

DEVENS JURISDICTION FRAMEWORK COMMITTEE

Wednesday, February 14, 2024, at 3:00 p.m.

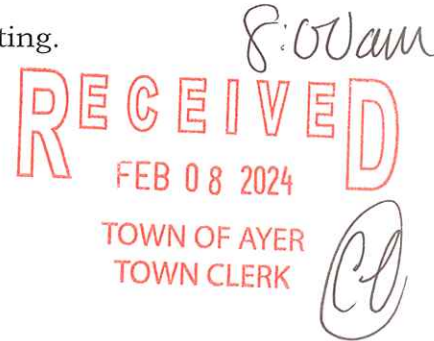
This meeting will be held both virtually, via the Zoom video conferencing service, and in person in the Select Board Meeting Room in the Town Hall at 1 Main Street, Ayer MA. Members of the DJFC and members of the public may attend via either method.

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**
 - 13 December 2023 amended
 - 10 January 2024
- ❖ **Representative from Harvard Hosting/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**
 - RFEI Update
 - Vicksburg Square Super Town Meeting Draft Warrant Article
 - Framework for Review of Permanent Government Options Update
- ❖ **New Business**
- ❖
- ❖ **Public Comment**
- ❖ **Items for the Next Meeting Agenda**
- ❖ **Adjourn**

DJFC agendas and meeting minutes are posted at:

<https://devensjfc.weebly.com>

Devens Jurisdictional Framework Committee

****DRAFT**** Meeting Minutes from December 13, 2023

Attendance: Victor Normand (Chair); Jannice Livingston (Vice Chair); Alan Manoian; **Robert Pontbriand**; Rich Maiore; Bill Marshall; Mike McGovern; John Katter; Kristen Cullen; Bryan Sawyer; Neil Angus; and Tim Bragan

Absent: Rico Capucci; Marissa Rivera

Call to Order:

The meeting was called to order at 3pm by Victor Normand in the First Floor Meeting Room of the Ayer Town Hall.

Meeting Minutes Approval:

The Committee reviewed the DRAFT meeting minutes from November 8, 2023.

J. Livingston advised she found no errors in the meeting minutes.

Motion: A motion was made by J. Livingston and seconded by R. Maiore to approve the meeting minutes from November 8, 2023. Motion passed 10

Stakeholder Updates:

Town of Ayer:

Jannice Livingston advised as of now it is too early for her Towns local committee to report any updated from the local committee, and advised they are meeting today (December 13, 2023)

Town of Harvard:

Victor Normand advised that the Town's local Committee meet last week. He advised during this meeting they mostly discussed Vicksburg Square. He is anticipating financial information from MassDevelopment. MassDevelopment advised that its board would review the agencies budget at their meeting on December 14, 2023. Harvard is expecting their budget for review and provide to the overall committee shortly after.

Town of Shirley:

M. McGovern and Bryan Sawyer advised that there was no new update at this time.

Devens Representatives:

Marissa Rivera advised their meeting with residents went very well last month. Most of the attendees stayed for the full meeting and asked many different questions. Some of the questions asked by residents are the following: Who is driving things to happen faster? Which towns requested an

accelerated timeline? What are the plans to deal with any toxic materials when renovating Vicksburg Square? What Role do businesses have in the selection of the way forward? Who made the decision to decouple Vicksburg Square from Devens? Can you summarize what the other towns have done in the last 5 years in relation to jurisdiction?

Marissa Rivera advised that residents are wanting more communication through surveys, emails, and small and large group meetings. Devens has tentatively identified their next large group meeting date and is working with its residents on specifics. She advised they are working hard to provide Devens residents with accurate information and created spaces for open conversation. She also advised that Senator Cronin join the December meeting at help answer some of resident's questions.

John Katter advised that Devens agrees with local Legislators that rezoning for housing is important; however, redrawing county lines and changing jurisdictions of certain partials on Devens (Vicksburg Square) will dramatically delay the opportunity to alleviate the housing crisis. While there is a large concern with Devens residents that Vicksburg Square needs to be saved, due to the cost occupancy is years away. Due to this Devens resident believe other partials are more feasible and should be rezoned for housing to more quickly alleviate the housing shortage. Devens resident do not find decoupling some partials from Devens to accelerate the timeline is appropriate. John Katter advised that no one has invested more personally in Devens than its residents. The residents at Devens will continue to support the Common Wealth through Social Services and housing, with the request that we have full equivalent stakeholders' role during the discussion and overall process.

