

was established to review Zone C building regulations and to propose appropriate modifications. CHF undertook an opinion survey of all Zone C neighborhoods on the issues that the Southfield Neighborhood was facing. The results were shared with the Planning Board and the Zone C committee. As a result, the Planning Board will bring a Zone C Warrant Article before Town Meeting in 2011.

CHF welcomed Steve Carr as a new Director and Constance Putnam as a renewed Director. Jim Craig, our founding president, moved to emeritus status. A Board of Advisors also supports the Foundation. The Advisors meet semiannually with the Directors and provide valuable counsel. The current members of the Advisory Board are: Nancy Beuwkes, Nan Conway, Nancy Cronin, Holly Darzen, Carrie Flood, Art Fulman, Phill Gross, Mary Johnson, Jay Keyes, Toby Kramer, Sally Schnitzer, Norma Shapiro, Gordon Shaw, Steve Steinberg, Kate Villers, Phil Villers, Alec Walker, Elliott Wilbur, and Win Wilbur.

## CONCORD HOUSING DEVELOPMENT CORPORATION (CHDC)

David Hale, President  
 Donald Lashley, Secretary/Treasurer  
 Barbara Morse  
 Erik Jarnryd  
 Amy Barrett  
 Alan Bogosian  
 Hope Beckman  
 Jack McBride  
 Jerome Gentile, emeritus

The Concord Housing Development Corporation (CHDC) is a non-profit entity established by a special act of the Massachusetts Legislature in 2006. Its bylaws were approved by the Board of Selectman in 2007 and it assumed the responsibilities of the Concord Affordable Housing Committee. IRS approval for Recognition of Exemption from federal income tax under Section 501(c)(3) was granted in 2008. The CHDC is charged with facilitating the preservation and creation of affordable housing to meet the needs of low and middle income persons, on behalf of the Town. The corporation works closely with all Town boards, Committees and Departments to support the Town's goal of housing diversity.

The CHDC was fortunate to add several directors to the board whose expertise has made it possible to tackle the difficult work of managing a full-scale development. It will continue to seek additional members to complement the existing Board. The goals for 2011 are to increase fund raising activities and collaboration with other affordable housing groups, and to increase awareness and understanding of the Corporation's activities among Town residents to help ensure sufficient resources for the CHDC to meet Concord's needs.



*One of the condominium units located at 1245 Elm Street.*

### *Activities during 2010*

The main activity of the CHDC has been the development of 8 one and two family condominiums at Lalli Woods, located at 1245 Elm Street. Following a very successful lottery in September, three units have been sold to families meeting income guidelines of 80% of Boston-area median income, one at 100%, and two at 110%. Two additional units will be sold at the market price. The success of this development is due to a combination of support from the Steinberg-Lalli Charitable Trust, the Town of Concord through the Community Preservation Act, and the Concord Housing Foundation. There is also an application pending to the Concord Garden Club for landscaping funds.

In addition to the project at 1245 Elm St., the CHDC recently received a commitment to transfer 12 acres from the Commonwealth specifically for affordable housing and open space preservation. This acquisition was facilitated with help from the Walden Woods Foundation. Preliminary engineering studies have been initiated; additional steps are underway to allow the CHDC

to begin work on this project as soon as Lalli Woods is finished and occupied. An application has been submitted to the Community Preservation Committee to help with pre-development costs for this site. The CHDC has also worked with the Town in maintaining affordable housing at Emerson Annex, cooperating with other local towns on affordable housing planning, and with the other housing groups in Concord.

## 2229 MAIN STREET COMMITTEE

Paul Boehm  
Ray Bruttomesso  
Kerry Diskin  
Len Rappoli  
Pam Rockwell  
Fred Seward  
Steve Verrill

The 2229 Main Street Committee was formed to monitor the cleanup at Starmet, formerly Nuclear Metals, Inc. (NMI), a former defense contractor that is now a superfund site. The Environmental Protection Agency (EPA) is the agency in charge of the cleanup. Currently EPA is overseeing a Remedial Investigation and Feasibility Study (RI/FS). The investigation will determine the extent of the contamination at the site and the pathways by which the public and wildlife may be exposed to risk. The feasibility study will develop possible cleanup strategies. The EPA has hired the consulting firm, de maximis inc. to conduct the RI/FS.

The first part of the Remedial Investigation is mostly completed and has determined that the site is contaminated with depleted uranium, beryllium, and other laboratory chemicals. There are also PCBs located in most of the areas where there is uranium contamination in surface soil, which means that these areas will definitely trigger a remediation action. (These areas are all close to buildings and enclosed by fences.) A major plume of uranium in the ground above the bedrock has also been identified heading from the former holding basin, under the buildings, and towards the Assabet River.

The Committee began its work in the first few months of 2010 reviewing the first draft of the work plan for the Human Health Risk Assessment – a document that describes how the information about the contamination at the site will be used to develop a Risk Assessment for

the site. Committee members recommended that risk from volatile organic compounds to future residents be evaluated in more areas, and that a large exposure area be divided up into smaller areas of consideration, so that no areas would be averaged out. Astrophysicist Fred Seward also pointed out a calculation error in the radiological equations.

There is also radioactive contamination in all parts of the buildings, including offices, at the site - due mostly to a leaky roof and standing water. In some areas, water is above the level of the electrical outlets. This is a particular danger to emergency workers who might have to respond at the site. The EPA has decided that the buildings must be removed and is negotiating with the principal responsible parties to pay for the removal actions. Starmet must actually vacate the site for this to happen. The committee has been involved in numerous discussions about safety at the site when the premises are vacated. The Massachusetts Department of Public Health will take over security at the site the day that it is vacated. de maximis inc. will set up a safe power supply and lighting, and will provide an alternative system to decontaminate sump water.

There have been underlying lawsuits related to the property. The first lawsuit in State Court involves requiring Starmet to vacate the property. The second lawsuit, in Federal District Court, relates to cost associated with the clean-up. Committee member Ray Bruttomesso has been following these lawsuits as they proceed slowly through the court system.

The Commonwealth of Massachusetts filed a complaint in Suffolk Superior Court against Starmet alleging that Starmet violated a 2007 Administrative Consent to permanently vacate the site. The complaint sought a permanent injunction ordering Starmet to vacate the site by June 30, 2009. At the end of 2010, Starmet had still not complied. The State had filed a Summary Judgment motion in early 2010 with the Court to have Starmet comply. A judge at the Suffolk Superior Court agreed with the Commonwealth. Starmet appealed the judge's Final Judgment to the Court of Appeals. Written arguments were filed by both parties in late 2010. As of the end of 2010, the Massachusetts Court of Appeals has not ruled.