

**Pilgrim Nuclear Power Station License Renewal Site Audit
Off-Site Meetings May 2-4, 2006
Draft Meeting Notes (Andrew Parker and Susan Provenzano)**

Tuesday May 2nd.

2pm Meeting with Town of Plymouth Officials at Plymouth Town Hall

Present: Mark Sylvia, Town Manager; Lee Hartmann, Director of Planning and Development; Richard Manfredi, Director of Inspectional Services; Bruce Miller, Finance Director; George Crombie, Director of Public Works; Robert Schaaf, NRC; Alicia Williamson, NRC; Andrew Parker, ET; Susan Provenzano, ET. A list of questions had been provided the town manager two weeks prior to the meeting.

- **Introduction:** R. Schaaf introduced the purposes of the meeting, the site audit at PNPS, and the SEIS that is beginning for the license renewal, noting the Scoping session to be held 5/17/06, and providing flyers to be posted in town offices.
- **GIS:** Q. from A. Parker if the Town had a GIS covering land use that was better than the MASS GIS, L. Hartmann answered yes and will provide this (Assessor's database), also noted some useful data on population, schools, etc. is to be found at the Town Website (<http://www.plymouth-ma.gov/>). The town GIS also includes the zoning map.
- **Fiscal:** Q. from A. Parker on fiscal coping strategies (as a result of utility deregulation and revaluations downward of Boston Edison and Entergy property – Town is anticipated to lose \$10 million in revenues this year). Response from B. Miller who noted the PILOT agreement with Entergy and the Town's establishment of a Stabilization Fund (B. Miller indicated he would provide data on these). Town is already experiencing significant population growth but unable to keep pace with revenues because of "Mass. Proposition 2.5" that limits property tax increases to 2.5% per year. In addition to noting Town efforts to renegotiate assessed valuations with Entergy, likely to see increased state aid, increased local fees, and increases in personal property tax.
- **Transient Populations:** Q. from A. Parker on seasonal worker and resident populations: answered by L. Hartmann seasonal workers in the "10,000s of acres of cranberry bogs" but data hard to come by. Fishing and recreational boating data may be deduced from numbers of moorings (Harbor Master has records), boat excise tax, and fish hauls – L. Hartman indicated would try to obtain data.
- **Environmental Justice Population:** Q. from A. Parker on what accounts for EJ population near PNPS, was answered by the Massachusetts Correctional Institution-Plymouth, run by the county Sheriff's Department. No other EJ population concentrations known.
- **Largest Employers:** Q. from A. Parker was responded to as being the Town, and then the hospital. L. Hartmann has list of major employers.
- **Visuals:** Q. from A. Parker on where PNPS is viewed from was responded to by noting from the water, and to the south from Whitehorse Beach and Manomet Point, but not from downtown Plymouth.

