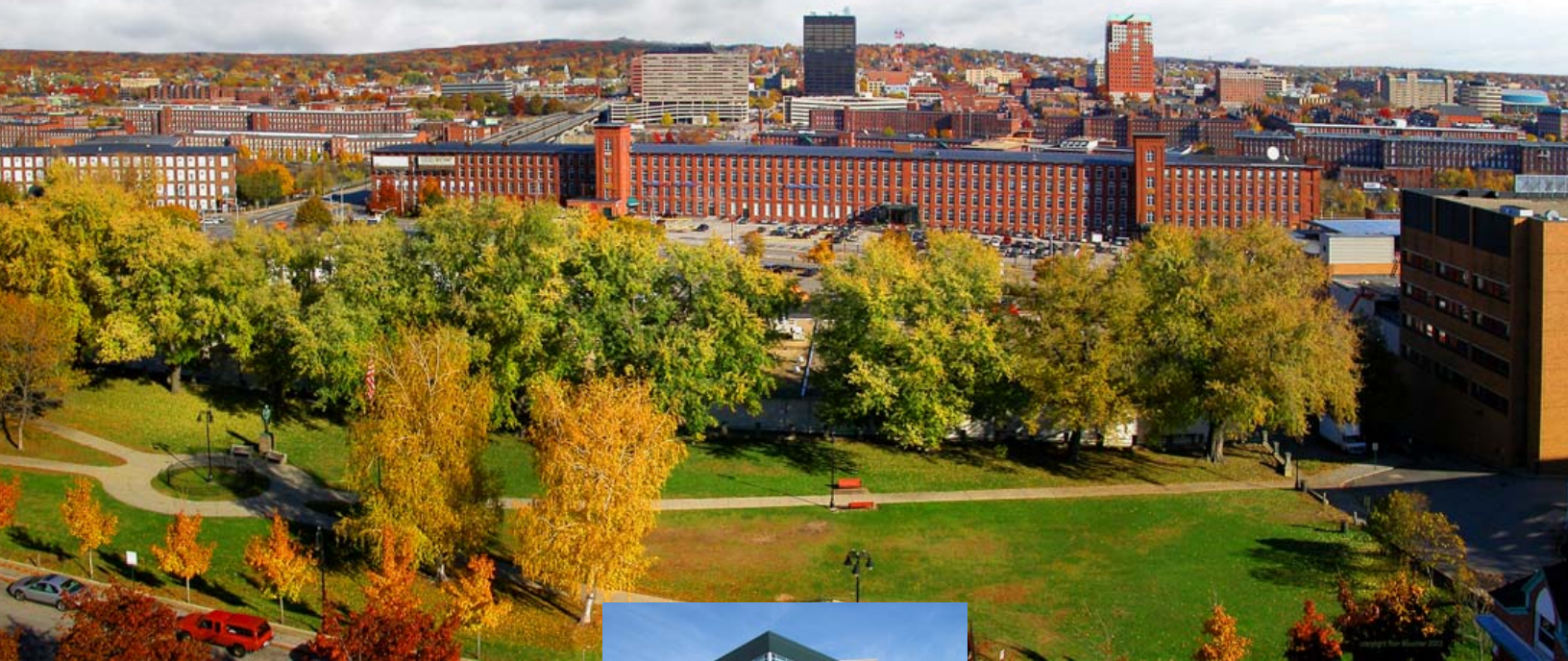

Investing in New Hampshire's Future, Rebuilding Brownfields Today

An Overview of the New Hampshire Brownfields Program



2006

On the cover

Manchester skyline and beyond from Ste Marie's church. © Photo by Ron Boucher.

Inset photos from left to right: Tilton Riverfront Park on the historic Pillsbury Mill property, Tilton; Concord Hospital Medical Offices at Horseshoe Pond on the former Concord Lumber site, Concord; Bryant Rock townhouses in the restored Essex Mills buildings, Newmarket.

Investing in New Hampshire's Future, Rebuilding Brownfields Today

An Overview of the New Hampshire Brownfields Program

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A Message from the Commissioner

DES's Brownfields Program, which celebrates its 10th anniversary this year, is working hard to meet the challenges posed by abandoned or underutilized properties, commonly referred to as brownfields sites. These are sites where redevelopment is complicated by concerns about environmental contamination. Our program helps communities and private developers to overcome barriers to successful brownfields redevelopment. These barriers include uncertainty about site conditions, concerns about liability, unavailability of financing, and cleanups that are simply too expensive.

DES's Brownfields Program began in 1996, when New Hampshire enacted the Brownfields Covenant Program law, which addresses the important issue of liability for contamination. Since then, our Brownfields Program has evolved to include program elements that address each of the barriers to successful redevelopment. These include: the Brownfields Assessment Program, which provides site assessment and cleanup planning services; the Brownfields Cleanup Revolving Loan Fund, which provides low cost financing for brownfields cleanups; the Brownfields Cleanup Grant program, which provides grants to finance site cleanups; and the Brownfields Grantee Assistance Program, which provides technical assistance to communities that receive federal brownfields grants.

