Southwest Region Brownfields Assessment Program

Advisory Committee Agenda

October 19, 2017
11:45 a.m.

Conference Room, SWRPC Offices
37 Ashuelot Street, Keene

I. Welcome and Introductions

II. Minutes of August 22, 2017

III. Program Updates

IV. Brownfield Project Selection Process Discussion

V. Site Nomination: Former McGoldrick Paper Company, Inc., Hinsdale

VI. Phase I ESA, Former Central Plating, Walpole

VII. Other Matters

VIII. Adjourn
SOUTHWEST REGION PLANNING COMMISSION
BROWNFIELDS ADVISORY COMMITTEE

MINUTES
August 22, 2017

Present: Richard Berry, Chair, City of Keene; Sara Carbonneau, Town of Swanzey; Jack Dugan, Monadnock Economic Development Corp.; Robert Harcke, Hinsdale Commercial and Industrial Development Corp., John Gomarlo, Town of Winchester; Al Merrifield, Town of Sullivan; Mike McCluskey, NH Department of Environmental Services (NHDES).

Staff: Tim Murphy, Executive Director; J.B. Mack, Principal Planner; Becky Baldwin, Office Manager.

Guests: Steve Rickerich, Ransom Consulting Inc., Jon Frederick, Town of Jaffrey, Peggy Pschirrer, Town of Walpole; Seth MacLean, Town of Peterborough.

I. Welcome & Introductions
Chairman Berry called the meeting to order at 12:00 p.m. and introductions were made.

II. Minutes of February 21, 2017 Meeting
The minutes of February 21, 2017 were approved as submitted by unanimous vote.

III. Program Updates
J. B. Mack distributed a handout that provided a summary on the following items:

Program Fund Balances:

J. B. Mack reported that the Brownfields fund balances available for petroleum and mixed hazardous contaminated brownfields are at approximately $121,493 and $12,550 respectively.

Former Kingsbury Corporation:

J. B. Mack reported that staff has received confirmation that the site-specific Brownfields grant that was submitted for the former Kingsbury Corporation property in Keene has been awarded funding by the U.S. Environmental Protection Agency (EPA). Funding is anticipated to become available in October 2017. Staff is currently checking with EPA to see if there is a need to go through the procurement process for consultants for grant-related work. Should this be required, staff is looking for volunteers from BrAC to serve on a consultant selection committee. Tim Murphy explained that the selection committee would assist staff in reviewing materials and conducting any consultant interviews that might be necessary. Chairman Berry and Vice Chair Carbonneau volunteered to serve in this capacity. J. B. Mack noted that as of this meeting we have not yet received the signed owner access form required from the property owner to participate in the program.
Peterborough Town Library Hazardous Building Materials Inventory (HBMI):

J. B. Mack referred to the program update handout and noted that the HBMI conducted at the Peterborough Town Library by Ransom Consulting determined there was asbestos and lead paint. The estimated cost for removal/abatement is $59,200. The results of the HBMI have been shared with the Peterborough Library Director and are being reviewed at this time by the Peterborough Town Library and the NHDES.

Former W. W. Cross Building Hazardous Building Materials Inventory & Phase I Environmental Site Assessment (ESA):

J. B. Mack reported that hazardous materials consisting of mainly asbestos and lead paint were identified in the HBMI conducted at the W. W. Cross building by Ransom Consulting. It is estimated that it will cost $238,189 for removal and abatement. A Phase I ESA also conducted at the property identified a 20,000 gallon above ground storage tank as well as tetrachloroethylene, cadmium and sulfate from an unknown source being released on the eastern side of the property. The results of the HBMI and Phase I ESA have been shared with the Town of Jaffrey and are being reviewed at this time by the Town and the NHDES.

