

**Devens Housing Production Working Group
Revised Report
for Discussion at the May 8, 2025
Working Group Meeting**

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1. Introduction

The Devens Housing Production Working Group (Working Group) was created by the Legislature (Section 298 of Chapter 238 of the Acts of 2024) with the following Charge:

The working group shall determine a strategy and plan to provide for increased housing production within Devens, including, but not limited to, the feasibility of allowing not more than 400 multi-family residential units in the Innovation and Technology Center zoning district established by Article V(A)(13) of the zoning by-laws of the Devens Regional Enterprise Zone.

The Working Group consists of the following members: Secretary of Economic Development – Chair; Director, HLC Livable Communities Division; Director/Land Use Administrator, Devens Enterprise Commission; Chair of the Devens Committee; President and CEO of Mass Development; Select Board Member, Town of Ayer; Select Board Member, Town of Harvard; and Select Board Member, Town of Shirley.

As presented in each meeting, the Goal of the Working Group is: **Provide a vision for increasing housing production within Devens**

The Working Group considered a preliminary draft report at its meeting on April 1. This working draft has been expanded to incorporate feedback from working group members on the preliminary draft, an also to incorporate and respond to public and surrounding town comments. This updated draft will be presented to and discussed by the working group on May 8, 2025. It is intended to be a foundation for the Working Group's final report and recommendations, which must be submitted to the Legislature on May 18.

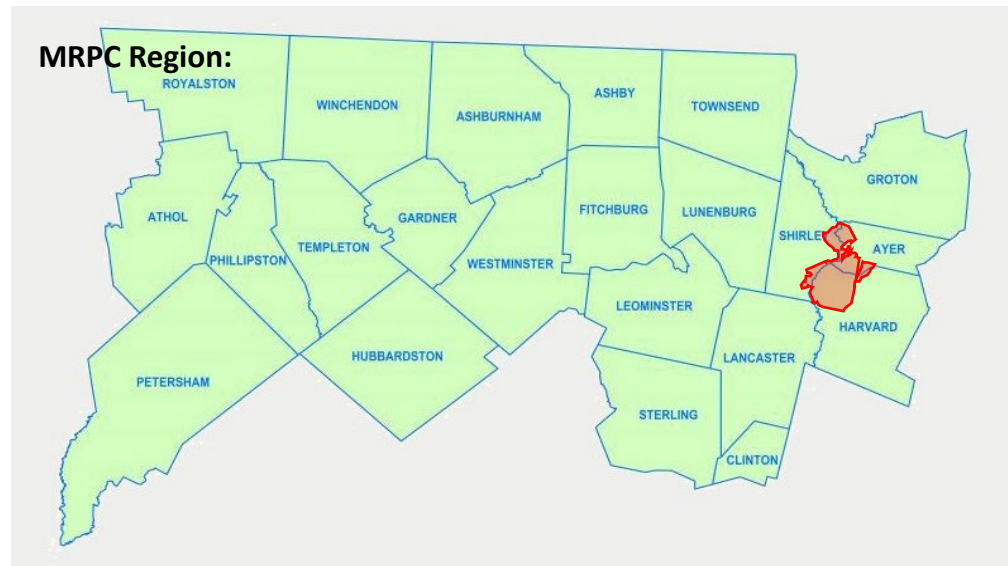
Like the initial draft, this updated preliminary report: (1) provides some context about Devens and the communities that surround it; (2) explains the process by which the working group gathered information and built consensus around its recommendations; (3) sets forth a strategy and plan for increased housing production in Devens; and (4) proposes the framework for an amendment to the Devens Zoning By-laws to achieve that objective.

This updated report draft also includes a preliminary draft of a zoning amendment which would achieve the goal of promoting increased housing production at Devens. It also adds a section addressing the process by which the zoning bylaw may be amended The report now includes a number of appendices with supporting information such as public comments, and a details about the regional housing context.

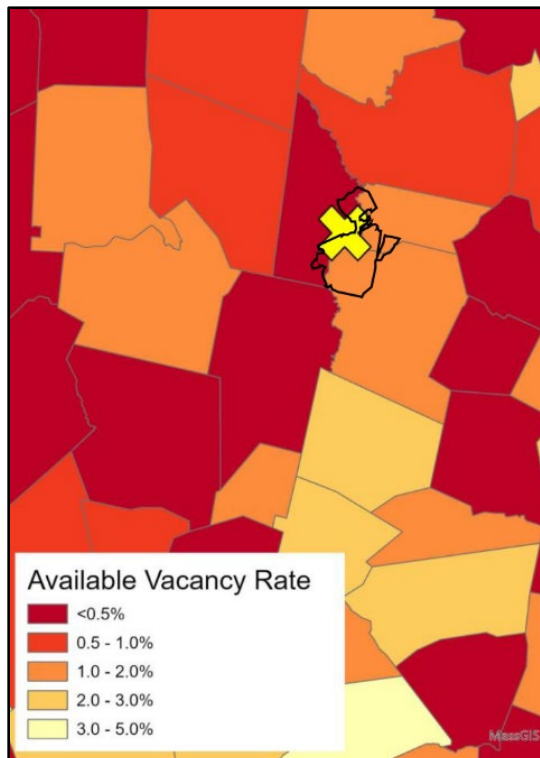
2. Regional Context and Background on Devens and the Surrounding Communities

Regional Housing Context

Devens is located in greater north central Massachusetts in the Montachusett Regional Planning Commission (MRPC) region, which has 22 municipalities, ranging from mixed-use urban centers like Fitchburg to small and rural towns such as Ashby. The region's



character and community development has been shaped by the historic dominance of the manufacturing industry and the military. The region has the highest concentration of manufacturing jobs in the state but has a critically low housing vacancy rate: only 1.1% of homes are for sale or rent, lower than the vacancy rate for the state as a whole. This creates intense demand for the homes that are available and pushes prices higher.



Within the Montachusett region, the median sale price for a single family home or condo more than doubled from 2012 to 2023, rising from \$158,000 to \$375,000. More than 30% of households in the region are housing cost burdened, paying more than 30% of their income in rent. Roughly one in ten homeowners and one in five renters in the region are paying more than half their income on housing costs. Municipalities in the Montachusett region, including Devens, reported issuing building permits for just 3,505 new homes between 2013 and 2023. Current EOHLC estimates indicate the region may need 6,300 new homes from 2025 to 2035. This underscores the need and demand for more housing in the entire region, including Devens.

Additional regional context is included in Appendix A of this report.

