

TOWN OF CONCORD
Nuclear Metals/Starmet Property Re-use Planning Committee
Committee Charge

A. Background

The property at 2229 Main Street is a 46-acre site once operated by the defense contractor Starmet, formerly Nuclear Metals, Inc. (NMI). The company made depleted uranium products for the U.S. Department of Defense, as well as other specialty metal products. Manufacturing operations resulted in soil and water contamination on the property. The site was placed on the U.S. EPA's national priorities list in 2001 and is now a Superfund site. Significant progress has been made toward clean-up of the site, including the removal of contaminated soil from the holding basin and removal of the buildings and contents that were contaminated. The work that now remains is cleaning up contaminated soil and groundwater. This will require the responsible parties to sign a consent decree to fund the final remediation. In 2015, Concord Town Meeting voted to authorize the Select Board to acquire the property. It appears the consent decree could be finalized in the fall of 2018. The next phase of clean-up is expected to take four to six years. Therefore the timing is right for the town to consider how the property might best be re-used following the remediation.

B. Purpose

The purpose of the Nuclear Metals/Starmet Property Re-use Planning Committee is to assist the town with identifying possible ways to reuse the property at 2229 Main Street for maximum public benefit.

C. Membership

The members of the Nuclear Metals/Starmet Property Re-use Planning Committee shall be appointed by the Select Board. The term of office shall be two years, and the initial appointments shall be of one and two years so that terms of members shall be staggered. The committee shall be comprised of seven members representing a diversity of interests in the community. The membership shall be as follows:

- Two representatives from the 2229 Main Street Oversight Committee;
- Two representatives with experience in land-use planning;
- One representative with experience in the affordable housing community;
- One representative designated by the West Concord Advisory Committee;
- One citizen at-large.

D. Duties and Responsibilities

1. To review the record of environmental contamination and clean-up on the site to fully understand existing and likely future conditions;
2. To hold a public hearing early in the term of the committee to solicit preliminary public comments and suggestions regarding the kinds of public and private uses that should be considered in the re-use planning process;
3. To work with staff and professional consultants to assess each idea for possible reuse activity, including housing, commercial uses, and municipal uses;
4. To explore funding opportunities, including federal grants and private funding;

5. To prepare a draft report for submission to the Select Board on or before September 1, 2019 and to hold a public hearing to solicit comment from the public, town boards and committees, and others concerning the preliminary recommendations of the committee;
6. To finalize the report after including such public comments as the committee deems appropriate and to submit the report to the Select Board for the board's consideration;
7. To submit a report for inclusion in the "Annual Town Report" each year that the committee is active, providing a discussion of the Committee's work during the prior year;
8. To meet regularly and annually elect a Chair and Clerk.

E. Other Considerations

The Nuclear Metals/Starmet Property Re-use Planning Committee is responsible for conducting its activities in a manner which is in compliance with all relevant State and local laws and regulations, including but not limited to, the Open Meeting Law, Public Records Law and Conflict of Interest Law. The Committee shall consult with the Town Manager concerning the allocation of town staff or financial resources toward this effort.