Devens Enterprise Commission (DEC) Update:

Bill Marshall advised that Neil Angus provided the necessary information for the Super Town Meeting in the meeting packets. Both Bill Marshall and Neil Angus advised they believe Vicksburg Square should be handled separately from the Jurisdiction Committee. Neil Angus advised he believes that all stakeholders goals can be accomplish under the current Chapter 498 without the need to redraw town lines.

MassDevelopment Update:

MassDevelopment was not present at the meeting and there has been no new communication from them at this time.

Old Business:

RFEI Document Final Review/Potential Vote:

Michael McGovern Advised that the Town Manager in Ayer and himself have been working to complete the document. He advised that the provide document is a sample of the final RFEI. He also informed the committee of different legal requirements for an RFEI. Michael McGovern advised the current document is 80% complete.

Vicksburg Square Super Town Meeting Draft Article:

Victor Norman advised that Robert Pontbriand and he have been working on the draft article for Super Town Meeting. He advised that the comments brought up by Devens residents have already been taken into consideration when drafting the article. Victor Norman advised the article is the desire of the towns

and not set to happen until 2033. He advised that the 2nd item changes the zoning of Vicksburg Square to allow for housing. Along with this the 3rd article caps the number of units in Vicksburg Square to 400 and determines what they consist of.

Jannice Livingston what to clarify that she did not want to cause any extra stress by introducing Vicksburg Square into the conversation. She advised that the Town of Ayer is not trying to fast track the process and thought that discussion have been tabled. She also wanted to know how removing it would benefit the timeline.

Victor Norman advised that the article was written with the intention of passing Super Town Meeting. He expressed his concern that if it failed a 3rd time the state could take over the process.

John Katter advised that Devens residents do not want preferential treatment toward specific partials and advised doing so would delay or stop progress. He also advised that if Ayer received Vicksburg Square that they would get all the land between it and Ayer.

Victor Norman advised that the Towns do not need the states approval to create and impellent a reuse plan.

Neil Angus advised again that a sub-committee should be created to go over Vicksburg, as it is taking too much of the discussion away from the main process. He also advised having a separate committee handle it would expedite the process.

Victor Norman advised he does not believe that the discussion is taking too much time and that the process is still moving forward. He also advised that he would only be okay with creating a sub-committee for Vicksburg Square if MassDevelopment came back to the table.

Rich Maiore advised that he believes the Vicksburg discussion has reenergized the committee and should be kept on.

It was decided that the draft article will be brought back to the Town Boards and would be discussed again in February.

Letter to Secretary Hao with responses:

Victor Norman advised that communication between Devens legislators and Secretary Hao (Chair of MassDevelopment Board). He advised he also sent a letter to Secretary Hao which he received a response from with no commitments. His meeting with Hao assistant and one of the legislators also resulted in no changes.

New Business:

Process for Amending the Reuse plan by Super Town Meeting:

Bill Marshall and Neil Angus advised about the document created to show this process would take place and its requirements.

Public Comments:

Devens resident – What is the soonest the housing could be available if Vicksburg was approved.

Victor Norman - If approved it could be developed very quickly.

Devens resident – Has Ayer or any town been approached by a developer?

Jannice Livingston – No

Ayer resident – Wants to know if Vicksburg will be rezoned

Neil Angus – This is still being determined

Kurt Ayer resident – What does the current zoning for Vicksburg allow?

Neil Angus – It allows for business, small retail, and startup business

Jessie Devens resident – Wants to know the urgency for Vicksburg last meeting?

Bryan Sawyer – Advised that the building is ageing and all Towns want to make a decision before further decay.

Jessie Devens resident – Wanted to advise she saw a news article giving Devens a poor image and wanted Towns to understand Devens is a thriving community.

Kathy Devens resident – Stated she is worried Devens will become a “dumping ground” for the other towns if it is divided up.

Jannice Livingston – Advised the Towns are trying to get input from all residents including Devens.

Lisa Devens resident – Is worried that the local Towns are going to take portions of Devens.

Jannice Livingston – Advised the future of Devens is still be determined and not decisions have been made yet.

Devens resident – Stated he is worried they won't get representation at the Super Town Meeting.

Jannice Livingston – Advised that ever voice matters at Super Town Meetings and will be taken into consideration.

Jim Devens resident – Wanted to know if affordable housing in Vicksburg will be taken into account for Ayers required number?

