

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

August 8, 2016 - Meeting Notes

CNHRPC, 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	Ken Milender, Ransom Environmental
Rip Patten, Credere Associates	Robyn Payson, Town of Hillsborough
Jim Pritchard, Town of Pittsfield	Sam Quattrini, NH DES
Kate Emma Schlosser	

Commission Staff: Sam Durfee, Matt Monahan

Advisory Committee and Staff Introductions

The meeting began at 5:38 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 June 16, 2016 BAC meeting as written.

M/S/Passed Robyn Payson/Bruce Crawford

Site Status

- A) Eligibility Determinations
Matt Monahan provided a sheet to the committee outlining the progress of each site. The eligibility forms for the Allied Tannery, Naughton Landfill/Autocraft, Woods Woolen Mill, 16 Clark Street/Tom's Trailers, and the Public Works Garage sites have been received by EPA.
- B) Access Agreements
CNHRPC has received access agreements from the same sites as mentioned above; however, the access agreement for the public works garage and 16 Clark Street sites are still pending.
- C) Phase I Activities - The respective contractor for each site gave a brief history on their sites and gave an update on the phase I monitoring activities.

Rip Patten of Credere Assoc. began speaking on the Naughton Landfill/Autocraft site in Bradford by explaining that there have been investigations into the site since the 1970s. It

has long been an auto storage site with unpermitted landfilling. The landfill was formally closed and Sanborn Head did an initial Phase I assessment and determined that the site was not eligible for Superfund. The property was transferred to the Town of Bradford in 1999. Mr. Patten stated that Credere is gather data on drums on site and conducting groundwater monitoring. Mr. Patten added that landfill metals are a concern.

Allied Tannery used to be a flour and soap mill until the property was acquired and turned into a tannery. The building itself is in rough shape and is crumbling in some areas, making access safety a concern. There is an old petroleum storage tank and there are hazardous material concerns given the age and industrial history of site. Little to no records related to the site and historical operations have been found.

Ken Milender of Ransom Environmental provided an update on the two Pittsfield sites. The Phase I on the public works garage is just about completed. The building was built in 1984, it is known there once was an underground storage tank on site; however, it is unknown if it is still there. The site appears to have some fill placed in a wetland and based on historical aerial imagery, the fill seems to have been there before the public works garage. The 16 Clark Street site is a manufacturing building that used to be a cannery. Phase I assessments will be going to senior review soon.

Kate Emma Schlosser of Sanborn Head stated that the phase I for Woods Woolen Mill will be going for senior review shortly. Ms. Schlosser noted that a rail corridor runs through both parcels and it is owned by NHDRED, essentially land-locking the property. It is known that heavy metals and asbestos are present in the two buildings. Neither of the buildings are very secure and there has been a history of human presence on the site, including a meth lab in one of the buildings. Sanborn Head plans to investigate some of the area by the river during the assessment of the buildings.

Other Sites

Mr. Monahan updated the committee on other potential sites. The eligibility form and access agreements are in the works Bedee Electric in Concord. Mr. Patten added that the site used to be a manufacturing facility. When the company left, the property was for sale at a price of \$2 million and town the company is offering the Town \$200,000 to take the property. There is a known plume on the site and the source is unknown. That is something to keep in mind when doing an assessment.

Mr. Monahan said Mike Tardiff found a potential site in Hopkinton. Little is known about the site, but several committee members contributed some information from memory. It is estimated that the site was owned and operated by Latt for roughly ten years. It could have been in the energy industry and/or a machine shop.

Mr. Monahan stated that Steph Verdile has pulled files for the Montiminny Store in Pembroke. Ms. Verdile is going to reach out to locals for historical knowledge as the records are not clear regarding the presence of an underground storage tank.

There are plans for a design charrette for the China Mill in Allenstown September 30th – October 1st. The committee is still working with the owner to get the site into the program.

Mr. Monahan asked if anyone know anything about Top's Garage in Pittsfield. Jim Pritchard thinks that the tanks were pulled several years ago.

Ms. Schlosser asked about the status of the Getty gas station and Care Pharmacy on the traffic circle in Epsom. Mr. Monahan said the owners of the Getty are from out of state and are "interesting", there has been little communication; however, they are looking to sell the property. It is thought that Care Pharmacy used to have pumps, could be a potential petroleum site.

Robyn Payson of Hillsborough said that she would look into the site behind the Youth Center.

Mr. Milender asked who can nominate sites. Mr. Monahan replied that anyone can simply by emailing CNHRPC and supply any document relative to the site and the site's name and address. The question of junkyards was brought up. As this is a heavily contested issue as it is difficult to define a junkyard, the was advised that the committee refrain from tapping potential junkyards as potential brownfields.

Next Steps

The next grant round is coming up in the fall and CNHRPC plans to apply again and will be putting together an application with updates on the current status of existing sites. Mr. Milender asked if there is anything CNHRPC would need from the contractors in terms of site updates/letters of support. Mr. Monahan replied he would reach out to the contractors when the time comes.

Next Meeting Date

Wednesday, October 12th at 5:30 PM in the community center at CNHRPC.

Meeting Adjournment

The meeting was adjourned at 6:32 P.M.