

NATURAL RESOURCES COMMISSION
Meeting Minutes
January 6, 2021

Pursuant to the notice filed with the Town Clerk, a virtual public meeting of the Natural Resources Commission was held on Wednesday, January 6, 2021 at 7:00 p.m., in accordance with the Commonwealth of Massachusetts Executive Order of March 12, 2020 Suspending Certain Provisions of the Open Meeting Law. The following Commissioners were present: Ed Nardi, Chair, Sarah Grimwood, Greg Higgins, Nick Pappas, and Judy Zaunbrecher. Natural Resources Director Delia Kaye, Assistant Natural Resources Director Colleen Puzas, and Natural Resources Administrative Assistant Karen Bockoven were also present.

APPROVE MEETING MINUTES <ul style="list-style-type: none">• November 4, 2020
DIRECTOR'S UPDATE
TO BE CONTINUED WITHOUT DISCUSSION TO JANUARY 20, 2021 <ul style="list-style-type: none">• SHAW, 43 Old Bedford Road, NOI
TO BE CONTINUED WITHOUT DISCUSSION TO FEBRUARY 3, 2021 <ul style="list-style-type: none">• WESTCHESTER COMPANY, INC., Lot 2A Keuka Road, CWB
CONTINUANCES <ul style="list-style-type: none">• MIDDLESEX SCHOOL, 1400 Lowell Road, NOI
NEW APPLICATIONS <ul style="list-style-type: none">• ALEX-SUN ENERGY SOLUTIONS, LLC., 160 Range Road, NOI• BABCOCK & CARLISLE, 144 Upland Road, NOI• WRIGHT FARM CONDOMINIUM ASSOCIATION, 1-24 Wright Road, RDA
EXTENSION REQUESTS <ul style="list-style-type: none">• SYMES DEVELOPMENT AND PERMITTING, LLC, 1440 & 1450 Main Street and 10B Highland Street• BERGEMANN, 48 Upland Road
OTHER BUSINESS <ul style="list-style-type: none">• NMI/Starmet Reuse Committee Update – Pam Rockwell

Chair Nardi called the meeting to order at 7:00 p.m. He stated that the NRC meeting was being audio-recorded and requested that anyone from the public recording the meeting so inform the Commission.

APPROVE MEETING MINUTES

Commissioner Higgins moved to approve the November 4, 2020 NRC meeting minutes, as amended. Commissioner Zaunbrecher seconded. It was **UNANIMOUSLY VOTED** by roll call vote: Grimwood, Aye, Higgins, Aye, Pappas, Aye, Zaunbrecher, Aye, Nardi, Aye.

DIRECTOR'S UPDATE

- Director Kaye informed the NRC that the Land Manager position has been posted. The application deadline is January 22nd.
- The Town has hired a part-time Ranger (Bill Brooks) to enforce the rules and regulations on Estabrook Trail, making sure that dogs are leashed and people are wearing masks. Mr. Brooks previously worked as the Chief Ranger for the National Park Service at Minute Man National Historical Park. Bill will also patrol Punkatasset conservation lands. She commented that the Town is very fortunate to have Bill on board.
- The CPC has recommended approval for all four division projects (Old Rifle Range improvements, Chamberlin Bridge design, Emerson CR, and Warner's Pond dredging). Commissioner Zaunbrecher said she believes that CPC will be voting at their next meeting on January 19th. She said everyone, including the Select Board, is supportive of these projects.

TO BE CONTINUED TO JANUARY 20, 2021

Notice of Intent, Shaw, 43 Old Bedford Road, DEP File #137-1504

Chair Nardi reopened the hearing seeking approval to construct a garage within the 100-foot Buffer Zone to Bank and Bordering Vegetated Wetlands.

At the request of the Applicant, Commissioner Higgins moved to continue the hearing to January 20, 2021. Commissioner Zaunbrecher seconded. It was **UNANIMOUSLY VOTED** by roll call vote: Grimwood, Aye, Higgins, Aye, Pappas, Aye, Zaunbrecher, Aye, Nardi, Aye.

TO BE CONTINUED TO FEBRUARY 3, 2021

Notice of Intent, Westchester Company, Inc., Lot 2A Keuka Road, CWB File #20-1

Chair Nardi reopened the hearing seeking approval to construct a single-family home with garage, patio, driveway and associated grading within the 100-foot Buffer Zone to Bordering Vegetated Wetlands.