Jannice Livingston – It would not

Scott Devens resident – Has there been any word from the state on the process?

Michael McGovern – The state is waiting to see what the Towns do.

Devens resident – Has there been a decision on the sub-committee for Vicksburg?

Jannice Livingston – The towns will look into this topic and make a determination at their next meeting January 9 and 3:00 pm.

Devens resident – Wanted to inform everyone the attempts to develop Vicksburg Square have fail multiple times, and stated it is good the Town are looking into it further.

Items for the Next Meeting Agenda:

Adjournment:

Motion: A motion was made by R. Maiore and seconded by J. Livingston to adjourn the meeting at 4:40pm. Motion passed 10-0.

The meeting was adjourned at 4:40pm.

Minutes recorded and submitted by Logan Bries.

Minutes reviewed and approved by the Committee on _____.

Signed: _____

Logan Bries

DRAFT

Requested edits from John Katter on 10JAN24

During the discussion of VSq, the Vice Chair of the DJFC, Jannice Livingston, stated that she put forth the Plan for the drafting of the VSq Warrant Article. On three occasions she also stated that, pertaining to the first item:

Approx 20:54 mark of video

"Maybe that needs to be reworded, or maybe that needs to be struck."

Approx 30 minute mark of video

"...so that's what drove this whole conversation, so "if we take off the first part, we all agree that rezoning is still going to be needed...so if we remove the whole paragraph one and focused on the rest, how soon can we get something together?"

Approx 1:16:39 mark of video

Devens resident -"So, therefore, the wording should not say it's going to become a permanent part of Ayer." Jannice L reply: "***And I said earlier I think we can strike that, that was simply for conversational purposes.***"

Devens Jurisdiction Framework Committee

[DRAFT** Meeting Minutes from January 10, 2024**

Attendance: Victor Normand (Chair/Harvard); Jannice Livingston (Vice Chair/Ayer); Mike McGovern (Clerk/Shirley); Robert Pontbriand (Ayer); Alan Manoian (Ayer); Bryan Sawyer (Shirley); Neil Angus (DEC); William Marshall (DEC); John Katter (Devens Representative); Marissa Rivera (Devens Representative; Joined at 3:30pm)

Call to Order:

The January 10, 2024 meeting of the Devens Jurisdiction Framework Committee was called to order at 3:00pm by Victor Normand in the First Floor Meeting Room of the Ayer Town Hall.

Approval of Meeting Minutes (December 13, 2023):

The Committee reviewed the DRAFT meeting minutes from December 13, 2023.

John Katter stated that the DRAFT meeting minutes did not capture some of the key points of discussion with respect to the discussion on the proposed Warrant Article. He stated he would send the points for consideration to be added to the DRAFT meeting minutes.

Victor Normand asked that John Katter send the points in writing and that the approval of these DRAFT meeting minutes be deferred to the next meeting.

William Marshall pointed out that his name was spelled wrong in the DRAFT minutes.

Stakeholder Updates:

Town of Ayer:

Jannice Livingston wished everyone a Happy New Year and asked Alan Manoian to provide the Town of Ayer's Stakeholder Update.

Alan Manoian reported that the local Ayer Committee met in early December. An analysis on each parcel of Devens that is in Ayer is being looked at. He stated that the local Ayer Committee is going to begin meeting with Town Departments regarding municipal services and the impact on municipal services if portions of Devens were to come under Ayer's jurisdiction.

Town of Harvard:

Victor Normand reported that the local Harvard Committee recently met and decided to put a finer point on the issue of education and the education contract between MassDevelopment and Harvard. The Committee will also be looking at the impacts of potential future housing expansion on education services and the education contract.

Town of Shirley:

Mike McGovern stated that there was no update from the Town of Shirely.

Devens Representatives:

John Katter reported that the turnout for the Devens community meeting and election in December was robust. He wanted to welcome

The turnout for the Devens Committee election in December was robust again this year as more and more Devens residents become engaged and activated in determining their future. We would first like to thank those members who served on the committee in the recent past who decided not to run for another term. Their contributions and willingness to serve the community are appreciated by all.

We are pleased that Tracey Clark has decided to stay on in a member capacity after deciding not to run again for the chairperson role. We thank him for his stewardship of the Committee as well as the smooth transition.