Former Central Plating Phase II ESA and Analysis of Brownfields Clean-up Alternatives/Remedial Action Plan:

J. B. Mack noted that this will be discussed under agenda item V(a) during today’s meeting.

Community Supported Solar Project:

J. B. Mack reported that the NH Community Supported Solar steering committee that was formed by the Monadnock Sustainability Network is looking for a location to implement a solar array proposal that is similar to the one that was successfully installed on the roof of the Monadnock Food Co-op in Keene. The former AC Lawrence Tannery site in Winchester has been identified as a potential location for the project. With assistance from John Gomarlo and Mike McCluskey, town officials were presented with the proposal and the Board of Selectmen voted to move forward with exploring the project. J. B. Mack referred BrAC members to a description of the proposal that was included in the program updates handout that was distributed at the beginning of the meeting. John Gomarlo noted that it would be good to have something done with the property since it has undergone some amount of vandalism while being vacant. J. B. Mack added that the Town would also benefit from any electricity that is generated at the site. Seth MacLean offered to share any information that was gathered by the Town of Peterborough when they underwent their solar project.

IV. Site Nomination, Former St. Patrick’s School, Jaffrey

J. B. Mack reported that the Town of Jaffrey has nominated the former St. Patrick’s School located at 70 Main Street in Jaffrey for inclusion in the Brownfields Assessment Program. He reviewed the site selection criteria that was included in the agenda packet noting that the site is located within the downtown area and that it was used as a school from the 1950′s until 2015 when it was closed. Chairman Berry asked if the property is owned by the Catholic Church and expressed hesitation about spending government funds for a church-owned property. J. B. Mack confirmed that the property is owned by the church and Mike McCluskey noted that brownfields funds have been expended on similar properties in the past. J. B. Mack explained that any funds expended would be to benefit the Town of Jaffrey which is considering purchasing the property for the expansion of their town offices. Jon Frederick, Jaffrey Town Manager explained that the Town is interested in the property not only for the possible expansion of town office and police operations but to also possibly house the school district, a Head Start program and nonprofit operating space for organizations such as Reality Check. He added that the building is in need
of major refurbishing and the Town wants to know if there are any clean-up or remediation concerns prior to proceeding any further. Sara Carbonneau asked if Reality Check was the organization that was interested in the W. W. Cross property. J. B. Mack confirmed that Reality Check was interested in the W. W. Cross property, but having learned the potential magnitude of redevelopment costs, has decided the property is not the right fit for their nonprofit. Bob Harcke asked if the Town has an acquisition agreement with the church and Jon Frederick replied that they don’t because they want to know what possible contamination is on the site first. Tim Murphy reminded BrAC members that we are only talking about a site nomination for the property now. If the site nomination is accepted, then the BrAC could discuss potential environmental assessment activities on the site later on the agenda. Al Merrifield asked if we suspect there is contamination on the site and Steve Rickerich responded that we do because of the age of the building. Vice Chair Carbonneau asked if we have any idea what the cost involved might be and J. B. Mack noted that would be discussed later in the meeting under another agenda item. Chairman Berry clarified that BrAC is only being asked right now to determine if we feel the property is eligible to be included in our Brownfields Program. J. B. Mack reported that staff recommends the property be included in the Program.

Motion: To accept the nomination of the former St. Patrick’s School property located at 70 Main Street in Jaffrey for inclusion in the SWRPC Brownfields Program.

Motion by Jack Dugan, seconded by Vice Chair Carbonneau. Approved by unanimous vote.

V. Proposed Scopes of Work

a. Phase I ESA, Former Central Plating, Walpole

Steve Rickerich, of Ransom Consulting presented the results of the Supplemental Phase II ESA that was conducted at the former Central Plating property in Walpole. He noted that chromium levels on the site exceed allowable levels. He explained that at the request of NHDES the site was also tested for per- and perfluoroalkyl substances (PFAS) in the groundwater and the results showed concentrations at levels higher than the allowed standard. PFAS is a relatively new contaminant of concern and how to remediate it has not been fully identified at this time. J. B. Mack shared an EPA document that described what PFAS is and its effects on drinking water. Mike McCluskey reported that when this contaminant was found on the site, the Walpole Village Water District was contacted to determine if anyone was drinking the water and they were assured that residents in question all used the municipal water system for their drinking water. NHDES reached out to residents offering to test their well water and the only one they heard from was a resident that they were already aware of that only uses their well water for irrigation purposes.