- **Land Use:** Q. from S. Provenzano on recent and planned development. Land Use Plan recently adopted has 5 village centers where growth is to be focused; 3-ac. zoning in outer areas; retail doubled in last 5 years from 2.5 m sq. ft to 5 m sq ft; 1,000 acres may be developed near Rt. 25. Pine Hills development: 3,000 acres, at build out 3,000 residential units and 1.3 million sq ft commercial. Facility Master Plan study of town facilities is underway by Urbanomics; M. Sylvia offered to provide build-out portion of study (which was done for benefit of town schools). Entergy Forest Management Area: permit granted in 1978 for Unit 2 at PNPS; forest land bought as buffer; permit subsequently withdrawn.
- **Cultural:** Q. from A. Parker on cultural resources and protections, town officials responded that the Zoning map in Town GIS shows historic elements. The town has inventoried 2,000 homes, a summary of this will be sent.
- **Conservation:** Q. from S. Provenzano on Conservation Commission interest in stabilizing shoreline near PNPS. Officials noted that Commission has concerns of coastal erosion along much of the coast and are concerned that the hard structures of PNPS are contributing, e.g., Priscilla Beach (private) near Whitehorse Beach is now mere cobblestones. State has done a coastal erosion study (CZM). Unique ecosystem of the area (transition zone, warm to cold) results in several Threatened and Endangered species.
- **Traffic:** Q. from S. Provenzano on traffic counts and safety issues. See more traffic on Rocky Hill Road creating safety issues; trucks to PNPS supposed to use Power House Lane. G. Crombie to provide counts by road capacity.
- **Water:** Q. from S. Provenzano on public water suppliers. Single largest sole-source aquifer in NE (Plymouth, Carver, Wareham). Town just finished a water master plan. Several major privately-owned systems, e.g. for Pine Hills and Ponds at Plymouth subdivisions; hospital and jail are big users; no significant industrial users. Saltwater intrusion is issue along Cape Cod but not in Plymouth.
- **Recreation:** Q. from S. Provenzano on public recreation in vicinity of PNPS and transmission right-of-way. GIS has info that can be overlain on transmission line. G. Crombie will send a map of recreation areas.
- Q's. from town officials related to safety and risk issues, including monitoring. R. Schaaf responded noting the "Category 1" nature of these issues but that NRC does check to confirm applicant's data, mentioned additional state monitoring programs, and noted that a radiation specialist will be at the public Scoping Meeting to discuss these issues.
- Q from town officials on how socioeconomics is evaluated. R. Schaaf responded that a cost-benefit analysis is not performed; the State decides the need for PNPS.
- M. Sylvia stated that he will be point of contact for the town.
- A. Williamson concluded by noting that all data provided by town may be placed in the public domain on the NRC document website (ADAMS) and to let NRC know if they should not. Officials noted this was all public data and was no problem.

May 3rd.

9am Meeting with Town of Kingston Officials at Kingston Town Hall

Present: Kevin Donovan, Town Administrator; Thomas Bott, Town Planner; Paul Basler, Superintendent, Dept. of Streets, Trees, and Parks; Matthew Darsch, Water Department Superintendent; Maureen Thomas, Conservation Commission Enforcement Agent; Jason Fleming, NRC; Andrew Parker, ET; Susan Provenzano, ET. A list of questions had been provided the town manager three weeks prior to the meeting.

- **Introduction:** J. Fleming introduced the purposes of the meeting, the site audit at PNPS, and the SEIS that is beginning for the license renewal, noting the Scoping session to be held 5/17/06, and promising flyers to be posted in town offices.
- **Safety:** Q. from P. Basler raised safety, emergency preparedness, and spent fuel issues. J. Fleming responded that these issues were addressed in ongoing studies but were not a part of the SEIS.
- **GIS:** Q. from A. Parker if the Town had a GIS covering land use that was better than the MASS GIS. T. Bott responded that the town had a lack of resources to develop its own GIS but would very much like to, perhaps with Entergy's assistance, as part of local emergency preparedness - particularly to identify elderly/disabled, collection basins for drains, etc. (town does receive \$68,000 annual grant from Entergy).
- **Land Use:** Q. from S. Provenzano on existing land use and development projects. T. Bott noted town had three decades of rapid growth, population doubled since 1970s. Master Plan 1998, in process of renewal, but inadequate resources and slow progress. Town has no future land use map. Proposed development was reviewed with various projects identified totaling over 1,000 units over next 10 years (presently 4,500 units). Some projects are 40B, in which 25% of units are "affordable" (\$175,000) and higher density allowed; must comply with State, not local, regulations; involves a negotiated process. Town is southern terminus of commuter rail to Boston with a 1,100 car lot at station (70% coming from Plymouth/Cape Cod/Carver). T. Bott provided copy of town zoning map.
- **Water:** Q. from A. Parker on water situation. Response from M. Darsch that 90% of residents on town water. All water supply is groundwater. Town just about reaching its permit level and will be applying to DEP for two new wells (one of 999,000 gpd in watershed and 500,000 gpd outside watershed). Do not anticipate any further wells. There is no problem with saltwater intrusion. Was provided Public Water Supply Annual Statistical Report and a 5 Year Review of the Water Management Permit.
- **Cultural:** Q. from A. Parker on cultural resources and protections, town officials responded that town had a Historic Commission and that several buildings were on National Register. There was no Landmarks protection but town had a three-volume Historic Register and a number of scenic roads (State statute applicable to "numbered highways" protecting road-side trees

and stone walls). Archaeological resources found along Jones River, e.g. Bay Farm and Spring Street. There are no tribal lands in the town.