We are very pleased to welcome Laura Scott as the incoming Devens Committee Chairperson as well as Ralph Fehlberg as a member as well. Laura and Ralph have had very distinguished careers in both government and civilian positions and bring a tremendous amount of experience that should round out the committee nicely.

Laura has articulated the desire to continue the focus on resident engagement and jurisdiction that was started by the committee. The committee are our elected representatives and as such have the full support of the Devens Residents representatives on the DJFC as well as the Devens Connect Team. Anything we can do to increase the engagement of the Devens Committee with residents, we will do.

In terms of obtaining additional feedback from Devens residents on the proposed decoupling of Vicksburg square called for in the warrant article discussed at the last DJFC, we are hearing the same feedback you heard firsthand from residents at the last DJFC meeting. That they are against any redrawing of town boundaries or promising of parcels of Devens to any town in advance of final disposition. The residents were pleased to hear Ms. Livingston clarify the intent of the first paragraph and offer its removal from the document altogether.

We will continue to engage with residents, legislators and other stakeholders on Devens in the upcoming weeks and months and hold another in person meeting in the Spring to ensure all residents are aware of initiatives impacting them. In addition, our outreach to Devens businesses on behalf of residents continues as they, like us, have a vested interest in the final disposition of Devens.

Devens Enterprise Commission (DEC):

William Marshall reported that the DEC met in December reviewed the rules for calling a Super Town Meeting. The DEC unanimously agreed that a Super Town Meeting should be held as quickly as possible for the issue of Vicksburg Square to avoid further deterioration of the buildings.

Neil Angus reported that the DEC recently discussed the proposed warrant language for a Super Town Meeting as well as the maintenance issues at Vicksburg Square. He stated that a structural evaluation was last conducted in 2017 at which time the buildings were deemed structurally sound.

Additionally at that time, indoor air quality was deemed a concern. Getting the buildings repurposed is a laudable and timely goal.

The issues of the DEC contributing funding to a study were discussed. The DEC is waiting to hear from the State on the \$400,000 originally proposed by Senator Eldridge for a study. The DEC also discussed the issues of education and the intermunicipal agreement process. He further stated that there are 81 acres for residential development remaining at Devens. Only 12 units remain under the housing cap.

John Katter stated that we are in alignment that Vicksburg Square needs to be saved. The challenge comes when rezoning/reconstruction involves boundaries prior to jurisdiction. When Vicksburg Square gets tied to the issues of jurisdiction is where things get complicated.

Neil Angus stated that he agreed with John Katter. The redrawing of boundaries at this time should be off the table until jurisdiction is resolved.

Jannice Livingston stated that she was under the impression that the issues of redrawing boundaries were off the table until the issues of jurisdiction are resolved. What should be on the table is finding a way in which we can move forward with Vicksburg Square while simultaneously working on jurisdiction. Additionally, one positive is that the discussion of this issue has gotten people to pay attention and be involved. Also, the intent was to hopefully get MassDevelopment re-engaged and back at the table. We need to move forward with an appropriate Super Town Meeting Warrant Article and leave the issues of the boundaries to the State to determine as a result of the jurisdiction study and recommendations.

Old Business:

RFEI Update:

Mike McGovern and Robert Pontbriand advised that they have met regarding the development of the DRAFT RFEI and that they plan to have a DRAFT for review and discussion for the February meeting.

Review Meeting Timeline:

John Katter stated that meeting at 3pm is problematic for Marissa Rivera and me as well as many of our constituents.

Mike McGovern stated that night meetings this time of year are difficult due to the municipal budget process.

Robert Pontbriand concurred with Mike McGovern. The municipal budget process from January through April is a very busy time in the evening. In fact, this meeting room may not be available during that time as it is used for budget meetings in the evening.

John Katter stated that he appreciates this and perhaps we could revisit the meeting timeline in the future.

Alan Manoian asked John Katter if the Devens Community Meetings were open to the public and when do they occur.

John Katter stated that they meet at 6:30pm on the first Wednesday of the month at 33 Andrews Parkway and they are open to the public to attend.

Jannice Livingston stated that at this time we will keep the meeting schedule and times status quo and revisit in the future.

Consider Forming a Vicksburg Square Committee:

Victor Normand stated that it is unclear what the Vicksburg Square Committee would actually do, especially without MassDevelopment involvement.

Neil Angus stated that the Committee would focus on Vicksburg Square. It would be separate from this Committee and run parallel to the Devens Jurisdiction Framework Committee.

