006 Devens Disposition Executive Board 5



Key Disposition Elements: Devens

- Financial sustainability by 2015
- Education (PK – 12) and construction of school facilities
- Transfer of certain municipal buildings, land and facilities to be determined between MassDevelopment and the Devens residents.
- Transfer of certain land to be determined between MassDevelopment and the Devens residents.
- Transfer of infrastructure to be determined between MassDevelopment and the Devens residents.
- 10 point DC-Mass Development housing plan
- Transition timeline to be determined between Mass Development and the Devens residents.
- Traffic impact plan and implementation

11 January 2006 Devens Disposition Executive Board 6



Key Disposition Elements: Harvard

- Development restrictions on Salerno Circle and Golf Course area properties to protect viewshed and adjacent residential neighborhoods
- Devens Wastewater Treatment Plant and water system to serve Barnum Road with provision for access into Harvard commercial district
- Reciprocal access to Harvard and Devens recreation facilities under terms provided to residents
- Access to public water supply (or wells in the Salerno area)


11 January 2006 Devens Disposition Executive Board 7



Key Disposition Elements: MassDevelopment

- Zoning: Adopt flexible zoning to achieve the current housing plan and planned commercial development while preserving the possibility of additional future development, if desired by the Town of Devens.
- Housing: Enact an interim cap on residential development of 1,800 units, including 1,300 units in the Town of Devens in accordance with the DC and MassDevelopment 10 point housing plan, 200 units on the Moore Airfield, 300 units between the Shirley Village Growth Area and EBZ. If the Town lifts the cap in the future, zoning will allow additional density.
- Transition: Continued unified permitting and regulatory control through the DEC, prior to jurisdiction transfers. Prior to incorporation MassDevelopment will continue to act as the governing body with powers of a municipality and authority currently outlined in Chapter 498. After incorporation, MassDevelopment will continue to function as the designated Local Redevelopment Authority.
- Open Space will be identified and the level of protection for each parcel will be identified.
- The Regional Enterprise Zone and the Devens Enterprise Commission (structure to be determined) will remain in effect until such time as the redevelopment of Devens as set forth in the Reuse Plan as amended is substantially complete. MassDevelopment will remain in place during that time as the designated Local Redevelopment Authority.


11 January 2006 Devens Disposition Executive Board 8



Key Disposition Elements: Shirley

- Maximum of 150 housing units in Village Growth area
- Maximum of 150 housing units in Environmental Business Zone area
- Maintain 300,000 GPD capacity (current) and 430,000 GPD (commitment) at Devens Wastewater Treatment Plant
- All new construction must have access and be tied-in to the Shirley Water District and the Shirley Sewer District
- Open space and/or recreational fields must be developed to support the needs of the development and/or future needs of the Town of Shirley
- Reconstruction of McPherson Road and traffic flow modifications in Devens

11 January 2006 Devens Disposition Executive Board 9



Recommended Process and Schedule

- DDEB supports proposal (12 January 2006)
 - forwards to stakeholders for endorsement and returned to DDEB no later than Thursday, 16 February 2006
 - requests working committees to provide support to stakeholder groups
- Stakeholders accept proposal (16 February 2006)
 - DDEB requests Governance/Coordinating committees to draft disposition MOU for review at 2 March 2006 DDEB meeting
 - Legislation and revised Reuse Plan development begins
 - DDEB directs development of process schedule and budget
- DDEB approves MOU and disposition schedule/budget (2 March 2006)
- MOU accepted, working committees complete reports (6 April 2006)
- Draft legislation and revised Reuse Plan completed ? legal review begins (6 May 2006)
- Legislation and revised Reuse Plan accepted by DDEB (1 June 2006)
- Legislation and revised Reuse Plan accepted by stakeholders (6 July 2006)
- Ballot language approved and submitted to Sec. of State (3 August 2006)
- Town Meetings (October 2006)
- Ballot Question (7 November 2006)
- Submission of Legislation and Report to the Legislature (December 2006)

} Public Comment and Input

11 January 2006 Devens Disposition Executive Board 10