



Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION

FROM THE TOWN MANAGER

January 13, 2023

TO: Select Board

RE: EPA Community Involvement Plan

Attached are comments developed by the Town's environmental consultant in consultation with staff and special counsel to address the Environmental Protection Agency's (EPA) Community Involvement Plan (CIP) for the Olin Superfund site. For information about the CIP you may go to the following link:
<https://www.epa.gov/superfund/olin>.


Jeffrey M. Hull
Town Manager

Attachment

PROJECT MEMORANDUM



Date: **January 11, 2023**
To: **Charlotte Gray**
United States Environmental Protection Agency
From: **Kevin Trainer, Robert Reynolds, Joel Trifilo**
Project Number: **15642-0000**
RE: **Comments on Draft Community Involvement Plan**
Olin Chemical Superfund Site
Wilmington, Massachusetts

Verdantas prepared this memorandum at the request of the Town of Wilmington to summarize our review of the draft November 2022 Community Involvement Plan (CIP) prepared by the United States Environmental Protection Agency (USEPA) for the Olin Chemical Superfund Site (OCSS).

Our general comments are listed below, followed by specific comments in the order that the information is presented in the draft CIP.

General Comments

- The draft CIP includes relatively little site-specific information. Although the CIP is not intended to be a technical document, it should include sufficient information so that the community can understand the OCSS to meaningfully participate in the decision-making process. Specific information that could be included in the CIP is described in the comments to the individual sections below.
- The CIP should include links to other available information and resources that could provide additional information to the community. For example, the 2019 Overview of the Olin Chemical Superfund Site, which provides a good overview of the OCSS, is available at <https://semspub.epa.gov/work/HQ/199603.pdf>.
- The draft CIP notes that redevelopment of the OCSS into a warehouse facility has been proposed, but specific information on the redevelopment is currently limited. As more information about the redevelopment is made available, particularly on redevelopment activities that could potentially affect investigation and remediation at the OCSS, the CIP should be revised and updated to include this information, consistent with the "living" document intention of the CIP.

Site Overview

The Site Overview section should include information on the type and extent of contamination and associated exposures and concerns. Specific comments are listed below.

- The Site Overview should include information on the former water supply uses of the Maple Meadow Brook (MMB) aquifer, the five former municipal water supply wells, the deactivation of these wells in 2003, and the current community water supply sources.
- Although dense, aqueous-phase liquid (DAPL) is mentioned in this section (and included in the Acronyms and Abbreviations list at the end of the CIP) DAPL is not described in the CIP. Some members of the community may not be aware

of what DAPL is or how it generally behaves in the subsurface (e.g., DAPL is denser than water and pools on top of bedrock). It would be helpful for the CIP to briefly describe DAPL, similar to the DAPL information included in the 2019 Overview of the Olin Chemical Superfund Site.

- The CIP should include more information on n-nitrosodimethylamine (NDMA, which is the primary constituent that drives health risks), including that NDMA is associated with DAPL. The link to the technical fact sheet for NDMA that is available on the USEPA website (<https://www.epa.gov/fedfac/technical-fact-sheet-n-nitroso-dimethylamine-ndma>) should be included in the CIP.
- The CIP should include brief information on the other chemicals present in groundwater (e.g., ammonia, chromium).
- The CIP should include information on the light, non-aqueous phase liquid (LNAPL) and associated constituents at Plant B.
- The slurry wall containment area and associated cap are identified in the draft CIP, but not described. Brief information on these structures (including the recent cap replacement) should be included in the Site Overview section of the CIP.

Extent of Groundwater Impacts Figure (page 6)

Specific comments are summarized below, and an annotated version of this figure is attached.

- The DAPL pool at GW-83D in the MMB aquifer, which was shown on Figure 1 of the March 2021 Record of Decision (ROD) issued by USEPA, is not shown on the Extent of Groundwater Impacts included in the draft CIP. A copy of Figure 1 from the ROD that shows the GW-83D DAPL pool is attached. The DAPL pool at GW-83 should be added to the Extent of Groundwater Impacts figure to be consistent with the information provided in the ROD.
- The configurations of the DAPL pools shown on Extent of Groundwater Impacts figure appear to be slightly different from the DAPL pools depicted on Figure 1 from the ROD. These discrepancies should be evaluated and the Extent of Groundwater Impacts figure should be revised, as appropriate.
- The Extent of Groundwater Impacts figure identifies two areas in Woburn to the south of the OCSS that are within the approximate extent of groundwater impacts, but are outside of the Groundwater Study area (one small area southeast of the OCSS and one larger area southwest of the OCSS). Should the Groundwater Study Area be revised to include these locations?
- Because additional information is currently being collected as part of the Data Gaps investigation, it would be appropriate to identify that the approximate extent of groundwater impacts is based on currently known information.
- The complete extent of the Groundwater Study Area is not shown on this figure or in other figures included in the CIP. The complete extent of the Groundwater Study Area should be shown on a figure included in the CIP, similar to Figure 11 that was included in the ROD.

Site Timeline

- The timeline should include information on the 2003 deactivation of the municipal water supply wells in the MMB aquifer.

- General information on future activities and deliverables should be included in the Site Timeline. This information may not necessarily include dates, but a list of expected future activities would be useful to the community.
- The timeline should indicate, for future activities, whether completion of a future activity or milestone is required before other actions can proceed (e.g., completion of the remedial design is needed before proceeding to implementing the remedy).

The Community

- The CIP includes an image of the first page of the 2019 Overview of the Olin Chemical Superfund Site, but the image is mostly illegible. The image should be replaced.
- The CIP should include a link to the 2019 Overview of the Olin Chemical Superfund Site (<https://semspub.epa.gov/work/HQ/199603.pdf>).
- A fact sheet associated with health concerns could be created, posted on the Health & Environment page of the EPA website on the OCSS (<https://cumulis.epa.gov/supercpad/SiteProfiles/index.cfm?fuseaction=second.Healthenv&id=0100438#Risk>), and referenced in the CIP.

The Community Involvement Action Plan

- During the public meetings, posters and diagrams should be available to provide additional information.