Jannice Livingston asked what the specific charge of the Vicksburg Square Committee be.

Victor Normand asked what would be an example of a committee agenda? The reason he asks is that questions raised by the public over Vicksburg Square should be addressed by this Committee but that is not our expertise. That is the expertise and purview of MassDevelopment who are not at the table and would not be on this Vicksburg Square Committee.

Jannice Livingston asked if perhaps this Vicksburg Square Committee would get the attention of MassDevelopment.

Neil Angus stated perhaps. We should definitely be focusing on the process for final disposition and not Vicksburg Square itself. That is why the idea of a separate Vicksburg Square Committee is being proposed.

Jannice Livingston stated that she understands Victor Normand's point and concern and she can see Neil Angus' point as well. Vicksburg Square really became back in the focal point after Senator Cronin attempted to take legislative action without the knowledge or involvement of any of us Stakeholders. We cannot ignore Vicksburg Square or that future legislative action may occur again. Perhaps we need a Subcommittee on Vicksburg Square as we have other subcommittees or working groups on other things such as the RFEI and the Warrant Language efforts.

Bryan Sawyer stated he likes the idea of a subcommittee of this Committee to be focused on Vicksburg Square.

Victor Normand pointed out that a working group is not a public group subject to the Open Meeting Law. Once you have a committee it creates a public process, public expectations, and legal requirements governing the meetings being open to the public.

[Marissa Rivera, Devens Representative joined the meeting at 3:30pm]

Jannice Livingston stated that we should consider a Vicksburg Square working group at this time in which there is no formal authority and no formal decision-making power.

Robert Pontbriand stated that at this time, a Vicksburg Square working group would be in order but not a committee. MassDevelopment needs to be part of the Vicksburg Square discussion and be at the table. Until that happens, progress on Vicksburg Square is going to be limited in scope. However, we should continue to monitor Vicksburg Square and future developments.

Victor Normand stated that we need to come to consensus on the Super Town Meeting Warrant Article and then the ball is in MassDevelopment's court to respond.

John Katter raised the points of the need for a current engineering study for Vicksburg Square and what that would cost and who would pay for that.

Victor Normand stated that in his opinion MassDevelopment should be doing this and paying for it.

Mike McGovern stated that an engineering study would be at least \$250,000. He recently had an engineering study done for two roofs in Shirley and that cost \$40,000.

[John Katter, Devens Representative left the meeting at 3:40pm]

Mike McGovern further stated that he is not opposed to a working group on Vicksburg Square, and he concurred with Robert Pontbriand that MassDevelopment needs to be here and part of the whole process. We have gotten some outside attention by focusing on Vicksburg Square and we should continue to do so. MassDevelopment is well aware. Our goal is to get them back to the table.

Robert Pontbriand proposed that for the February Meeting we focused on establishing consensus on the Super Town Meeting Warrant Article; we give further thought to the idea of a Vicksburg Square Working Group; and that we consider another formal letter from this Committee to MassDevelopment asking them to return to the table for the purposes of jurisdictional planning and for the purposes of discussing the future of Vicksburg Square.

Alan Manoian stated that in terms of Vicksburg Square we need to develop a common vision for its future.

New Business:

Begin Review of Possible Forms of Permanent Government:

Jannice Livingston stated that we have previously discussed this and that had been four general conceptual options for governance.

Victor Normand proposed that we need to begin to develop a matrix of various possible forms of permanent governance so that we can look to areas for consensus; identify areas of disagreement; and this would be useful information for potential consultants charged with the disposition and governance study. Ayer and Harvard have been looking at some of this and we should incorporate the four general conceptual options that Jannice Livingston mentioned which we discussed previously. I think we need a working group to further develop this proposed governance matrix. I would like to recruit Neil Angus to be one it as well as representatives from our various stakeholders.

Jannice Livingston stated that as we develop this, we need to be open to what one Stakeholder may not like, may actually be best. We also have some of this effort underway by the local Committees; so, do we need a working group?

Victor Normand stated that by having a working group it would begin to centralize, organize, and focus the various Stakeholders ideas on governance.

Marissa Rivera proposed that we could look at each function such as education; utilities; public safety; etc. and apply each of these along each governance option.

Victor Normand stated that this would be an opportunity for Stakeholders to put something forward.

Alan Manoian stated that as a certified planner, this is no longer just a planning project but has a very strong socio-cultural element and we need to focus on that as well and be looking to get an appropriate expert in this socio-cultural planning field to weigh in.