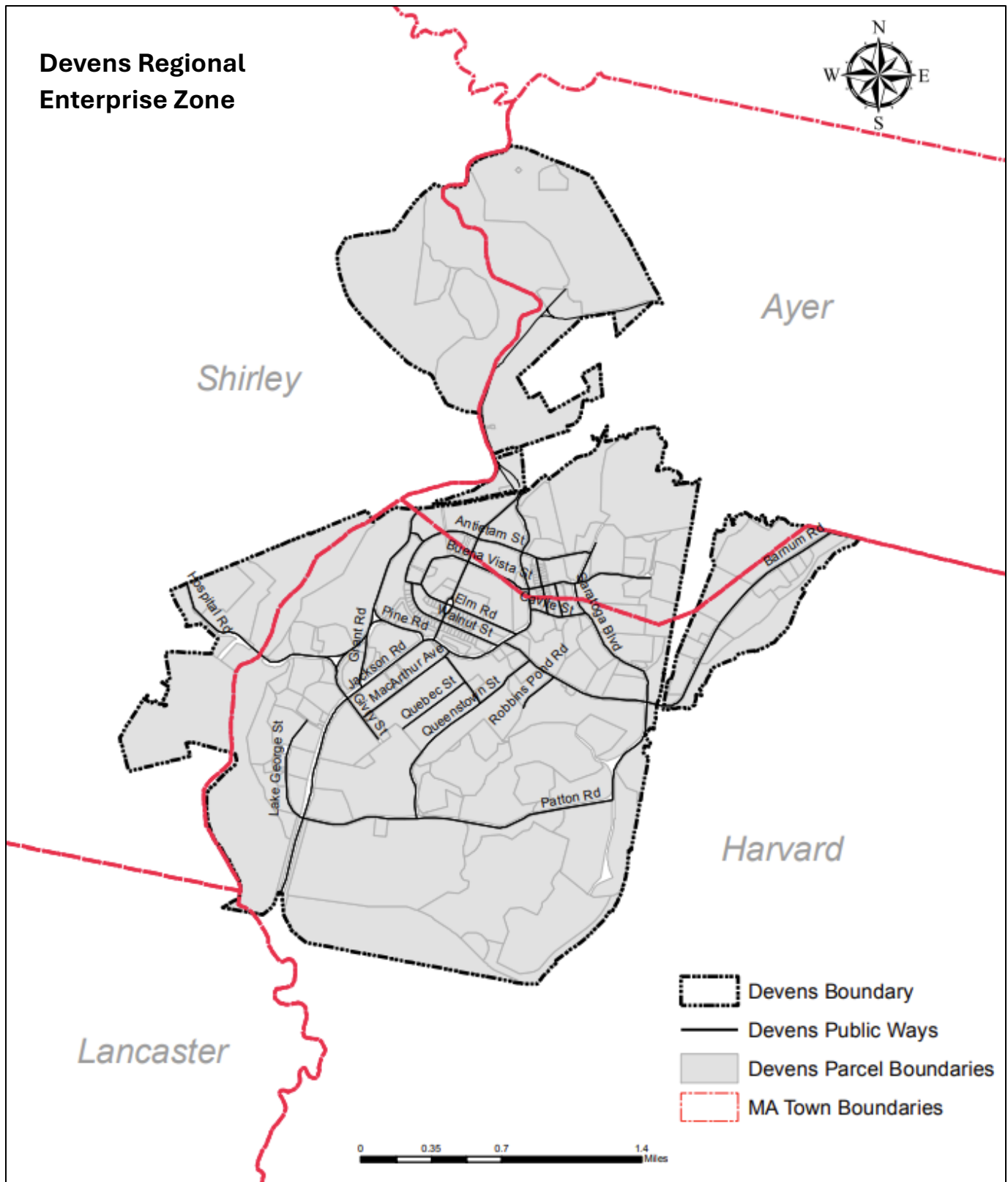
Devens Background

Devens was created by a special act of the Legislature (Chapter 498 of the Acts of 1993) to help provide an orderly and expeditious conversion and development of approximately 4,400 acres that were a portion of a former federal military base, Fort Devens into a non-military-use area. Devens comprises land area within the historic boundaries of the Towns of Ayer, Harvard, and Shirley.

Chapter 498 of the Acts of 1993 made the Massachusetts Government Land Bank (later merged into MassDevelopment) exclusively responsible for acquisition, control, maintenance, and redevelopment of Devens. To provide for orderly development, a long-term reuse plan and zoning by-laws were adopted by the Massachusetts Government Land Bank and the Towns of Ayer, Harvard, and Shirley. The Reuse Plan and zoning bylaws provided broad development goals and planned uses of the property and were passed at town meetings in the three towns. The legislation also established the Devens Enterprise Commission to function as the local regulatory and permit-granting authority for all new development within Devens to ensure development in a consistent manner with the Reuse Plan and Zoning By-laws.

Since the establishment of Devens, approximately 120 units of former military housing have been repurposed and 136 new units of housing have been constructed within its boundaries. Devens currently has 256 units of residential and senior housing and approximately 950 residents. MassDevelopment is obligated to provide the same educational benefits and opportunities other Massachusetts residents enjoy, which MassDevelopment has typically done by contracting with one of the nearby school districts. Since 2012, MassDevelopment has contracted with the Harvard School District to educate students residing in Devens. In the 2023-24 academic year, there were 86 full-time and 10 transitional students attending the Hildreth Elementary and Bromfield (High) Schools and six out-of-district students.

Until recently, housing development in Devens was limited by the Reuse Plan to no more than 282 units. That housing cap was removed by the Legislature last year and the development of new housing on parcels already zoned for residential uses is governed by the Zoning By-Laws, as approved by the three towns and MassDevelopment, and regulations promulgated by the Devens Enterprise Commission.



3. The Working Group's Process for Building Consensus

The Working Group will have held five meetings before it submits its final report and recommendations to the Legislature. Each meeting was held at a location in Devens and was open to the public. The working group also established an online portal to accept public comments.

At the Working Group's initial meeting on January 22, 2025, each member and legislator in attendance was provided an opportunity to articulate what success would look like at the end of the process. A strong consensus emerged that the working group should strive to propose achievable recommendations and establish flexible zoning recommendations that would lead to actual housing production within a reasonable timeframe.

At this initial meeting, Working Group members also were assigned to one of three subgroups:

- Devens Fundamentals: Asked to consider and report on the background of Devens and existing zoning and regulatory framework.
- Community Considerations: Asked to consider and report on community needs and opportunities.
- Innovation in Development and Sustainable Housing: Asked to consider and report on the general framework for residential zoning in the ITC district.

The three subgroups met multiple times and shared their work at the second Working Group meeting on February 25, 2025. At the end of the second meeting, Secretary Hao asked that a "captain" of each subgroup meet subsequently to craft the first draft of a report and plan to provide for increased housing. The captains met 5 times to develop the first draft of this report which was presented at the third Working Group meeting on April 1, 2025.

At its first two meetings, the Working Group heard that the following statements reflect the vision for more housing at Devens.

