

Central NH Regional Planning Commission

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Brownfields Advisory Committee Meeting

March 6, 2019 - Meeting Notes

CNHRPC Conference Room, 26 Commercial Street, Concord, NH – 5:30 P.M.

Attendees	
Barbara Randall, Boscawen	Kate Emma Schlosser, NHDES
Mike Hansen, UMLAC	Suzi Pegg, Concord
John Ouellette, Ransom	Hugh Curley, Epsom
Steve Rickerich, Ransom	Ken Milender, Warner
Heidi Caprood, Sanborn Head	Judd Newcomb, CREDERE

Commission Staff: Mike Tardiff, and Matt Monahan

Advisory and Staff Introductions

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

Review Meeting Notes: October 18, 2018

Meeting notes from the previous BAC looked correct and appropriate.

Status of Current Sites

Developments since the last meeting regarding current sites were discussed. Points included:

- Allied Tannery (Judd Newcomb discussed):
 - Supplemental Phase II studies completed
 - Reuse engineering analysis completed
 - Market study completed
- Naughton Landfill (Judd Newcomb discussed):
 - Supplemental Phase II studies completed
 - Reuse engineering analysis completed
 - Market study completed
- Woods Woolen Mill (Heidi Caprood discussed):
 - Gap analysis scope of work developed
 - Site visit with drilling company done
 - SSQAPP draft completed
- Pittsfield Sites; 16 Clark Street, AKA Freese site; and 36 Clark Street, the Public Works Garage (Steve Rickerich discussed):
 - Matt Monahan & Steve Rickerich visited the Community Development Committee to discuss the brownfields program. They are looking for sites.

- Phase II ESAs for both sites have been completed.
- The Freese property will undergo new sampling work this spring.

Discussion of Potential New Sites:

Three sites were officially entered into the CNHRPC Brownfields program for action. Sites and discussion points were:

- **Pembroke Village School, Pembroke:**
 - Located at 30 High Street, Map VW, Lot 187.
 - Parcel is approximately 10.12 acres.
 - Hazardous funds, though potential exists for some petroleum based on the past presence of at least one UST on the property.
 - Representatives from the School Board initially contact CNHRPC to discuss.
 - CNHRPC representatives toured the facility with school district staff and school board members.
 - Proposed scope of work is for a Phase I with the potential for a phase II in the future. Work would include a hazardous materials assessment of the building itself.
 - Multi-use end use may be the long-term goal; introductions could be made to brownfields developers.
 - Ransom and CNHRPC staff need to meet with the School Board for a next step.
- **Concord Industrial/P&M Realty, Concord:**
 - Located at 20 Langdon Street, Map 25, Lot 1.
 - Parcel is approximately 3 acres.
 - Petroleum site (100%).
 - Site recommended by a BAC member
 - Petroleum eligibility received.
 - Parcel is in the state brownfield program with a Remedial Action Plan (RAP) in place.
 - RAP involves managing soils in place unless reused.
 - Much of what is there is from its past in the rail industry.
 - While digging trench(es) for utilities a petroleum release was discovered.
 - Work from Aries Engineering seemed to suggest it was coming onto the site from another location.
 - There is also a building on site – called the “oil house” that could be the source.
 - Proposed scope of work is primarily Phase II work to look at the utility trenches and the oil house as potential sources.
 - Next step is to determine if the City is interested in supporting the effort, as well as the owner.
 - Redevelopment of the site might be possible but it is not clear what that end use might be.
 - DES will want to do the investigation regardless of what the owner and City decide they would like to do.
- **Associated Electric, Hillsborough:**
 - Located at 171 Main Street, Map 11P, Lot 184.
 - Parcel is approximately 9.53 acres in size.
 - Hazardous funds site.
 - Scope is Phase I work with potential for Phase II in the future.
 - Town officials suggested the site.
 - Migrating plume potentially located at the site.
 - Back taxes and environmental compliance are concerns of the town.
 - If the town were to take the property for back taxes, due diligence would need to be done, which the assessment process could provide.
 - There is a RAP for the site but it has expired.
 - GMZ in place, GMP has now expired.
 - Direction from the Town is needed next.

Next Meeting

BAC indicated that the next meeting will be as needed.

Meeting Adjournment

The meeting was adjourned at 7:15 P.M.