

Article 28 Appropriate Funds for 2229 Main Street (NMI/StarMet Superfund Site) Redevelopment Plan

Ms. Rockwell moves:

that the Town appropriate the sum of \$25,000 from the Certified Free Cash Balance of June 30, 2017 to be expended under the direction of the Town Manager for the purpose of creating a redevelopment plan for the property at 2229 Main Street commonly known as the NMI/STARMET Superfund Site.

2229 Main Street is a 46 acre property in Thoreau Hills, close to the Thoreau Club, Minuteman Arc, the skating rink, and the Acton Stop and Shop. It was previously site of Nuclear Metals Inc/StarMet, a defense contractor that worked with metals, and it became a superfund site in 2001.

Most of the acreage is uncontaminated, and a lot of remediation activities have been completed at this site. Some contaminated soils and slabs will need to be excavated and removed. But the majority of contamination remaining at the site is actually underground – a risk to the groundwater at the site. So the cleanup will also include pumping and treating a solvent plume, and building a cement containment structure deep beneath the surface to surround a source that is too deep to excavate. After contaminated material is contained and removed, the site will be filled and regraded in preparations for future use.

EPA is negotiating with principal responsible parties to develop a funding agreement, a Consent Decree. Once the consent decree is signed, the cleanup of remaining contaminated soil and the construction of underground structures could be completed in as little as 6 years.

This article would fund a Town redevelopment plan so that specific features of our reuse of the site can be incorporated proactively into the remediation plans.

The risks at the site have been largely eliminated and final risks are being taken care of by the cleanup contracts being negotiated by the EPA. We have a unique opportunity to set the tone and the template for the future uses of the site.

Why is this important right now? Having a plan will allow us to make sure the remedy is designed to complement our future use of the site. We will be able to get help from EPA's contractor with our process, and we can show our commitment to the site without actually taking ownership before the holding basin remediation is complete.

-Pam Rockwell

Chairman, 2229 Main Street Oversight Committee

April 2, 2018