Founded on sound legislation and supported by EPA brownfields funding, DES's program is a collaborative effort with our federal and local community partners. We are proud of our strong relationships with local governments, the business community, developers, and citizens across New Hampshire. These partnerships allow us to clean up and sustainably redevelop brownfields sites in a manner that is consistent with local needs and visions.

We are helping to turn these eyesores into opportunities by bringing new life to cities and towns. Brownfields redevelopment projects in our state have strengthened our economy and enhanced our quality of life by creating new jobs, new housing units, new shopping venues, new recreational facilities and new overnight accommodations. As we celebrate this 10th anniversary milestone, we look forward to continuing our work to revitalize New Hampshire's communities. The following report offers an in depth review of how DES is assisting New Hampshire communities through its Brownfields Program. For additional information about the program in New Hampshire, please call us at (603) 271-2908 or visit us at www.des.nh.gov/BrownfieldsNH.

Sincerely,

A handwritten signature in black ink that reads "Thomas S. Burack". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Thomas S. Burack
Commissioner

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The abandoned Concord Lumber site before redevelopment.

Overview

For decades, prospective purchasers, financial institutions and municipalities avoided involvement with contaminated properties in New Hampshire due to concerns about liability for environmental contamination. As a result, these properties, commonly referred to as brownfields sites, became underutilized or abandoned. Many of these properties are located in town and village centers and played important roles in New Hampshire's early industrial history, hosting textile, woolen, and wooden product manufacturing mills in the 19th and early 20th centuries.

As these facilities converted to more modern manufacturing processes, petroleum and chemical products were used in production and were often improperly disposed of on site. Consequently, brownfields sites may be impacted by a variety of contaminants, including solvents, heavy metals, petroleum products, asbestos, and polychlorinated biphenyls (PCBs). When left unaddressed, brownfields sites take an economic and social toll on our local communities. Local property taxes often go unpaid, the physical conditions at the sites present health and safety hazards, and the jobs lost are not restored. Cleanup and redevelopment are needed to restore these sites to productive reuse and to revitalize communities. This is where the New Hampshire Department of Environmental Services Brownfields Program stepped forward.

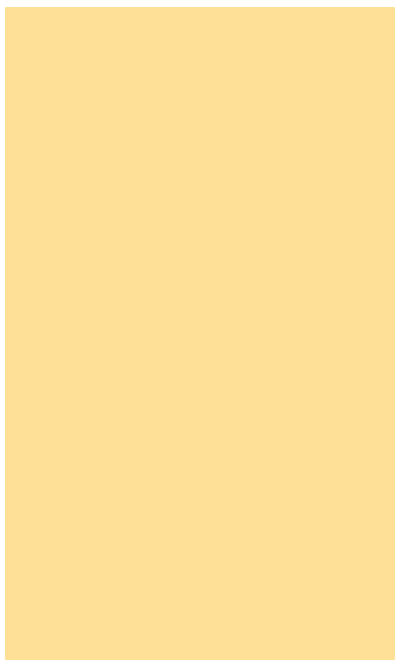
Since its inception in 1996, the Brownfields Program has changed the way contaminated properties are perceived in New Hampshire. The program, now celebrating its 10th anniversary, is designed to empower local communities, regional planners, developers and the business community to work to-



Revitalized Concord Lumber site is now the site of a Courtyard Marriott and the Grappone Conference Center.

New Hampshire Brownfields Program 10-Year Anniversary Accomplishments

- 100 properties provided assistance
- 2,000 jobs created
- \$100 million in leveraged private sector investments



“The term **brownfields site** means real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.”

~Small Business Liability Relief and Brownfields Revitalization Act, enacted January 2002

gether with DES to assess, safely cleanup and reuse brownfields sites. In 1996, the New Hampshire Legislature enacted RSA 147-F, which established a brownfields program to encourage the voluntary cleanup and redevelopment of contaminated properties. Shortly thereafter, the U.S. Environmental Protection Agency began providing grant funding to New Hampshire communities and DES to address brownfields sites. The solid foundation provided by sound state brownfields legislation and targeted funding has allowed DES to build a successful brownfields program.

In the early days of the program, DES identified several barriers to successful brownfields redevelopment. These barriers include: uncertainty about site conditions, liability concerns, lack of financing for cleanup, and excessive cleanup costs. To encourage brownfields cleanup, DES developed several initiatives to address these barriers. Over time, these initiatives have become permanent components of our overall brownfields program. They include the Brownfields Covenant Program, the Brownfields Assessment Program, the Brownfields Cleanup Revolving Loan Fund, the Brownfields Grantee Assistance Program, and the Cleanup Grant Program.