- Adaptive reuse where feasible;
- Historic preservation and compatibility;
- Special attention to existing businesses and residences;
- New housing is compatible with surrounding land uses and densities;
- Connect new housing districts to open space – creating and maintaining the network of recreational trails and green infrastructure;
- Importance of public education about zoning for additional housing types;
- Public education about the unique situation with MassDev as the property owner and DEC regulations is different from other zoning and development processes;
- Green and complete streets;
- Healthy buildings, social and active neighborhood design;
- Build from existing success of Innovative Residential District (IRD) regulations but recognizing the different location and context;
- Careful not to let parking dictate design – design neighborhoods for people first
- Jurisdiction will not be accelerated – can accommodate additional housing if properly planned;

- Ensure the existing levels of service that Devens residents, businesses and organizations have come to expect are maintained.

The following Community Considerations were presented to the Working Group in the second meeting.

Needs

- Increase senior housing by zoning for a range of housing types and densities. Smaller units work well for seniors and downsizers. Do not need to restrict zoning for seniors.
- Maintain or increase green spaces, walking trails, and wildlife habitat;
- Consider how towns' Councils on Aging work with Devens residents;
- Public education about existing public transportation – shuttles to Commuter Rail, MRTA services that are available;
- Concern about increase in traffic;
- Desire to phase housing over time so that there is no “glut” of new housing units;
- Availability of healthcare system to support additional residents;
- Ability of regional education system to support additional residents;
- Importance of design so that community character reflects Devens historic traditional designs;
- Rogers Field and existing recreational demands considered in design and location of new residential areas
- Playground within the ITC

Opportunities

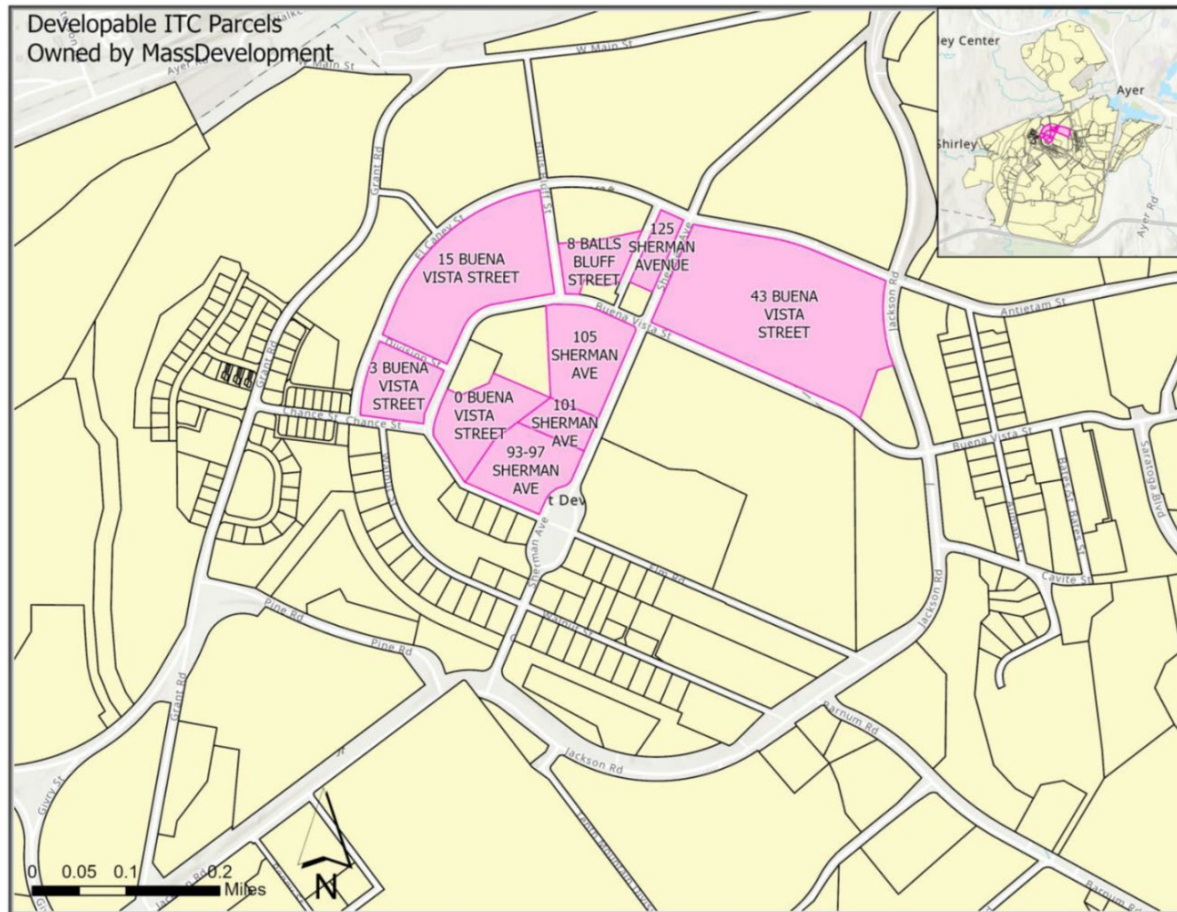
- Existing infrastructure in place to serve new residential development (roads, sewer, water, and utilities);
- Municipal services provided by MassDevelopment;
- More customers for local businesses;
- New connections and trails to adjacent municipalities;
- Increase in affordable housing;
- Additional users of new amenities in Devens;
- Economic growth, increased revenue and job opportunities for the region.

The Working Group also solicited and reviewed written public comments as part of its information gathering process. For the most part, the public comments were supportive of additional housing at Devens. Most public commenters expressed a preference for the kinds of housing they would prefer to be built at Devens, or the kinds of amenities that they would wish for when new housing is developed. All public comments are in Appendix B.

The Select Boards of Ayer, Harvard and Shirley also submitted identical letters to Secretary Yvonne Hao, the co-chair of the Working Group. Those letters identified the “two matters of greatest concern” as being “the methods used to enact any changes to town zoning bylaws and the omission of binding prescriptive development criteria, in particular for Vicksburg Square.” Those concerns are addressed in more detail below.

4. Strategies for Increased Housing at Devens

As directed by Legislature, the Working Group focused most of its attention on strategies to promote housing production within the Innovation and Technology Center (ITC) zoning district. The ITC comprises approximately 90 acres in total, including the historic buildings at Vicksburg Square.



The Zoning Bylaw currently allows commercial and other uses in the ITC, but no housing. Preliminary findings support the need for and development of a range of housing types within the ITC District to re-create the classic village/neo-traditional neighborhood design concept that was originally laid out by the military with housing and a mix of uses surrounding Rogers Field. Additional housing in the ITC is also consistent with the Core patterns in the [Reuse Plan](#) (see page 28). A diversity of housing types that includes primarily “missing-middle housing” (cottage style/small footprint single family, duplex, townhomes, and apartments) in size and scale that is in context with the surrounding development and the historic nature of this district.

