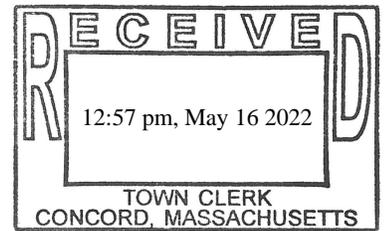


NMI/Starmet Re-use Planning Committee
Meeting Minutes January 8, 2021



Consistent with the Town's "Temporary Policy Directive and Guidelines for Public Meeting and Public Hearings conducted Via Remote Participation Due To Covid-19 State of Emergency," this meeting was conducted as a Zoom meeting, and the public was invited to view the meeting.

PRESENT:

Members: Gary Kleiman, Paul Boehm, Jim Burns, Pam Rockwell, Karl Seidman

Others: Marcia Rasmussen, Director of Planning & Land Management Department (DPLM)
Matt Johnson, member of the Select Board
Erin Steven, Town information officer

The meeting was called to order at 8:02 am. Gary read the instructions for participation.

Accept Minutes from December 4th. Karl made a motion to accept the minutes from December 4, Paul seconded it, and the minutes were accepted unanimously.

Annual Report. The committee expressed concern that the draft annual report contained explicit recommendations, and the committee does not want to discuss the recommendations before the March 2021 report to the Select Board is complete. Pam will integrate comments from Karl and Paul and send the updated draft to Marcia to finalize and be included in the Town annual report.

EPA Update. Paul updated the committee about the decisions that the contractor at the site needs to make soon. They have completed the net benefit analysis for the use of soils from reuse zone A-2 for clean fill at the site. They have identified another possible source for clean fill in Concord: the 1440 Main Street development is expected to produce enough fill for the site, and will not require additional trees be removed at the NMI site. There is space at 2229 Main Street for soil to be stored until it is needed for fill. Marcia pointed out that the 1440 project has not yet gotten their soil excavation permits. If the Town preferred to level A-2 for future use, this is still a possibility. The contractor also wants to know if the Town wants reuse zone B (the holding basin containment area) paved, because right now they are expecting to restore it naturally, and paving would require more stormwater management and drainage design.

Public Outreach:

- Paul mentioned that the Recreation Commission did a site visit, and is in the process of updating their own strategic plan.
- Paul has not approached the School Committee which currently has more urgent issues.
- Gary discussed the report with the Council on Aging.
- Gary relayed that Concord Business Partnership member Nancy James has written a letter to the Select Board about concerns that Concord would be liable for contamination at the site if we take ownership of it. Gary will share the letter with the committee.
- Jim noted that the Concord Housing Foundation strongly supports housing at the site. They share his concern that if housing is delayed to a second phase of development at the site, it might not happen at all. They asked explicitly that we do not delay housing at the site, and consider different types of housing at the site.
- Jim noted that the Concord Housing Authority gave no feedback yet.

- Karl mentioned that the West Concord Advisory Committee had some questions, but no formal comments yet. He is also expecting more comments from the Town Finance Committee after meeting with them in January.
- Pam met with the Natural Resources Commission (NRC) and relayed the many comments that they had regarding the proposed conservation and trails areas. The NRC is delighted to see that reuse zones C1 & C2 will be restored and as natural areas.
- Pam had no updates from the Disability Commission or League of Women Voters yet.

The committee decided that they would consider comments from these committees and other comments from the public and discuss if/how to include them in the final report.

Discuss Presentation Materials. Erin Stevens has been working on presentation materials that the committee can use in engaging with Town committees. She shared a master graphic to use as a background. The committee had comments, and Paul will work with Erin to update the slides.

The committee discussed whether a decision can be made about conservation restrictions for reuse zones C-1, C-2 to add to the master plan presentation materials, and decided that it is premature to do that. It was reiterated that reuse zone D (cooling pond) will be needed for stormwater management. But the committee is generally agreed that the holding basin containment area (reuse zone B) should be unpaved and restored naturally, and presentation materials should reflect that. The presentation materials should also include the viewing platform. It was noted that Concord Public Works might want to have input about viewing platforms and trails.

Prepare for February Meeting. Paul will talk to EPA about liability language in our document and the committee will discuss liability at the February meeting.

Karl would like us to have a detailed discussion of the comments we have received. Gary will put together a spreadsheet of comments received so far and send it out to the committee, and also share Nancy James letter to the Select Board.

The report and visuals will be updated by Erin. The website will be updated and notifications sent out to Town committees and in the Town news & notices.

Paul suggested that the 2229 Committee should address risk communication, which deal with human health and ecological risks, while the , potential Town liability issues be separated from the "risk communication" issues as there are now separated in the report Gary pointed out that since we are recommending in the report that risk communications be addressed, that the Select Board will decide how that is done. Paul suggested that risk communication needs to begin in the near future.

The next meeting will be 90 minutes.

The committee wanted to express our gratitude to Erin and Marcia for all the hard work they have done on the report and presentation materials. Thank you!

Next meetings: Friday, February 5, March 5.

The meeting was adjourned at 9:29 am.

Respectfully submitted,
Pam Rockwell, Clerk