

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 #4

June 16, 2016 - Meeting Notes

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

Attendees	
Lea Anne Atwell, NHDES	Larry Anderson, Town of Allenstown
Bruce Crawford, Town of Boscawen	Michael Hanson, UMLAC
Heidi Lemieux, Sanborn Head	Rip Patten, Credere Associates
Sam Quattrini, NH DES	Steve Rickerich, Ransom Environmental
Stephanie Verdile, Town of Pembroke	Tim White, Sanborn Head

Commission Staff: Sam Durfee, Matt Monahan

Advisory Committee and Staff Introductions

The meeting began at 5:35 P.M., called to order by Matt Monahan. All attendees present introduced themselves.

Review May 17, 2016 Meeting Notes

A motion was made to accept the minutes of the May 17, 2016 BAC meeting as written.

M/S/Passed Bruce Crawford/Larry Anderson

Selection Criteria Discussion

Rip Patten of Credere Associates began by identifying the ranking criteria to be used by the BAC when identifying potential sites. The ranking criteria are as follows:

- a) Community priority
- b) Regional geographic distribution of projects
- c) Effective match with EPA criteria
- d) Petroleum sites a priority
- e) Owner willing to participate

A request for a motion to accept the selection criteria was made by Matt Monahan.

M/S/Passed Larry Anderson/Stephanie Verdile

Site Selection Discussion

Tim White of Sanborn Head requested clarification on the Inventory of Underutilized Properties sheet provided by CNHRPC regarding sites marked as "Petroleum" or "Both" as to if these sites would be ripe for use of the petroleum funds. Mr. Patten replied that the Dunbarton site does not actually qualify as a petroleum site.

Mr. Patten provided an update on the three sites approved by the BAC to move forward with assessments by informing the committee that the Woods Woolen Mill in Hillsborough and the Clark Street Site in Pittsfield have been approved by EPA. He also added that in regards to the Allied Tannery site in Boscawen, the BAC is still waiting for approval on the Petroleum Eligibility Form submitted to NHDES.

Mr. Patten stated that there are three sites identified by the BAC that are of high priority to communities. The sites are China Mill in Allenstown, the Naughton Property in Bradford, and the Pittsfield Public Works Garage.

The China Mill site is planned for a PLAN NH charrette in the fall and that the owners of the property want to proceed with that. However, the owners are offering a portion of the property to the Town that they do not want to include in the charrette. The Town is considering moving their public works department to the site and if the BAC is able to incorporate the site into the plan, it would provide a good indication of what to expect from the rest of the property for the PLAN NH charrette. Since the site is privately held, the next step would be to get an access agreement from the owners.

The Naughton property has been investigated and was acquired by the Town of Bradford through back taxes. Similar to the Woods Woolen Mill, the existing environmental data would be utilized and put into the context of redevelopment. Senior housing is what the Town is looking at and the hope is to apply this fall for a cleanup grant.

The Pittsfield Public Works Garage is the second Pittsfield site, it became a priority due to the fact it is across the street from the Clark St Site and for the sake of efficiency as there would already be assessing happening across the street and the Town is interested in incorporating the two sites as one project.

A motion to accept the above mentioned sites, China Mill (Allenstown), the Naughton Property (Bradford), and the Pittsfield Public Works Garage (Pittsfield) was requested by Mr. Monahan.

M/S/Pass Larry Anderson/Bruce Crawford

Mr. Patten moved on to the other high priority sites identified by communities and asked the committee to discuss these sites or others that they feel could be good candidates for assessments. With keeping in mind the desire to utilize petroleum funds, the BAC identified the following sites to focus on:

- a) Frank Wise Property of the Autocraft property in Bradford
- b) Care Pharmacy site in Epsom
- c) Mont Minnie Site in Pembroke

If one or more of the above sites does not qualify, the former gas station site near the youth services building in Hillsborough is a potential replacement.

A motion to nominate the above mentioned three sites for high priority designation was requested by Mr. Monahan

M/S/Pass Larry Anderson/Stephanie Verdile

Site Inventory System Discussion

Mr. Patten brought up the inventory system on the projector and explained that the system, a Trello webpage, has been used by Credere internally for previous brownfields programs and that he can create a username and password for the committee to use to access the CNHRPC brownfields page. He went on to explain the format of the webpage where each project has its own card, or thumbnail with a picture of the building. As the project progresses, the respective card will move from the column marked "Phase I" to the "Phase II" column and so on. Each card is clickable and holds all of the information gathered on the site, milestones to reach, and a space for committee members to contribute additional information. Mr. Patten also told the committee to let him know if any other sites need to be added to the webpage.

Next Steps

Assessments will begin with the initially assessed hazardous materials sites (Woods Woolen Mill and the Clark Street Site). The committee will wait to receive the eligibility forms and access agreements for China Mill, the Naughton Property, and the Pittsfield Public Works Garage. Further research will be done on the potential petroleum sites to make sure they meet criteria and a vote via email will be held to approve these sites within the next two weeks.

Next Meeting Date

August 18, at 5:30 PM in the community center at CNHRPC.

Meeting Adjournment

The meeting was adjourned at 6:24 P.M.