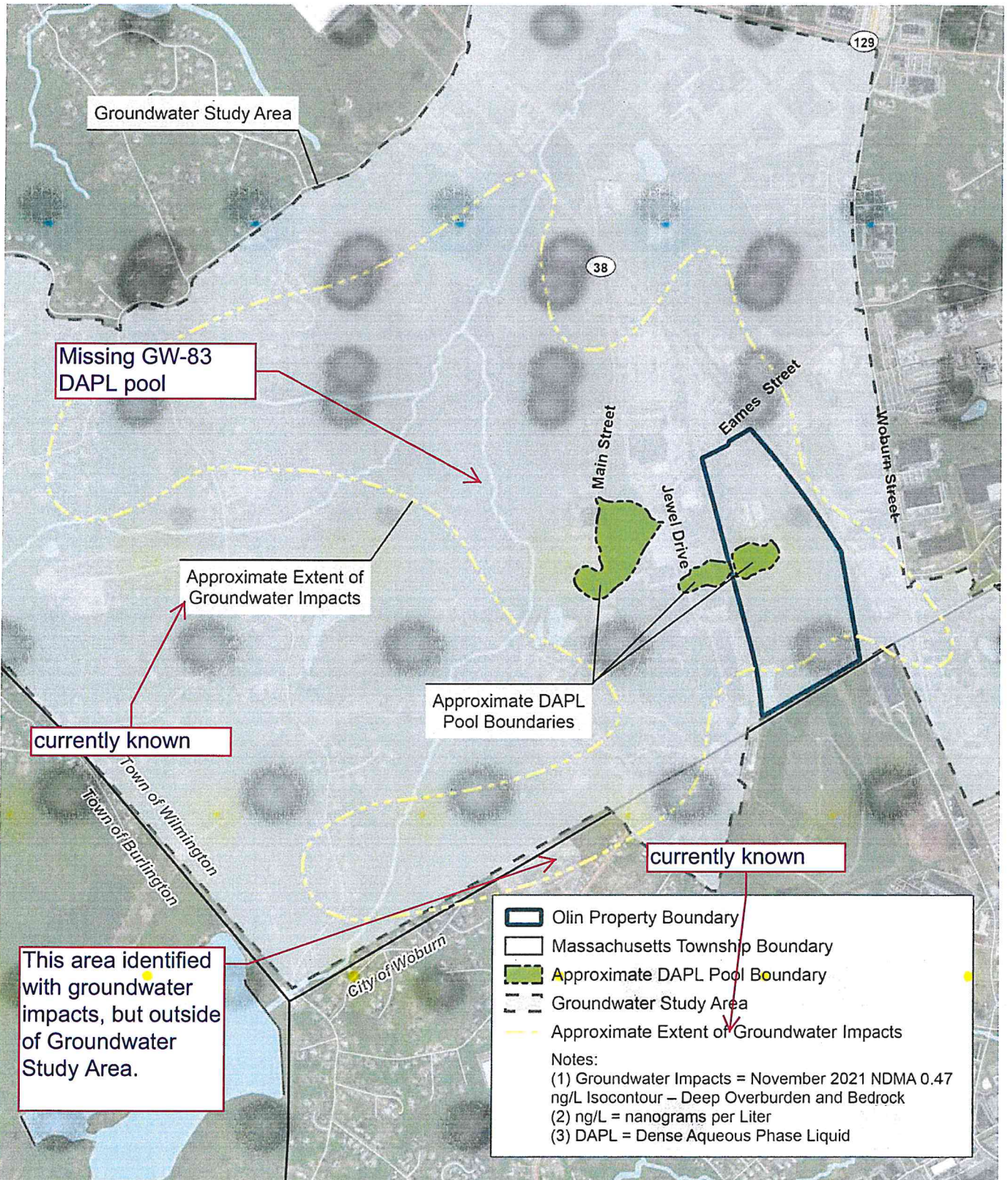
Appendices

- The figure showing the Superfund Remedial Process on page 16 is blurry and should be replaced with a clearer figure.

Key Contacts

- The key contacts could include elected representatives, or ways for the community to find their current elected representatives (e.g., <https://www.house.gov/representatives/find-your-representative> for federal representatives and <https://malegislature.gov/Search/FindMyLegislator> for local representatives).

Attachments: Extent of Groundwater Impacts figure with Verdantas edits
 Figure 1 from the Record of Decision with Verdantas annotations

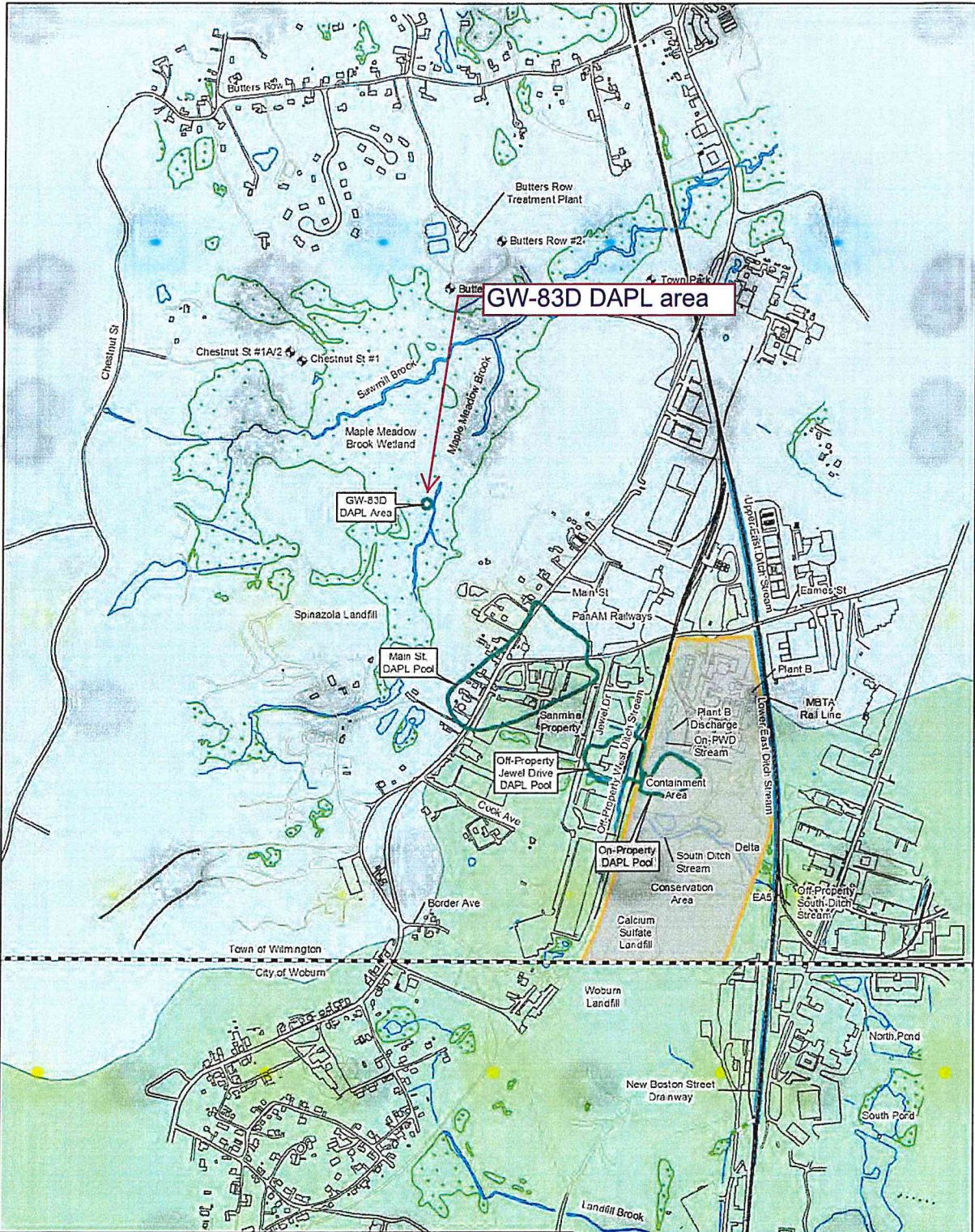


Olin Chemical Superfund Site
Extent of Groundwater Impacts
 Town of Wilmington, Middlesex County, Massachusetts

0 1,000 2,000 Feet

Disclaimer: This map and any boundary lines within the map are approximate and subject to change. The map is not a survey. The map is for informational purposes only regarding the EPA's response actions at the Site. Sources: Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri, Maxar and the 2021 ROD.





Legend

- Aberjona River Watershed
- Ipswich River Watershed
- Approximate DAPL Pool
- Operable Unit 1
- 51 Eames St. Property Boundary
- Town Wells
- Town Line
- Culvert
- Paved Road
- Unpaved Road
- Structures
- Surface Water
- Wooded Areas
- Wetland Boundary

DAPL – Dense Aqueous Phase Liquid
 EA – Exposure Area
 PWD – Property West Ditch

Notes:
 1. Off-Property Jewel Drive DAPL Pool and On-Property DAPL Pool formerly referred to as Upper DAPL Pool
 2. Watersheds obtained from MassGIS: <https://docs.digital.mass.gov/dataset/massgis-data-major-drainage-basins>

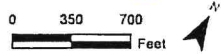


Figure 1
 Watershed, DAPL Pools,
 and Site Features



Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION

FROM THE TOWN MANAGER

January 13, 2023


TO: Select Board

RE: Senior Center Building Committee

The Senior Center Building Committee met on Wednesday, January 11th for an update. Lee Morrissette, from Dietz & Company, provided the attached PowerPoint presentation. He will be meeting with the Elderly Services Director to review the features of each room to confirm details. He noted that the project is shifting from schematic design to design development which requires a much greater level of detail. Data sheets will be prepared for each room describing the room space. The committee reviewed the exterior space including the walking paths, pickleball courts and the landscaping.

Dan Pallotta, the OPM, noted that since landscaping is the last major project component to be completed, modifications may need to be made to landscaping to keep the project on budget. He also noted that another newsletter would be prepared updating residents on next steps.

Lee advised that the Committee would need to meet every other Wednesday for the immediate future and suggested that meetings could alternate between in person and virtual. Committee members agreed to that schedule continuing with Wednesday nights.