- **Population:** Q. from A. Parker on recent growth was referred to Town Clerk, who maintains such data (obtained Town's Annual Report). Projections through 2020 done by Metropolitan Area Planning Council (MPO for Boston), as per special request of T. Bott. Not very large transient populations: in summer most visitors passing through; and maybe 1,000 acres of cranberry bog (but declining because of market prices and competing demand for housing). Former summer colonies like Rocky Nook now year-round.
- **Largest Employers:** Q. from A. Parker responded to by T. Bott that these are: L. Knife (beverage distributors); Independence Mall; and RS Means. There was a small commercial shell fishing industry – 3 licenses, for Greys Beach mussels, but no fishing industry.
- **Transportation:** Q. from A. Parker responded to by T. Bott that the network has seen little change since 1970, aside from completion of new Rt. 44 in Dec. '05; and some major commercial development near interchange with Rt. 3. No new roads planned. Mass transit: 1,100 vehicle park-and-ride lot, single-rail track, 10 trains per day.
- **Marine Resources:** Q. from M. Thomas on impacts of PNPS on marine resources, particularly thermal regimes. J. Fleming responded that the SEIS will address this issue in depth. M. Thomas provided memo listing her concerns.

12:30pm Meeting with Town of Duxbury Officials at Duxbury Town Hall

Present: Christine Stickney, Planning Director; Joseph Grady, Conservation Administrator; Scott Lambiase, Director of Inspectional Services/Zoning Enforcement Officer; Jason Fleming, NRC; Andrew Parker, ET; Susan Provenzano, ET. A list of questions had been provided the town manager three weeks prior to the meeting.

- **Introduction:** J. Fleming introduced the purposes of the meeting, the site audit at PNPS, and the SEIS that is beginning for the license renewal, noting the Scoping session to be held 5/17/06, and promising flyers to be posted in town offices.
- **GIS:** Q. from A. Parker if the Town had a GIS covering land use that was better than the MASS GIS, C. Stickney answered that one was in preparation and expected to be completed in 1-2 months.
- **Land Use:** Q. from S. Provenzano on land use and development projects. No land use map; have zoning map on website (provided copy of Town's Zoning Bylaws); provided copy of zoning map with overlay districts. Master Plan in 1999 and component studies (community development, Duxbury Bay management, open space) – links provided on town website. Town is part of MAPC, which has prepared a Regional Open Space Plan. Mass. Dept. of Environmental Protection, Exec Office of Environmental Affairs, is preparing a Watershed Plan for southeast Mass., due June 30. Planned development is limited: 144 units in works, slow growth because of costs (\$500,000 per ¼

acre lot and strict zoning and environmental regs., as well as active town acquisition of open space – 30,000 acres are public space – facilitated by Community Preservation Act permitting 3% tax surcharge for preservation with 100% match in state funds; plus efforts by private non-profits, e.g., Wildlands Trust of Southeastern Mass.)

