

## **Master Plan Steering Committee Meeting March 26, 2012 - Old Library**

Present: Tim Clark, Joe Hutchinson, Michelle Catalina, Lucy Wallace, Ron Ostberg, Jim Breslauer, Rich Marcello, Rich Maione

### **Meeting opened 9:35am**

**Old business** - JH to meet with Bromfield Staff to discuss engagement of seniors for support in the Fall 2012 and their senior project program.

### **Review of Draft report by BW**

RO reviewed inputs from Conservation Working group and "white paper" he prepared and questioned how to integrate findings into the final report. Conservation is not just about preserving land, the goal is more complex when preserving the "rural character" of the town. Executive summary prepared could be integrated into the narrative and the white paper included in the appendix of the report. JB and JH to integrate narrative.

LW use of the land has changed over our history, managing the land is part of our responsibility shouldn't that be articulated somehow?

JH requested any inputs regarding the draft report to be submitted to him for incorporations.

### **Vicksburg Square and Devens**

TC What position will the MPSC take on VBS? Should it be focused on process - MPSC responds to housing and land use issues. MPSC is the vehicle by which the town would make decisions related to Devens.

MC Town has responded to the Proposal, we've given input to modify the plan so that we can endorse the project. However, the proponent has chosen not to respond with these changes.

LW do we take a stand? - High Density, homogeneous housing is inconsistent with the 2002 master plan, the 2010 Planned Production Strategy which say that housing should be small site distributed housing type. WRT VBS - the housing density is far higher than what was proposed in 2009 which limited to 25% affordable and had a mix of market rate, affordable and ownership.

RM Is the project financially sustainable?- \$328K to develop each unit vs. \$1000 in potential tax revenue.

JB - Housing working group - don't want Devens to be the place where old people and the economically disadvantaged (poor) are put in high numbers.

RO Recognize private sector's role in development of affordable housing - Mechanism currently doesn't exist for a viable negotiation with Mass Dev.

RO - have we made our demands clear, and have they consistently been rejected. -  
TC&MC Yes!

R Maggiore - we should only report on what we have learned over the past 6 months.

RO - Regarding the MP and Devens - We need to define principles and procedures for effective engagement of MassDev in next phase. We've put alternatives in front of them, but MD has chosen to go over us and our structure. The parties are not aligned currently. Suggested that during a future negotiation our requests are received in a serious way.

RO Should Selectmen make the request from MD and Bialeki for engagement and negotiate in good faith and in complete sunshine from the ground up, not top down that these last several attempts by Mass Dev?

RO - we should be constructive partners with the development community.

TC - MPSC to make a commitment over next 12-18 months Phase 2 of the Master Plan will address these questions.

**MOTION BY Wallace, SECONDED BY Clark: To accept and read the position statement at ATM by chairman JH.**

**“The MPSC has gathered extensive data over the past 6 months through a survey and 2 public forums. 91% of the 684 participants agreed that a decision on Devens needs to be made within 2 years and that the community needs more information prior to making an educated decision. On the issue of housing, the input we received is that the community sees a great need for more diverse housing types and that it should be located throughout Harvard. Devens should not be seen as the only location for elder/low-income housing. Stage 2 of the Master Plan will define, based on continued community engagement, the direction Harvard should take regarding Devens. We expect that MassDevelopment will be an active participant in this process.”**

**Motion was approved unanimously.**

**Education/Publicity for ATM**

JH reviewed count down calendar and responsibilities distributed for ATM lead up.

**Meeting Adjourned 11:45am Minutes drafted by TC**