Federal Partnership

DES’s close working relationship with EPA is critical to our success. Our brownfields partnership dates back to the early days of the program in 1997, when DES first received federal brownfields assessment funding. Since that time, EPA has provided annual funding for program and site-specific activities. Our program and the partnership were further strengthened in early 2002 with the enactment of the Small Business Liability Relief and Brownfields Revitalization Act, commonly referred to as the Brownfields Law. It provides EPA with expanded authority and funding to help communities clean up and reuse the hundreds of thousands of brownfields sites across the nation. In New Hampshire, the law has had a significant impact. Most notably, it established State Brownfields Response Program grants, which support state programs across the nation and provide in excess of \$1 million annually to support DES’s

site cleanup program and fund site-specific brownfields activities. In addition, more than a dozen brownfields assessment and cleanup grants have been provided directly to New Hampshire communities by EPA.

Another key provision of the law allocated 25 percent of the funding each year to assess, cleanup, and ready for reuse petroleum brownfields sites. EPA estimates that nearly one-half of the approximately 450,000 brownfields sites in the US are contaminated with petroleum products. This targeted funding allocates up to \$50 million a year in grants for abandoned gasoline stations and other petroleum contaminated sites. DES has been able to capture this additional funding to ensure that we can provide assistance at any brownfields site in New Hampshire, regardless of its contaminant source. DES has also adopted the official definition of a brownfields site set out in the federal legislation, which is: “real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.” This is a very inclusive definition, and allows DES to provide assistance at a large variety of sites.

Protecting and Rebuilding

Cleaning up and reinvesting in brownfields improves and protects the environment while increasing local tax bases, facilitating job growth, utilizing existing infrastructure, and taking development pressure off undeveloped land. This supports the dual objectives of protecting human health and the environment by identifying and removing harmful contaminants, and returning properties to beneficial uses, such as parks, new homes, offices, and business space. Cleaning up brownfields also improves the environment by eliminating the risk of exposure to hazardous contaminants and pollution of the surround-



“The Brownfields Program has greatly assisted the city’s efforts to redevelop several blighted industrial areas throughout Concord. The historic Allied Leather Tannery in Penacook, which was recently cleaned up, is being transformed into a \$10 million mixed-use development.”

~Matthew R. Walsh, Community Development Project Manager, Concord, referring to one of many successes the city has enjoyed as the result of a close partnership with DES’s Brownfields Program.

ing ecosystem. Reusing brownfields results in economic benefits that provide positive impacts on large cities and small towns throughout New Hampshire.

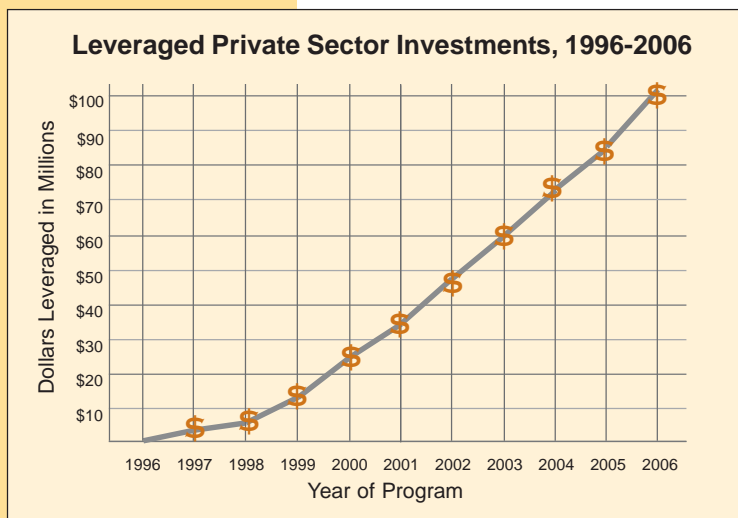
Reusing and Restoring

As New Hampshire's economy transitioned to hi-tech businesses in the latter part of the 20th century, many traditional manufacturing businesses in New Hampshire closed their doors or relocated their operations out of state. The loss of these businesses resulted in abandoned properties, many of which sat idle for years for fear of environmental contamination. New Hampshire's Brownfields Program has given these properties a second chance.