Victor Normand proposed that the Governance Working Group be composed of Alan Manoian (Ayer); Marissa Rivera (Devens Rep); Neil Angus (DEC); Mike McGovern (Shirley); and Victor Normand (Harvard).

There was consensus from the Committee to proceed with this Governance Working Group.

Public Comment:

The Committee took Public Comment as follows:

Paul Greene (Harvard Resident): Stated that he learned recently that Senator Cronin wants to focus on housing but not necessarily Vicksburg Square for housing at Devens. He also stated that it is totally appropriate to balance an open approach with possible options in terms of Vicksburg Square as well as issues of governance. Focusing on concrete possibilities is important.

Ken Diskin (Ayer Resident): Asked about the language for the Super Town Meeting and who drafted it.

Jannice Livingston stated that a working group of this Committee drafted it, and we are trying to get consensus from this Committee before presenting to MassDevelopment.

Ken Diskin (Ayer Resident) stated that he is concerned that MassDevelopment is not at the table and is not involved.

Regina Todd (Resident on Devens): Stated that the engineering review of Vicksburg Square was not a full study. In 2019 they took the 2012 study to leverage going into the buildings. One of the buildings is far worse than the others in terms of conditions. She believes it was the largest building on the north side. If that building was gone there would be more leverage. Devens Residents are identifying parcels that should be developed to bring housing to Devens, some parcels need rezoning and the issues of raising the housing cap and zoning changes by Super Town Meeting need to be considered.

Mike McGovern asked for clarification as to who should do this study.

Regina Todd (Resident on Devens): Stated that MassDevelopment should be requested to do it.

Susan Gabriel (Resident on Devens): Ask for clarification from Alan Manoian as to what he meant by socio-cultural planning.

Alan Manoian stated that socio-cultural planning is about a feeling of place. Identifying and feeling about a place among various constituencies and stakeholders on the place. Many of you have lived there for twenty plus years and you have developed traditions and a culture. Social connectivity with place is the focus. An important facet of this study needs to be the human aspect.

Susan Gabriel (Resident on Devens): Asked if the proposed matrix on governance would be broader and look at regionalization and the impact of Devens on the region.

Victor Normand stated yes and that the regional impact of Devens will be factored into any study or analysis.

Phil Farmer (Resident on Devens): Proposed an idea for Vicksburg Square in which the façade of the buildings is restored/preserved while the issues of jurisdiction are worked out. This way the visible façade of the buildings is preserved and not destroyed or become an eyesore. Additionally, the facades will be saved, and housing could be looked at elsewhere while jurisdiction is resolved and perhaps there is another use for Vicksburg Square besides housing. At least the visible and historic facades would be preserved.

Jannice Livingston stated that Vicksburg Square is on the historic register, yet MassDevelopment has not done anything to protect or preserve it. We as the public need to discuss why we put things on a historic register to protect them and then nothing is done to actually protect them from deterioration.

Neil Angus stated that the DEC would be the point of contact for any modifications in terms of permitting and approval. MassDevelopment needs to develop the plan and fund it. It is a worthwhile conversation to have with MassDevelopment.

Alan Manoian stated that historic preservation is largely focused on visible exteriors.

Ken Diskin (Ayer Resident): Asked how many Super Town Meeting Warrant articles are being proposed.

Victor Normand stated one at this time.

Items for the Next Meeting Agenda:

The next meeting was scheduled for Wednesday, February 14, 2024 at 3pm in the First Floor Meeting Room of the Ayer Town Hall.

The Committee reviewed the items for the next meeting agenda as: approval of meeting minutes; RFEI Update; Super Town Meeting Warrant Article Update; Governance Workgroup Update; and Stakeholder Updates.

Adjournment:

Motion: A motion was made by Victor Normand and seconded by Alan Manoian to adjourn the meeting at 4:27pm. **The motion passed unanimously.**

The meeting adjourned at 4:27pm.

Minutes recorded and submitted by Robert Pontbriand.

Minutes reviewed and approved by the Committee on _____

Minutes signed by: _____

DJFC

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. While permanent government at Devens will eventually be determined by the Legislature and the Governor, it is the choice of the Towns that the land and buildings collectively known as Vicksburg Square shall be entirely and permanently within the jurisdiction of Town of Ayer, and
2. That the current zoning for Vicksburg Square shall be amended to include housing, and
3. 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.