

# DEVENS ACCEPTANCE CRITERIA

The following are criteria which need to be assessed and met prior to the Town of Harvard being willing to accept jurisdiction over Devens property under the current jurisdiction of MassDevelopment per Chapter 498 of the Acts of 1993.

## 1. Financial

- X all expenses, including capital plan costs, related to the administration and provision of public services for Devens, including education, must be balanced by revenues originating from Devens on an annual basis.
- X taxation of commercial and industrial activities on Devens must raise revenues at a level so as to cover all costs stated in the first bullet as well as generating enough revenue to develop a capitalization and stabilization fund which will be sufficient to maintain public infrastructure and defer other expenses related to their presence on the site.

## 2. Environmental

- X all areas of concern regarding contamination and landfills must be clearly identified
- X all sites requiring remediation must have a plan that includes a timetable for completion and a guarantee of funding adequate to complete the remediation task in place.
- X all recreation and natural resource areas must have a plan for their maintenance in place with funding and responsibility for the maintenance clearly identified and secured.
- X determination that remaining contamination could have no adverse impact on the Town of Harvard (operations, legal or otherwise).
- X must have a agreement as to how future identification of contamination will be resolved to protect the Town of Harvard from liability.

## 3. Schools

- X issue of where children will be schooled should be resolved for at least a 10 year period moving forward from time of turnover
- X levels of reimbursement and financial support must be determined and be made legally binding with State.
- X if schooling to be provided by Harvard, must have an acceptable plan which accommodates the increased population. This plan must be acceptable from a financial as well as a community viewpoint as to whether new schools will be built, where and for which grades.

## 4. Character

- X adequate and sustainable buffers/barriers must be in place between incompatible uses within Devens and the surrounding community.
- X opportunities should be present for the establishment of commercial activities that support the resident population of the site and provide commercial services not now present in the Town of Harvard.
- X access to Devens must be pre-determined and constructed so that all functions and circles of interaction (schools, Town-center access, social, cultural) are provided for.

## 5. Infrastructure

- X land must be made available on Devens, free and clear of contamination (or with capped remediation costs), in order to provide for all Town needs and operation (schools, public works, public safety, etc.)
- X a plan for the maintenance of all roads, recreation areas, and public facilities by the Town of Harvard must be in place with all necessary equipment, buildings, and yard facilities transitioned to the town in good operating condition.
- X ownership of all public facilities, roads, etc to be maintained by the Town of Harvard must be transferred to the Town of Harvard.
- X adequate equipment, facilities, and access must be in place to provide public safety services (police, fire, ambulance) to the site.
- X sewer, water and other necessary regional districts must be established for the operation and maintenance of regional facilities
- X sewage and water facilities must be in good operating condition and adequately capitalized to make any needed improvements.
- X an aquifer protection plan must be established and funded to protect the water supply
- X a self-supporting plan for trash disposal must be established

## 6. Land Ownership

- X determine ownership of all properties on Devens and develop a plan as to how records can be developed and transferred so that the Town of Harvard can assess and tax in accordance with current operations.
- X ownership of all structures and parcels on the site must be clearly established and agreed to including all property still owned by the State.
- X those structures not in use or without a clearly identified reuse and a funded plan in place for their reuse must be removed from the site.
- X a plan must be developed by which current land owners on Devens are informed and transitioned into the new system of operations with the Town of Harvard.

## 7. Reuse Plan

- X the Joint Boards of Selectmen must agree that the goals of the reuse plan have been met.

- X zoning control must be transferred to the Town of Harvard subject to an Memorandum of Understanding between the state and town that provides stability to those currently on the site or seeking to locate on the site.