- **CZM:** Q. from S. Provenzano on coastal policy, revitalization. Duxbury Harbor Master Report in Town Annual Report. No local Waterfront Plan. But Duxbury Bay Management Commission is preparing a Management Plan for the bay, including land under water and shoreline – earlier Draft being expanded. There are 1400 moorings in the bay.
- **Fishing Industry:** Q. from A. Parker responded to by officials noting there are about 35 aquaculture farms, mostly oysters, as well as recreational and commercial harvesting of wild shellfish populations. The town leases these aquaculture lands.
- **Transient Populations:** Q. from A. Parker responded to by officials noted few summer tourists, most visitors are day-trippers from around MA. Permits are required to go on Duxbury Beach (season approx \$260). There are no hotels and only one B&B in town.
- **Recreation:** Q. from S. Provenzano. Two public beaches, Duxbury and Blakeman's, with 1400-car parking lot.
- **Transportation:** Q. from A. Parker responded to by officials noted commuter rail line (Greenbush corridor) to Scituate is being revived, expected next year. Proposed widening of Rt. 3 (shoulders for breakdowns). Provided copy of South Shore Coalition Demographic and Transportation Profiles and Mobility/Congestion Issues and Concerns.
- **Water:** Q. from A. Parker responded to by officials noted an area in the north on private wells, rest on town water. Some problems in the summer, when demand for lawn watering may create problems with pipe capacities. No collector sewer – all on private septic systems. Provided information sheet on supply wells and water usage.
- **Cultural:** Q. from A. Parker on cultural resources and protections, town officials responded that there was a Historical Review Commission with advisory powers. There are maybe 870 structures of significance and some federally designated districts (King Caesar area and Poder Point area). Also, Miles Standish monument owned by State.
- **New Housing:** Q. from A. Parker was responded to by noting 180 new units constructed since 2000.
- **Major Employers:** Q. from A. Parker was responded to by noting the town was the largest, followed by Battelle (environmental engineers). Relatively few large employers (96% of town residential). No EJ populations.
- **C. Stickney** provided population and employment projects from MAPC, Town Clerk population count, and copy of Town Report.

3:30pm Meeting with Town of Marshfield Officials at Marshfield Town Hall

Present: John Clifford, Town Administrator; Paul Halkiotis, Town Planner; Nancy Holt, Treasurer; Jason Fleming, NRC; Andrew Parker, ET; Susan

Provenzano, ET. A list of questions had been provided the town manager a week prior to the meeting.

- **Introduction:** J. Fleming introduced the purposes of the meeting, the site audit at PNPS, and the SEIS that is beginning for the license renewal, noting the Scoping session to be held 5/17/06, and promising flyers to be posted in town offices.
- **GIS:** Q. from A. Parker if the Town had a GIS covering land use that was better than the MASS GIS, P. Halkiotis answered that one was in preparation about 2/3 complete and that the MASS GIS was probably adequate.
- **Land Use:** Q. from S. Provenzano on development trends and land use plans. Town is built along the Rt. 139 corridor, with few centers, the main one being around town hall. Planned development – one large project Enterprise Park 900,000 sq. ft., in a planned mixed-use overlay on 110-acre single-owner parcel (former industrial zone); anticipate 2,400 jobs and 6,600 daily trips. Provides density bonus for age-restricted attached units, now probably every other plan. 1998 Master Plan, will send copy. No Waterfront Plan. Master plan updated early 1990s; loaned a copy.
- **Population Growth:** Q. from A. Parker responded to by P. Halkiotis – expects 12-13% growth over next 15 years and does not agree with regional planning study buildout; anticipates 3,000 new units with 7,000 population (present population is 26,000). Population is changing, anticipates 20% seniors soon, creating a potential evacuation issue. Annual Town Report will provide population increments. School population change is flat.
- **Transportation:** Q. from A. Parker responded to by P. Halkiotis noted the new commuter rail to Scituate/Greenbush and proposed widening of Rt. 3 – presently a terrible commute to Boston (2 hrs.). Scituate train station will heat up development of marginal areas (such as along Rt. 3 route to station). Rt. 139 is a bottleneck; most town residents use it to commute to work. In 10-15 years will need to add capacity.
- **Water:** Q. from A. Parker responded to by P. Halkiotis that town water comes close to capacity in the summer and plans to develop two new wells (35 million gallons per year) and a tank that will also partly serve Duxbury, Scituate, and Pembroke. Most of the town is on the water system; private wells mostly for irrigation. Closed a well several years ago due to saltwater intrusion.
- **Major Employers:** Q. from A. Parker was responded to by noting the town was the major employer, others were two supermarkets, several restaurants, and stores (CVS, Marshals). No EJ populations.
- **Fishing Industry:** Q. from A. Parker was responded to by noting importance of Green Harbor, with 60 commercial fishing boats (w. second largest lobster haul in MA) and 20-30 charter boats, and three recreational marinas; two other marinas at Fourth Cliff. Also noted recreational facility for Hanscom AFB in Lexington.
- **Transient Population:** Q. from A. Parker was responded to by noting a 20% increase in population in the summer. Attractions included old-fashioned

