

Select Board's ad hoc Hartwell Road Committee

Minutes of February 17, 2021 meeting

Remote participation videoconference

Members Present: Jennifer Boles, Lori Eggert, Amy Lloyd, Meeta Mathur, William Moonan, Karl Winkler (Ms. Eggert had to leave the meeting early to participate in another Town commission meeting)

Also present: Charles Tikotsky, Special Assistant to the Town Manager; Bedford TV

Taking Minutes: Meeta Mathur

Call to Order: Chair Boles opened the meeting at 6:02 p.m.

Note: NWIRP = Naval Weapons Industrial Reserve Plant. The 30-acre northern tract of the NWIRP encompasses Hartwell Hill and some surrounding land, including a section of Hartwell Road. It is due to be divested by the Navy in the next several years. It lies opposite the smaller 16-acre southern tract of the NWIRP which was divested by the Navy and sold at public auction in 2018-2019.

Announcements

- Reading of required meeting notice: *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.*
- The Navy Bedford NWIRP Remedial Project Manager confirmed on Feb. 12 the Navy's environmental remediation timeline is unaffected by the pandemic and still on track to be approved as operating successfully by the EPA in several years. She also said the Navy may try to hold a virtual Restoration Advisory Board (RAB) meeting this summer to update the Town on NWIRP cleanup progress.
- Colonel Hogeboom of the Department of Defense Office of Local Defense Community Cooperation on Feb. 12 confirmed that the first 16 grants have already been awarded for a pilot program to fund off-installation infrastructure improvement projects in defense communities. The object of the Defense Community Infrastructure Pilot Program (DCIPP) is to encourage cooperation between defense communities such as Bedford and military installations such as Hanscom Air Force Base to partner on infrastructure projects to their mutual benefit. Projects must be located off-Base and can range from schools to roads to utilities, with funding grants ranging from \$250,000 to \$25,000,000. This new program will run for 9 more years and could

be a possible source of funding to explore if the Town and Hanscom Air Force Base should wish to partner in an infrastructure project such as a potential Hartwell Hill solar farm.

- Mr. Moonan noted that Ameresco shows continuing interest in being involved with a potential Bedford solar farm.

Minutes Approval: Mr. Moonan moved that the draft Minutes of July 10, 2020 be approved; Ms. Lloyd seconded the motion. The Minutes were approved by a voice roll call vote of **4-0-1**. Ms. Boles, Ms. Mather, Ms. Lloyd, and Mr. Moonan each voted “Aye”. Ms. Eggert had to leave the meeting early to participate in another Town commission meeting. Mr. Winkler abstained as he was not present during the July 10th meeting.

Discussion of Draft Outline Report re: Findings/Recommendations on Hartwell Hill NWIRP land and Upcoming Divestiture by Navy/GSA

Chair Boles was chosen as primary report writer to synthesize input from other committee members on content and arrangement. The preliminary draft of the report outline was discussed. Consensus was for a draft report to be written over the next month consisting of the following:

- one page executive summary of findings and recommendations, including any reasons for urgency
- brief description of the property and history, with map(s) and possible timeline of land use, environmental contamination remediation history, and divestiture stage
- analysis of potential future land use options with the pros and cons of each within constraints of property location, zoning, and Superfund status
- brief explanation of the GSA property screening process and the GSA public benefit conveyance program to be included within analysis or recommendations section
- recommendations – primary: solar farm; secondary: combined uses that may qualify as GSA public benefit conveyances; possible strategies to achieve goals
- final section with references, sources, tables, exhibits, photographs, and addenda including the 2014 EPA preliminary assessment for the Navy of Hartwell Hill as the site of a potential solar farm and the 2020 Ameresco educational presentation to the committee on solar farm issues near airfields and on brownfields, with particular reference to Hartwell Hill.

Mr. Tikotsky was asked if he could try to find the original presentation handout distributed to the public about the divestiture of the Coast Guard Pine Hill housing tract in the Town records for the committee to review. Mr. Tikotsky kindly agreed to search for the record.

Other Business: An online poll will be sent to members to choose the next meeting date to review the draft report.

Adjournment: Mr. Moonan moved that the meeting be adjourned and Mr. Winkler seconded the motion. The motion was approved by a voice roll call vote of **5-0-0** and the meeting was adjourned at 7:04 p.m.