Jeffrey M. Hull
Town Manager

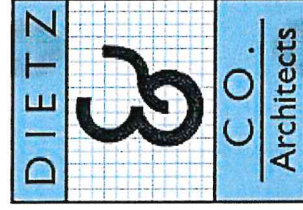
Attachment

cc: George Hooper, Chairman, Senior Center Building Committee

Wilmington Senior Center

Building Committee Meeting
01/11/2022

Town of Wilmington, MA



Agenda

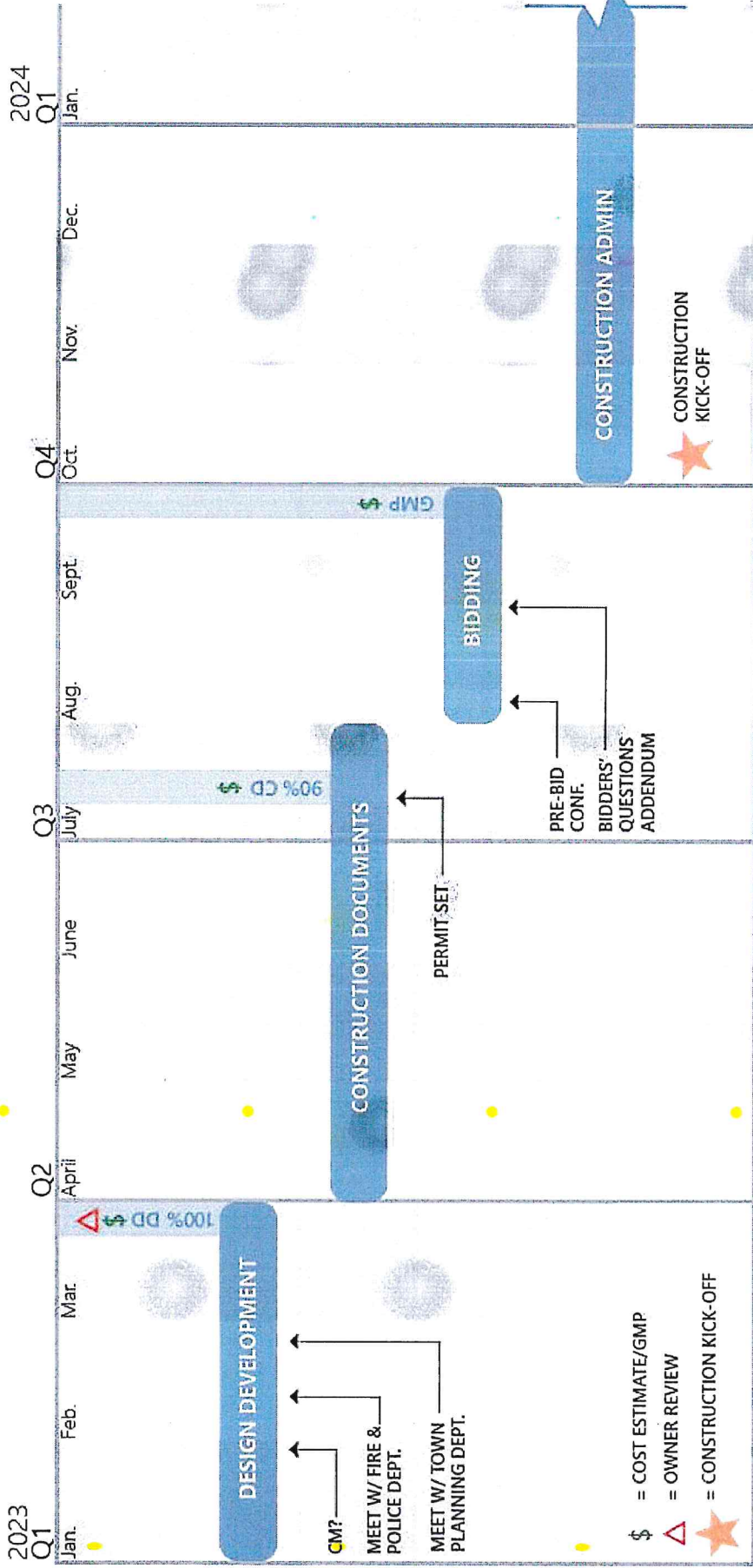
- Project Design Schedule
- What is Design Development?
- Schedule: 6-week look ahead

Wilmington Senior Center

Project Design Schedule

Project Design Schedule

Wilmington Senior Center



What is Design Development?

What is Design Development

Wilmington Senior Center

- Feasibility
 - Site selection, test fits, establish building program

What is Design Development

Wilmington Senior Center

- Feasibility
 - Building program becomes a building plan
 - Narrative descriptions of building systems
- Schematic Design

What is Design Development

Wilmington Senior Center

- Feasibility
- Schematic Design
- Design Development
 - Develop the architectural detail
 - Integrate the building systems into the design

What is Design Development

Wilmington Senior Center

- Feasibility
- Schematic Design
- Design Development
- Construction Documents
 - Document the architectural and engineering so it can be built

What is Design Development

Wilmington Senior Center

- Feasibility
- Schematic Design
- Design Development
- Construction Documents
- Bidding & Negotiations
 - Advertise the project
 - Select bids for construction

What is Design Development

Wilmington Senior Center

- Feasibility
- Schematic Design
- Design Development
- Construction Documents
- Bidding & Negotiations
- Construction Administration
- Construct the site and the Building

Landscape Design

- Patios & trails
- Trees & plantings
- Garden planters
- Bocce & pickleball

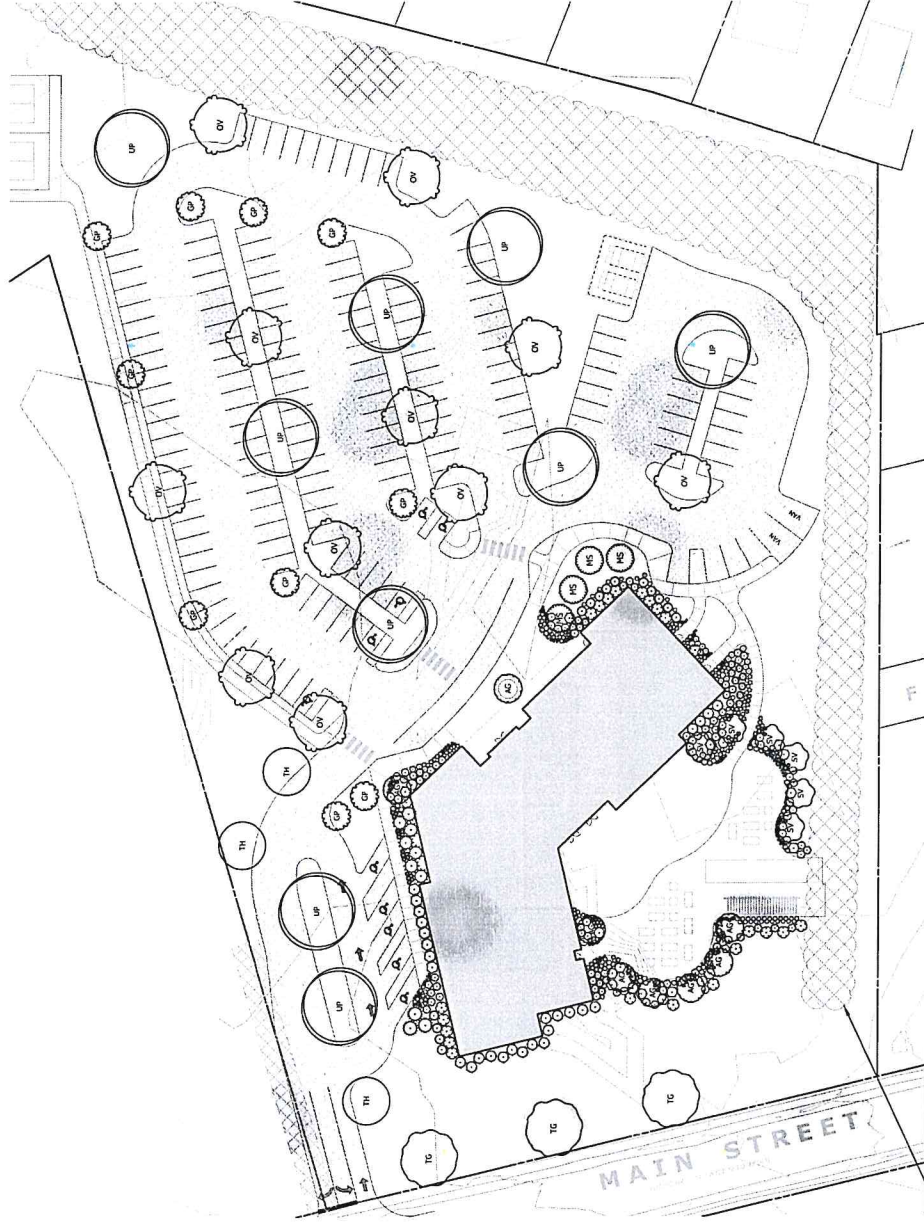
Wilmington Senior Center



Civil Design

- Site grading, stormwater control & utilities
- Site Access and parking
- Permitting

Wilmington Senior Center



Interior Architectural Design

Wilmington Senior Center



- Room data sheets
 - Individual plans
 - Use requirements
 - Storage & cabinetry
 - Power & data needs

- Major space design
 - Multi-purpose room
 - Entry/Lobby/Café
 - Administration suite
 - Central Corridor

