RETURN TO SER AR INDEX

9/28 South Terminal
Call w/ Gary, Apex (Chet, Jay), Carl, Mike, Cindy, AW

Carl - expresses concern about getting every thing we need ASAP
we're too close to deadline to have things still
outstanding. maybe breaking things into pieces

Gary - init. plans - orig. idea w/ bundle w/ comprehensive
suite of deliverables
Jay - agrees breaking things into pieces + maybe drafts
that aren't complete
Chet - need to reach agreement on how much to
mitigate. Been designed at REP but only for very
small area. So need to expand.
Jay - w/ conceptual w/out final design a reas. interim
step

Mike - yes, but need final
- design now is 15,100 sq ft (.34 ac). Anything
bigger needs additional design. The conceptual
handed at site visit ...?

Jay - if 3x w/ accept; can they just do a calc + stick
w/ that?
Mike - hoping to have more than 3:1 for deriet to
provide a cushion for likely 2° impacts.
Thought in field they were proposing 1 ac.
We were happy w/ that

Chet - at field visit - was thinking may
cover BMX site

Mike - No, they discussed airport site for BMX.
Emails + site visit made clear REP was
only for salt marsh + DMF site

SDMS Doc ID 529022

Chet - somewhere bet. .65 + 1 ac wd be accept?

Mike - yes; wd encourage to maximize as much as possible. Made some other suggestions too

Jay - .65-1 somewhere in there. 3:1 for direct plus a bit more for 2° effects on existing salt marsh

Mike - also keep in mind berm wd be more fill + in wetlands. Ditto for trail. Need to account for those @ 3:1 C.91 doesn't say you need to build berm

Jay - won't be full design

design by Beals + Thomas + the project isn't owned by Commonwealth. So a of extent

Chet - issues re tidal flux, berm, etc. In order to make rearrangement B+T will work w/ Apex on concept. plan. Apex hasn't accepted c.91 req. specifically. Hopes changing berm etc. won't be a problem. wd this be part of SER? Cindy - as long as on right part of notice. for SER, part of SER.

Carl - we'd look to DEP for substan. answers.

[tangent discussion about EFH + ESA ...]

will move concept. design up by 1 wk - everything final all end on

will include all elements

Chet - 21E for radio tower. They have 21Es for all parcels that will be owned. What about parcels that will have easements

Cindy - yes.

Gary - That's going to be a big problem

Carl - you've got a problem if you kick up PCB dust, etc.

Gary - if they find something won't be able to clear it b/c state doesn't own it. And owner isn't going to want to do anything

Cindy - if this is project auth under CERCLA, we don't want to have anything to do w/ liability. Can't ensure ARARs wd be met

Gary - worried about finding + imposing liability on someone else

50' wide ~~road~~ strip - also the 50x25' strip already paved, part parking lot, part boat yard. Running north to south down to southernmost laydown area. Easement only allows to pass back + forth (big trucks)

Cindy - needs to think about this

Jay - corollary to transport from one parcel to another at SF site.

Gary - will check to see if these props. are "in the system."

~~XXXXX~~

Cindy - is there final config. showing what Comm. will own.

Gary - they are now going w/ Config. A2. Still working on acquiring site control.

City + Redev. auth parcels - poised to vote to transfer to Comm. Not scheduled yet for either one

Shuster parcel + Radio parcel - negotiating agreements - related 2

Hall parcel - letter of intent

fee, easement, + taking.

Gary will send a schedule - but still no certain when various votes will be taken. He understands what we've said we need for site control.

Will give us updates on weekly basis.

21Es are final for all of properties exc. easements. If they give them to us, they're disclosed. May be issues w/ private prop-owners. They need to check w/ CEC on timeframe for giving them us

Discussion of Dartmouth Finishing site. Metals + PAHs

Cindy - She + Chet need to talk further about RCRA & plans for ~~remediation~~ regrading + putting 3' clean material.

Chet - not sure there are any RCRA issues - Thinks passed T-Clip. Will double check

21E was done on BMX Site

I suggest maybe in interim a general statement that could give a sense of what was found. Gary will get back on Monday

will come next week

~~SDE~~ other plans can be done quickly, incl. invasive species monitoring plan for pilings, air monitoring, ~~under resp.~~ spill? The wetland one still needs ~~work~~ work

BMX -

Gary - Jay + Chet conveyed EPA's strong pref. for staying out of wetlands. Got sense if could use w/out dest. wetlands, EPA might find acceptable.

Need to mitigate for displacing Rod Gardner - replace the Quonset hut + place for vehicles

Day after site visit Gary talked w/ RG; discussed use of parcel w/out going into wetlands.

Mike - no conceptual problem w/ using the upland + stay out of wetlands. Not sure ~~what~~

how much it wd provide.

Gary - wd leverage w/ parcel south + Gifford St boat ramp.

Gary - 1.2 ac, .6 of which is wetland.

Mike - prob.; wetland in center + over to the west.

That's what he's (RG) looking at.

Jay - Auto cad shows ~ 50% of site is wetland.

Mike - notes there's small area of easment where pavement wd have to be added.

I suggest we may not need to include the BMX parcel if its just mitig for RG. Similar to

Blasting

Carl - we didn't intend them to have to do economic ~~analy~~ analysis. We were trying to ~~sta~~ ensure some kind of statement that

Cindy - not aware of EPA ever having blasted or approved of blasting.

Jay - a bunch done as part of seismic testing

Gary keeps asking for what EPA has approved in the past for blasting.

Doesn't want to foreclose blasting

Jay - can provide other methods that are technologic wd like to be able to have option to do blasting - want to

Chet asks → willing ~~will~~ to commit as last resort if w/ not able to get relevant + necessary approval. ← Gary supposed to give law

They're adding Qs re acoustical studies effects of these methods
Jay - doesn't think will be any chemical impact. But will
double check. (agreed)

acoustics - Oct 15