

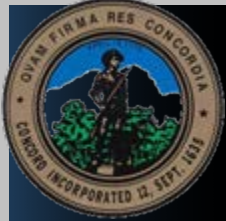


Article 28

Funding for 2229 Main Street 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.



Article 28: Funding for 2229 Main St. Superfund Site Redevelopment Plan

Property at 2229 Main Street:

- 46 Acres in Thoreau Hills, near Forest Ridge Road and Acton Stop & Shop
- Zoned for light industrial and residential uses
- Previous site of Nuclear Metals Inc/StarMet, a defense contractor that worked with exotic metals



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1997

8000 Cubic yds
of depleted
uranium and
copper
contaminated
sludge removed
from the old
holding basin





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2001

2229 Main St was added to the
National Priorities list and became a
Superfund site



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2005

Beryllium filled drums
and laboratory waste
was excavated and
removed





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2006

3700 drums of
depleted uranium
were removed from
inside the buildings

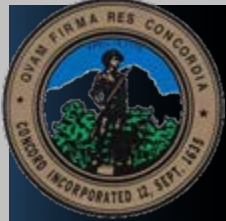




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2008

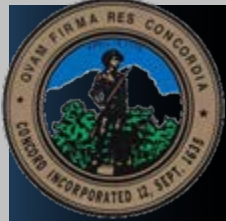
EPA emergency removal action of hazards
inside buildings identified by Concord Fire
Department



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April 2015

Concord Special Town Meeting authorized the Select Board to take ownership of 2229 Main Street on condition EPA agrees to remediate the site to a level safe for all residential uses



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September 2015 - EPA published Record of Decision requiring comprehensive cleanup:

- Containment and capping of underground source in bentonite cement
- Expedited groundwater cleanup of solvents heading under the river
- Removal and restoration of soils and sediments to a level safe for ALL RESIDENTIAL USES.



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2015

Buildings removed down to the slabs and building materials disposed of off-site





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May 2017

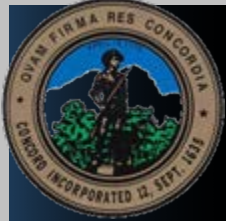
Pumping in Acton began to control a solvent plume heading under the river.

A full pump and treat system will be installed by the end of 2018.



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- Risks at the 2229 Main Street site largely have been eliminated
- Remaining risks are being addressed through implementation of EPA's record of decision



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The site will be cleaned up so that if you:

- lived there for 70 years
- crawled around your yard as a baby and licked your fingers clean
- worked at home
- ate vegetables you grew in your back yard

You would still have an increased risk of disease of less than 1 in a million.



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What's left:

- 80,000 cubic yards of soils, slabs, and sediments will be excavated and trucked away
- A bentonite cement containment structure will be constructed around the source material too deep to excavate



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Timetable

- EPA is negotiating a funding agreement for remediation of the site called a Consent Decree
- Remediation design could take 1-2 years
- Soil remediation and construction of underground containment building could take 2-4 years
- Final testing and restoration could 1-2 years
- Solvent pump & treat system would remain 40 years



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Why do we need to create a redevelopment plan now?

- Show our commitment to the property without taking ownership before the soils and containment cleanup begins.
- Encourage the remediation design to include our plans in the site restoration.



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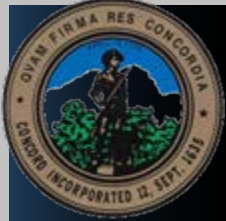
- Despite EPA's commitment, the Town is hesitant to take ownership before a substantial part of remaining cleanup is completed.
- Cleanup funders want a responsible steward for the structures that will remain at the site - well heads, containments, and injection sites.
- DOD delayed committing to fund the building removal project until Starmet had abandoned the site – a delay of 3 years.



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Leveraging Restoration Plans:

- As soon as the consent decree is signed, remediation design begins.
- A reuse plan can inform the remediation design so that injection sites and containment structures are placed in convenient locations.
- Remediation can be planned so that certain parts of the property are available for immediate use.



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Is \$25,000 enough?

- Comprehensive Long Range Plan is already identifying Town needs
- Environmental Protection Agency will provide a contractor to help with redevelopment planning



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This site is in the heart of a vibrant residential neighborhood.

Potential uses of this site include:

- A transportation center
- Solar or wind power generation
- Recreation, indoor and outdoor
- Town offices and facilities
- Housing or nursing home facilities
- Other commercial or educational purposes



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