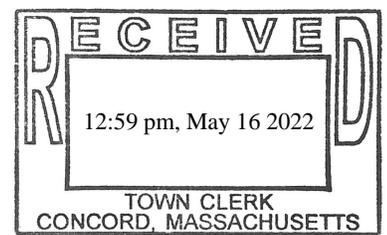


NMI/Starmet Re-use Planning Committee
Meeting Minutes February 5, 2021



Consistent with the Town's "Temporary Policy Directive and Guidelines for Public Meeting and Public Hearings conducted Via Remote Participation Due To Covid-19 State of Emergency," this meeting was conducted as a Zoom meeting, and the public was invited to view the meeting.

PRESENT:

Members: Gary Kleiman, Paul Boehm, Andrew Boardman, Jim Burns, Pam Rockwell,

Others: Marcia Rasmussen, Director of Planning & Land Management Department (DPLM)
Matt Johnson, member of the Select Board
Erin Steven, Town information officer

The meeting was called to order at 8:00 am.

Discuss Minutes from January 8th. Paul suggested that details in the discussions with Town committees be removed from the minutes. Pam will integrate his changes and will send out the 2nd draft of the minutes to be accepted at the March meeting.

Outreach Integration Process. The committee discussed how information collected during our review will be integrated into the report. Gary will continue to list comments in a spreadsheet, which will include committee responses. The final comment response matrix will be added to the report as an annex. The committee will review each comment and decide whether it should be incorporated in the main body of the document.

Marcia pointed out that there are only 7 written comments that have been received so far. Some are about not using or taking the site, and some are descriptions of unique future uses of the site. The committee needs to emphasize that we especially want feedback about decisions that need to be made at the start of the remediation, and that specific long term use decisions can be deliberated over a longer period. Gary pointed out that after the report is given to the Select Board it will be up to the Board to decide whether to do risk communication before more outreach.

Paul asked if we want each committee that we have contacted to send in written comments. Matt pointed out that housing committees are taking the end of the month deadline very seriously. The Select Board would like us to incorporate as much feedback as we can into the draft document as soon as we can to inform committees that are working on their comments. The Select Board does not want just a list of undigested comments, they want us to anticipate the kind of comments and objections we will receive, written or otherwise, and address them in the report. Paul pointed out that this is already happening. Nancy James letter has led to a more complete, distinct discussion of potential liabilities related to acquiring the site, separate from risk. Also the recommendation from the NRC to leave the holding basin unpaved has led to revisions in the report ..

Public Outreach. Gary shared the first draft of the comment matrix on screen and committee members discussed the outreach they have been doing.

Paul has reached out to the Concord Trails Committee. They asked if more of the site could be left as or restored to a natural state.

Matt relayed that the housing groups are spending a lot of time on this project, but are still struggling to come up with a position because they feel they have no expertise to comment on risk or stigma issues.

Review Comment Matrix. Gary led a point by point discussion of items in the Comment Matrix and the committee discussed any changes in wording or if anything needed to be updated in the main document.

The committee agreed that there will be a further discussion of the location bias at the March 5 meeting.

Review Executive Summary. Paul led a discussion of the executive summary. Pam pointed out that the reuse zone map is an old, inaccurate copy... it should be updated. Matt felt that the executive summary was too long, had too many pictures, and used too much dull technical language. He pointed out that the summary should be more upbeat and talk about opportunities. Other committee members really liked the length and breadth of the discussion and felt the maps added to the understanding of the concepts. There was concern that many people will only read the executive summary, and so it needs to be both upbeat and comprehensive.

Pam will work on a new draft, adding new material about opportunities at the site and updating the tone, and then sending the draft to Paul within a week.

Update on Grace Site Community Meeting. Pam and Matt both attended a Zoom update meeting hosted by EPA about the WR Grace superfund site that is located in Acton across the river from the NMI/Starmet superfund site. A remediated area at the site will have a solar array placed and operated at the site. There are still two large developable parcels at the site. Pam noted that unlike the Concord site, Grace owns the superfund site, and has choices about how it will be redeveloped. So the people of Acton do not have as much say about what the company will do there, for instance if they want to put a trash recycling facility there that services their other locations.

Pam pointed out that people in Concord are concerned that if a new contaminant is found at the Concord site, Concord might be liable for it. An example of this is 1,4-dioxane and PFAS, both chemicals that were used at the NMI and Grace sites, and were not discovered until after the Records of Decision were written at these sites. These chemicals could impact Acton's well fields. The NMI site managers are taking this very seriously and acting proactively, while the Grace site managers are standing by an old groundwater model that shows these chemicals are moving in a direction away from the drinking water wellfield. Matt pointed out that the big takeaway he had about water at the Acton site was how much the water quality had improved since the cleanup, but Pam pointed out that the data that Grace shared only showed one of many chemicals of concern. Paul pointed out the EPA has advised that per provisions of the Consent Decree and liability protections the Town would not be liable for any preexisting conditions, even if unknown at the time of acquisition and that as a future owner of the NMI site, Concord would be in a better position to insure that newly discovered chemicals of concern are addressed.

Pam also pointed out that the Grace site had 3 different cleanups planned: a cleanup of an industrial lagoon system, a groundwater cleanup, and a residential soil cleanup. The residential soil cleanup was addressed by simple zoning: because the developable areas are zoned as industrial, and Grace has no interest in changing this designation, no resident can be

exposed to contamination at the site, so there is no risk. That means that no residential cleanup needed to be performed (described as OUI #2 in their presentation.)

Pam pointed out that this reinforces her concern that there needs to be some residential use designated in any future redevelopment plan at the NMI/Starmet site so that the residential cleanup goal designated by the Record of Decision will be enforced. Paul agreed that we should have residential opportunities in every plan and also indicated that the site Consent Decree which specifies the extent of soil cleanup (i.e., to residential standards) cannot be altered.

Prepare for March Meeting. Paul will work further on the liability section, including discussing how the Select Board can work with EPA to get comfort letters to document the limits of liability. Paul will incorporate the examples that Karl suggested into the report, and will look for a better visual example of the dense multiuse option. Gary and Paul will update the comments matrix and incorporate changes to the executive summary into the report.

At the March 5 meeting the committee will review/update the comment matrix, incorporate more comments into the report, and finalize the report, so that it can be delivered to the Select Board in March.

Erin commented that it might help to have a positive op-ed in the local newspaper from a committee member to encourage people to check out the report and make comments. Paul volunteered to write one. Matt pointed out that he had seen a note on "NextDoor.com" about the report.

Next meeting: Friday, March 5.

Andrew made a motion to adjourn, Jim seconded it, and the committee voted unanimously to accept the motion. The meeting was adjourned at 9:33 am.

Respectfully submitted,
Pam Rockwell, Clerk