For example, the former Essex Mills site in Newmarket, home to a variety of industrial uses dating back to the early 1800s, including textile, leather and wire manufacturing, has been transformed into waterfront homes that preserve the historic structures on the site. In 1999, the site was acquired by the Newmarket Community Development Corporation for redevelopment purposes. Both NCDC and the developer, Chinburg Builders, entered into the New Hampshire Brownfields Covenant Program, which provides liability protection to parties

who purchase a contaminated property and agree to forge ahead with a cleanup plan. The NH Coastal Program expended \$25,000 from its federal brownfields grant to perform a site assessment, helping NCDC and Chinburg Builders understand the environmental issues at the site. By bringing together the local community, the developer, DES, and the former owner, United Technologies Corpo-

ration, and addressing the uncertainty and liability concerns surrounding the project, the momentum necessary for site re-



development was generated. UTC and Chinburg Builders expended more than \$1 million to complete site investigations and cleanup. The total cost of the redevelopment exceeded \$10 million. As a result, a blighted waterfront property in historic downtown Newmarket was transformed into a valuable community resource, providing 36 units of quality housing for sustainable living in the village center.

Smart Growth

New Hampshire's population is not only increasing, it is spreading out – changing the landscape of New Hampshire and consuming increasing amounts of previously undeveloped land. This phenomenon, otherwise known as “sprawl,” describes a pattern of development characterized by increasing amounts of developed land per person; scattered, low-density development; and the fragmentation and loss of open space. Sprawl and other poor development practices impose significant negative impacts on air, land, and water quality, reduce the quantity and quality of wildlife habitat, and limit recreational opportunities for area residents. Poor land use planning, the rapid and uncontrolled expansion of suburban areas, and the decline of existing town centers are some of the factors leading to sprawl.

Smart growth efforts work to prevent sprawl and reduce the environmental and social impacts of poorly managed growth and development. Brownfields redevelopment, by its very nature, leads to better, smarter growth. When abandoned properties located in town centers and served by local transportation and utility infrastructure are redeveloped consistent with local community visions, smart growth happens! The Brownfields Program partners with DES's Smart Growth program to maxi-



By promoting green building design, sustainable land use planning, and **greenspace restoration and preservation**, and integrating these concepts into its brownfields redevelopment work, DES works to assure that properties are labeled as brownfields only once.

mize the economic and environmental benefits that result when properties are cleaned up and reused in a sustainable manner.

In addition to our brownfields activities, DES has a number of efforts underway to discourage sprawl and support smart growth. For example, DES helped the state's regional planning commissions inventory over 3,600 important natural and cultural resources across the state. DES is now working with RPCs to promote better local land use planning to protect these resources. By promoting green building design, sustainable land use planning, and greenspace restoration and preservation, and integrating these concepts into its brownfields redevelopment work, DES works to assure that properties are labeled as brownfields only once. Green building techniques, including use of high-efficiency windows, storm water collection systems for use in toilets, natural lighting, and low energy heating, cooling, and lighting systems, are being used at brownfields project sites across the state. These techniques, along with other practices, help developers to redevelop brownfields in a more sustainable manner.



Essex Mills in Newmarket, past and present.

Brownfields Program Elements

As we celebrate our 10th anniversary, this report offers insight into how a state environmental program that focuses on revitalization at the local community level has thrived and expanded to offer assistance at more than 100 properties statewide, while leveraging private sector investments of more than \$100 million in brownfields revitalization and creating more than 2,000 jobs. The collaboration between DES's Brownfields Program and the many local communities across the state, our partnership with EPA, and future opportunities for smart growth are common themes in the description of our program elements that follows.

Covenant Program

The New Hampshire Brownfields Covenant Program is a cornerstone of our brownfields efforts. Established in 1996 by the New Hampshire Legislature (RSA 147-F), the Covenant Program provides incentives for both environmental cleanup and redevelopment of brownfields sites by persons who are not responsible for the contamination. It provides liability protections for property owners and prospective purchasers of property who have not caused or contributed to the contamination on the site, and are willing to undertake the necessary site investigation and cleanup. Participants who investigate and cleanup the site in accordance with DES requirements can obtain a "Covenant Not to Sue" from the NH Department of Justice and a "Certificate of Completion" from DES. These documents often provide the needed assurances to developers and lenders that environmental and financial risks at a site have been adequately addressed.

Under the statute, there are specific public notice and participation requirements that must be followed. First, when a participant makes application to the program, a copy of the application must be provided to the municipality, and notice of the application must be provided directly to all owners of property abutting the site. Second, when the proposed Remedial Action Plan is submitted to DES, public notice of the plan is published



The former Concord Lumber site, shown above in transition, is an 18-acre parcel near downtown Concord that remained abandoned for many years following a 1980s fire that destroyed several site buildings. Participation in the **Covenant Program** by the city of Concord and the Capital Regional Development Council provided the confidence to acquire the site, complete site investigations and implement a \$400,000 cleanup plan. This paved the way for a diverse redevelopment that exceeded even the most optimistic expectations. The site now houses a Courtyard Marriott and the Grappone Conference Center, a Concord Hospital Walk-in Care facility, and three multi-tenant office buildings. Total redevelopment value exceeds \$35 million, and provides more than 500 jobs.