At the request of the Applicant, Commissioner Zaunbrecher moved to continue the hearing to February 3, 2021. Commissioner Higgins seconded. It was **UNANIMOUSLY VOTED** by roll call vote: Grimwood, Aye, Higgins, Aye, Pappas, Aye, Zaunbrecher, Aye, Nardi, Aye.

CONTINUANCES

Notice of Intent, Middlesex School, 1400 Lowell Road, DEP File #137-1545

Chair Nardi reopened the hearing seeking approval to improve existing playing fields including reorientation of the baseball infield; conversion of the relocated infield to an all-weather artificial surface; relocation of the grass football field; and conversion of two existing multi-purpose grass fields into an all-weather sports surface within the 100-foot Buffer Zone to Bordering Vegetated Wetlands.

List of plans and documents discussed at this meeting:

- Supplemental Response Letter prepared Weston & Sampson dated November 18, 2020;
- Retaining Wall Profiles prepared by Weston & Sampson dated October 23, 2020;
- Vegetative Buffer Establishment Memo prepared by Weston & Sampson revised December 17, 2020;
- Stormwater Report prepared by Weston & Sampson revised December 15, 2020; and
- Grading and Drainage Plan prepared by Weston & Sampson revised December 16, 2020.

Chair Nardi said the NRC has a good understanding of what is transpiring with this project. Some CPW comments have been clarified but a few remain outstanding. Chair Nardi said that the Commission is still learning about the pros and cons of turf fields versus artificial fields. He commented that he is looking forward to the toxicologist making her presentation tonight.

Steve McKeown of Middlesex School, Ryan Chmielewski and Marie Rudiman of Weston and Sampson, attended tonight's meeting. Mr. McKeown said the school has been working with S3 Design for the alternatives analysis. S3 Design is an independent consultant that specializes in athletic facilities. Mr. McKeown said they hope to have a draft this week so they can submit by Friday. The analysis lists pros and cons for playability. The analysis will also include wetland impacts and financial implications. He said they have looked at other installations in Massachusetts that were discussed at the last meeting and those will also be included in their alternative analysis.

Mr. Chmielewski said the drainage design has been modified to eliminate a perforated pipe in groundwater. After some research on microplastics, there are some design tweaks that they will be proposing to help reduce the chance of any migration towards the wetlands. A proposed trench drain on the eastern side will be eliminated. Instead, they will install a few area drains on the hillside. The drains will have silt sacks at all times to prevent migration of microplastics. On the downstream side, stone infiltration trenches are proposed. Hooded catch basins are proposed at the discharge point to prevent any floating materials discharging. They are considering a baffle structure that captures both floating substances as well as sediment that would sink to the bottom. This will ensure that no microplastics or infill of the turf system will migrate off the field. The location of the catch basins will also assist in directing foot traffic away from the wetlands. Mr. Chmielewski noted that proper maintenance for a synthetic turf field is crucial. If the fields are properly groomed it will reduce compaction and the need for replenishment of the infill system. Commissioner Pappas asked if there would be regular cleaning for the traps and disposal of materials. Mr. Chmielewski said they will regularly inspect and dispose of materials if necessary. He stated that the baffle system has manhole ports to see if cleaning is necessary. Commissioner Zaunbrecher asked where the microplastics will go. Mr. Chmielewski replied that the proposed infill system is not buoyant and the microplastics will settle to the bottom. Commissioner Zaunbrecher asked if they have analyzed the particle size distribution to understand the settling rate of the materials and whether they actually will settle. Mr. Chmielewski said that is part of what they are proposing and introduced Marie Rudiman to discuss infill turf toxicology.

