



Town of Carlisle Select Board

Resolution Opposing the L.G. Hanscom Field North Airfield Development

WHEREAS, North Airfield Ventures, LLC and Runway Realty Ventures LLC (the “Proponent”), have proposed the L.G. Hanscom Field North Airfield Development (the “Project”) which includes an area of approximately 47 acres, 17 new aircraft hangers with 522k square feet of additional aircraft hangar and support space, fueling station supported by 85k gallons of new Jet A Fuel/SAF/AVGas underground storage tanks, 240 parking spots and various site access and infrastructure development.

WHEREAS, the proposed Project is expected to significantly increase private aircraft operations at Hanscom Field (BED) and associated greenhouse gas (GHG) emissions, noise and other environmental pollutants.

- The Proponent’s Draft Environmental Impact Report (DEIR) contends that the Project will significantly reduce “ferry flights”, resulting in a net reduction in annual flight operations and associated GHG emissions. This analysis, however, relies on a “No Build” assumption that the Project itself will NOT increase demand for flight operations at BED. This critical assumption is counter to the nature of the Project and no substantive justification for this assertion has been provided in the DEIR or in subsequent public hearings. The Proponent did not respond to the Carlisle Select Board’s invitation to discuss the Project and DEIR.
- A separate analysis of the Project by Industrial Economics, Incorporated refutes the Proponent’s DEIR and estimates that the Project will result in an additional 5,500-6,600 private flight operations annually. This is projected to increase GHG emissions by approximately 134k-161k metric tons of CO₂e annually. Noise and other environmental pollutants will also increase significantly.
- On June 21, 2024, Massachusetts Energy and Environmental Affairs (MEPA) determined the Proponent’s DEIR “**does not adequately and properly** comply with MEPA and its implementation regulation”. A Supplemental DEIR with additional analysis is required, including full justification for a “No Build” assumption if again asserted by the Proponent.

WHEREAS, this Project undermines the environmental sustainability efforts/goals of Carlisle, neighboring Towns, and the Commonwealth of Massachusetts. In addition, the Project would increase health risk, noise and other environmental concerns, while providing little or no benefit to the general public.

- The [Carlisle Master Plan](#) defines the Town’s Environmental Stewardship goals. The Project is in opposition to our climate goals, including:
 - 15C** - Establish and pursue community-wide carbon reduction goals aligned with State goals. This includes the Decarbonization Roadmap, which outlines how the Commonwealth can achieve net zero carbon emissions by 2050.
 - 15D** - Develop a detailed implementation plan for achieving carbon-reduction goals and a framework for tracking and evaluating progress over time.
 - 15F** - Support and encourage state and federal policies that address environmental stewardship. Coordinate with neighboring communities and local partners on this effort.
 - 16** - Lower energy use and greenhouse gas emissions in transportation and the built environment.
 - 19D** - Explore additional measures to reduce unnecessary noise and outdoor lighting.



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- Carlisle's sustainability efforts are informed and supported by a Sustainability Coordinator and a volunteer Environmental Sustainability Committee (ESC). The ESC has passed a resolution opposing the Project.
- Carlisle received the Green Community Designation in 2011 and will be applying for Climate Leader Community Designation this year. The Project contradicts the MA Green Communities Act, Clean Energy Climate Plan for 2025 and 2030 and goal of achieving Net Zero emissions by 2050.

NOW, THEREFORE, BE IT

RESOLVED, on this 24th day of July 2024, that the Select Board of Carlisle opposes the L.G. Hanscom Field North Airfield Development and requests the Governor of Massachusetts to take all possible actions to prevent the Project.

Executed and delivered in the presence of the

CARLISLE SELECT BOARD

Travis J Snell

[Travis J Snell \(Jul 29, 2024 12:31 EDT\)](#)

Travis J. Snell, Chair

Barbara T. Arnold

[Barbara T. Arnold \(Jul 25, 2024 13:24 EDT\)](#)

Barbara T. Arnold, Vice Chair

Scott Triola

[Scott Triola \(Jul 25, 2024 13:19 EDT\)](#)

Scott Triola, Clerk

Seth David Model

Seth David Model, Member

Kate Reid

[Kate Reid \(Jul 25, 2024 12:40 EDT\)](#)

Katherine T. Reid, Member



Hanscom Development Resolution

Final Audit Report

2024-07-29

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 Agreement completed.

2024-07-29 - 4:31:29 PM GMT

