

Central NH Regional Planning Commission

28 Commercial Street, Suite #3

Concord, NH, 03301

Tel: (603) 226-6020

Fax: (603) 226-6023

www.cnhrpc.org



Brownfields Advisory Committee Meeting #5

October 26, 2016 - Meeting Notes

CNHRPC Conference Room, 28 Commercial Street, Ste. 3, Concord, NH – 5:30 P.M.

Attendees	
Larry Anderson, Town of Allentown	Lea Anne Atwell, NH DES
Bruce Crawford, Town of Boscawen	Lilly Corenthal, Sanborn Head Associates
Ted Mitchell, Town of Pittsfield	Judd Newcomb, Credere Associates
Dorrie Paar, US EPA (via telephone)	Robyn Payson, Town of Hillsborough
Steve Rickerich, Ransom Consulting, Inc.	Kate Emma Schlosser, Sanborn Head Associates
Stephanie Verdile, Town of Pembroke	

Commission Staff: Sam Durfee, Matt Monahan, Mike Tardiff

Advisory Committee and Staff Introductions

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

Review August 8, 2016 Meeting Notes

The committee took a moment to review the minutes of the August meeting. Mr. Monahan asked if there were any comments on the minutes. Seeing none, the committee moved to the next agenda item.

Site Updates

A) Woods Woolen Mill (Hillsborough)

Kate Emma Schlosser of Sanborn Head Associates provided the committee with an update stating that the Phase 1 ESA (Environmental Site Assessment) report has gone to EPA and NH DES for review and Sanborn Head is incorporating comments into the report. Ms. Schlosser added that Sanborn Head, CNHRPC and the Town of Hillsborough have been talking with NH DRED in regards to the railroad parcel that runs through the site. There is contamination on the railroad parcel as well. There is a need to establish better site control and limit public access to the site.

Mike Tardiff added that the 10/25 meeting with DRED was very productive and could lead to improved communication and cooperation between groups during the redevelopment phase.

Next steps: A Phase 1 ESA will need to be conducted on the railroad parcel. Some preliminary remedial action planning will need to be conducted to quantify what the cleanup needs will be.

B) Allied Tannery (Boscawen) & Naughton Landfill (Bradford)

Judd Newcomb of Credere Associates provided an update stating that Credere has submitted the Phase 1 draft on 9/28 for Allied and the Phase 1 draft of the Naughton landfill on 10/6. Credere has also submitted SSQAPPs (Site Specific Quality Assurance Project Plan) for Allied and Naughton. They are waiting on comments on the work plans to start on Phase 2. Credere believes they will be able to pull half of the Phase 2 funds out of the Hazardous category and shift them to Petroleum.

Mr. Monahan added that once the Phase 2 draft are submitted, that is when CNHRPC can begin applying for cleanup grants. He asked Dorrie Paar if the raw data from the Phase 2 test pits would be enough to begin a cleanup grant application. Ms. Paar replied that all is needed is a draft

C) Pittsfield Public Works & 16 Main St/Freeze Property (Pittsfield)

Steve Rickerich of Ransom Environmental revisited some of the environmental concerns addressed by Ken Milender at the August 8th meeting which included three underground storage tanks which had no closure assessments done. Ransom also identified some spilled fuel oil under a 275-gallon aboveground storage tank staged as scrap metal. There is also the known use of fuel and hazardous materials in the day-to-day operations of the site. There are floor drains in the buildings which go to the town sewer, but each of the drains has a sump and there is a question as to whether the sumps are tight which could be another environmental concern. Mr. Rickerich noted that there is unknown fill on the property. Some of the fill may have been placed before the property was subdivided from what is currently the Freeze property. Ransom has a scope of work laid out for the site, but before they submit a proposal and SSQAPP, they need to get the Freeze property moving forward.

Ransom needs access to the Freeze property and was promised access by the owner back in August, but there has been some delay for various reasons and it now appears the owners are trying to tidy up the property a bit including the moving of some vehicles. Ted Mitchell added that they have removed about two-thirds of the vehicles and should be ready sometime the following week.

Grants

Mr. Monahan started by stating that there is a workshop in Manchester on 10/28. He will be there as well as most the Brownfields staff. He said the plan is to apply for more assessment funds so CNHRPC can incorporate more sites into the program from the region. MR. Monahan asked Ms. Paar if CNHRPC should apply for more Petroleum funds given the Hazardous funds are going faster. Ms. Paar responded stating that CNHRPC would only be eligible for \$300,000 in grants the second time around, but that money could be split \$200K for Hazardous and \$100K for Petroleum.

CNHRPC may end up going for cleanup grants for Allied and Naughton depending on the progress of Phase 2 work. Mr. Monahan added that Hillsborough could try for assessment money on their own for Wood Woolen Mill.

Mr. Monahan asked Ms. Paar how could they subdivide parcels to maximize grant funds. Ms. Paar explained that it is \$200K per site for assessment and up to \$350K for site specific. Mr. Monahan asked for some clarification on the work "site" in terms of the ability to subdivide a site. Ms. Paar explained that the site remains how it was originally identified for a grant and cannot be changed for another grant. A site could not be split for clean up after it has already gone through assessment unless it can be shown that historically, a site was made up of multiple parcels. In the case of Woods Woolen Mill, the mill would be one site and the railroad parcel would be another.

Other Sites

Mr. Monahan listed the other sites that have been brought up by the committee. The site includes a former gas station in Hillsborough, Associated Electric in Hillsborough, Bedee Electric in Concord, a bio-energy facility in Hopkinton, China Mill in Allenstown, Care Pharmacy and the Getty gas station in Epsom, and Moniminy Store in Pembroke. Ted Mitchell added that Top's Garage in Pittsfield could have potential as well as the Carson property, J&R Auto Repair, and a DOT site. Ms. Schlosser suggested the old movie theater on Loudon Rd. in Concord as a potential site as well.

Ms. Paar stressed that the committee should not stray away from adding a site simply because they might not get access or some other reason because the grant does not tie them to the project if something falls through. She also added that cleanup grant applications must be put before a public meeting before submission.

Next Meeting Date

Mike Tardiff suggested that the committee should meet sometime before the grant applications are submitted which would be before 12/20/16. Mr. Monahan said he would look at dates and get back with the committee with several options.

Meeting Adjournment

The meeting was adjourned at 6:12 P.M.