



TOWN OF CONCORD
2229 Main Street Advisory Task Force
PUBLIC MEETING MINUTES
May 30, 2023
7:30 PM

Mr. Boehm (presiding), Members present: Booth, Feeley, Flood, Herman, Hill, Kleiman, Seidman. Absent: Ropeik. Also present: Ms. Rockwell, Ms. Zammuto (Deputy Town Manager). Attending by Zoom; Kara Nierenbeg (EPA),; Ms. Gannon, Mr. Robbie, Ms. West (all of SKEO)

Draft minutes of the meeting of May 11 accepted unanimously.

Mr. Boehm presented a chart showing four proposed work streams (see attached), the expected activities within each, and the relationship to the Select Board's charge to the Task Force. The following discussion focused on ways of coordinating the work streams and bringing the findings/work products to the full Task Force. There was general agreement that there need not be detailed discussions of progress on each work stream at every meeting, but that brief status updates should be available.

Ms. Hill queried whether the Town could acquire part of the site. Mr. Boehm replied that it may be possible for the Town to acquire the site in full, and potentially sell/lease a portion of the site to other parties, but that would require careful legal analysis. Or the Town could decide NOT to acquire the site and the entirety of the site could be acquired by another party. Split acquisition is not an option, but the reuse work stream can explore with outside (non-Town) parties their possible interest in use of a portion of the site. It was suggested that the question of acquisition of part of the site be deferred for later examination.

Members volunteered to focus on the Work Streams as follows:

Acquisition Path (Legal)

Mr. Booth

Ms. Hill

Reuse Concepts

Mr. Feeley

Mr. Kleiman

Safety

Mr. Ropeik (in his absence, but risk communication is his professional focus)

Mr. Herman

Operational and Economic Analysis

Mr. Seidman

Ms. Flood

There was some discussion of the extent of the operational end economic analysis. This work stream would be expected to produce estimates of the costs associated with developing the site for proposed uses. The work stream would not produce a detailed analysis of the fiscal impacts (budget, tax levy) on the Town. This would be done by the Town finance staff, if needed.

Members agreed on a schedule of two meetings per month for the full task force---the second Tuesday at 0800 and the fourth Tuesday at 7:30.

Ms. West (team leader), Mr. Robbie and Ms. Gannon from SKEO were introduced. They worked with the previous committee to produce the extensive report on possible reuse options for the site. Their work is funded by EPA, and they will be available to support the Task Force, particularly in assessing possible reuse options and the associated risk concerns. This can include defining differing possible uses for the sub areas of the site that were identified in the report of the previous committee.

Ms. Flood asked how clean up and restoration of the site are related. It was clarified that EPA will clean up the site (or a subsection of the site) to a standard consistent with the "highest" possible level of reuse agreed for the site or particular subsection. In the process, some of the work may be done to facilitate a particular reuse, but preparation of any infrastructure for that reuse is the responsibility of the acquirer.

Mr. Boehm mentioned that the MA DEP is still completing the assessment of natural resource damages at the site, and while this would generally be beyond the purview of the Task Force, funds from settlement of these damages could be available for restoration projects at the site..

Site visit is scheduled for June 28.

Next meeting---June 13 at 8:00 AM. Focus will be on the legal stream, and Town Counsel will be present