

Comment Number	Group	[NSRC interpretation of] Committee and Public Feedback	Proposed Response
1	COA Board	Prefer to keep senior center at harvey wheeler and focus resources on supporting existing services	There is no recommendation to move senior center from Harvey Wheeler. We changed language in the report from "senior center" to "specific COA programming" to imply that a new Community Center would allow for multigenerational uses and activities
2	COA Board	Location is not ideal for Sr. Center given Acton Sr. Center located a few blocks away on Audubon Hill off Hill St; however, they are supportive of municipal or community space that would allow for specific COA programming or events that require larger indoor space.	Options will be framed to offer multi-generational community space (e.g., Community Center) for use by multiple users including Concord COA, othre Concord organizations, as well as Acton, Sudbury and Maynard organizations. The Committee's redevelopment principles include that redevelopment should have "no net fiscal impact on Town". This should prevent any impact on other budget lines or investment opportunities that would benefit the Village Centers; Redevelopment options are intended to be complementary to village centers, fill needed gsp, and not be competitive with Village Center investments. The report will include language to indicate that development should be consistent with Route 62 development plans as they are finalized.
3	Concord Business Partnership	Avoid drawing investment away from village centers	A new section on liability assessment has been added to the report in the version online; EPA is willing to assist Concord in pursuing options to understand and resolve potential liability and to understand and resolve outstanding liens. We expect that any remaining issues will be need to be resolved before the Select Board recommends and the Town decides to take any action.
4	Concord Business Partnership	Ensure liability for future risks is not with the Town.	Committee agrees and has incorporated these ideas into Master Plan
5	NRC	Holding basin (zone B) should be restored to a natural/vegetated state, graded away from Sphagnum bog and not host parking	Committee feels Area D is needed for site stormwater management, so that should have priority over any deeds, but the report will reflect that NRC is interested in holding a deed or having a conservation restriction (depending on ownership) over Area B and D as ewell as Area C. As long as stormwater/drainage from development in A-1 is feasible
6	NRC	Zones B and D should be included with C1 and C2 in a conservation restriction and deeded to NRC	Option 3 offers an opportunity to conserve more than half the site as natural space. Decisions on A2, A3, and A4 are flexible in this regard.
7	NRC	Natural plants should be used to restore water recharge in Area D	The committee agrees with the need to undestand the Bog area in any development plans. Since de maximis already has an expert engaged as part of the remediation and restoration of the site, we don't feeladditional resourced are needed and the report does not need to be revised.
8	NRC	Support Option 3 with more intensive development of A1/no development on A2, A3, A4	The committee supports consideration of housing at the site. All references to the "phasing" of housing development have been removed from the report.
9	NRC	Expert on Sphagnum Bogs should be involved in remediation and site development	It is possible that resuse of the site could result in additional revenue to the Town that could potentially support other initiatives (including housing) elsewhere in Town. This will involve a larger planning activity in the future. The Select Board can take this comment onboard as they consider redevelopment options.
10	C. Housing Foundation	Strongly supports housing at the site; would like to eliminate discussion of phasing development of housing	
11	C. Affordable Housing Funding Comm.	Prefer to use revenue from site development to support affordable housing in other parts of Concord (from months ago)	

12	Nancy James/Concord Business Partnership	Concord should never take ownership of the site because the liability to the Town can not be predicted nor managed. This may affect the Town's liability insurance.	An updated section on liability assessment has been included. Well known mechanisms are in place for parties to acquire cleaned up Superfund sites, which have been used to protect municipalities and prospective owners from liability due to residual or past contamination. EPA is supportive of these protections and has offered assistance in navigating the requirements to ensure these protections are in place for Concord. The "Consent Decree" (a legal agreement that has already been established) is specific as to the unbounded responsibilities of the responsible parties. The updated report will provide a good basis for Town Council to conduct the appropriate due diligence to verify for the SB and all Town residents the extent of any legal risk due to past contamination of the site before the Town would acquire the land. Insurance issues are also discussed in the revised report.
