

# JBOS Joint Boards of Selectmen of the Towns of Ayer, Harvard, Shirley and the Community of Devens

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**April 24, 2014 Meeting Minutes**  
Shirley Town Hall • 7 Keady Way • Shirley MA 01464

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**Chairman Gary Luca – Vice Chairman Tom Kinch**

\* This meeting was recorded by SPACO.

**JBOS members in attendance:** Gary Luca (Ayer), Leo Blair (Harvard), Bob Prescott (Shirley), Tom Kinch (Devens)

**MassDevelopment representatives in attendance:** Edmund Starzec, Director of Land Entitlements. George Ramirez, Vice President of Devens Operations, was unable to attend.

**Call to Order:** Chairman Luca called the April 24, 2014, JBOS meeting to order at 7 PM

**Approve the April 24, 2014 Agenda.** Motion to approve the April 24, 2014 JBOS Agenda by Vice Chairman Kinch. Second by Selectman Prescott. All in favor. **The April 24, 2014 JBOS Meeting Agenda was approved, as presented.**

**Motion to move the Chairmanship agenda item to the end of the meeting** by Chairman Luca. Second by Vice Chairman Kinch. All in favor. **The Chairmanship agenda item was moved to the end of the April 24, 2014 JBOS Meeting.**

**MassDevelopment update.** Mr Starzec reported that the Grant Road contract has not yet signed, however, MassDevelopment is still planning to break ground this summer. The total number of proposed homes is 120. The total number of residential units until build-out is reached is 260. The density will be comprised of apartment units, town homes, duplexes and single family homes.

**Shirley Economic Development Committee and MassDevelopment discussion regarding a potential zoning change to allow senior housing in the Shirley Village Growth District.** Shirley Economic Development Committee member, Jackie Esielionis, distributed a handout, with maps: *Talking Points for JBOS (04/24/2014)*.

Selectman Prescott noted that the population of Shirley residents is aging and there is a need for senior housing in the region. Ms Esielionis said that the Shirley Village Growth District zoning does not allow housing. Therefore, Shirley may request a Super Town Meeting to amend the Devens housing cap to allow senior housing in the Shirley Village District.

Mr Starzec said that, in the first phase of development, the proposed community may be 30-40 units of age-restricted living, with an institutional connection. Emphasis is on senior living with medical support, similar to the senior housing behind the Dunkin Donuts in Harvard. There might be preference to residents of Ayer, Harvard and Shirley.

Mr Starzec added that the housing cap increase would be specifically limited senior living and only in the Shirley Village Growth Area. MassDevelopment will pay the costs for a Super Town Meeting. The Super Town Meeting would likely be Fall, 2014. Chairman Ms Esielionis asked for the support of the JBOS. Luca said that he would share this information with the Ayer Board of Selectmen and bring back a response to the JBOS. Chairman Blair agreed to do likewise in Harvard.

**Continued discussion and vote regarding the joint governance of the DREZ.** Chairman Kinch asked for the select board's votes regarding the two questions.

[Admin note: The two questions were: 1) Are you supportive of putting a non-binding referendum question to your voters? 2) Is it fundamental to poll residents of the Devens community to gauge their support of the concept of overlay governance, prior to posing the non-binding referendum question at town meetings? --- JBOS Minutes of December 19, 2013]

Selectman Prescott reported that the Ayer Board of Selectmen had revisited their earlier vote. The new Shirley vote was yes to the poll, but not necessarily before everyone else. Chairman Luca said that this was also the response of the Ayer Board of Selectman. Selectman Blair reported that the Harvard Board of Selectman took no action, pending the DEAT Report. Vice Chairman Kinch said that the Devens Committee polled itself again, with the same result as before.

Chairman Luca suggested that the next step is to put the non-binding question of joint governance of the DREZ on the warrant. In accordance with the votes, Devens should be polled, but not prior to the vote. Chairman Luca noted that a vote is a vote and everyone gets one vote. The Devens Committee may speak at the town meetings and express their opinion, one way or another. Devens Committee member Elizabeth Witmer asked how the Devens would be polled. Chairman Luca said they could poll at MassDevelopment or wherever they choose.

**Review and approve the March 27, 2014 JBOS Minutes.** Vice Chairman Kinch noted that, in the Overlay discussion, the Devens Committee voted to poll Devens separately and to put the non-binding referendum question on the ballot. **Motion to approve, as corrected** by Vice Chairman Kinch. Second by Selectman Prescott. All in favor. **The March 27, 2014 JBOS Minutes were approved, as corrected.**

**Treasury update.** Liz reported that the Devens Disposition funding balance is \$32,699.30.

**Public comment.** Mr Kinch received appreciation and applause for the many years and many ways in which he has strongly supported the Devens community.

**Chairmanship.** Motion for Harvard to accept their turn to chair the JBOS by Vice Chairman Kinch. Second by Selectman Prescott. All in favor. **The Town of Harvard will accept the chairmanship of the JBOS. Selectman Blair accepted for the Town of Harvard.** Selectman Blair noted that he would need confirmation from his board to continue as liaison to the JBOS.

**Next meeting: May 22, 2014.** Location to be announced.

**Motion to adjourn** by Vice Chairman Kinch. Second by Selectman Prescott. All in favor. **The April 24 JBOS meeting was adjourned at approximately 7:32 PM.**

-----Minutes taken by Liz Garner-----

**Meeting Documents**

April 24, 2014 JBOS Meeting Agenda  
Talking Points for JBOS (04/24/2014).  
March 27, 2014 JBOS Minutes