

**Hanscom Area Towns Committee**  
**Meeting Minutes**  
**February 27, 2020**

Attending: HATS Selectmen Jonathan Dwyer, Lincoln, chair; Suzie Barry, Lexington; Linda Escobedo, Concord; Mike Rosenberg, Bedford; Emily Mitchell, Bedford.

Other HATS members: Margaret Coppe, Lexington.

Also attending: State Rep. Michelle Ciccolo; Alaina Coppola, Massport director of government affairs; Edward Freni, Massport director of aviation; Amber Goodspeed, Hanscom Field operations director; Glen Kernusky, Hanscom Air Force Base community relations; Todd Smith, Massport Aviation Group; Lisa Wieland, Massport chief executive officer; Sharon Williams, Hanscom Field manager.

Selectman Dwyer introduced CEO Wieland, noting her previous success as port director. Ms. Wieland presented an overview of Massport after six months as chief executive officer. She said her role is to fulfill Massport goals and align with the commonwealth's. She acknowledged Massport's three core businesses: aviation, maritime and real estate.

Logan International Airport experienced unprecedented growth in 2019, she said, with a 4 percent increase in passengers, much of it driven by the strong economy as well as travel-intensive industries, changes in aviation technology and more international flights. She outlined planned Logan capital investments, including seven new gates in Terminal E, a 2,000-car garage, and roadway improvements, including a high-occupancy vehicle lane. There is also a communication campaign, in partnership with the MBTA, aimed at reducing vehicle trips. Part of the plan is new Silver Line buses. Massport also reconfigured Uber and Lyft traffic, centralizing those operations so they no longer congest Logan roadways. She said in 2018 those services made 12 million airport trips, and five million were without passengers. CEO Wieland also mentioned planned improvements to Logan Express bus service, including more parking in Framingham and Braintree and a new Back Bay location. Massport plans a new express service from North Station and is considering new express sites in the west suburbs.

CEO Wieland said Hanscom Field continues its mission of general aviation and corporate activity. She noted that state officials have approached Massport about a possible site for construction of a corporate global headquarters facility. The 10-year Massport strategy for Worcester Airport continues. The airport has added a new landing system for bad weather. There are three Jet Blue flights daily to Florida and New York. American and Delta have added flights to airline hubs, so Worcester is becoming a springboard for travel. Massport is trying to build awareness and to identify other service opportunities, she said. In 2019 there were almost 200,000 Worcester passengers, a 34 percent increase from the previous year.

CEO Wieland said Massport's Maritime Division is a "hidden gem," with an \$8 billion annual economic impact. More than 250 companies rely on the port to connect to the global economy, she said. A project to deepen the harbor and modernize the terminal was funded by state and federal sources. Dredging is 70 percent complete. About 440,000 passengers used the cruiseport last year, a 10 percent increase from 2018. This year, she said, the expectation is for 100 ships from 25 cruise lines, with Boston serving as a home port and port of call. CEO Wieland also noted that Massport is a landlord for seafood processing operations – about 60 businesses in the South Boston area. She noted that seafood arrives by air and is processed here. Massport owns the fish pier and is creating space to expand. This all contributes to a healthy, diversified economy, she said, and Massport, as a prime landowner in the Seaport District, enabled much of the development there. Massport's real estate portfolio is designed to maximize value. Revenue from planned residential buildings and a new hotel will help fund improvements to the maritime infrastructure, she reported.

CEO Wieland noted Massport's diversity and inclusion initiative in real estate criteria for developers. There are many minority equity holders on the Omni Hotel project, and it also involves some minority construction firms, she said. The private redevelopment of Commonwealth Pier also has diversity and inclusion models.

Massport strives to be a good neighbor, Ms. Wieland said, including by efforts to reduce environmental impact. She mentioned electrification, LEED certification, and a program of energy resiliency across the business platform.

In response to a question from Selectman Rosenberg about response to a possible global pandemic, Ms. Wieland said Massport will work with public health officials to provide any assistance requested. In answer to a question from Select Board Member Escobedo about how to reconcile dredging and energy resiliency, CEO Wieland said the planned project won't increase flooding risk. Massport has protected its critical infrastructure with new flood barriers, she said.