The Working Group considered the following strategies and principles for a zoning amendment that would permit housing within the ITC zoning district

1. Amend the existing zoning to permit a range of housing types within certain areas of the district.
 - Reuse of Vicksburg Square buildings – feasibility to be informed by further study;
 - Allow housing over remaining 40+ developable acres (with a range of densities);

- The fine-tuning of densities will need to rely on design and compatibility;
 - Densities – mixed – but generally higher near Rogers and reduce as we move away from Rogers, (Devens Utilities can likely accommodate higher densities);
 - Combination of market-rate and deed restricted affordable units – while there is a desire to maintain Devens 25% affordable requirement the financial feasibility of such a requirement needs to be further evaluated to ensure this aspirational target does not make it financially unfeasible to actually build new housing.
2. Frame the ITC district area as a village center to capitalize on the classic neo-traditional neighborhood design, recognizing existing opportunities and constraints within the District.
- Require innovative, low-carbon neighborhood and building designs in exchange for higher densities that respect location and context (continuing to lead by example);
 - Missing middle housing types – smaller footprint, mix of housing types, universal accessibility, age-in place (life-cycle housing);
 - Consider existing development and vacant parcel development opportunities and constraints when considering density and building typologies;
 - Mix of rental and for-sale units (flexibility to meet market demand);
 - Mixed-use zoning (allowing for a mix of complementary commercial and residential uses).

Following the adopting of a zoning amendment, the Devens Enterprise Commission will have authority to promulgate more detailed regulations to minimize or mitigate any adverse impacts of proposed housing developments, and to facilitate innovative residential development in the ITC District consistent with these strategies and principles.

5. Process for Amending the Zoning Bylaw

A zoning amendment consistent with the principles outlined above could be enacted either by a super town meeting held in Ayer, Harvard and Shirley, with the approval of MassDevelopment, or by a special act of the Legislature. The Working Group is not making any recommendation as to *how* the Zoning Bylaw should be amended, only *that it should be amended*.

If a zoning amendment is proposed to be enacted at super town meeting, MassDevelopment and the Towns would follow the process set forth in Section 10 of Chapter 498 of the Acts of 1993:

- MassDevelopment and the Towns hold two or more public hearings, as they determine appropriate, in the Devens Region to receive public comment.
- Within 30 days of the last public hearing held by MassDevelopment and the Towns, submit the proposed revision(s) to the Select Board of each of the Towns.
- Within 90 days of receipt of the proposed revision(s), the Select Board of each of the Towns shall convene a town meeting to be held at the same date and time in each of the Towns for the purpose of adopting or rejecting, by majority vote of each town meeting, the revision(s). Each Town shall vote to adopt or disapprove the revisions as submitted. No amendments to the revisions shall be made by the Towns.

- Each Town shall, within 30 days of an adoption or rejection of the revision(s) at a town meeting, provide MassDevelopment and the Devens Enterprise Commission with a written notification stating whether town meeting adopted or rejected the revision(s).

To promote local understanding of the benefits of new housing production at Devens, and to ensure that MassDevelopment, the DEC and the Towns take appropriate action to prepare for new housing development, the working group recommends that the MassDevelopment and the Towns engage a planning consultant to undertake the following studies prior to any super town meeting:

1. School Needs assessment – for the region to include analysis of recent zoning amendmetns in each community. The study should include a review of existing enrollment levels in the region and capacity of each district at primary and secondary levels. The study will use professional enrollment study models to predict enrollment and determine if land should be set aside for a school within Devens.
2. Update assessments of existing buildings to determine adaptive reuse feasibility.
3. Traffic and parking study, including transit and Transportation Demand Management initiatives.
4. Engage the community. Consider approaches such as design charrettes to identify opportunities and constraints (e.g., utilities, topography). Identify effects of additional residential units within the ITC District and create a plan to address through design and permitting.

The working group has been informed that state funding is available for these kinds of planning studies, through a grant from the Executive Office of Housing and Livable Communities to the Town of Ayer acting as fiscal agent for the other Towns.

5. Framework and Guiding Principles for a Zoning Amendment

At its April 1 meeting, the working group developed a general consensus that its report and recommendations would be most impactful if they include the text of a zoning amendment that can be brought for approval at super town meeting, following the process noted above. The initial draft report noted that such a zoning amendment would need to, at minimum:

- Add Residential Uses (Single or Two Family Dwelling, Multi Family Dwelling, Senior Housing) as Permitted Uses in the Innovation Technology Center District in the Table of Permitted Uses under Exhibit D of the Devens Zoning By-laws. (Note: small-scale retail is already permitted as an accessory use so mixed use would be feasible)
- Add new Multi-Family/Apartment category in Article VI.A1.k. General Land Use Categories: Residential, of the Devens By-Laws to allow for multi-family apartment buildings with more than 3-8 units
- Set forth the applicable density limitations and height and other dimensional limitations or requirements.

