

Central NH Regional Planning Commission

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Brownfields Advisory Committee Meeting #7

June 22, 2017 - Meeting Notes

Community Resource Room, 26 Commercial Street, Concord, NH – 5:30 P.M.

Attendees	
Robyn Payson, Town of Hillsborough	Matt Monahan, CNHRPC
Stephanie Verdile, Town Of Pembroke	Judd Newcomb, Credere Associates
Jim Pritchard, Town of Pittsfield	Kate Emma Schlosser, NHDES
Stephen Henninger, CNHRPC & City of Concord	Barret Cole, Sanborn Head Associates
Dorrie Paar, US EPA (via telephone)	Heidi Lemieux, Sanborn Head Associates
Steve Rickerich, Ransom Consulting, Inc.	

Commission Staff: Steve Henninger, and Matt Monahan

Advisory Committee and Staff Introductions

The meeting began at 5:36 P.M., called to order by Matt Monahan. All attendees present introduced themselves.

Project Status

Matt mentioned that a second Brownfield grant of \$300,000 had been recently approved.

Project Updates

Pittsfield. Steve Rickerich, Ransom Consulting, began by updating the committee on the two Pittsfield sites. A Phase II Site Assessment has been completed for the Public Works Property at 36 Clark Street and submitted to NH DES and US EPA for review. The site wasn't as severely contaminated as anticipated. There was some PCB contamination, building materials (asbestos & paint), and some surface oil staining

Steve noted that the Phase 1 had been completed for the adjacent Freeze property at 16 Clark Street. The Phase 1 study along with a QAPP has been submitted for review. They hope to begin the Phase II site assessment soon. The contents of about 75% of the trailers on-site and the main building has been identified and inventoried. Most of the trailers do not contain hazardous materials, however some do and this still needs further evaluation. Steve noted that the owner has been working with them, the

Town and NH DES, to bring order to the site into some kind of order, including registering several of the on-site petroleum tanks with NH DES.

Steve then talked about expanding the analysis to two properties immediately north, the Move-in Properties, LLC at 26 Broadway and the Maurice Luckern, JR. property at 24 Broadway. Matt Monahan mentioned that the four sites made up the focus area of the Plan NH Charrette in 2011.

Allied Tannery – Boscawen. Judd Newcomb, Credere Associates, spoke about the progress of the site review and indicated that the Phase II Site Analysis is underway and the site is cleaner than anticipated. The big tank on-site contained soap. One smaller tank was located on site but the level of petroleum contamination was below state standards. The Phase II Site Assessment needs to be finalized and reviewed by the NH DES and the EPA. The assessment should be expanded to properties north and south of the main site which at one time was part of the Allied Tannery.

Woods Woolen Mill – Hillsborough. The site consists of two parcels owned by the Town and a site owned by DRED (an old railroad bed acquired as part of a rail to trail conversion). It was noted by Robyn Payson and Barrett Cole that the NH DES had cooperated fully with the consultants and the town. The use of the NH DES parcel as a rail trail is fully compatible with the Town's plan to convert this property to a waterfront park along the south side of the Contoocook River. A draft Phase 1 study has been completed for the Town parcels, and a Draft Phase I for the DRED property is in process.

Naughton Landfill – Bradford. Judd Newcomb provided an update on the project. Phase II is complete and being reviewed. Minor assessment activities remain. The existing LUST was removed.

QAPPS

Kate Emma Schlosser (NH DES) recommended that copies of QAPPs be submitted simultaneously to herself and Vince Barlee at NH DES, to Dorrie Paar at EPA, and Matt Monahan at CNHRPC. This would allow for a faster review by the regulatory agencies. All parties concurred.

Future Work Program

Matt Monahan indicated that direction was needed in regard to completing the 2016-2017 work program for the current, as well as new award. The committee was in agreement that work should continue at the existing sites especially the Allied Tannery Site in Boscawen, and the Woods Woolen Mill Site in Hillsborough.

The committee reviewed new sites for inclusion into the program, the Associated Electric site in Hillsborough, the Beede Electric site in Concord, the two abutting properties in Pittsfield behind the 16 Clark Street property, adjacent properties to the Allied Tannery project in Boscawen, the China Mill in Allenstown, and the Montiminny site in Penacook.

Kate Emma indicated that the funding for the existing pump and treat facility at Beede Electric had been exhausted and that any future owner would be liable for the additional costs incurred. While this site may be a "black hole", Mr. Henninger pointed out that this site had been extensively studied in the past. The concern rest with what may be underneath the existing building. He noted that Fred Regan with the Merrimack Valley School District, and Matt Walsh with the City of Concord, have a track record of successfully getting sites redeveloped, and if the type and amount of contamination was identified, we already have parties that could help expedite the cleanup and redevelopment of this property.

It was noted that the Associated Electric Site is located within the middle of a developing commercial area and could become a blighting influence on the north side of South Main Street.

Mr. Henninger noted that all these sites warrant our consideration.

The committee, by consensus, agreed that the he Associated Electric, Beede and the Move-in Property in Penacook should be considered for inclusion in the program, with the other sites described above be added if feasible. Jim Pritchard asked if the consultant would be contacting the owner(s) of the Move-in Property. Steve Rickerich said he would. Mr. Freeze "Fuzz", the owner of 16 Clark Street, may have already established a relationship with them. It was noted that the Move-in property was acquired through a foreclosure sale earlier this year.

Minutes

The committee decided to table consideration of the August 18, 2016 and the October 26, 2016 minutes until the next meeting since the committee had only received the minutes this evening.

Next Meeting

Mr. Monahan indicated that the committee would need to meet again this summer once the work programs for existing sites and the new sites are prepared.

Meeting Adjournment

The meeting was adjourned at 6:25 P.M.