Ransom Consulting is recommending that a Phase I ESA be conducted on the site to provide the Town of Walpole with protections under the federal Comprehensive Environmental Response, Compensation & Liability Act (CERCLA) as they move forward with their plans to acquire the site and apply for EPA clean-up funding. It is estimated that the cost to clean-up the contaminants on the site is not likely to exceed the funding available through the EPA which is $200,000 per parcel. It was noted that the Town will be required to provide a 20% match for any amount of EPA funding that is provided. In addition, it is estimated that they will need to pay for monitoring costs of approximately $7,600 each year for the next one to five years until two clean monitoring runs are achieved. The unknown factor in moving forward is the level of PFAS contamination and what will be required to remediate it.

Tim Murphy explained that staff’s recommendation to approve a Phase I ESA is based on the Town’s intent to move forward with acquiring the property and applying for clean-up funding. He noted that in view of the PFAS contamination, BrAC may want additional assurances from the Town that they intend to move forward with the project before approving the Phase I ESA. Peggy Pschirrer expressed concern that if action is not taken today the Town will miss the opportunity to apply for EPA Clean-up funding.
during the current cycle. She added that she would prefer to have conditional approval today rather than no action being taken since she will not be able to report to the other Selectmen and get their reaction until August 24th at the soonest. Chairman Berry asked what the Town’s liability will be if they move forward with acquisition of the property at this time. Mike McCluskey responded that with the discovery of PFAS contamination, it is not clear at present. He added that there is a possibility that the contamination will be removed if the soil is removed. John Gomarlo noted that the NHDES is very municipal friendly and were very helpful in assisting the Town of Winchester.

Al Merrifield asked if we were to commit funds for a Phase I ESA for the former Central Plating site today how would that effect our fund balance. J. B. Mack responded that if BrAC were to approve this Phase I ESA as well as the scope of work proposed for St. Patrick’s School in Jaffrey we would exceed our available funding, however there is currently enough funding to complete the requested Phase I ESA for the former Central Plating site on its own. He explained that if we were to transfer the previously approved Phase I ESA costs for the former Kingsbury Corporation property to the recently awarded site specific brownfields assessment grant for that property, there would be sufficient funding left for both the former Central Plating and St. Patrick’s School requests. Tim Murphy further clarified noting that when the former Kingsbury Corporation Phase I ESA was approved by BrAC in February it was prior to receiving confirmation from EPA that our site specific grant for that project was awarded funding. He added that the funding for the site specific grant will not be available until October 2017. Mike McCluskey noted that we do not have site access approval from the owner of the former Kingsbury Corporation property to move forward at this time. Al Merrifield asked if the Phase I ESA for the former Kingsbury property could be paid for out of the site specific grant and was told that it would be eligible. Chairman Berry expressed concern that we have a commitment with the City of Keene and would want to get their input prior to making any changes regarding the assessment work already approved for the former Kingsbury property. Mike McCluskey pointed out that if the current owner of the former Kingsbury property never signs the owner authorization form, the site specific funds cannot be used for any other sites. Vice Chair Carbonneau asked for a status update and was told that the owner has had the form to review and sign for a few weeks now.

Bob Harcke stated that he would like to have additional assurance from the Town of Walpole as to their continued interest in moving forward prior to expending any more of our brownfields funds on the former Central Plating site. Tim Murphy asked how much we have expended to date on the Central Plating site and J. B. Mack responded $59,730. Peggy Pschirrer noted that she would bring this matter up for discussion at the next Board of Selectmen’s meeting but it would be disappointing to not have even a conditional approval today and then find out we had expended all of our funds on other projects. Mike McCluskey noted that additional testing is needed at the site and Peggy Pschirrer pointed out it would be helpful to have those test results prior to making their final decision. Chairman Berry observed that even if the Town takes possession of the property there is no guarantee that they will be awarded EPA clean-up funding.

**Motion:** To conduct a Phase I ESA at the former Central Plating site in Walpole contingent upon receiving assurance from the Town of their intent to continue with their plans to acquire the site.

Motion by Vice Chair Carbonneau.

Tim Murphy asked if we want to attach a time frame to the motion. Sara Carbonneau asked to amend her motion as follows:

**Motion:** To conduct a Phase I ESA at the former Central Plating site in Walpole contingent upon receiving assurance from the Town by September 21, 2017 of their intent to continue with their plans to acquire the site.

