

Master Plan Steering Committee  
Meeting Minutes  
September 10, 2015

Members Present: Didi Chadran, Victor Normand, SusanMary Redinger, Lucy Wallace  
Liaisons Present: Elaine Lazarus, Joe Theriault, Jaye Waldron  
Planning Board Consultant: Bill Scanlan  
Devens Consultant: Mark Kasinskas, Burns McDonnell  
*Harvard Press*: John Osborne

The meeting was called to order at 7:05 PM.

Administrative: The minutes of September 3, 2015 were accepted as presented.

Deliverables to Date: Mark summarized the deliverables received to date: Draft Economics and Fiscal Impacts, dated 8/27/15; draft Master Plan Elements Review, dated 8/28/15; and draft Devens Findings, dated 9/9/15. He explained that the information in the Elements Review and Devens Findings would be integrated into the respective chapters on the master plan, while the Economic and Fiscal Impacts – Devens Impact Evaluation would become a stand-alone report or chapter in the Master Plan. Mark's intent is to produce a final deliverable that will be a complete "compendium: of the facts and analyses contained in the various documents.

Review of Devens Findings: As the MPSC had only just received this report, Mark agreed to walk through the highlights. SusanMary suggested the Findings report be included as an appendix to the Master Plan, as it contained a fairly comprehensive history of Devens activities since 1994. Victor recommended that where modifications to the Devens Reuse Plan were suggested it be made clear that they were not adopted. The take away should be that the 1994 Reuse Plan has remained intact and that the current development on Devens has followed that Plan. The challenge is, therefore, to understand how Devens (and the 1994 Reuse Plan) might affect or relate to the elements of the Master Plan. Lucy suggested that the Reuse Plan zoning map might be useful to include, as it illustrates what uses are allowed on Devens.

Understanding the need of the MPSC to review the report and then be able to meet again with Mark with questions and comments, Mark agreed to another meeting on Thursday, September 17<sup>th</sup> at 9 AM. Bill will post it and confirm the location (probably the Hapgood Room).

Review of Economic and Fiscal Impacts: Bill had sent Mark a summary of the MPSC's prior review and discussion of this report at its September 3<sup>rd</sup> meeting. Mark has passed those comments along to Sarah Torres, the economist on the BMCD team, along with information from Victor and the DEAT. There was considerable concern raised regarding the models used and the basis for some of the figures, such as the Harvard jobs supported by Devens' jobs and the economic benefit to Harvard of Devens. It was recommended that in the section on employment benefits (pg 1-7 and 1-8), statements be qualified by the insertion of the word "could". Vic suggested it would be helpful to know where the Devens workforce lives, information that should be available in the US Census "Journey to Work" data. SusanMary noted that the most recent school population information (as of this fall)

shows a reversal of the declining enrollment trend previously forecast. She will send the updated data and trending analysis to Mark and Sarah by Monday, the 14th.

Victor also questioned the estimated revenue and expenses presented on pg 1-4. Again, Sarah needs to explain her assumptions and some apparent internal discrepancies. Bill has sent Sarah the 2015 assessors' valuations and the 2008 Devens parcels spreadsheet which identifies every parcel in Devens and its current use. Victor offered to be available by phone should Sarah have questions on the information and data.

Bill noted the report needs a more complete explanation of the findings.

Master Plan Elements Review: The MPSC members generally found the "Devens Considerations" section included with each element very useful and the questions being raised helpful. Joe felt that the report should not only include findings of how Devens may impact the various chapters, but it should also include a summary of the chapters to get a complete picture of the opportunities and challenges Devens presents to the Town. Mark agreed to do so. Members also felt the report should include specific details on facilities at Devens; for example the number of soccer fields. Mark indicated that task is the next step in the process. This may reveal action items for Harvard's boards and committees if the Town resumes jurisdiction.

Next Steps: SusanMary asked about the overall state of the Master Plan and what our next steps would be. Lucy noted that we still had two open items to consider: governance and technology/sustainability. Governance entails our capacity to manage Harvard as it is now, in the future, and should we resume jurisdiction of Devens. Mark noted the basic question, the "golden key," is would the cost of the needed additional capacity in delivery of municipal services be balanced by the additional revenue from Devens. He noted that in some ways service delivery would not be greatly impacted by the addition of Devens, but that in others capacity would need to be expanded. And, as exemplified by the new regional dispatch located on Devens, there could be opportunities for regionalization of services that could result in savings to the town.

Public participation was briefly discussed. BMcD has a team member who could assist us with various forms of social media and outreach. A forum on Devens impacts and findings is tentatively set for October 29<sup>th</sup>. Public outreach should be discussed at our next regular meeting on September 24<sup>th</sup>.

The meeting was adjourned at 8:55 PM. The next meeting, a working session with Mark on the Devens Findings, will be at 9 AM on September 17<sup>th</sup>. Members were asked to review the document and get comments to Bill early next week, if they cannot make the meeting on the 17<sup>th</sup>. The next regular meeting of the MPSC will be on September 24<sup>th</sup>.