- Systems integration

Building Systems Design

Wilmington Senior Center

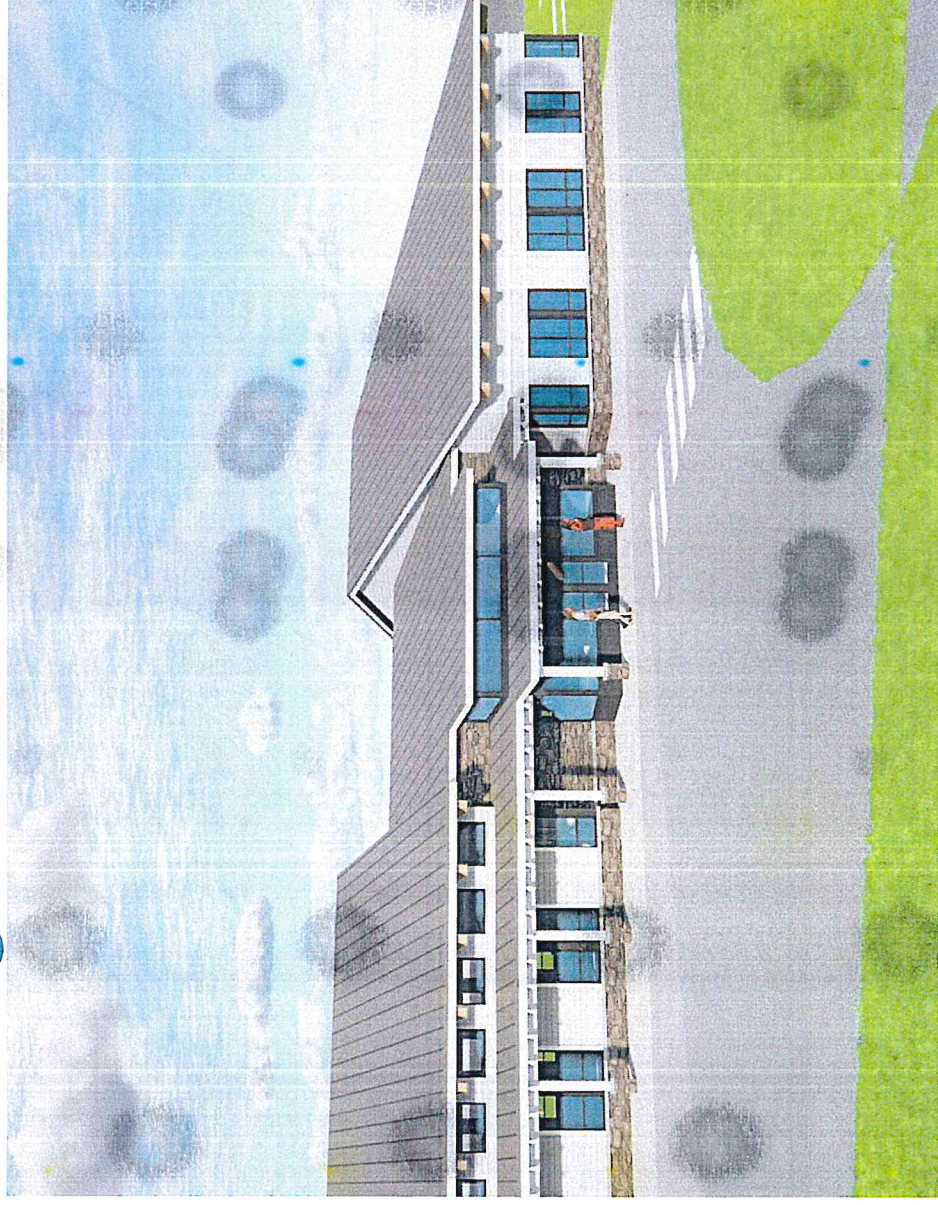
- Structure
- Plumbing
- Fire Protection
- Heating & Cooling
- Ventilation
- Power, Data & Fire Alarm



Exterior Architectural Design

Wilmington Senior Center

- Integration with Site
 - Building Entry
 - Patio
 - Porches
 - Service
- Material Selection
 - Stone & Siding
 - Doors & Windows
 - Roofs
- Building envelope performance



Wilmington Senior Center

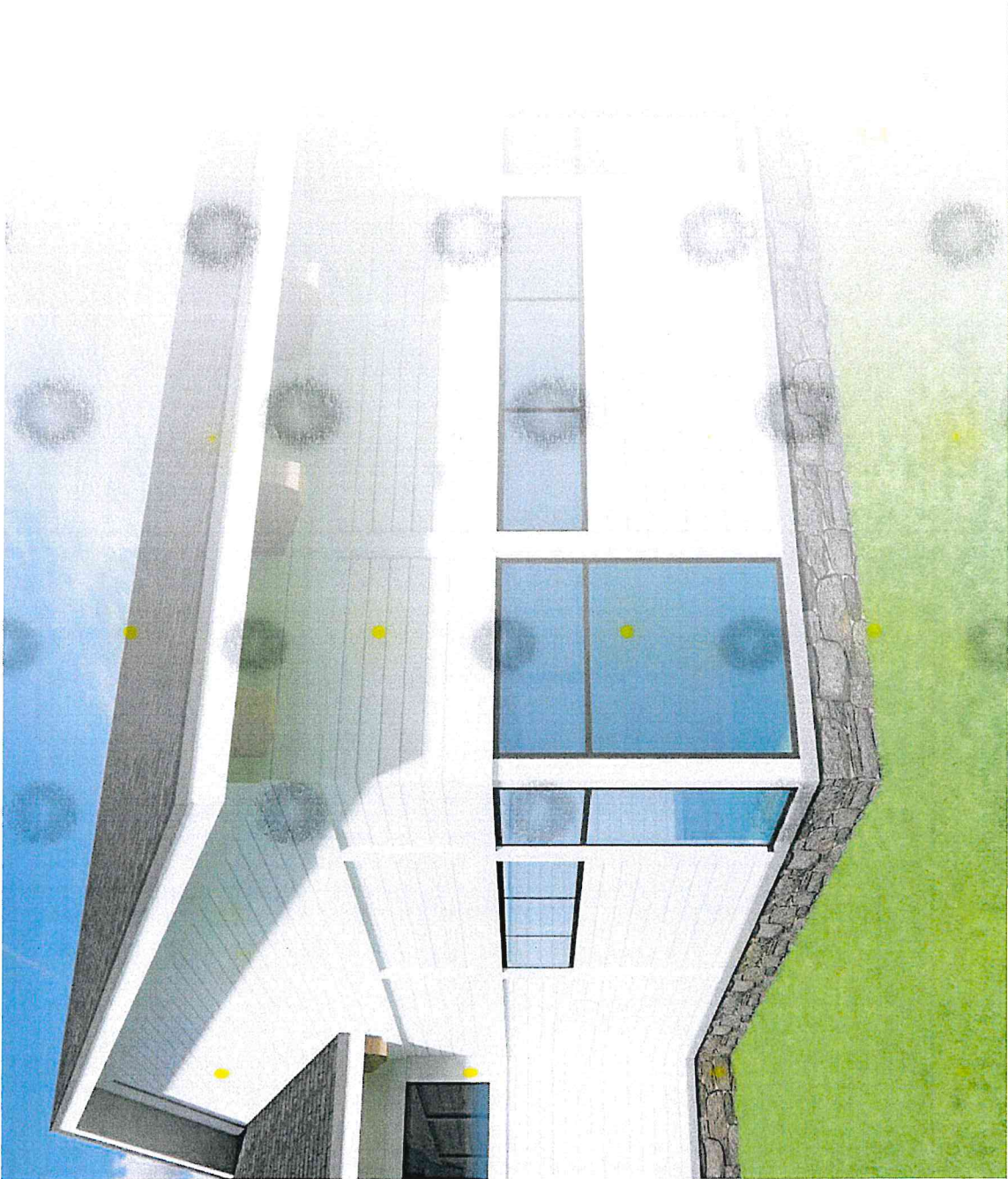
6-Week Look Ahead

6-Week Look Ahead

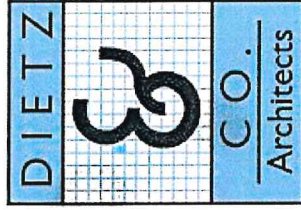
Wilmington Senior Center

6-Week Look Ahead

Team Member	Topic	Duration	6-Week Look Ahead																														
			JANUARY		JANUARY		JANUARY		JANUARY		JANUARY		FEBRUARY		FEBRUARY																		
			9	10	11	12	13	16	17	18	19	20	23	24	25	26	27	30	31	1	2	3	6	7	8	9	10	13	14	15	16	17	
Meetings																																	
Building Committee meeting																																	
Design Team Meetings																																	
Design Team																																	
Dietz & Co. - Architecture																																	
	Room data sheets	2 weeks																															
	Exterior Design Review	2 weeks																															
	Exterior materials study	4 weeks																															
	Meet w/ Fire & Police Dept.																																
	50% DD Drawing Set																																
Town of Wilmington																																	
Building Committee																																	
	Advertise for CM at Risk																																



Questions





Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION

FROM THE TOWN MANAGER

January 20, 2023

TO: Select Board

RE: Town Hall /School Administration Building Committee

The Town Hall / School Administration Building Committee met on January 17th primarily to consider the approaches to procurement of construction services for the new Town/School administration building. Phil O'Brien from Johnson Roberts Architects and Dan Pallotta, from P3, outlined the pros and cons of design, bid, build versus the construction manager (CM) at risk approach. Massachusetts General Law Chapters 149 and 149A establish the procedures for the respective approaches to public construction. The so-called CM-at-Risk approach is a more recent approach as it was enacted by the legislature in 2004.