Motion by Sara Carbonneau, seconded by John Gomarlo. Approved by unanimous vote.
Tim Murphy asked if BrAC wants Ransom Consulting to present the results of the Phase I ESA at a future meeting. BrAC members agreed to leave it up to the discretion of staff to determine if there is a need for a presentation once they receive the results of the Phase I ESA.

b. Phase II ESA, former W. W. Cross Building, Jaffrey

J. B. Mack reported that Ransom Consulting has completed a Phase I ESA and HBMI at the former W. W. Cross site located at 39 Webster Road in Jaffrey. Based on the findings they are recommending that a Phase II ESA be conducted at the site. He noted that both Steve Rickerich and Mike McCluskey have spoken with EPA Project Manager Christine Lombard about the possibility of using our petroleum grant funds to pay for the Phase II ESA. She provided the verbal opinion that she felt the bulk of the costs could come from our petroleum funds. J. B. Mack noted that staff would be seeking formal authorization once she returns from vacation. Steve Rickerich explained that the Phase I ESA and HBMI focused mainly on the western 40% of the site. The Phase II ESA would continue to focus on that portion of the site by investigating and the manufacturing processes that were used at the facility. Wells and borings will be placed in the plating area and near the above ground storage tank that was located on the property.

J. B. Mack reiterated that Reality Check is no longer interested in the property and asked if the Town of Jaffrey knows of any other interested parties. Jon Frederick explained that there has been some talk of trying to draw interest from a small grocery store chain but noted that they don’t want to actively pursue anyone until they know what sort of issues they would be dealing with. J. B. Mack asked what condition the building was in and Steve Rickerich explained that the building has been heavily vandalized, the roof leaks and there is evidence of mold throughout. He added that in his opinion the building would need to be demolished. J. B. Mack asked what the tax status was on the property and after making a phone call, Jon Frederick reported that the current owners have been delinquent in their taxes and water and sewer payments dating back to 2012.

Chairman Berry asked if the Town is interested in taking possession of the property and Jon Frederick said that they weren’t at this point in time. Chairman Berry stated that he is hesitant to use our funds on further examination of the site if the Town is not intending to assume ownership of the property. Tim Murphy asked if Chairman Berry was recommending that we not move forward with a Phase II ESA at this time. Chairman Berry explained that since the property is still in private ownership and the Town currently doesn’t have any intention of obtaining it, that he is reluctant to expend our brownfields funds on privately owned property. Tim Murphy pointed out that we have already set a precedent for expending funds in support of private property. J. B. Mack added that all of our petroleum projects have involved private property. Tim Murphy noted that our brownfields program is about encouraging economic development in our communities and has not been overly focused on ownership of properties. He pointed out that we have been working on our current petroleum grant for three years and still have the majority of the funds unexpended. We have just gotten a one-year extension from EPA and the prognosis is not good that we will be able to utilize all the funds. Steve Rickerich noted that the property is located in downtown Jaffrey and has a lot of problems. Tim Murphy explained that the federal brownfields program does not make a distinction between public and privately owned properties being able to benefit from the program. Jon Frederick said that unless we do the testing we won’t know if Black and Decker is responsible for the pollutants and therefore, a viable party for any clean-up efforts. He added that also with more information the Town of Jaffrey might be able to attract someone to the property. Al Merrifield asked if the entire Phase II ESA would be paid for from petroleum funds. Steve Rickerich responded that most if not all of it should be, but any parts that would not be covered could be removed from the scope of work.
Motion: To approve conducting a Phase II ESA at the former W. W. Cross site in Jaffrey pending final determination by EPA that the cost can be paid for using petroleum funds.

Motion by Al Merrifield, seconded by John Gomarlo.

Bob Harcke stated that he would have to vote in opposition to the motion because he does not feel that we should be expending funds for private ventures.

Sara Carbonneau stated that she would have to vote in opposition to the motion because there is not a redevelopment plan or interested party for the property at this time.

A vote was called and it resulted in two in favor of the motion and two opposed to it. Chairman Berry broke the tie by voting in opposition to the motion noting that we need some kind of assurance that the property will be redeveloped.

