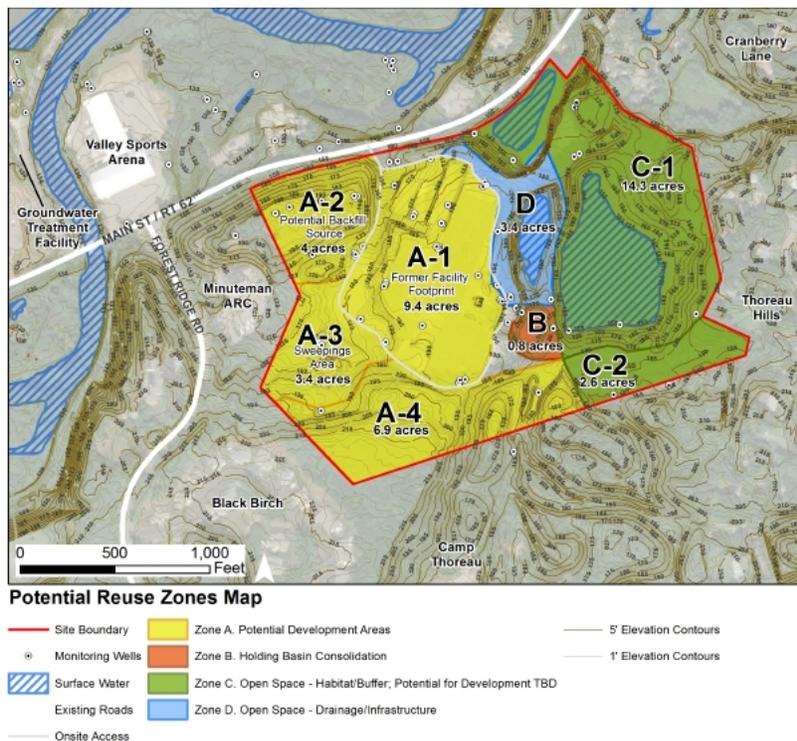


## Public Feedback on NMI/Starmet Reuse Concept Plan -Discussion Draft for Committee

The NMI/Starmet property at 2229 Main Street is a 46-acre site once operated by the defense contractor Starmet, formerly Nuclear Metals, Inc. (NMI). The site was placed on the EPA Superfund National Priorities List in 2001 due to contamination of the facility's production building, equipment, and site soil, sediment and groundwater from the handling of depleted uranium. Starmet permanently abandoned the facility in 2011. Since then, EPA, working closely with the Town of Concord's 2229 Main Street Committee, has overseen efforts to determine the extent of contamination and develop a remediation plan to clean up the NMI site. A final remediation plan and associated legal document (Record of Decision) was finalized in December 2019 that will clean-up the site to EPA standards that allow for commercial, residential and other new uses. Detailed design of the remediation is underway and will continue for several years with another two to three years of construction work to implement the design.

The Nuclear Metals/Starmet Property Re-use Planning Committee was formed in Spring 2019 to assist the town with identifying ways to reuse 2229 Main Street for maximum public benefit. During summer and fall 2019, the Committee conducted outreach to town boards, committees and community stakeholders and held two community forums on October 17<sup>th</sup> to gain community ideas and input on the site's future use. SKEO, a planning consultant hired by EPA, also has provided valuable information and analysis to inform reuse planning. Based on this input, its own deliberation and feedback from the Concord Selectboard, potential reuse zones for the site were defined (See Figure 1) and a preliminary concept plan for the site was formulated (See Figure 2). The reuse zones include over 20 acres of open space (areas C-1, C-2 and D) and up to 23.7 acres for potential development (areas A-1, A-2, A-3 and A-4).

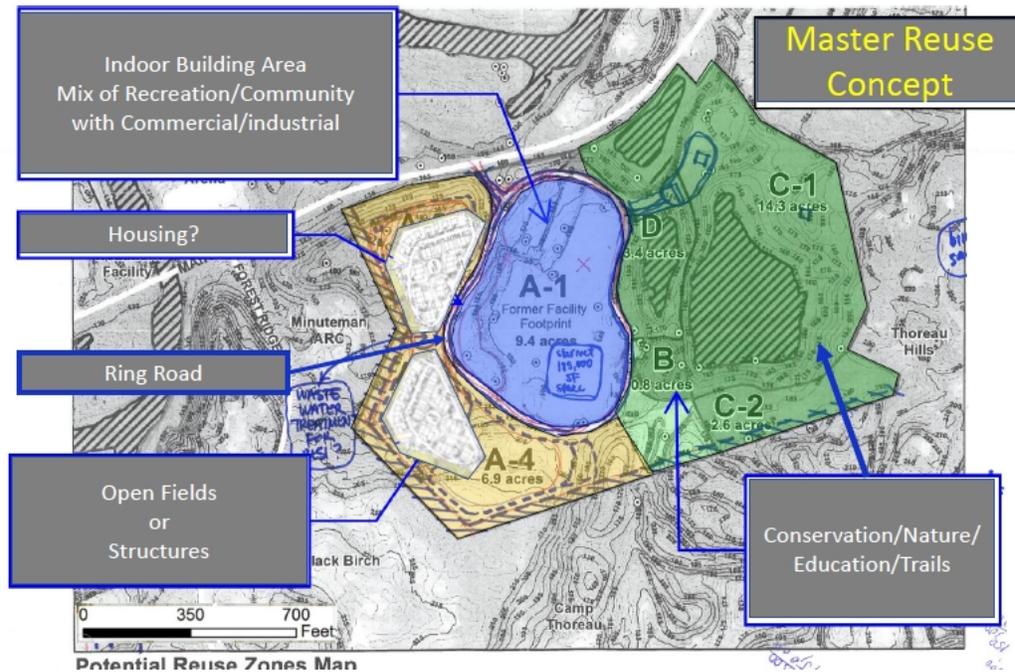
Figure 1. Map of Potential Reuse Zones



The Reuse Master Concept entails: (1) concentrating future development on the A-1 site that previously housed the Starmet facility with potentially some combination of commercial, industrial and recreational uses; (2) a large conservation area that could include nature trails and education activities; and (3) the potential for further development on areas A-2, A-3 and A-4 for housing, other commercial, community or recreational uses.

The Committee is seeking community feedback on the Master Plan Concept and has posed several questions and room for open-end comments in this survey. An important near-term issue that impacts the remediation design is the use of area A-2. The area is a clean undisturbed wooded hill and thus a potential source of fill to replace contaminated soil that will be removed from the site, reducing the need to transport fill from other locations to the site. If the town plans to ultimately develop this site, then using A-2 as source of fill aligns with this goal and will reduce future costs to prepare the site for development. If the Town wants to preserve all of A-2 in its current condition, then the remediation design should use other sources of fill.

Figure 2. Master Reuse Plan Concept



**Add link to SKEO report and Reuse Committee web-site for more information to review before taking the survey.**

**Potentially add a Committee Point of View/Recommendation**

**Potential Issues for Community Feedback (specific wording of questions needed after we decide on which issues to address):**

1. Future development to address town needs or leave the site undeveloped?
2. What areas should be used for future development?

3. Keep A-2 as is or use for fill and future development?
4. Which uses are most important to include in future development?
5. Include housing as part of mixed-use development on A-1 or as a separate project on another part of the site?
6. What outdoor recreation activities/uses are most important to include?