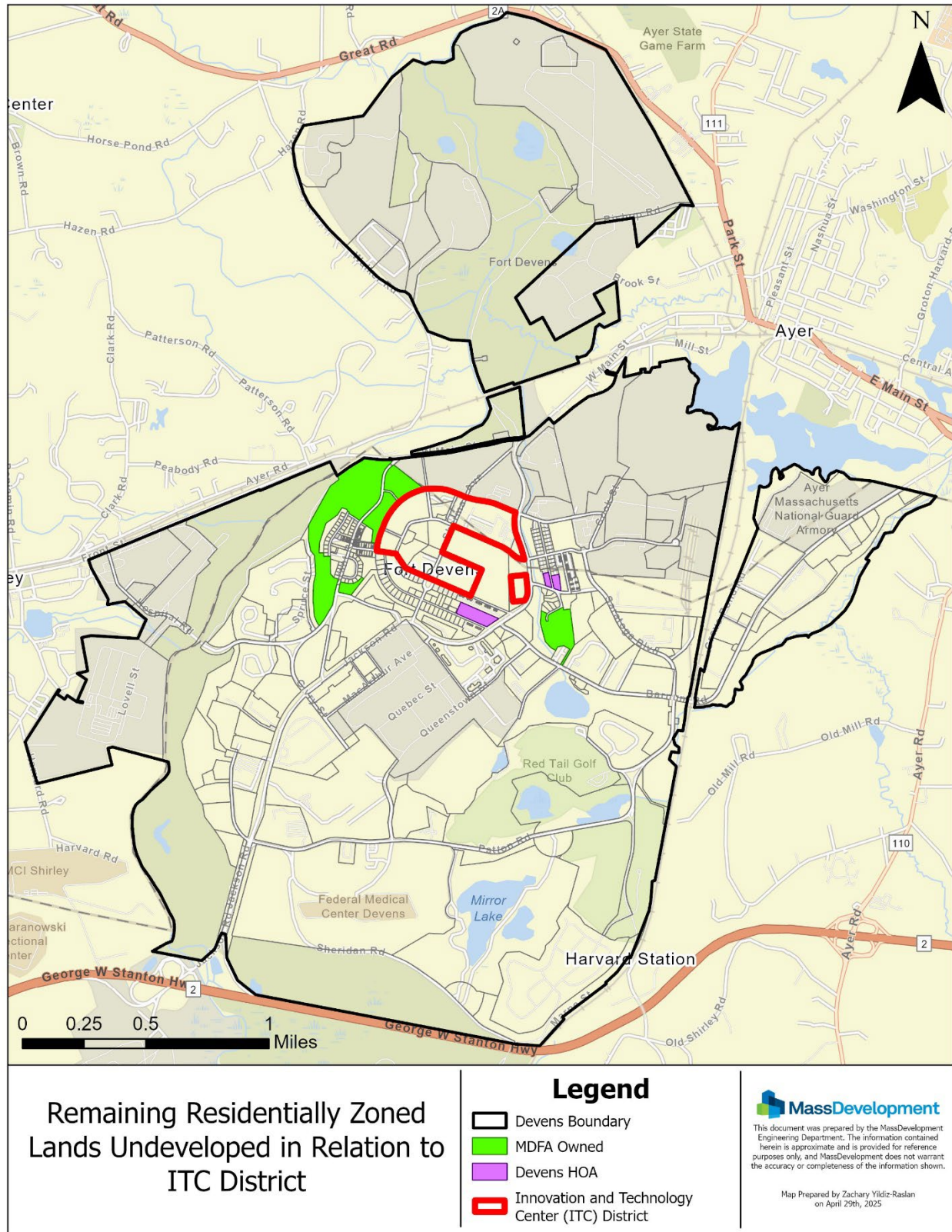
For clarity, the zoning amendment might also modify Article IX. E.1. of the Devens Bylaws to strike the reference to the 282 unit housing cap, making the by-law consistent with the special act that eliminated the housing cap.

Consistent with the working group's consensus to achieve an outcome that is practical and feasible, the initial draft report recommended that a zoning amendment not be overly prescriptive or detailed. For example, the zoning amendment should permit but not require specific housing types. Affordability requirements should likewise be reasonable, *i.e.*, not make actual development financially unfeasible. Preliminary zoning amendments are included as Appendix C.

This potential zoning amendment is consistent with the current by-laws and regulatory framework governing development in Devens. Specifically, the amendment would allow residential uses in the ITC District and allow the DEC to develop regulations through its statutory processes to permit appropriate developments. Appendix D provides an overview of the DEC's process to promulgate new regulations, which is a public process that enables interested individuals, communities, and organizations the opportunity to continue to be involved and provide input throughout this process, before any housing is permitted or developed in the ITC District.

Additional Considerations:

Planning for any additional housing within the ITC District must consider the existing undeveloped residentially zoned lands within Devens as many of these areas abut or are near the ITC District (context-sensitive planning and design). See the map of Devens on the following page. The existing Innovative Residential Development (IRD) regulations at 974 CMR 5.02 and Green and Complete Streets regulations at 974 CMR 2.07 are consistent with many of the principles envisioned in this report and would complement the proposed residential development patterns within the ITC District. However, it will be important to consider the surrounding context existing undeveloped residentially zoned lands within Devens as part of the drafting of any regulations that would facilitate residential development in the ITC District.



APPENDIX A: Regional Context

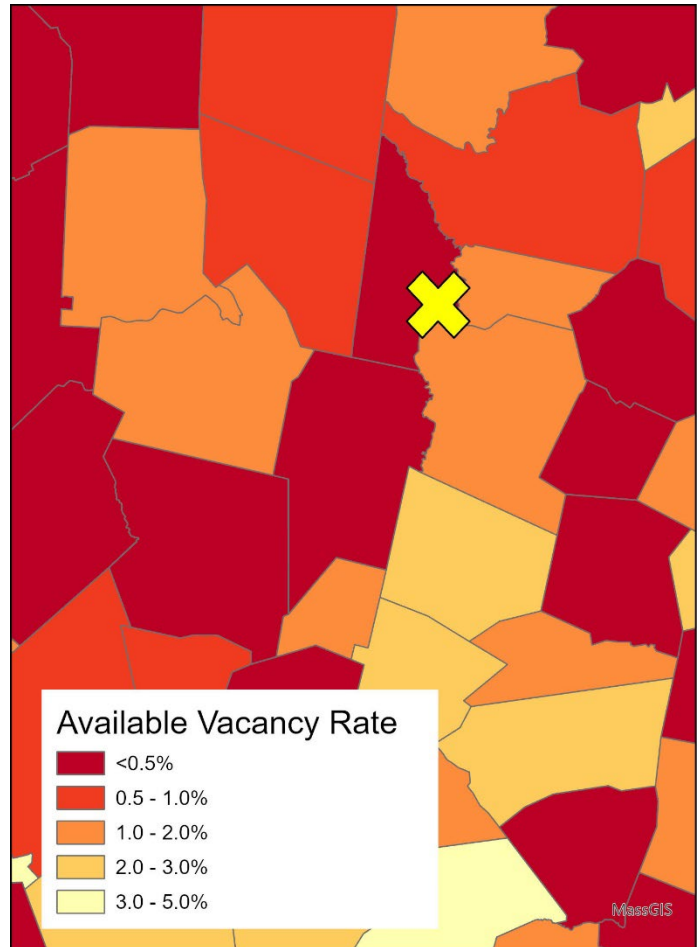
Key Considerations:

The Montachusett Region has a critically low vacancy rate: only 1.1% of homes are for sale or rent, lower than the state's vacancy rate. This creates intense demand for the homes that are available and pushes prices higher.

