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Devens New Housing should favor affordability (more than 25%). It is an economic development issue for MA. Home ownership across the US is declining. Wealth gap is growing.

Devens New Housing should prefer home ownership over landlord/tenant housing.

Devens New Housing should prefer modular building practices over stick building housing to improve quality, cost and time to market.

Devens New Housing should discriminate in favor of first time home buyers.

Devens New Housing should favor smaller cottage style housing that would improve affordability and limit impact on local schools (fewer people in smaller homes means fewer students that might lead to school system impacts).

Devens New Housing should avoid rezoning Vicksburg Square. It is too dense for the area. The state of the building as it relates to hazardous materials, sheer volume and size of the building, and the cost of rehabilitating the structures would not meet the immediate need for housing relief. Time to market will interfere with affordability and will have a negative impact on other Devens residents due to the number of people expected in these large buildings and the number of cars without easy access to highways.

Devens New Housing should consider rezoning the ITC area ONLY as it relates to the apartment buildings across from 100 Sherman Road (The Community Center). The apartment buildings are in far better shape than the buildings at Vicksburg Square, and thus have a shorter time to market. The number of units would be considerably smaller in scope and have a lesser impact to current residents.

Devens New Housing should consider traffic impacts of any new development to minimize impacts to existing residents. Devens is a benefit to surrounding residents who come to Devens to walk themselves and pets in a place with lots of sidewalks and open space. Keeping that intact as much of possible will benefit Devens residents but also residents of surrounding communities.