

## Select Board's ad hoc Hartwell Road Committee

### Minutes of April 6, 2021 meeting

#### Remote participation videoconference

**Members Present:** Jennifer Boles, Lori Eggert, Amy Lloyd, Meeta Mathur, William Moonan, Karl Winkler

**Also present:** Charles Ticotsky, Special Assistant to the Town Manager, virtual meeting Administrator; Bedford TV

**Taking Minutes:** Meeta Mathur recording for Minutes

*[Note: Because of camera issues, Mr. Winkler is not always shown on the Bedford TV video of the meeting, but his comments are preserved in the audio recording]*

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**Call to Order:** Chair Boles opened the meeting at 7:01 p.m.

*[Note: the chair mistakenly announced the meeting date as March 18]*

**Disclaimer:** Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the ad hoc Hartwell Road Committee is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. Persons who would like to listen or view this meeting while in progress may do so by Zoom or by phone. Bedford TV is also recording this meeting. All votes taken by this body shall be by roll call vote.

**Announcements:** Ms. Boles thanked Charlie Tikotsky for locating for the Committee the Coast Guard Housing at Pine Hill Road Executive Summary [dated June 2014] from previous charrette presentations to the Select Board, embedded within an article in *The Bedford Citizen* [Bergin, D., 2014, August 11].

#### Minutes Approval:

*[Note: The 72 seconds recording the Minutes approval discussion, motions, and vote are missing from the Bedford TV video of the meeting, but are preserved in the separate audio recording Ms. Mathur made for the committee.]*

- Draft Meeting Minutes of March 18, 2021

Ms. Lloyd moved that the Minutes of March 18, 2021 be approved. Ms. Eggert seconded the motion. Ms. Boles, Ms. Eggert, Ms. Lloyd, Ms. Mathur, Mr. Moonan, and Mr. Winkler each voted "Aye" in a voice roll call. The draft meeting Minutes of March 18, 2021 were approved **6-0-0**.

**Continued discussion and revision of the draft committee report for the Select Board re: Hartwell Hill northern NWIRP tract and upcoming divestiture from the Navy:**

[*Note: NWIRP = Naval Weapons Industrial Reserve Plant, which was closed and vacated by the Navy in 2000.*]

The editing session was prefaced with a brief discussion of a 2014 charrette presentation to the Bedford community regarding the divestiture of the Coast Guard-owned housing property at Pine Hill Road. Mr. Winkler recalled that the presentation emphasized the window of opportunity the Town had in a technical and complex process to acquire the property: certain options were open to Bedford, others were unavailable, and there was a limited amount of time to make a decision. The effectiveness of that presentation could be useful for our committee to consider as we compile our report.

A number of edits for the draft report were suggested, such as:

- Include possible options in addition to, and compatible with a solar farm for the northern NWIRP tract that are or could become available to the Town as the cleanup of the site proceeds: recreational areas, athletic parks, a dog park, jogging paths, etc. Describe a vision for the future that includes increasing opportunities for the land and the Town as time goes on.
- Emphasize that acquiring the land is good insurance for the future of Bedford.
- Position the two preceding points as the introductory statement to the recommendations.
- Condense statements, exhibits and tables wherever possible.
- The need for more accurate maps than some of the outdated base maps in the Navy publications. Add note that the Navy maps omit many significant nearby residential and recreational features that have been built over the years.
- Reorder exhibits and some tables according to emphasis in report: most important are the public benefit conveyance chart, Ameresco and EPA positive preliminary assessments of Hartwell Hill solar farm, and photographs of local landfill solar farms.
- Streamline the report by moving details in report body into the appendix exhibits.
- Follow narrative of how the solar farm option was arrived at during the committee's research.
- Be explicit that more appropriate areas for commercial and industrial development that benefit the town tax base already exist in Bedford (Crosby Drive and Wiggins Avenue). The Bedford tax base will not diminish if this site does not enter the tax rolls. It has not been on the tax rolls since 1941.
- Add good individual photos of local landfill solar farms as an exhibit.

**Other Business:**

- Ms. Boles asked committee members to review the EPA Superfund Redevelopment Initiative website for useful information for the committee and the Town re: the 72 alternative energy development projects at Superfund sites throughout the nation. 76% of the projects are solar energy installations, including a new one approved by the state in June 2020 for a 3MW solar and 2MW battery storage system to be developed on the Sutton Brook Superfund site [Tewksbury, MA].

- An online poll will be sent to members to choose the next meeting date to review changes in the draft report.

**Adjournment:** Ms. Eggert moved to adjourn the meeting and Mr. Moonan seconded the motion. The motion was approved by a voice roll call vote of **6-0-0** and the meeting adjourned at 8:44 p.m.