Motion failed.

Al Merrifield observed that if the Town were able to get more information about the property they might be more interested in obtaining it. Steve Rickerich agreed noting that a Phase II ESA would provide more information for a potential developer. Tim Murphy asked if once the Board of Selectmen are advised about the discussion at today’s meeting, might they take a more active interest. Jon Frederick replied that he will advise them of BrAC’s position but doesn’t feel they would be interested in taking on the liability associated with the property at this time.

c. HBMI, Former St. Patrick’s School, Jaffrey

J. B. Mack noted that the Town of Jaffrey is interested in acquiring the former St. Patrick’s School but would like to have a HBMI conducted on the site before going any further. He reminded the BrAC that there is not enough funding to pay for the HBMI scope of work unless the previously approved Phase I ESA scope of work for the former Kingsbury Corporation property is paid for with the recently awarded site specific grant. He noted that based on Chair Berry’s remarks earlier in the meeting, that SWRPC could reach out to the City of Keene to confirm if they are ok with paying for the Phase I ESA with those funds. He noted that SWRPC did try and reach the City of Keene on this question before the meeting, but was not successful in reaching them. Jon Frederick explained that the property has been for sale for two years and the Town would like to have the results of a HBMI to help determine the costs involved in renovating the property if they were to purchase it. Tim Murphy asked if there is an urgency in moving forward at this time and Jon Frederick replied that there wasn’t. Tim Murphy explained that BrAC will meet again in a couple of months and it might be clearer at that time if the funds are available. Bob Harcke suggested that the Town should bring BrAC a non-binding purchase agreement for St. Patrick’s School. Chairman Berry agreed noting that would clearly demonstrate the Town’s interest in moving forward with the proposal. Al Merrifield questioned if that would require a Town Meeting vote and Jon Frederick stated that it would. Tim Murphy asked if there were any other kind of statement that the Town could provide to demonstrate their interest in moving forward with obtaining the property and Jon Frederick said he would bring the request to the attention of the Board of Selectmen.

Motion: To postpone further action on the request to conduct a HBMI on the St. Patrick’s School property in Jaffrey until additional information can be brought to BrAC at a future meeting.

Motion by Al Merrifield, seconded by Sara Carbonneau. Approved by unanimous vote.

VI. Other Matters

No other matters were brought before the BrAC at this time.
VII. Adjourn

The meeting was adjourned at 3:00 p.m.

Respectfully Submitted,

Rebecca Baldwin
Office Manager
Date: October 19, 2017  
To: Brownfields Advisory Committee  
From: Staff  

RE: Brownfields Project Selection Process Discussion

Background

In light of discussion during the August 22, 2017 meeting regarding the former W. W. Cross and St. Patrick’s School properties, SWRPC staff will facilitate a discussion with the BrAC about the SWRPC Brownfield Assessment Program’s process and criteria for considering authorization of environmental assessment activities. Ex-officio members from the Environmental Protection Agency and NH Department of Environmental Services will be on-hand to share information and context about brownfields project selection processes and criteria used by other brownfields programs.

Recommendation

For your information.
Date: October 19, 2017
To: Brownfields Advisory Committee
From: Staff

RE: Site Nomination: Former McGoldrick Paper Company, Inc., Hinsdale

Background

The Town of Hinsdale has nominated the former McGoldrick Paper Company, Inc., located at 20-60 Canal Street in Hinsdale, to the SWRPC Brownfields Assessment Program.

Attached is a staff assessment of the site based on the SWRPC Brownfields Assessment Program’s site selection criteria. Relevant information is provided for each criterion based on information from the Town of Hinsdale and sources of data from SWRPC’s regional information system. In addition staff has attached a tax map and a aerial photo of the site.