Select Board Member Barry noted the start of planning for the 250<sup>th</sup> anniversary of the Battles of Lexington and Concord in 2025. She asked about promotional displays at Logan and Worcester. CEO Wieland encouraged initial conversations on the idea. Massport will be happy to engage, she said, and the cruise port should be a promotional site as well. In answer to a question from Selectman Mitchell, Ms. Wieland said Massport is working on ways to encourage use of the MBTA Blue Line, especially since Silver Line vehicles have exceeded capacity.

The CEO, in answer to a question from Selectman Dwyer about the potential for increased flights at Hanscom, said there are no plans to change the airport's mission. That projects a growth rate of 0.3 percent through 2038. She acknowledged that projections were overstated and not based on actual aircraft operations in past Hanscom Field Environmental Status and Planning Reports. The current ESPR long-range projection is more realistic, she said. In answer to a query from Selectman Dwyer, CEO Wieland said state officials approached Massport about the possible new corporate site. Ms. Coppe asked if the property would be subject to local taxes if it's not aviation related. Ms. Williams said everything on Massport property is exempt.

Participants talked about steps to mitigate area traffic congestion. Select Board member Barry said Lexington is trying to schedule improvements on Wood and Bedford Streets, as well as bridge replacement on Hartwell Avenue. Selectman Rosenberg said he wanted Massport officials to know that when the Air Force lease expires for the so-called FamCamp north of the runways, the town of Bedford would be interested in acquiring the site.

Glen Kernusky was introduced as community relations director in the Hanscom Air Force Base Office of Public Affairs. He most recently had a similar position with the Massachusetts National Guard.

### **Municipal highlights**

Selectman Rosenberg said Town Meeting in March will vote on a proposal to acquire acreage at the corner of The Great Road and Webber Avenue for a fire station site. Select Board Member Barry said Lexington's new fire station is expected to open in the spring. Select Board Member Escobedo said a feasibility study and schematic design for a new middle school building have been approved. There are also proposals for revising the depot area on Thoreau Street. A public forum took place. She also mentioned Complete Streets allocations for Concord Center and West Concord. She said Concord also received a grant to work with Crosstown Connect to transport workforce to and from local employment centers.

Select Board Member Barry reported that plans for improving the Hartwell Avenue-Maguire Road intersection are on hold, with efforts under way to include it on the state Transportation Improvement Plan. The new kindergarten opened on time and the Hastings School addition is close to completion. The new visitors center is scheduled to open April 1. Town meeting will address a proposed rezoning at 1050 Waltham St., to allow construction of laboratory and office space with a parking garage. Also, the Recreation Department is conducting a needs assessment.

Selectman Mitchell enumerated highlights on the Bedford Town Meeting warrant, including an expanded police station and library heating, ventilation, and air conditioning equipment that will be more expensive in order to meet Net Zero objectives. Selectman Dwyer said the Lincoln Town Meeting warrant has 40 articles, including adopting the name “Select Board.” There are also proposals for prohibition of plastic bags and single-serve plastic water bottles. Also, a school construction price estimate has increased by \$3 million; that issue will be addressed at a concurrent Special Town Meeting. Select Board Member Escobedo said Concord Town Meeting will consider a requirement for all-electric energy, and no fossil fuel use, in new residential development.

The next HATS meeting was scheduled for April 30, 2020. Future agenda topics include mosquito control and a session with the chair of the MBTA Advisory Board. Select Board Member Barry noted that the HATS chair rotates in April. On behalf of HATS, Select Board Member Barry presented Selectman Rosenberg with a U.S. flag—flown over the four local town halls and at Hanscom Air Force Base, Hanscom Field Civil Air Terminal, and Minute Man National Historical Park—in recognition of 12 years of service with the committee. The minutes of Jan. 23, 2020 and May 23, 2019 each were approved, 4-0. The meeting was adjourned at 8:40 p.m.