

Master Plan Steering Committee  
Meeting Minutes  
September 17, 2015

Members Present: Kara Minar, Victor Normand, Lucy Wallace  
Liaisons Present: Don Ludwig  
Planning Board Consultant: Bill Scanlan  
Devens Consultant: Mark Kasinskis, Burns McDonnell

The meeting was called to order at 9:10 AM.

Administrative: The minutes of September 10, 2015 were accepted as presented.

Review of Devens Findings: The purpose of the meeting was to go through the Draft Devens Findings report that had been delivered to the MPSC on September 10<sup>th</sup>. A page by page review was made and, in addition to small edits, points of clarification, major items were raised as follows:

- Section 1.1.1 pg 2: change the date from 1992 to 1994. Also add to the chronology of proposed amendments the 2011 Vicksburg Square proposal (rentals) which failed and the 2015 amendments, 3 of which passed and 1 that failed (rezoning of Grant Rd).
- Victor suggested there be a fuller explanation of Chapter 498 wherein the Land Bank/MassDevelopment agreed to assume municipal responsibilities in return for the towns giving up their right to levy taxes on Devens; that the right of self-government by residents has been temporarily suspended. He also requested that the meaning of disposition be clarified as the return of governance to a local jurisdiction and not the purchase of land. Mark agreed to add a primer on Chapter 498 and the Reuse Plan.
- Section 1.2 pg 5: Change the name 2006 Devens Reuse Plan to Scenario 2B Disposition Plan. Victor noted that this proposal was initiated by the state with the aim of creating a new town by adding more housing (2,400 – 2,700 units) in response to a state housing shortage. Need to note that this proposal failed to pass. Furthermore, where reference is made to the 2006 proposal it be correctly identified as the Scenario 2B Disposition Plan and noted that it failed.
- Section 1.3.2 pg 7: Add a note that the Army retains in perpetuity responsibility to clean up contaminated sites caused by its presence at Ft. Devens.
- Section 1.4.2 pg 9 In first paragraph insert an opening statement to the effect that the education of children of Devens residents has always been addressed by MassDevelopment contracting with one of the 3 host communities.
- Victor will send Bill to forward to Mark copies of the DEAT reports.
- Section 1.4.2 pg 11: Mark will clarify the basis for the statement that Harvard receives the highest per capita state aid in the commonwealth.
- Section 1.4.2 pg 13: Lucy noted population figures based on the most recent federal census include the prison population.

- Section 1.7.2 pg 22 – Devens 2010 Annual Report: Clarify Engineering in first sentence to be Devens Engineering Department.
- Section 1.7.2 pg 23 – Devens 2014 Annual Report: Add explanation that Devens utilities are run as a municipal utility. With the exception of gas and electricity, other utilities could be extended into the 3 host towns should they form a regional municipal utility upon disposition. The expansion of gas and electricity into the 3 towns would require a negotiation to purchase from the current provider (National Grid).
- Section 1.9.2 pg 31: Correct subsection re Education to delete statement that MassDevelopment has established a school district. Victor noted that the state had refused MassDevelopment's request to do so.

Mark reiterated that the findings reports were an exploration of previous reports and were not to be considered an analysis. He added that the Devens and Elements Findings reports will be incorporated into the respective chapters of the Master Plan. Given that, the MPSC requested that care be paid to the tenses of past actions and events to be clear that they occurred in the past and may no longer be in effect. The Devens Findings and Economic and Fiscal Impacts reports will be combined as a stand-alone document.

Deliverables: Mark's next deliverables will be a revised Devens Findings report and the incorporation of the first two chapters (Natural Resources & Open Space and Historic & Cultural Resources) with the Devens and Elements findings.

Public Participation: The October 29<sup>th</sup> forum was briefly discussed. It was agreed that it should be formatted as a presentation (power point with hand-outs) by BMcD followed by a general Q&A session, as opposed to breaking into small working groups. The focus will be on Devens, what has been learned and factors to consider in terms of the various master plan elements. Victor noted that of the permitted 8 million square feet, close to 5 million square feet have been built. The opinion of the DEAT is that Devens could have a positive economic benefit to the town, but certainly not a negative one. Public outreach should be discussed at our next regular meeting on September 24<sup>th</sup>. The committee agreed that Devens residents, Ayer and Shirley, as well as Mass Development, the DEC, and our state legislators should all be invited to attend the forum.

The meeting was adjourned at 11 AM. The next regular meeting of the MPSC will be September 24<sup>th</sup> at 7 PM. Kara told Mark that the MPSC would consider approving BMcD' meeting Milestone 2 at that time.