

Select Board's ad hoc Hartwell Road Committee

Minutes of March 18, 2021 meeting

Remote participation videoconference

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

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 6:30 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 2019.

Announcement: 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.

Minutes Approval:

- July 10, 2020 Meeting Minutes Amendment

Ms. Lloyd moved that the Minutes of July 10, 2020 be reopened for consideration of proposed amendments and Mr. Moonan seconded the motion. Ms. Boles, Ms. Eggert, Ms. Lloyd, Ms. Mathur, and Mr. Moonan each voted "Aye". Mr. Winkler abstained as he was not present during the July 10th meeting. The reopening of the Minutes was approved by a vote of **5-0-1**.

Ms. Boles proposed the following amendments: Page 1 – delete extra space between "risk due to" and "trespassing juveniles"; Page 2 – change "the presence of the structures will decrease potential energy production by a factor of 2 or more" to "3 or more"; add closing quotation mark to EPA study quote; delete last sentence. Mr. Moonan moved the Minutes be amended as proposed; Ms. Lloyd seconded the motion. Ms. Boles, Ms. Eggert, Ms. Lloyd, Ms. Mathur, and Mr. Moonan each voted, "Aye". Mr. Winkler abstained as he was not present during the July 10th meeting. Amended Minutes of July 10, 2020 were approved by a vote of **5-0-1**.

- February 17, 2021 Meeting Draft Minutes Approval
Ms. Lloyd moved to accept the Draft Minutes and Mr. Winkler seconded the motion. Ms. Boles, Ms. Lloyd, Ms. Mathur, Mr. Moonan, and Mr. Winkler each voted “Aye”. Ms. Eggert abstained as she had stepped out of the meeting for another Town commission vote. The Minutes of February 17, 2021 were approved by a vote of **5-0-1**.

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

Committee members agreed to focus on major revisions and save more detailed edits for later. It was proposed that the report should tell the story of the committee’s research, including which potential land use options were explored, why some were discarded, and why certain options made the most sense for the site. It should allow readers to follow along the committee’s path, see the information the committee discovered, and understand what drove the committee to reach its decisions for recommendations.

General suggestions were made that the report be written so readers can quickly skim through the main points, and easily find supporting details in the Appendix. The use of graphics was stressed as an important tool to help make the report information - and in particular the geographical and physical issues of the Hartwell Hill area - easier to grasp.

At the request of the Chair, Mr. Winkler agreed to give an oral presentation of the committee’s findings to the Select Board. Board members will also receive the committee’s written report.

More specific report revisions suggested:

- Reorder the Analysis section to reflect chronology of potential land use options explored by committee. Start with GSA public benefit conveyances, mention private industrial/commercial developments, and finish with solar farm.
- Use bullet format wherever possible for maximum simplicity, impact, and readability.
- Replace the outdated Navy map for the general Hartwell Hill area with a more accurate site/topographic map to reflect homes, neighborhoods, and recreational sports facilities not shown in the Navy map. Work with Town GIS engineer to create the new map.
- Add a Town zoning map to illustrate residential zoning adjacent to and near the Hartwell Hill NWIRP property.
- Note the committee’s concern that the extremely outdated maps used in the Navy’s most recent NWIRP environmental publications do not reflect homes, residential developments, recreational sports facilities, and playing fields that have been built in the area since the Navy shuttered the NWIRP facility in 2000. Some pre-2000 residential neighborhoods are also omitted from the Navy maps. These outdated maps may have the potential to mislead readers and government agencies reviewing the Navy publications, if the individuals and agencies are unfamiliar with the Hartwell Hill area.
- Find easier to read Navy Land Use Control (LUC) map if possible.
- LUC details, if included at all, should go to Appendix.

- Move GSA Disposal Flow Chart to Appendix.
- Paragraphs on contamination issues should be shorter. Consider moving some of the details to the Appendix, so the report flow is not interrupted.
- Move the Ameresco aerial visual of a potential Hartwell Hill solar farm up from the Appendix to the Analysis section.
- Add the Ameresco photo of the Acton landfill solar farm to the report.
- Consider a photo of the Concord landfill solar farm for possible inclusion in the report.
- Find more photos of local landfill solar farms for committee to compare so that the best one(s) can be included in the report.
- Delete close-up photo of solar panel and ballast foundation details – just note in report text that various installation options are available for Superfund sites.
- Add recommendation that special consideration be given to a ballast foundation system, rather than a piling foundation system to avoid potential problems in the long run. A moveable ballast foundation system would likely be more adaptable as the site land use controls and remediation technology evolve during the coming decades.
- Clarify statement recommending the Town proactively explore additional opportunities regarding nearby Hartwell Hill area federal and state-owned land.
- Consider if information about the EPA Superfund Redevelopment Initiative should be added to the report.

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 Ms. Lloyd seconded the motion. The motion was approved by a voice roll call vote of **6-0-0** and the meeting was adjourned at 7:50 p.m.