Covenant Program Accomplishments

- More than 40 sites participating
- 23 covenants earned
- 1,600 jobs created/retained
- More than \$70 million in leveraged private sector investments

Historic Pillsbury Mill Property converted to Riverfront Park.

Many in Tilton dreamed of one day having a downtown riverfront park. The former textile mill—constructed in 1868 and vacant since 1985—was located in the perfect spot. That dream began to take shape after a \$40,000 DES **Brownfields Assessment** identified contamination in the soil, which led to an EPA site cleanup effort financed jointly by the town and EPA. Following a grassroots fund raising effort, the Tilton Riverfront Park (*below*) was constructed, which features a Victorian-style pavilion, playground, boat launch and ADA-accessible fishing piers.



Assessment Accomplishments

- 32 properties assessed
- 26 properties cleaned up or remedy designed
- 10 properties redeveloped

in a local newspaper and a 30-day public comment period is announced. Per the statute, when there is significant environmental impact, a public information meeting must also be held.

To date, more than 40 sites have participated in the program, leveraging significant redevelopment and over \$70 million in private capital investments at 30 of these sites. More than 1,600 jobs have been created or retained as a result of covenant program projects.

Assessment Program

New Hampshire's Brownfields Assessment Program provides technical assistance on behalf of municipalities and other eligible entities to characterize contamination at brownfields sites. By providing information about potential hazardous building materials, soil and groundwater contamination, and other issues of environmental concern, brownfields assessments help to remove the environmental uncertainties associated with brownfields properties, giving municipalities and private developers the information and level of comfort necessary to encourage their investment in cleanup of these sites.

The available assistance includes Phase I site assessments, Phase II site investigations and remedial planning services. The assistance is provided as a grant of services from one of DES's contract environmental consulting firms. The consulting firm performs the work under contract to DES and on behalf of the recipient. Since its inception in 1996, DES's Brownfields Program has performed site assessments at 32 sites, resulting in 26 sites having either been cleaned up or having a remedy designed. Through federal fiscal year 2006, approximately \$2 million in federal funding for this program has been provided by EPA.

DES frequently receives requests from municipalities and other non-profit public entities to perform site assessments in their local communities. DES evaluates these requests to determine if the project is eligible for a brownfields assessment. In

most cases, DES can provide such services on behalf of the municipality or non-profit entity.

Upon award of assistance, DES assigns a staff member to serve as project manager. These staff are either licensed professional engineers or professional geologists experienced in the investigation and cleanup of contaminated properties and the DES site cleanup program. The DES project manager works closely with the recipient and the environmental consulting firm to ensure that an appropriate assessment is completed and the site is properly positioned for cleanup and reuse.

Cleanup Revolving Loan Fund

DES administers a \$4 million loan fund that provides low interest loans to both public and private borrowers to perform brownfields site cleanups. This fund, created using grants provided by EPA, is intended to address the lack of availability of commercial financing for waste site cleanup. Prior to approval of a loan the applicant must have their cleanup plan approved by DES. Six loans, totaling over \$2.2 million, have been made for sites all across the state. These projects include the Whitney Screw property in Nashua, the White Mountain Laundry property in North Conway, the Allen Rogers Mill in Laconia, the Lemay property in Gilford, the Great Falls Bleachery/Facemate property in Somersworth, and the Franconia Paper Mill in Lincoln. The redevelopment made possible by these cleanups provides the local communities with economic growth and new business, residential, and recreational resources. As these loans are repayed, the principal and interest received will be reinvested in new projects. In September of 2005, DES received a \$1.6 million grant from EPA for the fund. Up to 40 percent of this and any additional funding obtained will be used to make cleanup grants.



DES has enjoyed great success with its Brownfields **Cleanup Revolving Loan Fund** program. One example is the former Allen Rogers Mill Site in Laconia. The former mill is comprised of a number of classic mid-19th century brick structures situated along the Winnepesaukee River in Laconia's downtown. With help from a \$500,000 BCRLF loan, the once contaminated property is being transformed into a combination of residential units and commercial space. During the redevelopment planning stage, the property's historical and cultural significance was factored into the final design and resulted in the reuse of the historic mill structures.

Loan Fund Accomplishments

- Six loans totaling \$2.2 million
- Provides financing for cleanups when other funds are unavailable

Downtown Claremont was once home to many flourishing textile mills built in the 19th century. Largely abandoned in the 1970s, the downtown mills are being revitalized. With the help of an EPA Brownfields Assessment Grant in 2002, the city targeted this area for site investigation. DES's Brownfields Program, through its **Grantee Assistance Program**, assisted the city by providing technical oversight and support during the consultant selection process and subsequent scope of work for the Brownfields assessment. Work under the grant included assessments of the historic Sawtooth Mill building and the former Woven Label Mill (*below*).

This cooperative state-municipal venture has helped to preserve and reuse this beautiful and historic downtown mill architecture.