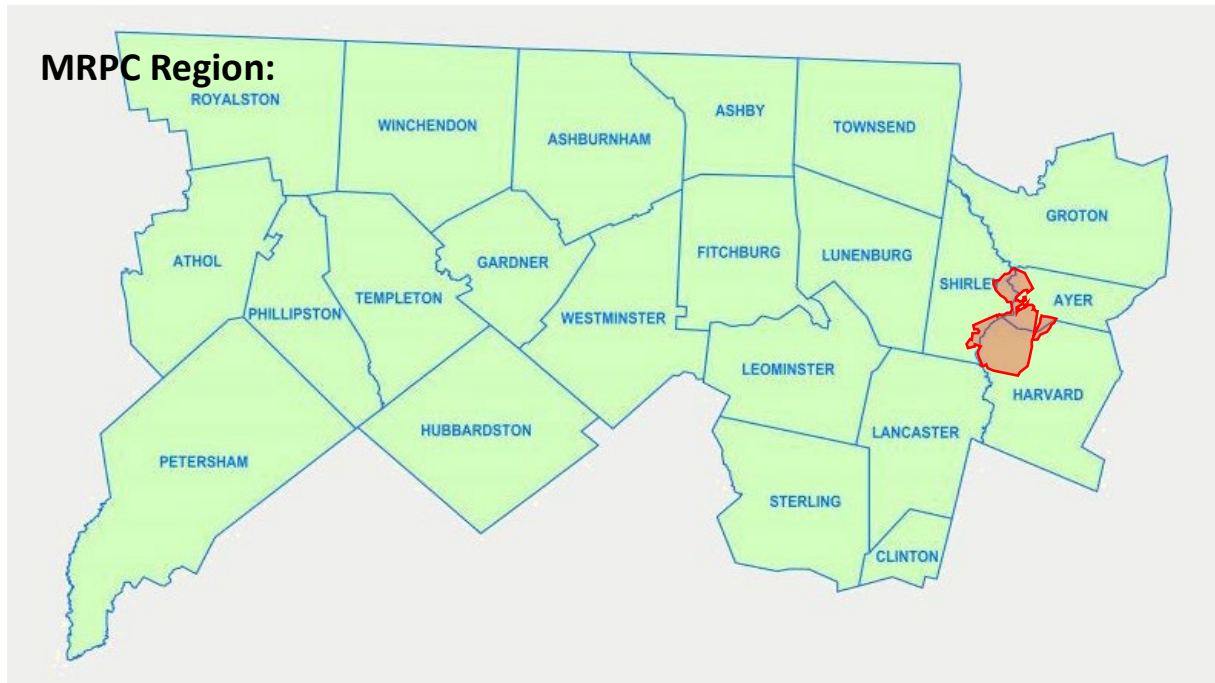
The median sale price for a single family home or condo more than doubled from 2012 – 2023, rising from \$158,000 to \$375,000.

More than 30% of households in the region are housing cost burdened, paying more than 30% of their income in rent. Roughly one in ten homeowners and one in five renters in the region are paying more than half their income on housing costs. utilities.

Montachusett region municipalities reported issuing building permits for just 3,505 new homes from 2013 – 2023. Current EOHLC estimates indicate **the region may need 6,300 new homes from 2025 to 2035.**



Located in greater north central Massachusetts the Montachusett region has 22 municipalities, ranging from mixed-use urban centers like Fitchburg to small and rural towns such as Ashby.^[1] The region also includes the Devens Regional Enterprise Zone (Devens), a 4,400 acre former military base encompassing portions of the towns of Ayer, Harvard, and Shirley.



The region's character and community development has been shaped by the historic dominance of the manufacturing industry and the military. The region has the highest concentration of manufacturing jobs in the state. The decline of the manufacturing sector has opened new economic opportunities, such as expanding the region's tourism sector; however, the industrial character has left a lasting impact on the region's community and housing development. For instance, the region has a number of Environmental Justice Populations and is faced with environmental challenges, with 19 communities having brownfield sites.^[2] and Devens being an EPA National Priorities List (NPL) Superfund site. The amount of cleanup necessary varies by site, but the presence of hazardous substances or pollutants present additional challenges to housing development or adaptive reuse. Through MRPC's Brownfields Program, the regional planning agency has made progress on brownfield remediation by leveraging Environmental Protection Agency funds. Redevelopment projects vary but include building affordable single-family housing units in Fitchburg and Gardner.^[3] The coordinated clean-up effort with the US EPA, MassDEP, the Army, and MassDevelopment, has facilitated the redevelopment of this former military base and attracted over 120 new businesses that employ over 10,000 people, creating substantial economic growth in the region but further contributing to the unique housing challenges.

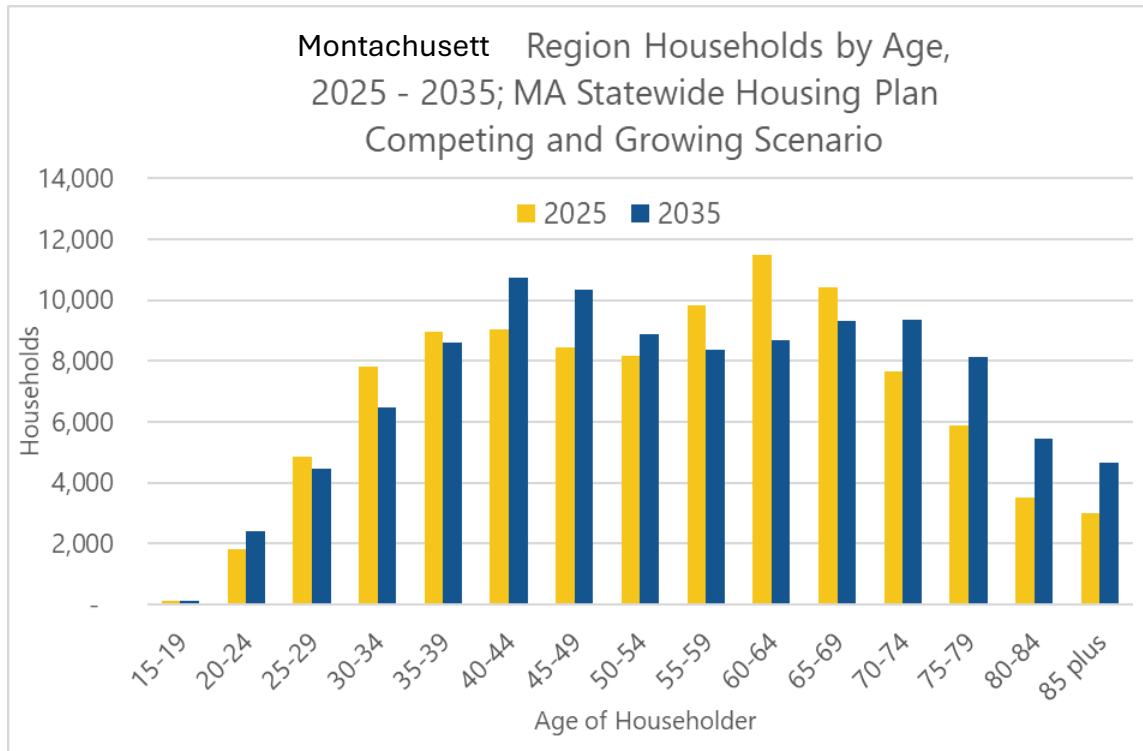
The dominance and decline of industry are also reflected in the Gateway City designations of two cities within the region: Fitchburg and Leominster. Both cities are economic hubs for the region, with proximity to transportation hubs, but face unique housing challenges. Although both cities are among the least expensive rental housing markets, the data also show a growing gap in household income compared to the rest of the state.^[4] As a result, housing costs in the region are high for existing residents who live and work in the region. However, the region's relative affordability, connection to regional transit, and proximity to major economic centers such as Boston and Worcester, has attracted an influx of new residents, creating tensions in the region's inventory supply.^[5] One way in which MRPC prioritizes the preservation and production of affordable housing

is through the Montachusett Enterprise Center, Inc. (MEC), a nonprofit subsidiary focused on affordable housing production and job creation in the region.^[6] A reason for the organization's success is due to MEC's receivership designation and authority to "take temporary possession of abandoned/foreclosed properties which pose a threat to public health and safety."^[7] A regional receivership program allows MEC to rehabilitate unused properties to meet health and building code standards and resell more quickly than a property owner might be able to do on their own.