The design, bid, build approach requires full development of the drawings and specifications and issuance of bids before the general contractor can be selected. A contract is awarded to the responsible and eligible contractor submitting the lowest bid. The contractor has no involvement in the design of the project. The CM-at-Risk approach enables the selection of the general contractor before the design of the project is complete. The contractor can provide cost estimating services to the Town and consultation regarding the design of the building. Potential contractors are interviewed as part of the selection process and must provide a gross maximum price (GMP) for their work on the project. Certain components of the construction that have long lead times can be ordered earlier in the process locking in prices earlier and improving the probability that materials are available when they are required.

Committee members had considerable discussion about advantages and disadvantages of each approach before voting unanimous to adopt the CM-at-Risk approach. An application must be signed by Town Counsel and the Town Manager and submitted to the Massachusetts Inspector General's Office (IGO) to obtain approval to use this approach. The IGO has up to 60 days to approve or disapprove the request but typically responds within 14 to 21 days. The application is expected to be filed before the end of the week.

The committee will meet again in person on February 1st and March 1st.


Jeffrey M. Hull
Town Manager

cc: George Hooper, Chairman, Town Hall /School Administration Building Committee



Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION

FROM THE TOWN MANAGER

January 20, 2023

TO: Select Board

RE: Request to Reallocate ARPA Funds to Install a Pre-Kindergarten / Kindergarten Play Structure Next to the Middle School

As Board members know, there is an ongoing effort to establish an interim approach to accommodate students and staff that were displaced from the Wildwood Early Childhood Center in February of 2022. The plan that is currently being pursued is to utilize a portion of the Wilmington Middle School to host some of the students and staff with the remaining students and staff to continue utilizing space in the West Intermediate School. A request was made to make arrangements for a play structure to be located outside of the Middle School for use by the pre-kindergarten and kindergarten students. The play structure at the Wildwood Early Childhood Center is anchored and would not be easily moved in addition to the fact that its condition is such that it was slated for replacement. Jamie Magaldi, Public Works Director, has obtained pricing for a play structure that ranges from \$73,000 to \$85,000. The play structure is sturdy enough to remain in place but unlike most play structures that are anchored in cement footings the new structure is more easily relocated. Mr. Magaldi has recommended a budget of \$100,000 for the play structure and proper surface material under the play structure.



The recommendation is to reallocate \$50,000 which was originally budgeted for COVID support efforts and an additional \$50,000 from the \$100,000 earmarked for administration of the ARPA grant program. Shelly Newhouse, Health Director, has indicated that the \$50,000 is no longer needed for COVID related support and Bryan Perry, Finance Director/Town Accountant, believes that \$50,000 is adequate for administration of the ARPA grant. The Board is asked to reallocate these funds as described.

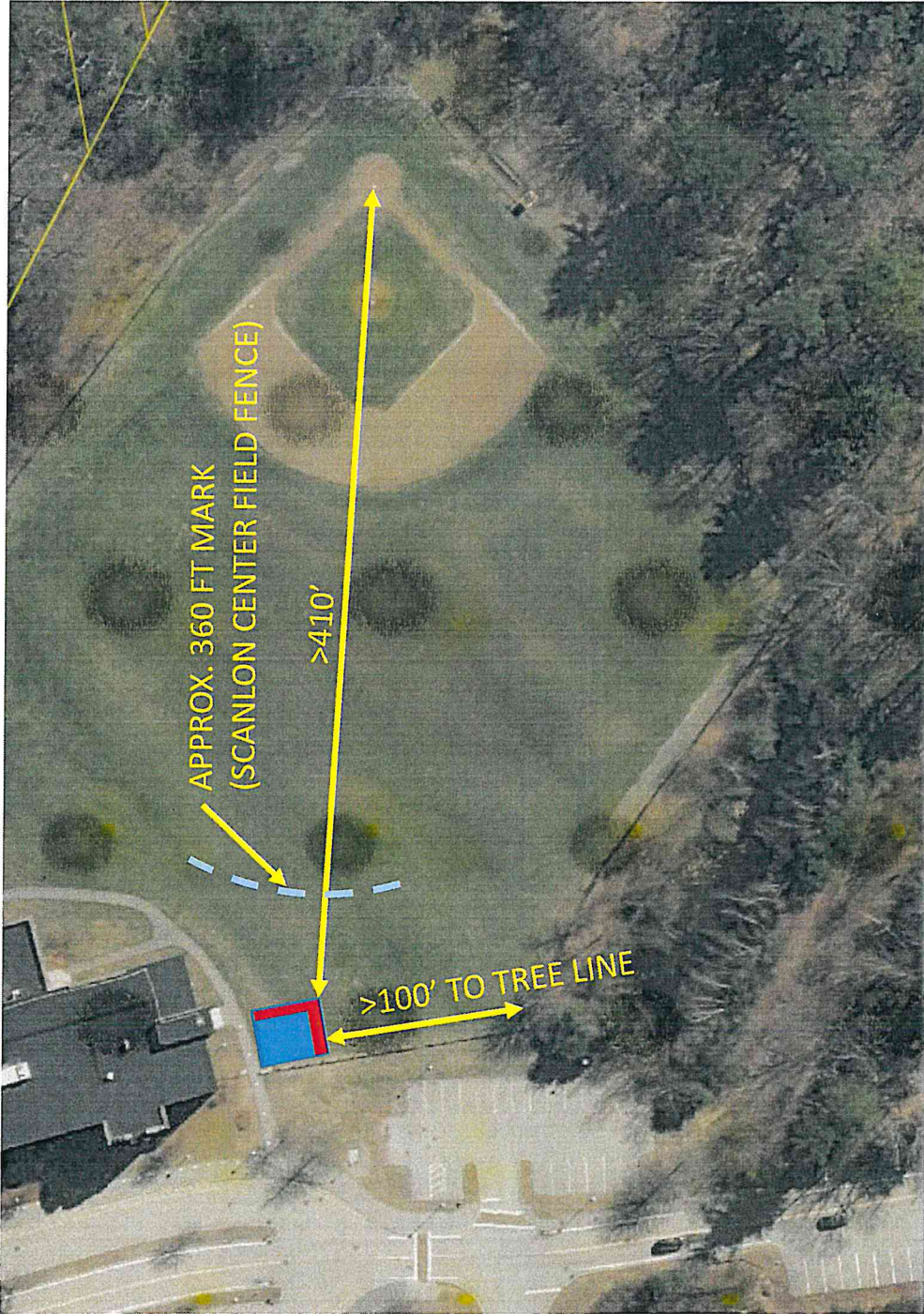

Jeffrey M. Hull
Town Manager

Attachment

cc: Susan Inman, Assistant Town Manager/Human Resources Director
Jamie Magaldi, Public Works Director
Shelly Newhouse, Health Director
Bryan Perry, Finance Director/Town Accountant