13	Trails Committee	Can we conserve more than half the site?	Option 3 offers an opportunity to conserve more than half the site as natural space
14	Public Works	Location is difficult for many PW purposes	The Committee is not recommending public works uses at the site based on input from the public works department.
15	Not a specific comment, but a common theme that the committee has heard from the "general public"	"location is too far away"; "access of site needs to consider potential uses"	The Committee believes that the location of the site is appropriate for several uses and affords access and enjoyment by all Concordians. The site is very close to the West Concord community. In addition, there are many facilities, resources, and assets - e.g. Verrill Farm; Thoreau Club; Ripley School; Peabody School; Great Meadows Refuge; etc. that lie on the edges of Town. Reuse options will consider enhancing access to the site. In addition, one of the redevelopment principles adopted by the NSRC is to seek opportunities to build community synergies with abutting neighborhoods and Towns, therefore, we see opportunities to enhance life specifically for residents in this part of Concord and neighboring communities.
16	P. Sailer	Could this site be designated a Wildlife Management Area with opportunity for hunting	Based on input at the Public Workshop, we have recommended that up to half of the area be dedicated to preserving natural habitats that would support wildlife, but given the close proximity to neighborhoods and the recommended inclusion of public trails and access to the natural beauty of the site, the committee does not feel that hunting is compatible with these other uses.
17	K. Angell	Support the conservation aspects and recommend the trails be looped	Though the concept of establishing and linking trails has been included in the report, specific design of the trail system and linkages to adjacent Town trails is an open issue and has not yet been considered by the Committee. Further planning will be needed to design specific trail networks.
18	C. Tillman Fledderjohn	Please leave the acreage alone - concerned with over-development in this area	Thank you for your comment. Over half of the site has been heavily impacted by the past development and will be heavily impacted by the cleanup process. Based on feedback at our public forum and Town planning initiatives, we found that the vast majority of participants supported some form of re-use for the site, therefore the committee focused on options that take advantage of the opportunity for the Town created by the cleanup actions themselves. Given that little to no cleanup is required on about half of the site, the Committee is recommending that those portions be retained or restored to their natural state.
19	Hoaglund family	Requests more public outreach/input; ensure buffers between development & exist. homes	Thank you for your comment. There will be plenty of opportunity to comment on any development plans in the future. At this stage we are providing context and information for the Select Board to consider how to undertake future planning efforts where additional public input will be solicited. Discussion of potential buffers will be part of the planning process going forward.
20	S. Chrobak	Supports low/moderate inc. housing with play areas, sidewalks and parking	Thank you for your comment. Based on long-range plan commitments to complete streets, sidewalk and pedestrian usage will be part of all planning in Concord.

21	F. Feely for Conc. Housing Foundation	Supports housing planned in early redevelopment phase; market-rate and work force.	Thank you for your comment.
22	M. Hartman	Supports other uses of the site that are complementary to housing.	Thank you for your comment.
23	P. Wargelin	Recommends uses that will generate tax revenues as a top priority. Agrees with 3 options; supports Option 1.	Thank you for your comment.