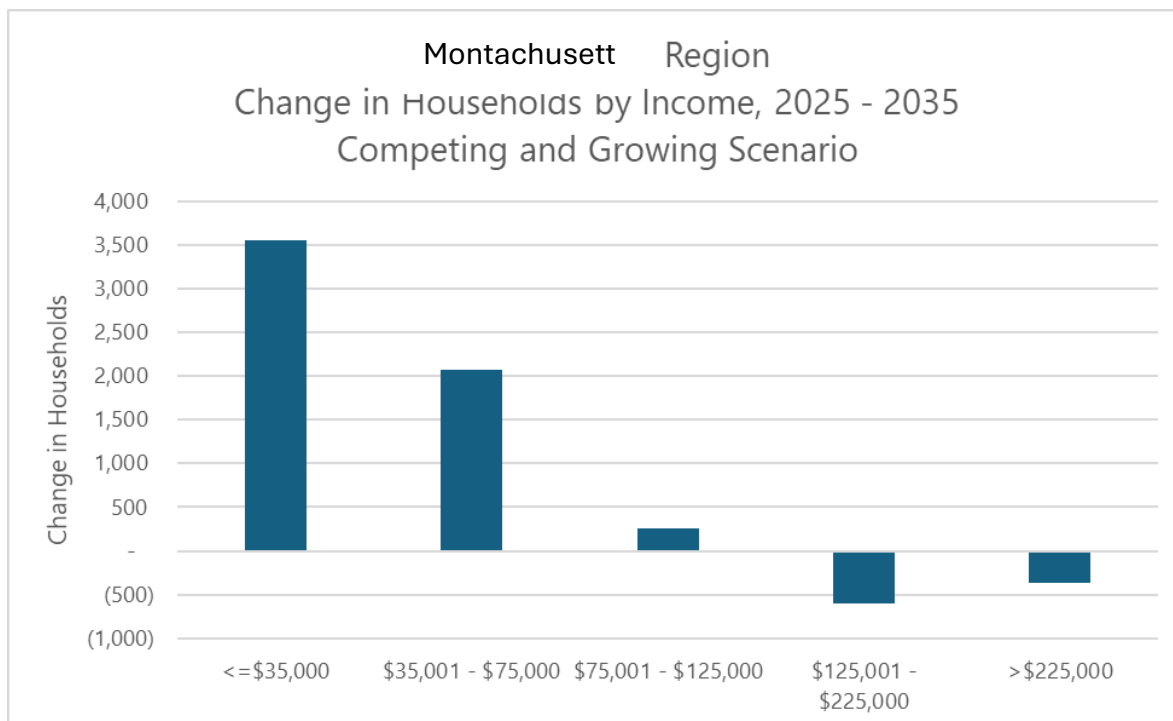
With the military as a major employer in the eastern portion of the Montachusett Region, after the base closure was announced in 1993, the redevelopment efforts in Devens focused more on economic development. Up until November 2024, Devens was restricted to a limit of 282 housing units. While this artificial limitation was restrictive, Devens did require 25% to be affordable to low and moderate income individuals and households.

The incidence of cost burden in the Montachusett region is slightly lower than statewide rates, notably for severe cost burden. For example, only 21.1% (+/- 1.8%) of MRPC renters are severely cost burdened, as compared to 25.2% (+/- 0.4%) of renters statewide.

EOHLC's Competing and Growing scenario forecasts that the number of households in the region is projected to grow by 4,900 from 2025 - 2035 under the Competing and Growing scenario used for the Statewide housing plan targets. With vacancy rates of just 1.0% for homeownership units and 4.7% for rentals, EOHLC also estimates the region needs 1,400 additional homes for sale or rent to achieve a healthy vacancy rate. All told, EOHLC estimates that MRPC region needs to add 6,400 homes to the year-round supply over ten years to meet the forecasted need, an increase of 6.1% over the 2020 housing stock. The number of projected households by age of householder (below) shows that the region is likely to see a decline in households under the age of 40, an increase of those 40-54 (likely drawn to the region for its lower housing costs), and an increase of 7,500 households headed by someone 70 or older.



Driven largely by the increase in the Oldest Adult households, all of the net growth is in households earning less than \$75,000 per year (growth of 5,600 households). The total number of households earning \$125,000 or more is projected to decline by nearly 1,000. This is due in part to the large decline in households 55-69 (age groups that tend to have higher incomes than older and younger groups) as the youngest Boomers age into retirement or leave the region.



[1] Montachusett Regional Planning Commission. (2013, February 28). The Region.

<https://www.mrpc.org/home/pages/the-region>

[2] Montachusett Regional Planning Commission. (2014). *Building a Better Montachusett* [Comprehensive Economic Development Strategy - Five Year Annual Report, Evaluation and Work Plan].

https://www.mrpc.org/sites/g/files/vyhlif3491/f/file/file/building_a_better_montachusett_-_ced_strategy.pdf

[3] Ibid.

[4] MassINC Policy Center. (2024). 2024 Gateway Cities Housing Monitor [Inaugural Edition with a Special Analysis of the Gateway City Housing Shortage].

<https://massinc.org/research/2024-gateway-cities-housing-monitor/>

[5] Montachusett Regional Planning Commission. (2014). *Building a Better Montachusett* [Comprehensive Economic Development Strategy - Five Year Annual Report, Evaluation and Work Plan].

https://www.mrpc.org/sites/g/files/vyhlif3491/f/file/file/building_a_better_montachusett_-_ced_strategy.pdf

[6] Montachusett Regional Planning Commission. (2013, March 10). *Montachusett Enterprise Center, Inc.*

(MEC). <https://www.mrpc.org/montachusett-enterprise-center-inc-mec>

[7] Montachusett Regional Planning Commission. (2014). *Building a Better Montachusett* [Comprehensive Economic Development Strategy - Five Year Annual Report, Evaluation and Work Plan].

https://www.mrpc.org/sites/g/files/vyhlif3491/f/file/file/building_a_better_montachusett_-_ced_strategy.pdf

APPENDIX B: Public Comments

The final report will include all public comments in the report. All comments were sent to Working Group members and made available on the Devens Working Group web page:

List of Public Comments received:

1. Letter from Select Board of Ayer
2. Letter from the Select Board of Harvard
3. Letter from the Select Board of Shirley
4. Proposed edits to the report – Harvard
5. Michael Alves comments / wish list
6. Bill Dustin comments
7. Richard and Alison Enright comments
8. Phil Fama comments
9. James Geller comments
10. Patrick Hughes comments
11. Bonnie Petrovich comments

APPENDIX C: Proposed/Draft Warrant Language for Super Town Meeting

To facilitate the development of housing in the Innovation and Technology Business District, there would be four (4) text edits required, as shown below. Deletions are shown as ~~struck-through text~~ and new text is underlined.