Ms. Rudiman was asked if lab toxicology results differ from real life conditions. Ms. Rudiman said there is a release of particles, organic compounds, and metals from crumb rubber used in synthetic turf under chemical and physical stress. A 2018 study indicated that thermoplastic elastomers do not contain significant concentrations of leachable heavy metals. She explained that thermoplastic elastomers is the polymer that is used in Ecofill turf for synthetic fields. In a laboratory setting, chemical stress (acid) or physical stress (heating to 158 degrees Fahrenheit) chemicals will leach out of the synthetic turf or infill. There are numerous studies that show under natural conditions

the concentrations of constituents that leach from the synthetic turf fields. The infills are at concentrations that are well below applicable health standards and at concentrations that do not pose a significant risk. The infill at the Fenn School field was crumb rubber, which is made from tires. Tires contain between three and eight percent zinc oxide. Crumb rubber leaches some concentrations of zinc over time. At no point during a five-year analysis did the concentrations go above any applicable ecological standards, and the only real metal detected at Fenn was zinc. Ms. Rudiman said that Middlesex School is proposing to use a different type of infill. Ecofill has very low to trace to non-detectable levels of metals.

Commissioner Zaunbrecher said that some thermoplastics use cobalt as a catalyst, and asked whether cobalt is one of the compounds that is potentially in the resin. Ms. Rudiman commented that cobalt was not detected in the data she reviewed. She will provide that data to the Commission. The concentrations were well below what is in natural soils. Chair Nardi asked if the results were all lab results or field testing. Ms. Rudiman said they were lab results.

Chair Nardi said that PFAS (per- and polyfluoroalkyl substances) make plastic softer. Ms. Rudiman said the synthetic turf that they recommend does not contain PFAS. The manufacturer does not use PFAS in their carpets or in their manufacturing process. Chair Nardi asked what manufacturers are using in lieu of PFAS. Ms. Rudiman said that it is her understanding that PFAS are used as a manufacturing agent to prevent the turf from sticking to the extruder. She will ask the manufacturer what they use. Commissioner Zaunbrecher said she believes that the chemical used to soften plastics is phthalates and asked whether that is used or measured in the materials. Ms. Rudiman agreed and said what they typically look for with synthetic turf has not shown up in Ecofill. Chair Nardi said it would be helpful to get feedback from the manufacturer and to see a five-year testing program. He also suggested that Ms. Rudiman explain what she has learned from the product and suggest what she might do over a five-year monitoring program. This information will also help the Town with data they are collecting for other projects in Town. Director Kaye requested that all information provided by Ms. Rudiman tonight be submitted in writing.

Chair Nardi said any substances that spill on artificial turfs have nowhere to go unlike natural turf fields which biodegrade, and that artificial turf fields need to be occasionally disinfected. Commissioner Zaunbrecher said it would be helpful from a toxicology standpoint if there is going to be a disinfectant maintenance regime that the NRC be provided with the information on what the disinfectants that will be used, the chemical makeup, and how will any disinfectants biodegrade. Ms. Rudiman said that according to the manufacturer's standard operating procedure, outdoor synthetic fields are exposed to the sun's UV rays and do not require sanitation or disinfecting. Normal cleaners should not physically affect the field. However, they should be thoroughly rinsed from the field to prevent a slippery surface for the players. Commissioner Zaunbrecher said if regular maintenance is done, a list of chemicals that would be used should be provided because of surfactants in products which could have an impact on wetlands and the aquatic life. Ms. Rudiman said that spot cleaning could be done which would only affect a small area.

Chair Nardi asked if an invasives species management plan had been provided. Director Kaye said the information was incomplete. She explained that the plan needs to list the method used to remove invasives, species of invasives, and the location noted on the plan. Replanting and the pollinator meadow also needs to be noted on the plan. Mr. Chmielewski asked if this could be conditioned. Director Kaye said the invasives removal and replanting needs to be part of the

approval process and cannot be conditioned. Mr. Chmielewski said they will provide the information.

Janet Miller of 1647 Main Street asked how much consideration was given to installing grass fields based on data that was previously submitted. Chair Nardi said that the alternative analysis will take into consideration the comments previously made by the public and the NRC. Mr. McKeown said they will follow up on that. He noted that they have looked at the fields at Minuteman Tech and Tower School in Marblehead.

Sharon McGregor of 70 Williams Road asked what the alternative analysis will cover. Mr. McKeown said the analysis is for all reputable playing surfaces that are available to the school in New England. It will look at pros and cons for playability and will consider inclement weather, changing climate, financial implications, and wetland impacts. S3 Design and Gale Associates will be providing a list of reputable surfaces that perform well.