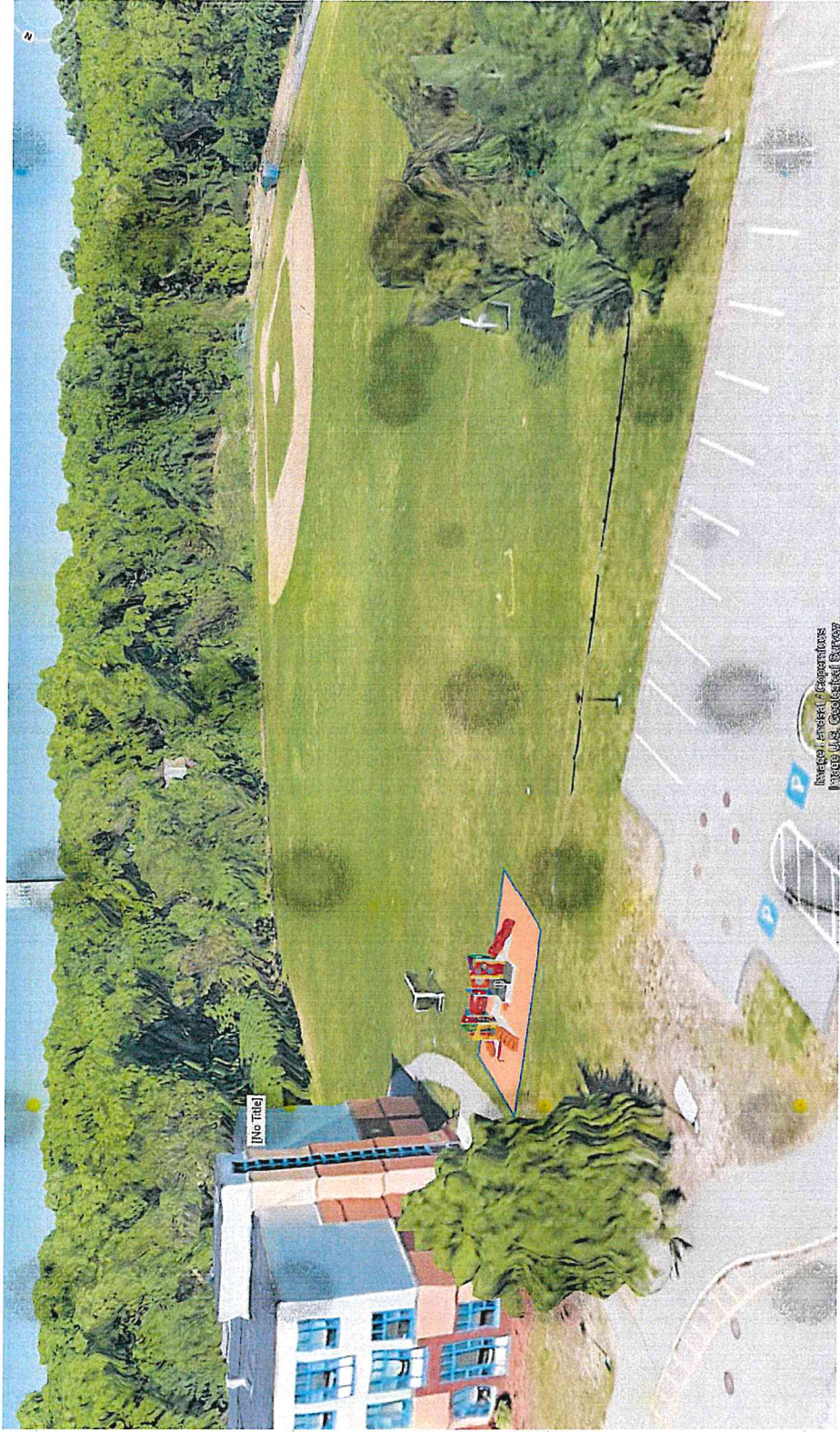
**MIDDLE SCHOOL PLAYGROUND
POTENTIAL USE ZONE LAYOUTS**

-  = "ECHO" PLAYGROUND
22' X 27' USE ZONE (594 SF)
-  = "DISCOVERY" PLAYGROUND
28' X 34' USE ZONE (952 SF)



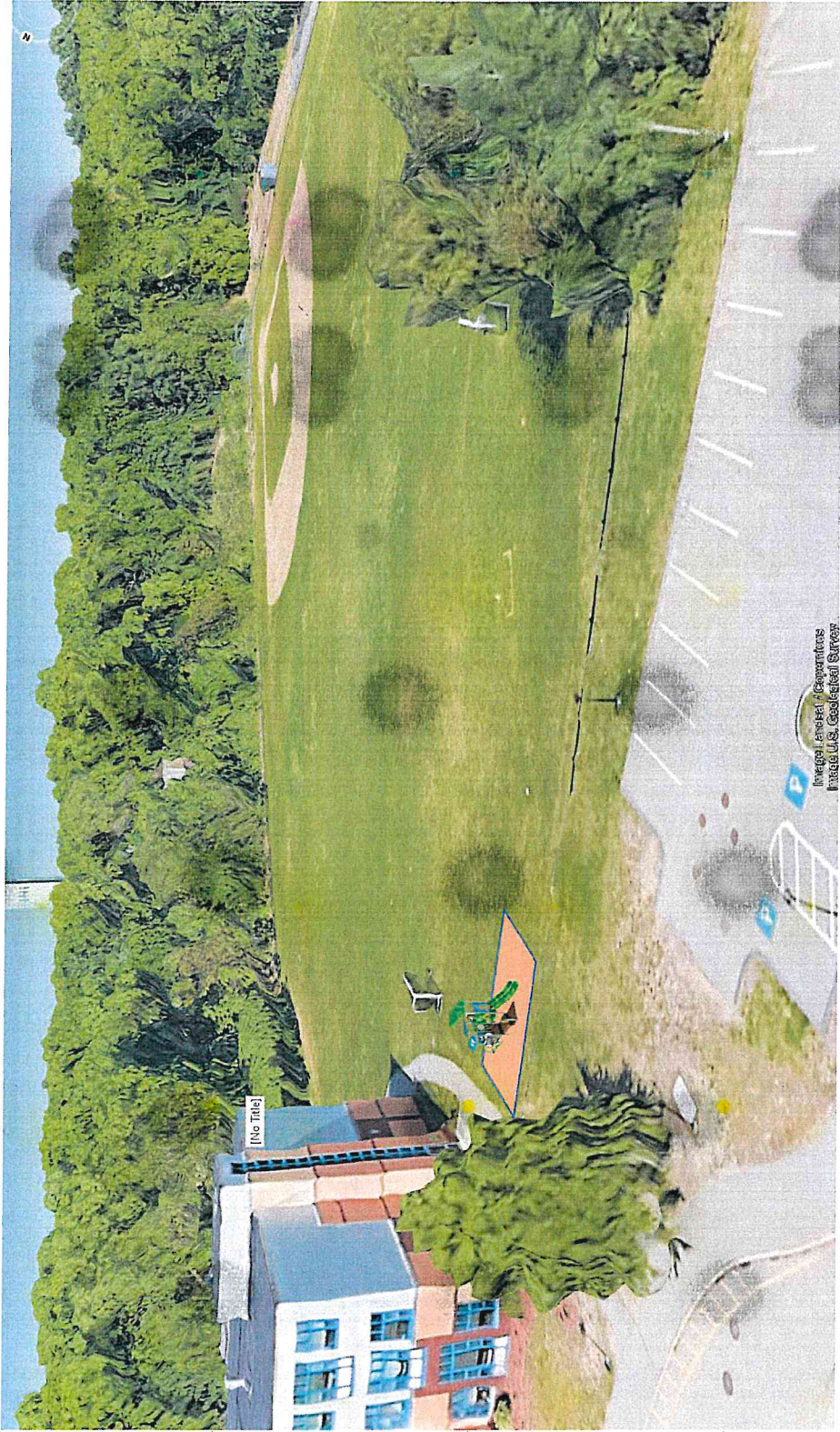
MEASUREMENTS BASED ON GIS MAPPING.
DISTANCES APPROXIMATE

PREPARED BY J. MAGALDI, WILMINGTON DPW



Emergent, Emergent / Casper / Emergent
Emergent / Casper / Emergent

"DISCOVERY" PLAYGROUND



"ECHO" PLAYGROUND



Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION

FROM THE TOWN MANAGER

January 20, 2022

TO: Finance Committee
Department Heads

RE: Fiscal Year 2024 Budget and Finance Committee Meetings

Below is the schedule established by the Finance Committee to review departmental fiscal year 2024 proposed budgets. Departmental reviews are scheduled to take place in the order listed. An approximate starting time is listed next to each department. Please notify the Board or Committee that falls in your department's jurisdiction of the appropriate meeting dates. Additional Finance Committee meetings may be held as necessary.

DEPARTMENT MEETINGS

Tuesday, January 31	FY 24 Budget Overview; Revenue; General Government, including debt service, unclassified, statutory charges, Insurance accounts and miscellaneous	
Thursday, February 2	Recreation Veterans' Services Elderly Services Historical Commission	7:00 p.m. 7:30 p.m. 8:00 p.m. 8:30 p.m.
Tuesday, February 7	Department of Public Works Public Buildings Department	7:00 p.m.
Thursday, February 9	Information Technology Public Library Town Clerk	7:00 p.m. 7:30 p.m. 8:00 p.m.
Tuesday, February 14	Planning & Conservation Building Inspector/Board of Appeals Board of Health	7:00 p.m. 7:30 p.m. 8:00 p.m.
Thursday, February 16	Police Department Public Safety Central Dispatch Fire Department	7:00 p.m. 8:00 p.m. 8:30 p.m.
Tuesday, February 28	Wilmington Public Schools	7:00 p.m.
Thursday, March 2	Shawsheen Technical School District	7:00 p.m.