Grantee Assistance Accomplishments

- 10 grantees in program
- 12 key downtown properties assessed/cleaned up
- Lasting relationships built with New Hampshire communities

Grantee Assistance Program

The Environmental Protection Agency provides direct grants to municipalities, other eligible government agencies, and non-profit organizations for brownfields assessment and cleanup. These grants are awarded through a competitive application process conducted by EPA during the fall each year. Since the program began, ten New Hampshire communities and organizations have received these grants, including the cities of Concord, Nashua, Keene and Claremont; the towns of Durham and Raymond; and the Southwest Region Planning Commission, Nashua Regional Planning Commission, North Country Council, and DES Coastal Program.

In an effort to help New Hampshire grantees maximize the effectiveness of their grant dollars and the success of their efforts, DES partners with the grantees by assigning a DES project manager to serve as a brownfields grant liaison. The liaison works very closely with the grantee to provide technical assistance as the grantee maneuvers through the brownfields redevelopment process. This assistance from DES can include the following: serving as a non-voting member of steering/advisory committees; providing assistance for environmental consultant selection; developing a brownfields site inventory; selecting sites for assessment; helping the grantee understand the DES site remediation process; providing local public outreach; coordinating with other DES programs; coordinating efforts with EPA; and helping the grantee to interpret and understand technical reports prepared for sites.

While this program does not provide direct financial assistance to recipients from DES, it does provide vital technical assistance that helps ensure New Hampshire communities that receive EPA grants are successful in their brownfields efforts. It also has helped DES build strong, mutually beneficial relationships with local communities.

Cleanup Grant Program

DES has limited funding available to make brownfields cleanup grants. Brownfields cleanup grants provide funding to carry out cleanup activities at brownfields sites. As previously discussed, DES may utilize up to 40 percent of its Brownfields Cleanup Revolving Loan Fund grant to make direct cleanup grants (in lieu of loans). This is done through a competitive application process. DES may also utilize a portion of its state Brownfields Response Program Grant, as funds are available, to make cleanup grants. Utilization of cleanup grant funds is done on a priority basis. Sites where there is no responsible party, that pose a threat to public health and the environment, and where redevelopment will benefit the public, are the highest priority sites for awarding these cleanup grants. The funds may be used to clean up sites contaminated by petroleum and hazardous materials. Two sites that have benefited from the cleanup grant program include the Upreach Therapeutic Riding Center in Goffstown, and the former Mechanic Street School site in Laconia, each of which received approximately \$25,000 in remedial services.

Petroleum Brownfields

Petroleum contaminated brownfields sites deserve separate mention because of the existence of a variety of state and federal assistance programs specifically targeted to petroleum sites. If eligible for these programs, the environmental issues can be addressed in a seamless fashion, i.e., the assistance extends without break from assessment through remediation.

The state programs that are potentially applicable include the Petroleum Reimbursement Funds and the Oil Pollution Control Fund. The Petroleum Reimbursement Funds provide reimbursement funds for cleanup and investigation of leaks from motor fuel, fuel oil and motor oil tanks, and for cleanup and investigation of MtBE and ether contamination. The Oil Pollution Control Fund is a cleanup fund for releases from abandoned sites or sites with recalcitrant responsible parties. At the federal



New in 2005, **cleanup grants** funding has allowed for grant recipients to carry out cleanup activities. One successful project was at the Upreach Therapeutic Riding Center in Goffstown (*above*), where drums of hazardous waste and contaminated soil were removed from the site.

The Laconia Area Community Land Trust came to DES requesting assistance for the former Mechanic Street School (*below*), a historic 100-year old brick school, which the Trust believed could be transformed into affordable housing. After being awarded a \$27,000 cleanup grant from DES, LACLTL was able to successfully cleanup the site.





Assistance from DES's **Petroleum Reimbursement Funds and Brownfields Covenant Program** facilitated redevelopment of the former Singer Park Property in Manchester as the new home stadium of the New Hampshire Fisher Cats, a Hilton Garden Inn, and the RiverWalk Place luxury townhouses.

Petroleum Brownfields Accomplishments

- 12 non-compliant underground storage tanks properly closed out
- Approximately 5,000 gallons of floating product recovered
- More than 2,000 tons of contaminated soil excavated and disposed of properly
- Site investigations completed at 10 sites
- In-situ remedies implemented at two sites

level, the Brownfields Law of 2002 targets 25 percent of grant monies awarded nationally for assessment and cleanup of petroleum brownfields sites. Accordingly, DES's brownfields activities have included many petroleum-contaminated sites.

DES is in the forefront of national efforts to integrate existing petroleum financial assurance and spill cleanup programs into its brownfields program. In fact, New Hampshire was in the first group of ten states to receive EPA "USTfields" assistance, predecessor to EPA petroleum brownfields funding. New Hampshire received three grants totaling \$235,000 in FY2001 and FY2002 to pilot petroleum brownfields assistance. With these grants and existing state programs, DES addressed environmental issues at 18 sites. Corrective action achievements included the removal of USTs, recovery of free product and contaminated soils.

