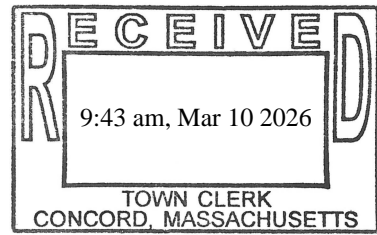


2229 Main Street Oversight Committee
Friday, February 20, 2026
Meeting Minutes



Pursuant to notice duly filed with the Town Clerk, the 2229 Main Street Oversight Committee convened in a meeting both in-person at Planning & Land Management Building 141 Keyes Road in the First Floor Conference Room and via Zoom at 10:30 am on February 20, 2026.

Call to Order

Chair Ray Bruttomesso called the meeting to order at 10:43 am.

Clerk Pam Rockwell confirmed that the members present were Ray Bruttomesso, Doug Gifford, Ed Nardi, Len Rappoli, Pam Rockwell (via zoom), and David Ropiek.

Site abutter Bob Anderson was also present

Approval of Minutes

No draft minutes were available to approve at this meeting.

May 2024 – April 2025 Annual Groundwater Monitoring Report

Pam previously relayed comments about the groundwater report to Ray in writing before the meeting she missed:

1. For the figures mapping contaminant levels of individual volatiles, there is a vapor intrusion action level between non detect (blue) and detectable but less than the cleanup level (green) that does not appear on the figures.. functionally, this is a small subset of the green dots. It would be nice if the wells that have levels that would trigger a vapor intrusion investigation were marked on the figures, so that we can visualize whether the footprint of the vapor intrusion risk area is getting bigger or smaller. Having maps that show that this footprint is reducing over time will be helpful visuals for risk communication.
2. Kim Kastens of Green Acton had continually pointed out that the north edge of the organics plume is in her opinion poorly bounded (EPA disagrees). She points out that this area is as close to Concord's second division well as it is to Acton's well field in the opposite direction. I'm not a groundwater expert, but it seemed to me that the northern boundary of the plume looks well bounded in this data... is that also the opinion of the committee's engineers?

Doug pointed out that there is an interceptor well between the site and Acton's water supply – is there also one between the site and Concord's water supply?

Pam expressed concern that engineers carefully look over the sampling plan for PFAS that will be implemented as part of the 5 year report in 2026.

Ray will make sure that everyone has the link to the draft report to review.

Public Meeting in April and Risk Communication

Ray updated the committee with information from EPA project manager Kara Nierenberg relayed at a public meeting on January 26. EPA will be holding a public meeting at the Town House Hearing Room on Thursday, April 2nd to discuss progress at the site. There will be a separate meeting about the holding basin project in the fall. Government closures have led to a 2 month delay in document review. Since the holding basin construction will last eight months, and cannot continue into the Winter, that means the construction has been delayed until March 2027. This gives the engineers more time to prepare the area around the holding basin for the heavy machinery. This delay will not affect parallel soil and sediment remediation projects at the site.

Kara pointed out that piezometers and sump pumps are already operating in the holding basin. Vehicles will be cleaned off in the footprint of the holding basin, and wash water will be grabbed and treated in place there. The delay also means the area will still be available for community tours during the summer of 2026.

EPA would like to know how the Town would like to be involved in the April meeting.

David led a discussion about risk communication, in particular, who should be taking the lead for the Town. The Committee works for the Board of Health, and it is expected that health and safety will be the most prominent concerns during the acquisition period for the site. While it is nice that a former member of our committee is a Select Board member, the committee agreed that it is time that the Town designate a senior staff member to take the lead on organizing the Town's interactions at the site. There is likely to be a lot of mistrust in governments, Federal and local, during the discussions of safety and health at the meeting, and we need to be prepared to respond to those concerns. Ray will talk to the Town Manager and to Megan Zammuto about who the Town contact should be.

Ray will also communicate some questions to Kara. We would like to have an idea of what the estimated extended schedule is for the site. When will the demaximis be finished at the site? When will the site be ready for reuse and a SWRAU be issued? (A SWRAU-Site Wide Ready for Anticipated Use- is a document issued by EPA indicating successful completion of clean up at a Superfund site and permitting redevelopment under certain conditions.) What is the timeline for restoration? How long does Concord have to provide input about grading for Concord's future use?

The committee also discussed how potential uses were discussed in the 2229 Main Street Advisory Task Force report - <https://concordma.gov/DocumentCenter/View/51679/2229-MSATF-Final-Report-> . The report includes a map of potential use areas, including the previously developed areas, undeveloped areas, the holding basin area that will be capped and isolated, and the trails around the bog.

Public Comments

Concord property owner and site abutter Bob Anderson expressed his concerns about the noise and dust that holding basin construction will create. This construction will not likely produce significant dust, and the site contractors have successfully kept dust under control during many previous cleanup operations at the site by limiting operations during windy weather and watering worksites in dry conditions. But the grinding of bedrock and connecting panels is likely to be noisy and may continue late into the evening on occasion. This noise could be similar to grinding of foundation materials that has already occurred at the site. Bob pointed out that the truck traffic at the site is actually quite noisy, and was more noticeable than the earth moving operations. He is also concerned that future uses of the site could lead to unacceptable traffic noise. Increases in local housing has also contributed to increased traffic near his home, and future housing on Forest Ridge Road will also increase the traffic in the area. And like committee member Doug, Bob would like to see a quiet, less populated use for the site, like a solar panel farm, and would be sad to see the trees along Main Street replaced with housing. The committee is grateful for Bob's input.

The committee will continue to meet on the third Friday of the month at 10:30am, with additional meetings for document review. Scheduled meetings are March 6, March 20, April 17, and May 15. EPA will host a public meeting on Thursday, April 2nd at the Town House.

The meeting adjourned at 11:49 am.

Accepted minutes March 6, 2026 by 2229 Main Street Oversight Committee

Meeting Materials

Meeting recording: <https://www.youtube.com/watch?v=0L2agkC9DgY&list=PL1TTzrWEKOOkws0-mkeJb8ExyhkYcMz1G&index=1>

Meeting agenda: <https://concordma.gov/AgendaCenter/ViewFile/Agenda/02202026-13668>