Jeffrey M. Hull
Town Manager

JMH/bjd

cc: Select Board



Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION

FROM THE TOWN MANAGER

January 13, 2023

TO: Judith L. O'Connell, Chair
Gregory B. Bendel, Member
Gary B. DePalma, Member
Lilia Maselli, Member

RE: Wilmington Woburn Industrial

The week of January 2nd I spoke with Melanie Morash from EPA about my meeting with representatives from Wilmington Woburn Industrial (WWI) and inquired about the status of negotiations on a consent agreement between EPA, Olin and the other responsible parties. I also inquired about communications between EPA and WWI.

Melanie stated that WWI is seeking to enter a Perspective Purchase Agreement which would be required as part of their effort to purchase the Olin property. She advised that EPA has taken their request under advisement. Melanie was not able to comment on the status of negotiations over the consent agreement but advised that the Town will be informed as soon as an agreement is reached and will have an opportunity to comment. Attached is a communication from WWI making their request and an email from Melanie explaining the process for commenting on a consent agreement. This information has been shared with Attorney Dan Deutsch.


Jeffrey M. Hull
Town Manager

Attachment

Wilmington Woburn Industrial, LLC
133 Pearl Street, Suite 300
Boston, MA 02110

Via email

December 23, 2022

Melanie Morash
Christopher Kelly
Remedial Project Managers – Olin Chemical Superfund Site
U.S. Environmental Protection Agency, Suite 100
5 Post Office Square
Boston, MA 02109-3912

Garry Waldeck
State Project Manager–Olin Chemical Superfund Site
Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup
One Winter Street, 2nd Floor
Boston, MA 02108

Re: Request for Prospective Purchaser Agreement
Olin Superfund Site, 51 Eames Street, Wilmington, MA

Dear Ms. Morash, Mr. Kelly and Mr. Waldeck:

Pursuant to the U.S. Environmental Protection Agency's ("EPA") Guidance on Prospective Purchaser Agreements, Wilmington Woburn Industrial, LLC ("WWI") is requesting that the Agency enter into a Prospective Purchaser Agreement ("PPA") with WWI prior to its acquisition of 51 Eames Street, Wilmington, MA (the "Site"). As WWI is also seeking liability protection under M.G.L. c. 21E and a Covenant not to Sue from the Commonwealth of Massachusetts, we request that the Commonwealth be a party to the PPA.

As you know, WWI is currently under contract with the Site owner, Olin Corporation, to acquire the Site. That contract pre-dated the issuance of the Record of Decision ("ROD") and the drafting of the Remedial Design/Remedial Action Consent Decree, and the parties to the agreement are in discussions to amend the contract to reflect certain changes in circumstances, such as the issuance of the ROD and the Consent Decree.

WWI is a subsidiary of GFI Partners, LLC ("GFI"). GFI is a full-service real estate development firm based in Boston. Founded in 1997 by Steve Goodman, GFI has evolved into one of the largest and most experienced real estate developers in the Northeast. As a fully integrated firm, GFI has control over every stage of a project's life cycle including the acquisition, permitting, entitlement process and construction.

Since its founding, GFI has specialized in the remediation and redevelopment of environmentally challenged sites, while working hand in hand with local municipalities to achieve their economic

development goals. GFI strongly believes that the redevelopment of the Site is good for the Town of Wilmington and the environment.

GFI has been present in Wilmington since 1997, with its purchase of 1 Burlington Avenue. Today, GFI owns and operates 3 parcels with over 650,000 square feet of commercial real estate in town serving fifteen tenants:

- 1 Burlington Avenue, an approximate 400,000 sf warehouse facility with seven tenants
- 1 Jewel Drive, a 192,000 sf mixed use building with five tenants
- 5 Waltham Street, an 84,000 sf warehouse facility with three tenants

GFI also recently purchased 779 Woburn Street, a small parcel located at the intersection of Eames and Woburn Streets that was acquired to potentially improve difficult traffic conditions.

WWI's overall plan for the Site is an approximately 330,000 sf warehouse to be developed in phases to facilitate Olin's remediation of the Site. Originally proposed as a commodities-based rail transloading terminal facility, the project has evolved and is now proposed to be a traditional warehouse facility for the storage and distribution of materials, merchandise, products, and equipment to the regional economy. The project has been reduced from its initial size and is now proposed as an "as of right use" (meaning that variances and zone changes are not required) that will pursue local site plan review and wetlands permitting and be constructed in phases to accommodate the ongoing remediation activities at the site. WWI fully appreciates and will comply with its obligations to obtain all necessary local and state approvals for the development.

Phase I of the project will include a 195,400 sf warehouse facility with associated parking and loading and is proposed to be located at the main entrance to the site from Eames Street. This Phase of the Project will avoid the areas of the site that require active remediation work and additional sampling to verify the effectiveness of the cleanup activities. Phase II of the Project is proposed to include an additional 135,000 sf of warehouse space to be constructed in the location of the "containment area." The project will require extensive coordination by the engineering and technical teams of Olin and WWI to ensure that the construction methods implemented are consistent with the requirements of the ROD and Consent Decree Scope of Work and to ensure that the design is consistent with, and does not interfere with, any remedial activities at the site.

WWI fully appreciates that to maintain its status as a "bona fide prospective purchaser," it has "continuing obligations," as outlined in EPA's 2019 *Enforcement Discretion Guidance Regarding Statutory Criteria for Those Who May Qualify as CERCLA Bona Fide Prospective Purchasers, Contiguous Property Owners, or Innocent Landowners ("Common Elements")*. To that end, WWI has and will continue to "take 'reasonable steps' to manage releases" at the Site by engaging a civil engineer, who will work with WWI's environmental consultant and Olin to ensure that the planned stormwater management/infiltration systems at the Site will be designed to prevent potential mobilization/migration of contaminants in soil and groundwater. WWI fully understands its obligations to provide access and to not interfere with or otherwise hinder EPA's remedy design and implementation activities or future remedial investigation efforts at the Site. Lastly, WWI understands its obligation to accommodate the siting and operation of any groundwater extraction and monitoring wells, conveyance piping, treatment systems, or other

U.S. Environmental Protection Agency
Massachusetts Department of Environmental Protection
December 23, 2022
Page 3

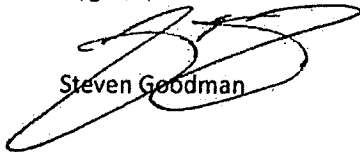
remedial or investigatory equipment necessary for EPA's selected current and future remedies at the Site.

As noted above, WWI's goal is to coordinate the design and construction of the project with Olin and to the satisfaction of the regulatory agencies so as to not interfere with any current, ongoing, or future remediation activities at the site. The warehouse building and use will allow for the installation of monitoring wells and extraction wells, to the extent necessary, within the structure and access to soils for the continued assessment and verification of the remediation.

We are excited about the prospect of returning the Site to productive use and look forward to working with EPA and MassDEP on the PPA.

Please let me know if you have any questions.

Regards,



Steven Goodman



Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION

FROM THE TOWN MANAGER

January 13, 2023

TO: Select Board

RE: Rail Crossing Safety Issues Update

A virtual meeting was conducted on January 11th with Ryan Coholan and Jody Ray from the MBTA and Abdellah Chaijai from Keolis. Michael Muller was unable to attend. Also attending was State Representative David Robertson and Ian Hatfield from his office.

Mr. Chaijai presented data from October through December 2022 regarding reported incidents at crossings in Wilmington. As noted in the attached PowerPoint presentation the number of incidents has decreased from prior years. The reduction in incident reports is being attributed to the various measures taken by the MBTA over the past year to address their equipment. Included in the reports are instances in which no defect at the crossing was identified, instances involving equipment failure and instances involving crossing arms being struck by vehicles. The instances of crossing arms being struck by vehicles appears most prominent at the two former Sweetheart Plastic entrances. One entrance is just south of EJ's Pizza on Main Street (near the intersection with Middlesex Avenue) and the entrance just south of the Route 129/Route 38 split. Mr. Ray noted that these two entrance lanes are scheduled to be discontinued. Vehicles north of the Burlington Avenue bridge would use the access road off Burlington Avenue near Wilmington Veterinary Hospital and vehicles accessing the warehouse location south of Burlington Avenue would be expected to leave their site and enter Butters Row just west of the Butters Row Bridge. This access route cannot be used until after reconstruction of the Butters Row Bridge.