Beverley Bryant of 175 Conant Street said she has been reading about 6PPD-quinone which has been killing salmon in the northwest. 6PPD-quinone is a chemical found in tires. Ms. Rudiman said they could include testing for that in their testing program. Ms. Bryant said the manufacturer must have breakdown of the chemicals used for creating their product. Ms. Rudiman said they can check with the manufacturer to see if it is in Ecofill.

The Applicant agreed to continue the hearing to January 20, 2021 to allow additional information to be provided.

NEW APPLICATIONS

Notice of Intent, Alex-Sun Energy Solutions, LLC, 160 Range Road, DEP File #137-1551

Chair Nardi opened the hearing seeking approval to construct an in-ground swimming pool, pool house, and patio within the 100-foot Buffer Zone to Bordering Vegetated Wetlands.

List of plans and documents discussed at this meeting:

- Notice of Intent Application; and
- Wetland Permitting Plan prepared by Stamski and McNary, Inc. dated December 1, 2020.

Molly Obendorf of Stamski and McNary said the project involves the installation of a pool, patio, and pool house. They are proposing to remove 14 trees within the Buffer Zone, two of which are dead. They will replant with 12 native coniferous trees along southern property line. Chair Nardi said there is a discrepancy with the tree count. Ms. Obendorf said in total 17 trees will be removed. Three trees are outside the Buffer Zone. She explained that the tree removal was necessary because of solar panels being installed on the house. Their mitigation consists of installing infiltration trenches and replanting with native trees.

Commissioner Higgins said he understands that the trees may shade the pool but questioned how they affect the house. The trees look like they are about 125 feet away from the house and are down the slope. Ms. Obendorf will discuss with the contractor. Director Kaye asked that the height of the trees be measured and noted on the plan, and to note what the shading impacts will be. The type of trees being removed need to be noted as well. Director Kaye said the Commission requires a one-to-one replacement for the new impervious structure (1,346 s.f). Director Kaye suggested re-vegetating the slope. Commissioner Grimwood asked if the trees were going to be cut down to

stump. Ms. Obendorf believes they will be cut to stump but will confirm with the contractor. Commissioner Pappas suggested leaving some snags. Ms. Obendorf said the homeowner would like to plant native coniferous trees for year-round privacy.

Ms. Obendorf said the homeowners would like to install a wooden fence in order to prevent dogs from coming onto their property from the conservation land. Metal fencing is proposed for the pool area. She said that Assistant Director Puzas recommended that the fencing be six inches off the ground to allow wildlife passage. Ms. Obendorf said it would defeat the purpose for the wooden privacy fence. However, if allowed by code from the Building Department, they could do so for the metal fencing. Chair Nardi requested that the fencing detail be added to the plan.

There were no public comments.

The Applicant agreed to continue the hearing to January 20, 2021 to allow additional information to be provided.

Notice of Intent, Babcock and Carlisle, 144 Upland Road, DEP File #137-1552

Chair Nardi opened the hearing seeking approval to construct an addition within the 200-foot Riverfront Area to the Assabet River.

List of plans and documents discussed at this meeting:

- Notice of Intent Application;
- Proposed Site Plan prepared by Snelling & Hamel Associates, Inc. dated October 14, 2020; and
- Riverfront Calculations Plan prepared by Snelling & Hamel Associates, Inc. dated October 14, 2020.

Homeowner Lindsay Carlisle attended tonight's meeting. She explained that the project involves constructing an addition so they can have a first floor bedroom so they can age in place. The project also involves converting an existing office into a full bath and laundry closet. The size of the new addition will be 243 sf. Ms. Carlisle said that staff has recommended relocating the stockpile in the driveway. They also need to remove the small propane tank during construction. There is an American holly bush on the south side of the house which they will temporarily remove and replant after construction. They will plant in approximately the same area. They also need to protect an arborvitae and spruce which they planted about 15 months ago. They are waiting to find out if it will be necessary to temporarily remove them during construction. If they can keep in place they will protect with temporary fencing. Chair Nardi requested that these details be added to the plan.

There were no public comments.

The Applicant agreed to continue the hearing to January 20, 2021 to allow additional information to be provided.

Request for Determination of Applicability, Wright Farm Condominium Association, Wright Farm Road, RDA File #20-21

Chair Nardi opened the meeting seeking approval to conduct invasive species management within Bordering Vegetated Wetland and the 100-foot Buffer Zone to Bordering Vegetated Wetlands.