county fair in 2nd&3rd week of August (30,000 visitors last year). Not much transient employment (less than 50). No hotels, only a few inns and B&Bs.

- **Cultural:** Q. from A. Parker on cultural resources and protections, town officials responded that there is a Historical Commission studying potential districts. Many resources, e.g., Gov. Winslow's House, Daniel Webster House. Town has inventory.
- **Safety and security:** Town officials had questions and concerns and wanted additional assistance from Entergy or federal government (presently receives \$100,000 grant from Entergy). Noted that part of Duxbury would be evacuated through Marshfield and that needs to be properly considered.

May 4th.

9am Meeting with Town of Carver Officials at Carver Town Hall

Present: Rick LaFond, Town Administrator; Sarah Hewins, Conservation Agent/Planning Board member; Ellen Blanchard, Director of Assessment; Michael Mendoza, Building Commissioner; Tom Walsh, Emergency Management Director; Jennifer Davis, NRC; Andrew Parker, ET; Susan Provenzano, ET. A list of questions had been provided the town manager three weeks prior to the meeting.

- **Introduction:** J. Davis introduced the purposes of the meeting, the site audit at PNPS, and the SEIS that is beginning for the license renewal, noting the Scoping session to be held 5/17/06, and providing flyers to be posted in town offices.
- **GIS:** Q. from A. Parker if the Town had a GIS covering land use that was better than the MASS GIS, E. Blanchard responded that town has a parcel-based GIS with various layers and will provide those requested.
- **Land Use:** Q. from S. Provenzano on zoning, development trends and land use plans – noted a lot of subdivision development in South Carver and in north (many as "Form A" that do not need subdivision approval if on a developed roadway). Also commercial development in north. A.D. Makepeace (largest private landowner in state) is significant developer and landowner in the area (also Wareham) – in long-term negotiations with state for a ramp on I-495 to serve its planned mixed-use developments. Commercial expansion around Plymouth airport, on border with Plymouth Town. Five mobile home parks; all but one are age-restricted. Much of town is zoned Residential Agricultural District with 5ac. minimum lot. Almost 50% of town devoted to agriculture, mostly cranberries with some Christmas trees and forestry. Cranberry bog must be at least 5 acres to be considered agricultural land for tax break. Master Plan on the town website. Proposed revisions to Transfer of Development Rights to allow broader receiving districts around village centers. A new Town House Bylaw permits them with 10% affordable units. Planned Neighborhood District will provide for mixed uses.
- **Population Growth:** Q. from A. Parker was responded to by noting 138 units built since 2000. There is a "building cap" of 30-35 units per year but growth could occur in the agricultural areas.

