

Master Plan Steering Committee (MPSC)
Minutes
Old Library
March 12, 2012

Members Present: Lucy Wallace, Joe Hutchinson, Rich Maiore, Rich Marcello, Ron Ostberg and Michelle Catalina

7:10pm Chairman Hutchinson opened the meeting

Discussed the recent meeting with the BOS and possible questions at ATM.

1. Who will be the speaker at ATM?
2. Questions we are likely to get
 - a. How is Phase II different from DEAT's work? Victor Normand, Head of DEAT, is on-board with Phase II of the MP and DEAT will be part of the Phase II Master Plan. R Ostberg asked who will lead? L. Wallace asked if DEAT will continue? Maybe. Their charge is the year to year financial of Devens. R. Marcello stated that the Master Plan is the umbrella and will go much wider than any one committee. R. Ostberg said that Victor Normand should be lined up to endorse the Master Plan at ATM.
 - b. We've studied Devens enough. Why study it again?
J. Hutchinson wants a clear explanation of the message. L. Wallace says that it is clear from the survey that people want the town to study Devens.
3. What to do about Vicksburg Square?
4. What to do about a Planner? L. Wallace stated that there will be an MRPC planner working with Ayer, Shirley, Harvard, and Devens. R. Maiore says we must have press before town meeting. After Vicksburg fails we should hit the papers with our view. R. Ostberg says the whole conversation about Devens comes back to who and how many people are going to live there. Who will get the tax revenue? Who is going to run it. L. Wallace said there is a high potential for development because of the infrastructure. Harvard needs to set a direction so we can negotiate with MA development. L. Wallace said the committee should have both a handout as well as a prepared speech. R. Maiore agreed.
5. R. Ostberg asked if after Devens is studied there will be alternatives, or recommendations. L. Wallace thinks the onus should be on the consultants. J Hutchinson thinks we need to have a vote, so we will have more than one scenario we are comparing. L. Wallace thinks the scenarios should not be hard and fast, there should be a big, medium and small options. R. Ostberg stated that our main criteria is the consultant's idea of this process. We need to have good input from a consultant who is knowledgeable on commercial real estate, economic development and how states and towns work together. L. Wallace stated that a consultant who has previously worked with Devens may have a conflict of interest and R. Maiore agreed.

6. R Marcello wants to know why we need consultants. Why can't we just do it ourselves? J. Hutchinson said there is no way we can do this ourselves and no one person anyone would trust to put forth any scenario. Need an independent lens. To this, R. Marcello warned that the committee needed to be better "catchers" of the information and advice the consultants are giving us.

Discussed RFP for Phase II

J. Hutchinson mentioned no one on the committee has seen it. R Ostberg suggested that we go with an academic to study Devens. J. Hutchinson asked for a name of one. R. Ostberg said he would call Larry Bluestone and ask him.

Discussed Releasing the Budget Line Items for Phase II at ATM

The group decided not to release the budget line items for Phase II as part of the presentation at ATM.

Discussed the Final Report Due from Brown Walker Planners

J. Hutchinson is asking everyone to take on a chapter. R. Marcello wants Brown Walker to fix all the problems. R. Ostberg wants to not focus on the body text, but to put Brown Walker on the spot for the conclusions. L. Wallace thinks the format at the end of each chapter should be uniform. R. Maiore and R. Marcello want an executive summary at the beginning.

M. Catalina will put the MPSC on the PB for April 2, 2012.

Adjournment

Hutchinson adjourned the meeting at 10pm.

Signed: _____
Michelle Catalina