Recommendation

Accept the site nomination in order to clarify possible sources of contamination and help the Town facilitate redevelopment of the property.
Site Description:

The former McGoldrick Paper Company site is a 3.78 acre parcel on the banks of the Ashuelot River in Hinsdale’s downtown area. The subject site is located on the southern side of Canal Street (Route 119) comprising 1 lot on 54/54A Canal Street. The property includes an open concrete channel (“waste way”) constructed to channel overflow of water from the Power Canal located north of Canal Street to return to the Ashuelot River. The Canal which historically supplied water to former businesses and factories along Canal Street is no longer active. However, runoff from upland areas to the north still flows through portions of the Power Canal system to the Ashuelot River. Three buildings (mill office, converting plant, and storage barn) are located on the subject property west of the “waste way” comprising over 22,300 square feet on the property.

According to historical records, a paper mill operated on the subject site from the mid 1800s till 2004. The last paper mill to operate on the property, McGoldrick Paper Company, operated on the site from 1996 to 2004 when it was sold to Canal Street NH LLC. According to a site abutter, the site owners used the property to disassemble motor vehicles and sell off motor vehicle parts. The Town of Hinsdale reports that the site owner currently owes back taxes as well as water and sewer payments. The Town is considering tax deeding the property.

There is a record of a 1997 Phase I and II Environmental Site Assessment (ESA) for the site conducted on behalf of First National Bank of New England. The report’s Phase I ESA determined that the historical usage of the property may have resulted in the release of petroleum products or hazardous material to the environment. A Phase II ESA included soil and groundwater testing, but determined there were no soil or groundwater results exceeding NHDES standards. Paperwork furnished by one of the Canal Street NH LLC owners shows that a 10,000 gallon #4 fuel tank was removed from the site and decommissioned in 2010.

According to a site abutter, there appears to be asbestos and lead paint on the site as well as several unmarked drums containing unknown substances dispersed throughout the site.

Threshold Criteria: In order for a site to be considered, the property owner must be willing to participate in the Brownfields Program.

The site owner has not been approached about participating in the SWRPC Brownfields Assessment Program, however, the Town of Hinsdale is interested in tax deeding the property and plans to reach out to the site owner.
Southwest Region Brownfields Assessment Program
Site Selection Criteria for
Former McGoldrick Paper Company, Inc
Hinsdale, NH

Tier 1 Criteria. A site must satisfy a majority of these criteria to be considered further – and will be ranked among other candidate sites by direct comparison of these criteria.

1. Municipal Support for Assessment Activities;

The Town of Hinsdale has met with SWRPC and will be meeting with the Hinsdale Board of Selectmen on October 16, 2017 to officially nominate the site for the SWRPC Brownfields Assessment Program.

2. Legal Status regarding Access to the Property;

Site access is not yet secured. The Town of Hinsdale is expected to assist SWRPC in working with the owner to gain site access to the property. If site access cannot be secured, the Town can invoke NH RSA 80:19a to gain access to the property.

3. Level of Threat to Public Health and Safety;

The level of threat to public health and safety is unknown. The site is suspected to have hazardous building materials such as asbestos and lead paint, as well as unlabeled drums containing unknown substances. Almost certainly, the site will require remodeling and demolition. The remodeling and demolition planned for the building will expose workers to the potential hazardous building materials.

4. Level of Other Environmental Risk;

The Ashuelot River is located adjacent to the property and there is an open canal that passes through the property from Power Canal north and upgradient of the site. As such potential contamination could threaten the river ecosystem in addition to soil and groundwater associated with the site.

5. Readiness of Redevelopment Plans (best circumstance: Brownfields funds will trigger planned redevelopment activity);

Green Mountain Taps (GMT), a Hinsdale business that had $1.4 million in sales in 2016, owns property adjacent to the subject site and as the business continues to grow, is seeking additional manufacturing space. The company currently employs over 30 skilled full and part time employees, specializing in the production of tap handles and other related items out of wood, metal, and cast resin for the brewing industry. GMT has approached the Town of Hinsdale, Monadnock Economic Development Corporation and SWRPC about its interest in the site which it could use to expand its company. GMT states that it estimates adding 30 new full time positions after completing its expansion. GMT hopes to work with the Town of Hinsdale to get assistance in assessing the site and getting assistance with any needed clean-up or remediation as well as examining ways to provide property tax relief on back taxes owned by the current owner. It has sought assistance from MEDC to look into business expansion loans through the Community Development Block Grant program and a program for small and medium size businesses out of Mascoma Bank.
6. Consistency of Site Redevelopment with Municipal Zoning and Master Plan;

The redevelopment of the site would occur in Hinsdale’s Business District. Hinsdale completed a planning process with the EPA’s “Sustainable Strategies for Small Cities and Rural Areas” in 2016, which included the finding that “brownfield sites along the riverfront and aging buildings in the town core are ripe for cleanup, restoration and reuse” and the recommendation to investigate future uses and revitalization options with brownfields property owners. The Master Plan suggests that the Town consider local adoption of NH RSA 79-E to provide tax relief for eligible community revitalization projects, such as rehabilitation of underutilized buildings.