Six of the 18 sites have been redeveloped. The redevelopment projects include the rehabilitation of an abandoned mill into a \$5 million retail enterprise, cleanup of a key portion of land used for Manchester's new minor league ball park, a community wastewater system and park, and a new NH Department of Transportation RideShare commuter parking lot. In all cases, the key to success at these sites was the integration of DES petroleum programs with brownfields programs. The Brownfields Program provided the essential initial assessment work necessary to determine whether the sites were eligible for reimbursement funds and to complete discovery or compliance steps necessary to trigger the existing programs.

In addition to its own efforts assisting communities, DES is working with the three existing petroleum brownfields grant recipients (Nashua Regional Planning Commission, Southwest Region Planning Commission and North Country Council) to identify, assess and cleanup petroleum brownfields sites. By integrating brownfields assistance with its petroleum reimbursement programs, DES is successfully addressing sites from initial discovery to assessment through to remediation and long term groundwater monitoring. This work paves the way for redevelopment of these petroleum brownfields sites and revitalization of our local communities.

Brownfields Successes

During its first ten years, DES's Brownfields Program has had the opportunity to work with communities all over New Hampshire to cleanup and revitalize brownfields sites. Our integrated approach to brownfields redevelopment is to utilize all resources available at the local, state, and federal levels of government, and in the private sector to leverage private investment in brownfields revitalization. This approach is implemented against a backdrop of sound brownfields cleanup policy and the desire to make judicious use of public funds. We believe that our high level of personal service, aimed at building trusting relationships with our brownfields partners, including municipalities, private developers, and the business community at large, is the key to our success. Several detailed success stories are described in the pages ahead. These stories, born of the hard work and great visions of DES's brownfields partners, chronicle the transformation of industrial eyesores of the past into today's successful and productive community resources.

In Conclusion

DES is committed to working together with all of our partners in brownfields revitalization. The Brownfields Program will continue to support municipalities, regional planning organizations, developers, the business community and non-profits, and play a critical role in facilitating brownfields cleanup and redevelopment throughout New Hampshire. DES's core mission is to protect public health and the environment. The Brownfields Program achieves this mission and goes one step further by reinvigorating these distressed properties in a sustainable manner for New Hampshire. If you are interested in a potential brownfields project, we encourage you to contact the New Hampshire Brownfields Program at www.des.nh.gov/BrownfieldsNH, or (603) 271-2908.



Early 1900s view of the Essex Mills from the Lamprey River.

BROWNFIELDS NEW HAMPSHIRE Success Stories

www.des.nh.gov/BrownfieldsNH



Former Belmont Gulf Gas Station, Belmont *Success in Petroleum Site Brownfields Assessment Program*

Overview

The N.H. Department of Environmental Services (DES) received three USTfields grants from the EPA in 2000 and 2001 to address the cleanup and redevelopment of leaking underground storage tank sites. These grants were used to provide assistance to a number of facilities including the Belmont Gulf gas station site. After the completion of site investigation and tank removal projects by DES contractors, the property was acquired by the town of Belmont for use as a NH RideShare facility, i.e., a park and ride commuter lot.

At A Glance:

Site Location: Belmont, N.H.
Site Profile: Approximately 1-acre former gas station
USTfields Assistance:
Site Investigation
UST Removal
Groundwater Monitoring

History

The one-acre site was a former gas station that operated from approximately 1965 until the mid-1980s. Four gasoline tanks were removed in 1986, prior to the effective date of New Hampshire's underground storage tank rules. In 1988, DES requested a site investigation, based on contamination found in an adjacent property's drinking water well. The gas station owner never complied with the request. The gas station owner abandoned the site in the late 1980s and back taxes accumulated for over a decade. The town did not take the property for back taxes due to concerns about possible environmental contamination. In 1996, DES removed numerous drums and containers found at the property. In 1997, the town of Belmont completed a limited site investigation and discovered that site groundwater was still contaminated.

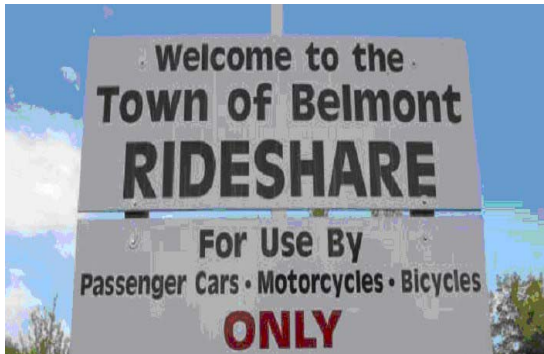


Site investigation and debris removal activities.