1. Article IX. E. Residential Density, Section 1.:

There is no limit on the total number of residential units ~~to be~~ allowed within the existing residential zoning districts in Devens (as authorized under Section 272 of the 2024 Mass Leads Act). ~~shall not exceed two hundred and eighty-two (282) units, not including , with the exception of the Senior Residential units within the Shirley Village Growth I Zoning District, which shall not exceed one hundred twenty (120) units.~~

2. Article V.A. Development Goals, Section 13.b.:

The primary goal of this zoning district is to provide an urban center for the Devens Regional Enterprise Zone in which residential, incubator ventures, and a broad range of businesses are encouraged. Its combination of historic buildings and traditional open space provides an environment unique to the former base and allows for an intensity and of both a mix of residential, business, and public uses that is singular to Devens. Development of design, siting, and retrofitting criteria should be flexible in order to accommodate a wide range of users and their special needs, and any ancillary support services. A major theme for this zone is to encourage and promote the development of a range of housing types, as well as academic and educational support links for the entire Devens Regional Enterprise Zone, as set forth in the Reuse Plan.

3. Article VI.A. General Land Use Categories, Section 3.k.:

The residential use type refers to the following activities: single and two family dwellings; multi-family dwellings [containing three or more units]; nursing homes and congregate or life care facilities with a permanent health care component; housing for the elderly, including retirement communities and shared living developments; active and passive recreation facilities; and professional offices and service businesses as accessory uses or home occupations where allowed in particular districts.

4. Exhibit D: Table of Permitted Uses: *(additions highlighted for ease of reference)*

EXHIBIT D: TABLE OF PERMITTED USES continued...

USES	ZONING DISTRICTS													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Environ. Business (EB)	Gateway I (G1)	Gateway II (G2)	Special Use I (SU1)	Special Use II (SU2)	Residential I (R1)	Residential II (R2)	Business/ Commercial Services (BCS)	Village Growth I (VG1)	Village Growth II (VG2)	Innovation Technology Business (ITB)	Rail, Industrial, & Trade- Related (RIT)	Innovation Technology Center (ITC)	Open Space & Recreation (OSR)
Cultural	-	P	P	P	-	-	-	P	P	P	-	-	P	P
Conference	-	P	P	P	-	-	-	P	P	P	-	-	P	-
Health Care	-	-	-	P	-	-	-	-	P ⁴	-	P	-	-	-
Academic/Institutional/Civic	-	P	P	P	-	-	-	P	P	P	P	-	P	-
Municipal Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	AC
Lodging Services	-	-	-	-	-	-	-	P	P	P	-	-	-	-
Commercial														
Retail Center	-	-	-	-	-	-	-	-	P	-	-	-	-	-
Free Standing Retail	-	-	-	-	-	-	-	P	P	-	-	-	-	-
Convenience Retail	-	-	-	-	-	-	-	P	P	-	-	-	-	-
Small-Scale Retail: Accessory Use	AC	AC	AC	AC	AC	-	-	AC	AC	AC	AC	AC	AC	-
Residential														
Single or Two Family Dwelling	-	-	AC	-	-	P	P	-	-	-	-	-	P	-
Multi-family (MF) Dwelling	-	-	-	-	-	P	P	-	-	-	-	-	P	-
Elderly Housing	-	-	-	-	-	P	P	-	-	-	-	-	P	-
Senior Residential	-	-	-	-	-	-	-	-	P	-	-	-	-	-
Nursing Home	-	-	-	-	-	P	P	-	-	-	-	-	-	-
Dormitories (Group Residence)	-	-	P	AC	AC	-	-	-	-	-	AC	-	AC	-
Home occupation/Accessory Uses	-	-	-	-	-	-	AC	-	-	-	-	-	-	-
Incubator	P	-	-	P	P	-	-	-	-	-	P	P	P	-

P = Permitted Use
AC = Accessory Use
- = Not Allowed

⁴ Within the Shirley Village Growth I District, healthcare uses including hospitals, immediate-care facilities, and clinics are not allowed.

APPENDIX D: Devens Enterprise Commission Regulation Revision/Adoption Process

Once any Zone Change Amendments have been adopted, the Devens Enterprise Commission (DEC) can craft and promulgate regulations to guide the development of housing within the ITC District that is consistent with the findings of the Devens Housing Working Group Report and subsequent supporting studies. Such a process would include:

Drafting of Innovative Housing Regulations specific to the ITC District to accommodate the following:

- Missing Middle housing types (range of housing types and densities to meet market demand and provide a wider range of price points for smaller homes and smaller lots).
- Maintaining an appropriate affordability requirement (both low and moderate income levels)
- Green and Complete Streets (safe streets designed for all users and low-impact development techniques that incorporate more natural elements for both environmental and social benefits)
- Context sensitive design (compatibility with surrounding land uses and the Devens Historic District)
- Interconnected network of parks and open spaces.
- Adaptive reuse potential (condition of existing buildings and realistic potential for reuse)
- Phased approach to any housing development in the ITC.
- Any additional factors that may be raised in the recommended supporting studies to address traffic, schooling, utilities, etc.

The Devens Rules and Regulations are Code of Massachusetts Regulations (CMRs). To modify or change these regulations, the DEC would take the following steps:

1. Prepare a draft of the proposed regulation amendments in a format acceptable to the Code of Massachusetts Register;
2. Send notice to the Local Government Advisory Committee (LGAC) 14 days before giving notice of a public hearing (indicating any potential impact of proposed regulation changes on local governments);
3. Schedule and advertise a public hearing;
4. Circulate copies of the proposed amendments to the Towns of Ayer, Harvard, and Shirley, and the Register (and make available to the general public);
5. Include a 30-day comment period prior to the hearing date;
6. File a small business impact statement with the Register (noting how the regulations will/will not impact small business in MA);
7. Hold a public hearing in Devens, allow for public input, and continue or close the hearing;
8. File final draft amendments with the Register, including any changes made during the hearing or public comment process.
9. Register publishes final CMR regulations and they become effective (CMR's are published every two weeks).
10. DEC updates Rules and Regulations locally and enforces them.