24	G. Clayton	<p>1. consider planning & zoning initiatives in adjacent towns that may impact land uses</p> <p>2. removing mature woodlands in Zone a-2, as well as in Zone A-3 and A-4 are inconsistent with the environmental stewardship principle; Zones, A-2, A-3 and A-4 offer important opportunities, to connect new trails with the existing Powder Mills Woods conservation area trail network that should offer adequate vegetative buffers for people and wildlife while connecting existing residential developments in this area.</p> <p>3. with recent acquisition of properties for municipal recreational purposes at White's Pond and Warner's Pond, it would make sense for the Town to update the Town's Recreation Strategic Plan</p> <p>4. briefly remind the reader that the various management options may be directly affected by alternative ownership options (e.g., available financial resources) by the ultimate resolution of the liens on the site with the US Department of Justice.</p> <p>5. Do we know if these or other similar restoration projects involved settlement of liens and the transfer of funds to the affected communities?</p>	<p>The Committee agrees and has included the Envision Concord principle of Responsible Regionalism within the principles of site redevelopment through our "Community Synergy" principle. That principle aspires to see redevelopment fit well within the community that surrounds the site. The committee has taken care to consider how traffic/access issues, stormwater impacts, new amenities and uses at the site could potentially improve and benefit the area. Ultimately development plans may also be impacted by activities or initiatives in neighboring areas (i.e. redevelopment plans for Route 62 in Maynard).</p> <p>We agree, however, this is a large site that offers an unparalleled opportunity for the Town to meet several of its goals and that the "master plan" presented offers the best mix of environmental stewardship while affording the Town the opportunity to meet some of its housing, recreation and financial goals through redevelopment of a section of the site that had been or would be disturbed during the remediation process.</p> <p>The Committee's understanding is that the Recreation Commission's Strategic Plan of 2014 will likely be updated prior to redevelopment of this site and agree that this should be considered in the next phase of planning.</p> <p>Ongoing management of the site seems like something that would be considered in the next phase of planning. The Committee has strengthened language around the relationship between ownership and management options in Section 3.4 of the report.</p> <p>Settlement of liens also includes forgiveness of lies, which does not involve any transfer of funds per se. Liens have been examined, identified, and where needed, negotiated and settled, at every Superfund redevelopment project.</p> <p>Accessibility to the site has been addressed in all options in the report, but certainly will need more detail as reuse options are planned and implemented. Concord's new "complete streets" policy will also ensure considerations of access and use by all groups of any new roadways or intersection.</p> <p>Route 62 is well-traveled and the Committee recognizes that existing traffic conditions can be challenging at times. The existing housing, shopping and recreational amenities nearby on both Knox Trail and Forest Ridge Road contribute to additional traffic flow on this major Maynard-Concord connector route. The Committee agrees on the recreational potential of the site and would support traffic studies as part of any development plan.</p>
25	K. Young	Include a plan for transportation to the site; anything developed must be accessible.	
26	J. Williams	Consider the impacts of traffic, congestion and noise on West Concord residents; NMI site offers great potential to meet the long-term recreational needs of all Concord residents.	
27	R. Eifler, Concord Housing Authority	Supports continued efforts to promote diversity, inclusion and more affordable housing.	Thank you for your comment.
28	B. Feigh	<p>1. Cost and Liability - how much will the town have to pay?</p> <p>2. Use - how do the options presented suit the needs of current & future residents?</p> <p>3. Financial Considerations - has the Town identified the next 'wave' of capital needs?</p>	Thank you for your comments. Each will have to be addressed as part of future planning and implementation of specific plans as they move forward in the Town's planning processes including a fiscal impact analysis that should consider capital needs.

		4. Creative uses - how might this site address Concord's unique needs?	including a fiscal impact analysis that should consider capital needs.
29	K. Reed	What steps should the Select Board take in deciding whether to accept ownership? And	With regards to Town ownership, the report includes recommendations for next steps for the Select Board to consider in a decision-making process on ownership.
30	K. Reed	what happens if the SB chooses not to acquire the StarMet property?	If the Town does not acquire the site, any third party may acquire the site and develop it in any manner consistent with the third party's interests, albeit in accordance with Town zoning and planning requirements and approvals. The Town would have less control/ability to achieve goals or uses on the site.
31	B. Hubbard-Nelson	The site should be used to hold more solar arrays and battery storage to align with Concord's commitment to add 25 MW of solar power to convert a significant fraction of the energy we use to be emissions free and local.	Thanks for raising these issues. While for the most part, we feel these issues will be addressed in the next phase of planning, we do point the Select Board toward two key principles of redevelopment that the Committee developed: (1) environmental sustainability and (2) multiple uses. We feel that rooftop solar would best address both of these principles by enabling the site to be used for achieving Town goals while still hosting a significant amount of solar generation and battery storage.
32	Todd Benjamin	The site would be better used for relocation of the municipal uses at the Keyes Road site and the HWCC site to allow those sites to be repurposed for affordable housing and commercial development.	Thank you for your comment. The committee agrees that there is linkage between redevelopment plans and other town initiatives and has included a recommendation that any future redevelopment at the site "begin a process of coordinating NMI/Starmet Site redevelopment planning with other efforts at other sites and facilities in the Town."
