



MassDevelopment & coUrbanize

Using Technology for
Community Engagement to
Grow the Economy

Way to grow.



MassDevelopment

- MassDevelopment is the Commonwealth's economic development and finance agency and exists to:
 - Stimulate business
 - Drive economic growth
 - Help communities thrive
- The Agency is also charged with the redevelopment of the former Fort Devens Army base

Devens

- 4,400 acre mixed-use community with 2,100 acres of open space
- More than 100 businesses and organizations employing more than 4,000 workers
- Currently developing 124-unit residential neighborhood towards cap of 282 units
- Development is guided by Chapter 498 of Acts of 1993

Super Town Meeting

- Chapter 498 stipulates that any change to the Devens By-Laws, Devens Zoning Map, and Reuse Plan for DREZ requires unanimous approval of residents of Ayer, Harvard, and Shirley at simultaneous town meetings in the three towns
- Chapter 498 also stipulates a set number of public hearings on proposed amendments
- Previous attempts at amending documents all failed at Super Town Meeting with one or more towns rejecting the amendments
- For our four proposed amendments, community engagement was key

Engagement in the 21st Century



Zoning Information Updates **18** Timeline Community Forum **21**

Proposed Zoning Changes

Devens, MA

Zoning Information Updates **18** Timeline Community Forum **21**

In accordance with Chapter 498 of the Acts of 1993 and the Devens Reuse Plan and in cooperation with the Devens Enterprise Commission and the Joint Board of Selectmen, MassDevelopment is proposing four separate zoning changes in the Devens Enterprise Zone. While relatively minor, these proposed changes will help ensure the continued successful redevelopment of Devens.

To support this initial public engagement process (prior to actual Chapter 498 hearings), we have set up this page on coUrbanize to provide an online platform to supplement the public meetings where each zoning change will be presented and initial questions and concerns will be addressed. Here you will find information regarding the proposed zoning changes, a schedule of the public meetings, an anonymous survey to gauge public opinion of each proposal, as well as a forum to share comments, questions, and concerns related to these proposals. These proposed zoning changes are all works in progress. Your comments and input will be used to help shape the questions before the Super Town Meeting.

1 Shirley Senior Residential



[Read More](#)

2014 2015 All

2015

Super Town Meeting

06-08-2015
07:00PM

Other

Other

Other

In Ayer, in the Laura S. Leavitt Auditorium at the Ayer Shirley

Chapter 498 Public Hearing - Ayer

02-26-2015
07:00PM

The Town of Ayer, acting by its Board of Selectmen, and the Massachusetts Development Finance Agency will hold a public hearing pursuant to Chapter 498 of

Chapter 498 Public Hearing - Town of Ayer

02-12-2015
07:00PM

The Town of Ayer, acting by its Board of Selectmen, and the Massachusetts Development Finance Agency will hold a public hearing pursuant to Chapter 498 of

Chapter 498 Public Hearing - Devens

04-30-2015
07:00PM

The Devens Committee and the Massachusetts Development Finance Agency will hold a public hearing pursuant to Chapter 498 of the Acts of 1993 on April 30, 2015

Chapter 498 Public Hearing - Devens

02-17-2015
07:00PM


The Devens Committee and the Massachusetts Development Finance Agency will hold a public hearing pursuant to Chapter 498 of the Acts of 1993 on February 17,












Chapter 498 Public Hearing - Town of Harvard

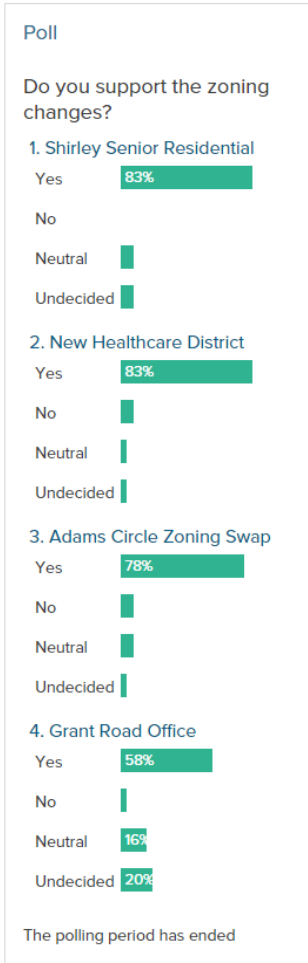
02-10-2015
07:00PM


The Town of Harvard, acting by its Board of Selectmen, and the Massachusetts Development Finance Agency will hold a public hearing pursuant to Chapter 498 of

Engagement in the 21st Century

Information & Plans 

-  [Say Yes to a Super Chance to Improve Nashoba Valley, Op-Ed in Nashoba Publishing \(6-5-15\)](#)
-  [Super Town Meeting Voter Guide](#)
-  [Ayer Warrant Article](#)
-  [Harvard Warrant Article](#)
-  [Shirley Warrant Article](#)
-  [#1 Shirley Senior Residential](#)
-  [#2 New Healthcare District](#)
-  [#3 Adams Circle Zoning Swap](#)
-  [#4 Grant Road Office](#)
-  [Devens By-Laws](#)
-  [Presentation \(Updated 11-17-14\)](#)




 **Confusion w/ Grant Road Zoning Changes**
Jessica L. Terwilliger


After talking with other residents, I've found that there is some confusion about what exactly the proposed changes are for Grant Road: more specifically what is meant by "commercial." There is a rumor going around there are plans for a large shopping plaza that will create heavy traffic, but after attending the meeting last week, it is my understanding that because of the off the beaten path location it would not be an ideal location for a shopping center, rather it would be preferred that it be a complex like Bristol-Myers Squibb.


It would be better to re-zone the current area off Grant Road from residential to commercial because it is not suitable for residential use because there is an area adjacent to it that is permanently fenced off and deemed unsafe (it's labeled "Impact Area"). They would route the roads so that traffic traveled down Hospital Road and the entrance to the commercial complex would be off Hospital Road, across from the New England Studios (if you look at Slide 3, the entrance would be down at the Maple Hill area), so it would be cut off from the residential areas with a forested buffer zone running in between, causing little disturbance to those areas.

Overall, I think that the proposed changes are the smartest option for the land.

 4 Grant Road Office

[Support](#) [Reply](#) [Share](#) Nov 18, 2014, 11:33 PM

 Support this comment.

 Write a reply...

Outcome...Success!

Articles 1-3

- At Super Town Meeting on June 8, the Towns of Ayer, Harvard, and Shirley voted to approve the first three articles on the warrant, which will allow for up to 120 units of senior housing and health care uses in Shirley Village and completes a three-way zoning swap that protects open space at Rogers Field and Willow Brook while accommodating the possible growth of the burgeoning Adams Circle neighborhood.

Article 4

- Though Ayer and Shirley voted in favor of the final article, Harvard voters defeated the measure.