7. Development Potential:

a. Transportation access to the site;

The site will continue to be accessed off of Canal Street (NH 119). Land for parking is available and the site building includes at least 2 truck loading bays.

Availability of off-site public/private utilities and public services;

The site is currently served by public water, public sewer, electricity and telecommunications.

b. Clean-up cost and nature of contamination relative to post-development value;

Clean-up cost is unknown at this time.

c. Soundness of on-site conditions: utilities, buildings, other structures, drainage;

GMT believes that the site’s “bones” are in good condition. There is a known leak in a part of the back section of the converting plant building. GMT hopes to erect a steel building in place of the front section of the converting plant building.

d. Feasibility/probability of remediation; and

If remediation is required, it is likely the Town of Hinsdale could access EPA clean-up grant or GMT could access CDBG or remediation funds from a New Hampshire based revolving loan fund program.

e. Suitability of site as public greenspace.

GMT has suggested that the back portion of the lot (with frontage on the Ashuelot River) could be cleaned up and would be an amenity that workers could use during break periods.

**Tier 2 Criteria.** Candidate sites may be ranked among other candidate sites by comparison of these criteria.

1. Job Creation by Redevelopment;

GMT is proposing an expansion of its business which would include 30 new full-time jobs.
2. Participation by other Funders toward Clean-Up and Redevelopment; 

*MEDC will be looking into the possibility of using CDBG funds and a Mascoma bank program for clean-up and redevelopment.*

3. Magnitude of Value added to Property Value by the use of Brownfields Fund;  

*Currently the property owes back taxes. The property is currently assessed at $297,600.*

On-Site and Neighborhood Historic Preservation Benefits of Redevelopment;  

*Unknown.*

4. Environmental Justice Benefits of Redevelopment;  

*Unknown.*

5. Housing Benefits of Redevelopment; and  

*Not applicable.*

6. Other Enhancements to Quality of Life, e.g. Greenspace, Recreation, Community Character, etc.  

*The Town of Hinsdale views the Canal Street area as an area in need of revitalization and a redevelopment project at the subject site would benefit the entire area, hopefully attract additional investment, and raise property values in the area.*
Date:   October 19, 2017
To:   Brownfields Advisory Committee
From:   Staff
RE:   Phase I ESA, Former Central Plating, Walpole

Background

At the August 22nd BrAC meeting, the Committee approved a motion “to conduct a Phase I ESA at the former Central Plating site in Walpole contingent upon receiving assurance from the Town by September 21, 2017 of their intent to continue with their plans to acquire the site.” The Walpole Board of Selectmen voted unanimously on September 21st to continue to pursue acquisition of the former Central Plating property (see attachments).

Although the Town of Walpole continues to show good faith in moving forward with the acquisition of the site, New Hampshire Department of Environmental Services (NHDES) assessment of the perfluorochemicals is ongoing at the time of writing and the Town of Walpole would be taking a risk to acquire the property without a full understanding of contamination associated with the site. NHDES has recommended to the Town to await the completion of the State’s perfluorochemical assessment and a finding that the contamination issue is restricted to the subject parcel before proceeding with a Phase I Environmental Site Assessment and acquisition of the property. The Town of Walpole is following the State’s advice. NHDES is expected to have laboratory results from an initial perfluorochemical assessment prior to the BrAC meeting and can update the Town of Walpole and BrAC about the results and recommended course of action at the October 19th meeting.

Recommendation

Consider authorizing the use of brownfields assessment funds to the former Central Plating property based on information presented by NHDES at the October 19th meeting.