- **Water:** Q. from A. Parker responded to noting a few public wells in North Carver and one in center, 98% is private wells. Town is buying 240 ac. for potential well in NW. Further information can be obtained from Gerry Farquharson, Supt. of Buildings and Grounds. Plymouth-Carver Aquifer is major sole source aquifer and has lots of capacity.
- **Transportation:** Q. from A. Parker responded to noting major problem is heavy truck use (for cranberry industry and sand being shipped out) damaging local/rural roads. State Executive Office of Environmental Affairs anticipates a full buildout of 30,000 population by 2030 (present population 11,492), requiring 129 miles of new roads; this appeared unlikely given the state took 30 years to construct new Rt. 44. Reiterated A.D. Makepeace efforts for new interchange from I-495. Rail access: existing stations in Halifax, Middleboro, Plymouth, and Kingston.
- **Cultural:** Q. from A. Parker responded to noting town has a Historic District Commission, and has two historic districts (on zoning map).
- **Transient Populations:** Q. from A. Parker responded to noting the town's cranberry industry required seasonal workers (probably a few hundred) as well as in the three processing plants (probably 200-300) over a 6-9 month season. There is also a significant tourist draw to the King Richard's Fair (Renaissance theme) over ten weekends Sept-Oct. Visitors also come to watch the cranberry bog operations and there is a miniature railroad (2.5 miles) through the bogs, and helicopter operations also attract viewers. There are presently no hotels or B&Bs in town. No EJ population concentrations.
- **Major Employers:** Q. from A. Parker responded to noting town as primary employer, others were small businesses and farming.
- **Emergency Preparedness:** Q. from A. Parker on funding from Entergy. Finance Director provided data showing Town received \$79,296 grant in FY2005.

1pm Meeting with Old Colony Planning Council at their Offices in Brockton

Present: Susan McGrath, GIS Coordinator; Charles Kilmer, Transportation Planning Supervisor; Bruce Hughes, Economic Development Specialist; James Watson, Comprehensive Planning Supervisor; Raymond Guarino, Transportation Planner; Jennifer Davis, NRC; Andrew Parker, ET; Susan Provenzano, ET. A list of questions had been provided to OCPC three weeks prior to the meeting.

- **Introduction:** J. Davis introduced the purposes of the meeting, the site audit at PNPS, and the SEIS that is beginning for the license renewal, noting the Scoping session to be held 5/17/06, and providing informational flyers.
- **GIS:** Q. from A. Parker if the OCPC had a GIS covering land use that was better than the MASS GIS, response was no. A new *Data Book* is expected to be completed in a week or two, check OCPC's website (draft sections of the data book were provided on CD).
- **Land Use/Growth:** Q. from S. Provenzano on land use, development trends, plans. Plympton will be impacted by new Rt. 44. Generally, sewers drive

development (growth in Abington and Kingston because of sewers and commuter rail). Development is moving south. *Land Use change in Southeastern Massachusetts*, brochure, was provided, along with *Regional Policy Plan: A Guide for Shaping Our Communities and the OCPC Region, 2000* (aka. *Vision 2020*). Cordage Park proposal in Plymouth is very big but reduced boat slips from original 500 to present 54. "Dreamworld" site industrial development proposal at Cape Cod canal on 1,400 acres has been proposed but appears to be on hold (speak with Lee Hartmann, Town Planner of Plymouth). Plymouth Airport recently upgraded to state-of-the art. With the BRAC affecting Otis AFB, a question is where will the Coast Guard unit go, possibly to Plymouth Airport? The Green Company that built Pine Hills is rumored to be trying to buy 1,500 acres of the PNPS "Preservation Parcel".

- **Transportation:** Q. from A. Parker responded to, noting concerns on Rocky Hill Road – a dangerous curve, where neighbors complain – OCPC Jan. 2006, *Rocky Hill Road Traffic Study* was provided. A *Traffic Volumes Report*, April 2005 was also provided (with data on new Rt. 44). A new flyover over the Cape Cod rotary by 2007 should help with summer congestion along Rt. 3. Widening of Rt. 3 north of new Rt. 44 (Rt. 14 north to Rt. 18) is in Transportation Improvement Plan (TIP) but maybe 10 years. 2003 TIP was provided. OCPC working on a *Disaster Mitigation Plan* (natural and man-made), expected end of June 2006. Product is to identify natural hazards and critical resources (in "slosh zone"). Ongoing elder services: emergency preparedness identification of vulnerable populations and their medical needs. Commuter rail presently ends at Stoughton and is proposed to on to Fall River.
 - **Transient Populations:** Q. from A. Parker responded to by B. Hughes will try to see if any data. Provided Draft of June 2006 OCPC report *Keeping Our Region Competitive*. Suggested Plymouth County Development Council may be helpful, also Jeff LeFleur of the Cranberry Growers Association.
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