33	Janet Cochran Miller	The NMI-Starmet site would make a great location for Concord Public Works and the Dept. of Planning & Land Management, which would allow the Keyes Road facility to be redeveloped with affordable housing, where residents will be in walking distance to shops, transportation and services. There hasn't been sufficient transportation provided to the site at 2229 Main Street.	Thank you for these comments. The committee is not recommending public works uses at the site based on input from the public works department. The committee agrees and recommends careful consideration of transit and access options at the site. The Town would be in the position of requiring some form of transit or transportation services for any redevelopment scenario of the 2229 Main St. property.
34	James Raymond Andrews	Many residents of affordable housing do not have cars and, therefore this site is poorly located for access to public transportation and other services. Perhaps its preferable to relocate other town services to this site and redevelop town-owned properties near the commercial centers to promote access to transportation and services for residents.	Thank you for your comments; please see our response to comment #11 and 32 above.
35	Haley Ordeval	Concord desperately needs more affordable amenities in town (e.g., YMCA that could provide more affordable child-care options and recreational opportunities).	Thank you for your comments. This potential use is among those considered in the report.
36	Dorrie Kehoe	Please clarify where this report is in the overall process and what is the timeframe for further reports and recommendation.	Thank you for your comments. The exec summary will try to clarify where we are in the process.
37	Commission on Disabilities	people with the most accessible housing needs are people who generally are not working. if we want to fill a need for accessible or elderly housing in Concord, then it needs to be affordable housing. If housing like this is sited at 2229 Main St, then it is important that there are improvements to the sidewalks and safer ways to cross Main St (like traffic lights) for walkers and wheelchairs to access the businesses on Rt 62 (like Stop and Shop), and to access businesses on Forest Ridge Rd	The site does represent an opportunity for meeting these - as well as other - housing needs. The key would be to balance housing needs to not only address the needs and take advantage of opportunities, but to do so in a way that is equitable and consistent with the other redevelopment principles related to sustainability, community synergy and our financial sustainability. A subsequent planning process should try to balance these concerns. All redevelopment in the Town of Concord will be subject to our new "complete streets" policy which strives to ensure access for all people.
38	Commission on Disabilities	would like to see accessible recreation and meeting spaces somewhere in Concord as are described in Concept 1, but that if these facilities are sited at 2229 Main St, there needs to be accessible public transportation options to access these facilities. They want to be sure that trails, viewing platforms, and outdoor improvements are all handicapped accessible.	Accessibility is a key goal of redevelopment and we are advocating for a public transit link to the village centers as well as adherence to the Town's "complete streets" policy.

39	Some individuals on the Commission on Disabilities	felt that the open spaces at the 2229 Main St site are beautiful, and development should be limited at the site, as described in Concept 3. There is still some concern that the site might not ever be safe enough for housing, although the location is appealing.	Option 3 remains one of the viable options/opportunities that the NRSC feels should be explored in a subsequent planning process.
40	League of Women Voters	pointed out that the Town needs better spaces for Town meeting, and that there was a long term need for a field house in older recreation plans. Perhaps these two needs could be filled with one space	Both of these potential uses are considered in Option 1 and that remains one of the viable options/opportunities that the NSRC feels should be explored in a subsequent planning process.
41	Dee Ortner	Are we are required to build residences there just because they will clean it up to the residential standard?	No. It is not a requirement. The Town is free to plan for re-use of any sort, as long as we maintain the institutional controls in place after cleanup.
42	Terry Rothermel	expressed the concern that if we leave housing to a late phase of the redevelopment, it will never happen, and that we need this housing. It was pointed out that siting housing on resuse zone A-2 would make it visible from Rt 62, and the increased visibility and accessibility to Rt 62 would make it a more desirable living space.	Housing (affordable and otherwise) remains one option that can be considered within the larger framework of the Master Plan concept presented in the NSRC report. We look forward to exploring all alternative options in a subsequent planning process with additional community input.