List of plans and documents discussed at this meeting:

- Request for Determination of Applicability Application; and

- Concord MapsOnline received December 16, 2020.

Kristine Boyle of Alpine Properties and Nick Novick of Small Planet Landscaping attended tonight's meeting. Mr. Novick explained that he is working with John Engwer of Eastern Design and Landscape. Eastern Design will be doing the invasives control work. Mr. Novick submitted a plan outlining the work. Chair Nardi commented that the submittal was fairly general. Mr. Novick replied that their initial plan is to mow the larger areas with a flail mower, and leave the chopped material in place on the ground as mulch. Doing it that way will save the cost of removing. He explained that near the main entrance, the area is heavily infested with bittersweet, multi-flora rose, Japanese barberry, burning bush, honeysuckle, etc. There are smaller pockets of invasives behind a number of the residences. Those invasives can be pulled by hand. Director Kaye asked how will they ensure that when they flail mow and leave the clippings that they are not contributing to the seed bank. Bittersweet that is cut and touches the ground can become a new invasive species in and of itself. Mr. Novick replied that they are not sure how many years these plants have been growing and dropping seeds into the ground. Adding one more year of additional seeding is insignificant compared to the number of years the plants have been there already fruiting. Therefore, they do not believe it is worth the effort and expense to remove the material. They will need to control the seed bank over the first couple of years after their initial work.

Mr. Novick agreed to provide annual report noting what work was done over the year and recommendations for future work. He explained that their plan is to flail mow in the fall, then look for re-emergence in the spring. One advantage with flail mowing is that somehow the plants don't seem to grow back as well as they do when they are just cut with a regular mower deck or pruning device. There will probably be some regrowth that they will have to be treated. Often times they are surprised to see restoration projects where once the initial round of mowing or removal is done, native plants are released and no replanting is necessary. They like to preserve as much of the native growth as they can and target the invasives. They propose planting some native shrubs near the front entrance to enhance the look and get people excited about the project.

Commissioner Zaunbrecher asked if they would be removing any new invasive sprouts and how will they be addressing that. Mr. Novick replied it will depend on the species and the number of sprouts. They try to avoid pulling plants because every time a plant is pulled there is soil disturbance, which brings seeds up that are under the surface. Typically they use a foliar herbicide application or cut and dab method using a more concentrated herbicide. One issue with stem cutting is that when you have a lot of stems in a particular area there is a limit as to how much of an ingredient someone is supposed to use on a per unit area. Mowing limits the amount of overspray because the area can be better targeted. Commissioner Zaunbrecher asked if they were going to pull garlic mustard in the spring. Mr. Novick replied that soil disturbance can be an issue.

There were no public comments.

Commissioner Zaunbrecher moved to issue a Negative Determination of Applicability #3 with the following conditions: 1) A pre-construction site visit shall be held to review the limit of work; 2) Following invasive removal, restoration areas shall be allowed to naturalize and/or native plantings should be incorporated such that 80% of the vegetative cover is comprised of native species within three years; 3) The Applicant shall submit annual monitoring reports to include site photographs, progress updates, treatment methods, treatment areas, treatment success, and follow-up recommendations; 4) After the project has been completed, the Applicant shall submit a letter to

the NRC stating that all work has been conducted in accordance with all conditions of this Determination of Applicability. Any changes from the RDA shall be described; and 5) Following successful invasive species removal, the applicant and/or property owner may remove invasive species by hand or hand tool removal methods within jurisdictional areas in perpetuity. Commissioner Higgins seconded. It was **UNANIMOUSLY VOTED** by roll call vote: Higgins, Aye, Grimwood, Aye, Pappas, Aye, Zaunbrecher, Aye, Nardi, Aye.

EXTENSION REQUEST

Symes Development and Permitting, LLC, 1440 & 1450 Main Street and 10B Highland Street, DEP File #137-1408

The Applicant previously received confirmation by the Natural Resources Commission that the delineated wetland is non-jurisdictional under the Wetlands Protection Act and Concord Wetlands Bylaw.

Commissioner Higgins recused himself because he may potentially be involved with these properties as a real estate agent.

