

Select Board's ad hoc Hartwell Road Committee

Minutes of June 3, 2021 meeting

Remote participation videoconference

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

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

Taking Minutes: Meeta Mathur recorded the meeting for the Minutes

Call to Order: Chair Boles opened the meeting at 7:07 p.m.

Disclaimer: *Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, this meeting of the ad hoc Hartwell Road Committee is being conducted via remote participation. 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:

[Note: NWIRP = Naval Weapons Industrial Reserve Plant.]

- By fortunate chance, Ms. Boles received informal notice from the Navy remedial project manager (RPM) that there will be four summer construction projects at the NWIRP (environmental, not demolition-related), and that additional details will come soon in an official notice.
 - One of the projects is related to installation of new equipment at the Navy water treatment plant close to The Edge Sports Center playing fields on Hartwell Road. The plant is being updated to remove 1,4-dioxane from the groundwater of the northern tract of the NWIRP. That work should begin on June 7 and take about 5 weeks to complete. Most of the work will be performed indoors and should not generate too much additional truck traffic. The contractor will try to keep the traffic to off-peak hours.
 - The RPM explained that residents near the NWIRP land may have heard some noise during April and early May from new wells being drilled to help monitor groundwater contaminants. This project is a continuation of work begun in early 2020. More wells are slated to be drilled, likely from mid-June into August. Some residents working from home may hear noise from the drilling.
 - Mr. Winkler suggested that the Navy should be asked to provide assurance that any dust generated from drilling through contaminated soil will be contained and not allowed to drift into the playing fields or residential areas. Ms. Boles agreed to send a query to the remedial project manager to ask what precautions will be in effect.

- Ms. Boles attended a Department of Defense webinar which took place on June 2 regarding the Defense Community Infrastructure Pilot Program (a program which the committee has discussed in the past as a possible funding or collaboration source for off-installation infrastructure projects such as a solar farm that would benefit Bedford as well as Hanscom Air Force Base). The officials gave updates on the program, which awards project grants of from \$250,000 up to \$20 million, and has \$60 million dollars available for award this year. [The program will run for 10 years and is in its second year.] Projects can include schools, recreational facilities, utilities such as water, gas, electricity and power generation, among many other infrastructure improvements.
 - Ms. Boles submitted a question about whether a combined solar farm project shared between a town and its military installation would be eligible as a proposal, but had not as yet received an answer.
 - [Jeremy Faust, Presidential Management Fellow of the Office of Local Defense Community Cooperation later answered the question on August 4 as follows, *“Answer: Yes, proposers are specifically encouraged to highlight how/whether the project proposed supports broader efforts towards minimizing potential interruptions to the mission, including energy resiliency and other efforts to better sustain the local mission. However, the title for improvements funded with Defense Community Infrastructure Program funding will vest with the grantee, which must be one entity only.”*

Note: Ms. Boles believes the single “grantee” would be the Town, if Bedford chooses to acquire the northern tract of the NWIRP after it is divested by the Navy, and if the Town and Hancom Air Force Base should wish to partner on a grant application to develop a mutually beneficial solar farm there. But this should be clarified with Mr. Faust.]

Minutes Approval: The committee will hold the draft Minutes approval until next meeting.

Complete or continue the editing of the draft committee report for the Select Board re: the Hartwell Hill northern NWIRP tract and upcoming divestiture from the Navy:

[*Note: NWIRP = Naval Weapons Industrial Reserve Plant.*]

Additional report edits were suggested, including:

1. Cover and Title Page

- a. Use templates for a more polished appearance.

2. Maps

- a. Aim for 3 main maps: regional, neighborhood, and property-specific.
- b. Keep as simple as possible (plume maps are more complex).
- c. The committee will review and position the maps before the next meeting.
- d. Add the 1950 airport map including Hartwell Hill shared by Mark Wimmer, the Massport airport data specialist for Hanscom Field, to one of the report exhibits.

3. Executive Summary

- a. Add a zoning map citation.

- b. Consider adding a map at the end of the executive summary if there is room there.
- c. Mention the tax base situation here as well?

4. Description/History

- a. Locate the document with quotes about the estimated financial cost to the Town re: Hartwell Road wellfield/treatment plant /water source replacement for the future.
- b. With regard to the Timeline: finish red details; add well loss/settlement dates; delete most months and just retain years.

5. Analysis

- a. Finish correcting /completing details marked in red.
- b. Add a potential public benefit conveyance options table; and add Hartwell Hill area amphibians and flora to the list of mammals, reptiles, and birds within the wildlife refuge section of the table.

6. Recommendations

- a. Delete the “natural resources” sentence.
- b. Fill in the Xs.
- c. Mention the tax base situation.

7. Appendix

- a. Create an accessible pdf archive.
- b. Delete meeting synopses; instead, just provide a link to the committee webpage Minutes.
- c. Add a link for the best airfield solar farm photos in the exhibit.
- d. Consider an exhibit with information on the history and 2009 decommissioning process of the Hanscom Air Force Base Minuteman Village Mobile Home Park on Hartwell Road, adjacent to the NWIRP. 44 acres were zoned industrial, but used as residential for 50 years.

8. References and Sources

- a. Order topics by priority or chronology.
- b. Double check all citations.

Mr. Winkler suggested two Town budget-related issues be incorporated into the report:

- Consideration of the timing of the report with regard to other Town projects such as the Firehouse, Police Department and DPW building renovations/replacements.
- An attempt to at least bracket the potential cost range of acquiring the northern NWIRP tract and developing a project or projects there.

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

Adjournment: Mr. Winkler moved to adjourn the meeting and Mr. Moonan seconded the motion. The motion was approved **4-0-0** in a voice roll call vote by Ms. Boles, Ms. Eggert, Mr. Moonan, and Mr. Winkler. The meeting adjourned at 8:49 p.m.