Discussion took place about the train platform in North Wilmington. Reference was made to the email provided by Valerie Gingrich, Planning & Conservation Director, from another platform that illustrated black fencing and is aesthetically appealing. Jody Ray noted that the fencing for the project has already been purchased and will be a black vinyl coated fence as opposed to the more conventional non-coated metal fencing with sharp edges at the top. The MBTA was advised that Princeton Properties has a planned apartment project in that area including a building behind

the existing "L" shaped retail space which is in the area of the new boarding platform. The Town's request was to permit egress from that location rather than requiring residents of this building to walk along Jefferson Road to Middlesex Avenue only to head back in the direction from which they came to access the new platform. They are receptive to this suggestion and will work with Princeton Properties.

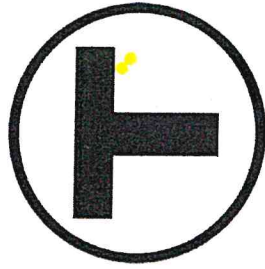
Representative Robertson questioned the MBTA representatives about the prospect of site mitigation along the rail corridor where trees and vegetation separating residents from the rail tracks was clear cut. He noted the area along Railroad Avenue which is off Clark Street. He suggested some type of solid fencing to block the view of the rail corridor from the homes. The MBTA will investigate options to respond to the request.

The next virtual meeting is scheduled for April 12th at 10:00 a.m.



Jeffrey M. Hull
Town Manager

Attachment



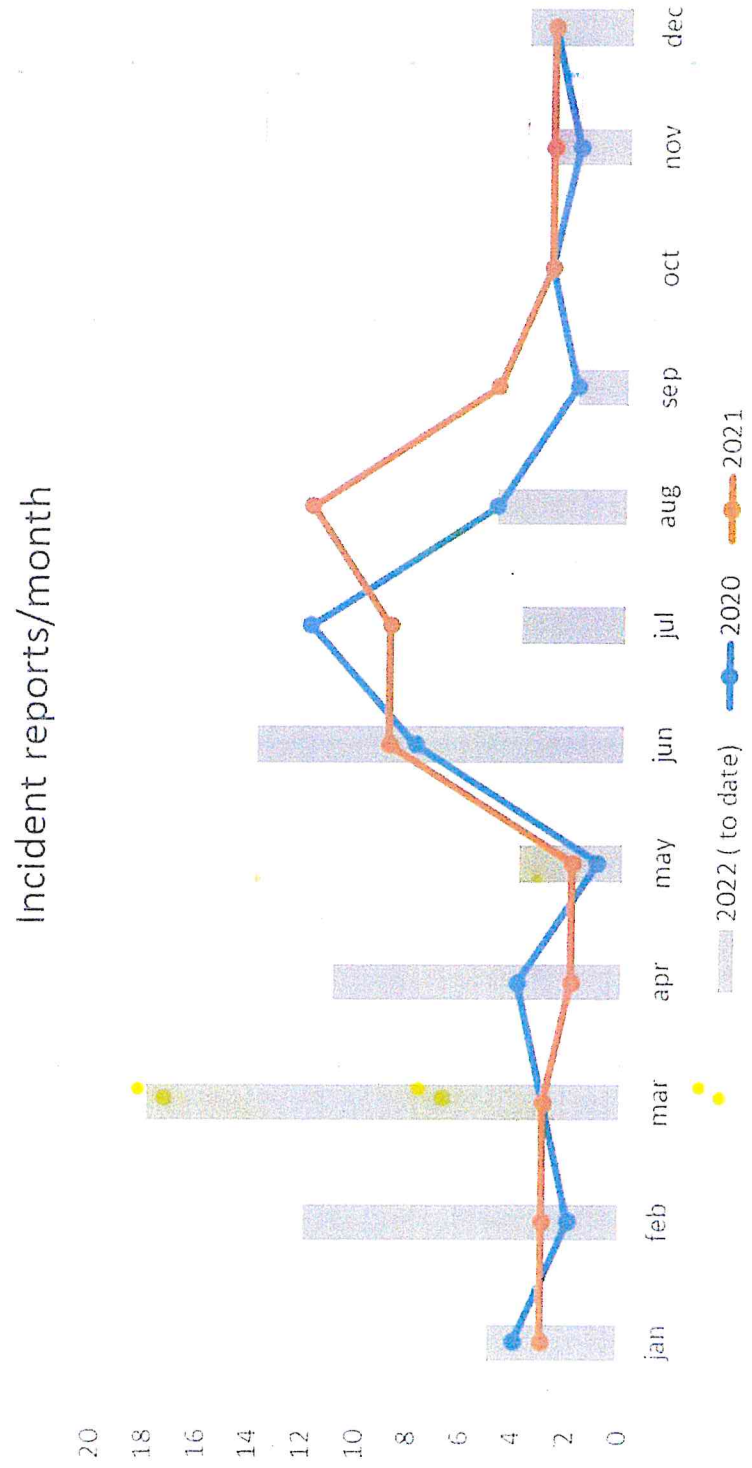
**Massachusetts Bay
Transportation Authority**

**Wilmington grade crossing
Update on Incident Reports (01/11/2023)**

Incidents since last meeting (October, November & December 2022)

Date	Location	Type of Incident	Root cause >Actions
11/11/2022	Glen Rd	Gate issue reported (gates bouncing)	No issue found
11/21/2022	Sweetheart S	Broken gate	Replaced shear pin and realigned gate
11/30/2022	Sweetheart S	Gates stuck down	Clear on arrival > no issue found
12/1/2022	Glen Rd	Gates stuck down	Defective card >Replaced
12/2/2022	Sweetheart S	Gates stuck down	Bad Insulated Joint
12/5/2022	Sweetheart N	Gate issue	No gates were broken > no issue found
12/23/2022	Sweetheart S	Gate - Broken	Broken shear pin

Incidents since last meeting (October, November & December 2022)



Incidents since last meeting (October, November & December 2022)





TOWN OF WILMINGTON
DEPARTMENT OF PUBLIC WORKS

Highway Water & Sewer Engineering
Tree Parks & Grounds Cemetery

Interoffice Memorandum

TO: Jeffrey M. Hull, Town Manager

FROM: Jamie M. Magaldi, PE, MCA, Public Works Director

SUBJECT: 64 Wildwood Street / Cemetery Expansion – Project Update

DATE: January 19, 2023

As you are aware, bids for the demolition of the single-family house at 64 Wildwood Street were opened on October 26, 2022. The project was awarded to Brighter Horizons Environmental, Inc. and the house was demolished on December 22, 2022. This project will make room for the future expansion of the Wildwood Cemetery with creation of new Section Q, which should add at least 150 new 2- grave lots with upright monument privilege.

The preparation of the property will require the filing of a Notice of Intent with the Wilmington Conservation Commission, due to its proximity to adjacent resource areas. In an effort to finalize design documents of the new layout and prepare the Conservation Commission filing, the Department of Public Works is in the process of scheduling a public meeting with the Cemetery Commission to endorse a conceptual orientation of the new section. The meeting, which will likely occur on Wednesday, February 1, 2023, will be advertised as required.

In general, the concepts that will be discussed will include 2-grave lots with upright monuments in rows running parallel to Wildwood Street or perpendicular to Wildwood Street, with the potential for some 3-grave lots, maximizing all available space. There are subtle differences to the concept plans which affect permitting and stormwater mitigation efforts, thus a decision is needed by the Cemetery Commission prior to proceeding.

Once the Cemetery Commission votes on an orientation of new Section Q, the Engineering Division will permit the development of the property. Currently, the project is targeted for submission for the March 1, 2023 Conservation Commission meeting. Obtaining an Order of Conditions through the permitting process will allow the Department to start developing the property during the spring of 2023 with intent to open the area up for burials once the existing upright sections in Wildwood Cemetery have been sold.

It will be highly recommended that new Section Q is mostly, if not all, upright monuments as they are in much higher demand than flat markers. As of today, there are 17 upright 2-grave Lots in Section N and 45 upright monument 2-grave lots in Section O. This current supply of 62 lots will likely last approximately 1.5 to 2 years, as we are averaging 33 lots sold per year. Therefore, the development of new Section Q at 64 Wildwood Street becomes critical in order to continue the practice of offering lots with upright monument privilege.

All told, including existing flat marker lots, the current available space at the Wildwood Cemetery, exclusive of new Section Q, is approximately 20 years.