Richard Harrington of Williams & Sparages attended tonight's meeting. Mr. Harrington explained that the original filing for this project was done by Stamski and McNary where he previously worked. Recently the isolated (non-jurisdictional) wetland was reflagged by Williams & Sparages where Mr. Harrington currently works. Minor adjustments were made to the boundary which Director Kaye has reviewed.

There were no public comments.

Commissioner Zaunbrecher moved to approve a 3-year Extension Permit for DEP File #137-1408. Commissioner Grimwood seconded. **VOTE 4-0** by Roll Call Vote: Grimwood Aye, Aye, Pappas, Aye, Zaunbrecher, Aye, Nardi, Aye.

Bergemann, 48 Upland Road, DEP File #137-1102

The project involved demolishing an existing single-family dwelling and carport and reconstructing a new single-family dwelling, deck and an attached garage, connecting to Town water, removing and relocating a fence, removing an existing underground oil tank, upgrading components of the existing septic system, removing dead or diseased trees, and installing a walking path, in the 200-foot Riverfront Area of the Assabet River and 100-foot Buffer Zone to Bordering Vegetated Wetlands.

Lisa Bergemann of 48 Upland Road attended tonight's meeting. Ms. Bergemann explained that she originally filed a Notice of Intent application in 2011 and has received several extensions. At this time she is requesting another 3-year extension. Chair Nardi said the NRC received Ms. Bergemann's letter explaining the difficulties she has had in recent years. He noted that the permit was issued 10 years ago and that he is more comfortable with a one-year extension at this time. Director Kaye explained that the permit was last re-issued in March 2018 and is valid until March 2021. The governor, because of the pandemic, has issued a tolling period beginning March 10, 2020. When the state of emergency is lifted, the Applicant has that additional time to complete her project or request another extension.

The Applicant withdrew her extension request without prejudice.

OTHER BUSINESS

NMI/Starmet Reuse Committee Update – Pam Rockwell

Pam Rockwell of 1810 Main Street attended tonight's meeting. Ms. Rockwell said she is a member of the NMI/Starmet Reuse Committee which was formed about a year ago to evaluate development opportunities at the site. At that time, Ms. Rockwell appeared before the NRC to inform the Commission that the Reuse Committee was gathering information in order to prepare a plan that they could submit to the Select Board. A public forum was held and a survey conducted.

Ms. Rockwell said a draft plan has been developed and it is out for review. The principles they developed were based on the Comprehensive Long Range Planning Committee, which include multiple integrated uses, fiscal sustainability, and community synergy. Ms. Rockwell said she wanted to discuss with the NRC the environmental stewardship part (low impact development, carefully designed stormwater management, energy efficient design, renewable energy, and battery storage for solar energy generated at the site for nearby utilities). Currently, power comes from the Town's nearby solar site. Building in battery storage for solar energy would be a valuable thing to do. Their committee recommends that the Town start the process of taking ownership of the property. A redevelopment plan and master plan concept has been drafted. They have also drafted a potential reuse zone map. Ms. Rockwell explained that the site consists of 46 acres, 23 acres of which they would like to designate for conservation.

Ms. Rockwell explained that Area D noted on the map was used as a cooling pond. It is adjacent to a sphagnum bog, which potentially could be a rainwater garden. Area D could provide drainage for the site in a very manageable way. Ms. Rockwell would like the NRC's opinion as to how they could like to see Area D restored. Area B was formerly a holding basin. Significant cleaning will be needed for both Areas B and D. These areas cannot be developed but could potentially be used as parking or revegetated. Areas A-2 and A-4 are wooded hillsides that have never been developed or contaminated. Originally they considered using the soil from Area A-2 to backfill other areas on site that will be removed as part of cleanup or development. However, because of development occurring at 1440 Main Street and other locations in Town, they will not need to use the soil from this area. Ms. Rockwell said that Area A-1 was a heavy industrial area and would be best for development. Areas A-2, A-3 and A-4 could potentially be used for housing, sports fields, or open space.

