

Central NH Regional Planning Commission

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Brownfields Advisory Committee Meeting #8

August 23, 2018 - Meeting Notes

Community Resource Center Dining Room, 26 Commercial Street, Concord, NH – 6:00 P.M.

Attendees	
Harry Wright, Bradford	Steve Rickerich, Ransom Consulting
Robyn Payson, Hillsborough	Jenn Sanborn, Sanborn Head & Associates
Rip Patten, Crede Associates	Heidi Lemieux, Sanborn Head & Associates
Mike Hansen, UMLAC	Kate Emma Schlosser, NHDES
George Holt, Dunbarton	Emilio Cancio-Bello, Sutton
Suzi Pegg, Concord	Chris Wellington, CRDC
Glenn Smart, Hopkinton	Derik Goodine, Allenstown

Commission Staff: Mike Tardiff, and Matt Monahan

Advisory and Staff Introductions

Brownfields Advisory Committee Members (BAC) around the table introduced themselves.

Review Meeting Notes: June 22, 2017

Meeting notes from the previous BAC looked correct and appropriate. Kate Emma Schlosser indicated that in the future, SSQAPPs should be sent directly to her and she would then distribute

Status of Current Sites

Current sites were discussed. Points included:

- Allied Tannery (Rip Patten discussed):
 - Phase II work is complete.
 - Gaps identified in the Phase II data and additional supplemental sampling will be done.
 - The SSQAPP for the supplemental sampling is currently in review.
 - A cleanup grant application was submitted to NH DES. [Kate Emma Schlosser indicated grant results could be ready by October]
 - Use analysis/market study for the site and the region to begin soon, looking at commercial uses as well as senior housing.
 - Redevelopment analysis will be done as well.

- Naughton Landfill (Rip Patten discussed):
 - Phase II assessment work is done.

- 2 tanks were removed.
 - Soil under tanks assessed and no releases were identified
 - A cleanup grant application was submitted to NHDES.
 - A supplemental SSQAPP has submitted.
 - A market study for the site/region to also be done looking at housing/senior housing/commercial/recreational uses.
 - An engineering analysis will be done to identify use restrictions and reuse options.
- Woods Woolen Mill (Heidi Lemieux discussed):
 - Phase I done; limited phase II on the DRED parcel
 - Soil sample found arsenic and PAHs at concentrations exceeding NHDES soil remediation standards.
 - Fence was installed around the site this past spring.
 - A draft Supplemental site investigation report was submitted to NHDES and USEPA this summer.
 - A data gap analysis was proposed with some drilling and soil sampling.
 - NHDES cleanup grant has been submitted.
 - A petroleum eligibility determination is to be submitted. [Mike Tardiff asked how soon before results come back on the determination; Heidi indicated a few weeks]
- Pittsfield Sites (Steve Rickerich discussed):
 - The Pittsfield sites (16 Clark Street, AKA Freese site; and the Public Works Garage) came from the Plan NH Charrette area. These two sites are the first among several sites to be considered and could support a first phase in redevelopment.
 - Phase I work has been done on both sites.
 - SSQAPPs done on both sites.
 - Phase II in the works currently
 - Numerous monitoring wells were installed on the two sites.
 - Evidence of buried solid waste, typically less than 10-15% by volume, was noted in test pits in the north portion of the Freese Property.
 - Some moderate level PAHs and arsenic (background) were detected in Freese property soil samples near former tanks and in fill, though the laboratory results were ok for the most part.
 - The Town Garage soils appeared/tested fairly clean.
 - CNHRPC and Ransom met with the Board of Selectmen in July and they seem enthusiastic about the process.
 - Looking to set up a meeting with the Community Development Committee in town next.
 - Next steps to be identified (additional candidate Sites, affirmation of preferred redevelopment plans).

Discussion of Potential New Sites:

New sites were identified for further exploration and included the following:

Town	Site	Potential Contaminant	Notes
Allenstown	China Mill	Either	Need to engage owner over time; no response to outreach as of July 2018
Boscawen	Pintowski/Properties adjacent to Allied	Either	
Concord	Bedee Electric	Haz	
Epsom	Care Pharmacy	Petrol	
Hillsborough	Associated Electric	Either	
Pittsfield	Move-In Properties/26 Broadway	Either	Citi Small Business Lending 9/28/12
Pittsfield	Luckern Property/24 Broadway (U2-2)	Either	Town-Owned 5/10/16, back to private ownership. Due to tax issues; 2.15 Ac
Pittsfield	Parcel behind Freeze property; U2-3	Either	Some tax issues; about 2.15 acres
Pittsfield	Coal Gas Site/Pittsfield Aquaduct; U2-42	Haz	Could just be a phase I
Bradford	Autopart store behind Naughton site	Either	
Boscawen	Folger Tech	Either	
Boscawen	Dougherty Property	Either	
Canterbury	Gas Station near 93	Petroleum	may have liable/viable issues
Warner	NHDOT Patrol Shed	Petroleum	Town interested; Maybe State is too
Epsom	Getty Station on circle	Petroleum	
Canterbury	Shooting Range near gas station	Either	
Concord	P & M Realty	Petroleum	
Hopkinton	Bioenergy Site	Either	
Hillsborough	Suzy's Superett	Petroleum	

It was also noted that CRDC has additional cleanup funds and to make sure that BAC members and CNHRPC let anyone looking at cleanup options know about the CRDC cleanup program.

Next Meeting

BAC identified the next meeting as October 18, 2018 at 5:30 P.M.

Meeting Adjournment

The meeting was adjourned at 7:00 P.M.