



**2229 Main Street Advisory Task Force  
Meeting of September 12, 2023 8:00AM**

Paul Boehm, Chair, called the meeting to order. Members present: Court Booth, Rich Feeley, Carrie Flood, Gary Kleiman, Pam Hill, Kurt Herman, David Ropeik, Karl Seidman. Also present: Terri Ackerman (Select Board), Chris Carmody (Town Risk Manager), Megan Zamutto (Deputy Town Manager), Kara Nierenberg (EPA), Pam Rockwell (2229 MSOC), Matt Robbie (SKEO). Minutes of meeting of August 8 approved unanimously as submitted.

**Work Stream Reports**

1. Legal. Waiting for Select Board decision concerning budget/use of Town Counsel. Have consulted with Kat West of SKEO on some questions, but cannot proceed much further without clearance to work with Town Counsel. A question has arisen as to whether the Town incurs additional liability if it acquires the site before clean up is completed. Ms. Hill opined that there should be no increase in municipal liability, but this needs to be confirmed in the work by Town Counsel.
2. Reuse. Letters to Town Departments distributed, interviews being scheduled for this month. SKEO is summarizing data available in published reports and public data bases. Next step will be to summarize findings from discussions with Town Departments. The Town's Recreation Director has resigned, so must be sure to meet with Recreation Committee Chair as well. Mr. Ropeik asked the work stream to flag to the communications workstream any public information issues which surface in interviews. Next step, schedule discussions with commercial developers.
3. Cost Impacts. General agreement that this work stream will need a separate interview with Town Departments about costs associated with specific uses at the site. Some discussion of the burden this places on Town departments, but agreed that these separate, later discussions about costs associated with particular uses are advisable. Work stream is looking for data on three separate categories of cost: on-going costs of institutional control activities, capital costs for infrastructure necessary for the site's reuse, and operating and maintenance cost for town-owned site infrastructure and town services associated with reuse. SKEO will facilitate contact with Town of Walpole which may have some experience of these costs from a site in their Town.
4. Risk Communication. Roux is obtaining the data from EPA and de maximus. There is substantial new data since the earlier report. Agreement that the risk assessment should be based on the "least restrictive" use, which would be housing. Mr. Ropeik noted that the Roux report will be necessary to provide an independent, third party opinion on site risk. This is a critical part of the communication process.

## Preparation for Public Meetings

Mr. Ropeik noted that we will need more outreach than an article in the Concord Bridge to attract interest in the public meetings. EPA is sending invitations to its Oct 11 public meeting to known residents/businesses within ½ mile of the site. Further outreach through social media and the Town web site would be desirable.

Mr Boehm presented a slide showing three phases of required work between now and the time the site may be ready for reuse. This can be used in public meeting to show where the Task Force fits in the overall process. All members are urged to attend the EPA Public Meeting on Oct. 11. The only Task Force presentation would be brief and limited to distinguishing the role of the Task Force from other Town activities relating to 2229 Main Street and the ongoing remediation work sponsored by EPA. All agreed that it is important to make clear that a recommendation for the Town to acquire the site is NOT a necessary result of the Task Force work. We may recommend that the Town not acquire the site

At the November 8 Public Hearing held by the Town, the Task Force will present more information about its role and the way its work is organized. However, we want to emphasize that this is a listening session, that the Task Force has made no decisions about recommended uses or recommending that the Town acquire the site.

## Budget Request to Select Board

The Task Force is on the agenda for the next Select Board meeting, at which time the funding requests for Town Counsel and risk assessment will be discussed. The requests for additional funds for Roux Associates were included in the draft letter reviewed by the Task Force. Discussion about the draft request was substantial. There was general agreement that it is too soon to know what services might be needed after the Task Force makes its recommendation. However, funding requested for legal and technical assistance up to the point of the Task Force recommendation should be adequate for the expected process. All acknowledged that there are uncertainties in the amount of work that will be required, and that the requested budgets for Town Counsel and Roux Associates should include an amount for contingencies. The Task Force concluded by voting:

***Motion Approved Unanimously. To request that the Select Board approve budgets of \$25,000 for assistance to the Task Force by Town Counsel (as identified in earlier communications) and \$20,000 (in addition to the TAG grant) for risk assessment work by Roux Associates. These amounts include an allowance for contingencies, and are the best estimate of the Task Force at this time for the resources it will need to reach a decision and report to the Select Board. It is possible that unanticipated issues could arise which may require additional resources.***

The letter to the Select Board will be amended accordingly.

Minutes of meeting of August 8 approved unanimously as submitted.

Public Comment

Mr Hubbard Nelson said it would be important for the Task Force to contact the Town Sustainability Director, Climate Action Committee, Solar Siting Task Force, and the Light Board as well as staff of CMLP. He indicated that there is substantial interest in these groups in siting a major solar facility at the site. Mr. Feeley agreed the Reuse Work Stream would do so.

It was also suggested that the Town of Sudbury is dealing with the development of a former industrial site near White Pond, and the Task Force should learn more about the decisions Sudbury is making.

Next meetings: Oct. 3 7:30 PM.

Oct. 17 8:00 AM

(Note: the meeting on October 17 has been moved to October 18 at 7:30pm)