Ms. Rockwell said their master plan concept is to have all the areas mapped in green to be conservation and restored naturally. The areas they have designated for conservation back up to existing Town trails. There could be potential to use the conservation areas for educational purposes and bird watching. Ms. Rockwell noted that Area C-2 will need remediation. Area C-1 has an existing parking lot they would like to have removed. These items are the first part of their master plan. The master plan concept that the Reuse Committee has considered within the A Reuse Zones are:

1. Municipal/Recreation
2. Commercial/Industrial
3. Dense mixed use with small footprint

Ms. Rockwell requested input from the Commission regarding these concepts. She noted that Concept 3 is more environmentally friendly. She would like to see some housing at the site but does not want housing on any areas that have never been developed or disturbed.

Chair Nardi thanked Ms. Rockwell for her presentation and providing the NRC with updated information. He asked if the conservation areas would be deeded to the NRC. Commissioner Zaunbrecher said the proposed conservation areas should be deeded to the NRC, especially the back section because of the rich wildlife. Commissioner Higgins agreed. Commissioner Grimwood said it made sense for the green areas to be under NRC jurisdiction since there are already existing Town trails that could be connected.

Ms. Rockwell asked if the NRC would be interested in the cooling pond area (Area D) for conservation. Chair Nardi responded that it would depend on what kind of development may happen. Some NRC control would be good. Director Kaye asked if there was a bridge between the bog and the holding basin. Ms. Rockwell said there is a bridge which helped protect material from the cooling pond from overflowing. She said that the holding basin will need to be built up. Commissioner Pappas is concerned about development and the flow of stormwater into the bog. It would be beneficial to have someone with expertise in this field to provide recommendations as to how to protect the bog. Commissioner Zaunbrecher said she observed that the bog is free from invasive species. If the NRC was deeded the cooling pond they would be able to make sure that plantings were done in a way to maintain the integrity of the bog. Ms. Rockwell said she will inquire. Commissioner Pappas said that it would be good if the NRC could have some oversight now to make sure that invasives do not grow since ownership of the property may not occur for another five to six years.

Commissioner Higgins asked Ms. Rockwell to assign a number to all slides presented at tonight's meeting.

Commissioner Grimwood asked Ms. Rockwell if she was concerned about people parking on green space or was she just referring to heavy trucks. Ms. Rockwell replied that it could be for parking for people walking the conservation areas. Commissioner Higgins said that he would like the entire green-colored areas to remain as green space and not paved. If the NRC should decide that parking is needed for people to enjoy the conservation areas, that is something that can be determined at a later date.

Commissioner Zaunbrecher said there has been a lot of land near the Starmet property that has been developed over recent years (Forest Ridge, Black Birch, and Concord Mews). There are no more fox and other species of wildlife have diminished. She believes Areas A-2, A-3, and A-4 should remain in their natural state and be protected from future development.

Commissioner Higgins noted that the Reuse Committee has suggested some commercial use. Originally, Forest Ridge was going to include that use. He said housing would be good but this property is on the outskirts of Town without any public transportation. If Town offices at Keyes Road relocated, then the Keyes Road site could be used for housing, which are closer to public transportation and stores. A holistic approach needs to be considered. Commissioner Pappas said CPW likes being centrally located.

Chair Nardi agreed with Commissioner Higgins that said Areas B and D are important. A-1 and A-2 are also priorities and the NRC would prefer to keep in natural state.

Ms. Rockwell explained that the EPA will clean up the site to residential standards. The property is zoned by the Town as residential. If there are not going to be any residences then the EPA may not remove as much contaminated soil. Chair Nardi said that cleaning up to residential standards is a higher bar than for commercial standards. Commissioner Higgins said the government cannot renege on their legal agreement. Chair Nardi believes that residential use would be good for the site, but is less sure about commercial use.

The NRC thanked Ms. Rockwell for all her ongoing efforts.

Commissioner Zaunbrecher moved to adjourn. Commissioner Higgins seconded. It was **UNANIMOUSLY VOTED** by roll call vote: Higgins, Aye, Grimwood, Aye, Pappas, Aye, Zaunbrecher, Aye, Nardi, Aye.

This meeting adjourned at 9:36 p.m.

Respectfully submitted,

Karen Bockoven
Administrative Assistant

A video of the meeting can be seen by clicking this link or entering it into a web browser:

https://www.youtube.com/watch?v=Bf_sZS3Kjrw&list=PL1TTzrWEKOOlmahd64BNDrCmG6lzslnhS&index=29