Environmental Site Investigation and Cleanup

DES decided to include this abandoned property in its USTfields program. As part of its assistance, DES completed a site investigation of the property. The site investigation found

significant areas of buried debris, an in-ground lift, an underground storage tank containing gasoline contaminated concrete, and groundwater contamination. DES removed the debris, in-ground lift and UST. The town of Belmont disposed of the debris and concrete.



A new NH RideShare facility becomes a reality in Belmont.

Two main issues remained: how was DES to recover costs and who would be responsible for future groundwater monitoring. DES resolved these issues via an administrative order against the former property owner. In this order, DES obtained: 1) reimbursement for the 1996 drum removal; 2) payment of the reimbursement fund deductible; and 3) eligibility of the site for the reimbursement fund. Thus, environmental liabilities for the site were resolved. Following these resolutions, the Town took the property for back taxes. Belmont has taken over the groundwater monitoring obligations and is being

reimbursed for the groundwater monitoring costs by the state's petroleum reimbursement fund.

Redevelopment Success

The former Belmont Gulf gas station property is located on Route 106, a busy commuter route. The town of Belmont reused the site by collaborating with the NH Department of Transportation (DOT) and the Lakes Region Planning Commission to develop a RideShare lot for commuters. NH RideShare is a free commuter matching service provided by the DOT and dedicated to finding an alternative way for commuters to travel to and from work. The location of the Belmont RideShare also provides ample parking for visitors to the adjacent Belmont Town Forest. The town is excited about the reuse of the property. The transformation of an abandoned, former gas station into a new commuter parking lot completed another Brownfields Success Story.



The Belmont RideShare adjacent to the town forest.

For further assistance please contact the
Brownfields Program
New Hampshire Department of Environmental Services
29 Hazen Drive, Concord, New Hampshire 03301
(603) 271-2908
www.des.nh.gov/BrownfieldsNH

BROWNFIELDS NEW HAMPSHIRE Success Stories

www.des.nh.gov/BrownfieldsNH



City of Claremont

Success in DES/Grantee Brownfields Partnership

Overview

In May 2002, the US Environmental Protection Agency selected the city of Claremont for a Brownfields Assessment Grant. The objective of the \$200,000 grant is to return brownfields sites in the downtown area and mill districts to productive use and the city's tax rolls, while encouraging a mixed-use redevelopment of the reclaimed properties. The Department of Environmental Services (DES) provided technical oversight and support to the city during the consultant selection process and development of a scope of work for the Brownfields assessment. The projected period for the assessment was two years with an expiration date of July 31, 2004.

At A Glance:

Site Location: Claremont, N.H. in the downtown historic mill district.

Site Profile: Former 19th century mills and undeveloped commercial properties.

Brownfields Financial Assistance:
\$200,000 EPA Brownfields Assessment Grant.

History

Over the last several decades, as New Hampshire's economy has evolved to rely on high-tech manufacturing, Claremont's once flourishing textile mills were largely abandoned. Many of these mill buildings are located in prime downtown locations, adjacent to the Sugar River, which had once provided them with water power. The city has done a better job than most in seeking to acquire and preserve the structural integrity of these 19th century buildings, in hopes that they could be part of an overall downtown revitalization. Now, thanks to federal and state brownfields assistance and the city's hard work, that vision is being realized.



The former Woven Label Mill building along the Sugar River, soon to be another Common Man Restaurant.

Environmental Site Assessment

Work under the assessment grant included a number of Phase One site assessments on priority sites and subsequent development of cleanup and reuse plans. One of these sites, the Sawtooth



Former Sawtooth Mill.

Mill building, is historically significant because of its brick construction with a sawtooth roof design. This design allowed for abundant natural light to illuminate the interior work space. The original building was constructed in 1902. Once known as the Sullivan Machinery Company Forge Shop (later known as the Joy Manufacturing Company), it

contained a forge, heat treatment plant, and chemical laboratory. It

was used for hand-forging various parts of mining and quarrying equipment, such as tool steel cutters. The City of Claremont acquired the property in 1995. The building is slated for redevelopment into a multi-use facility including commercial space and a parking garage. Preservation efforts will include refurbishing part of the exterior walls, which have been incorporated into the final design.

DES and the city also focused on two other historic mills, the Peterson and Wainshall buildings. DES directed Phase II and III investigations, which resulted in the development of an appropriate remedial strategy to allow the mill buildings to be redeveloped.

Redevelopment Status

The former Woven Label Mill building will soon house a new Common Man restaurant (their 15th), to be completed by the spring of 2007. This New Hampshire-based business, which opened its first Common Man in 1971, will be a welcome addition to Claremont's revitalized downtown.

DES is pleased to be partnered with the city to position these sites for redevelopment. The important work on these mills will help Claremont's downtown to thrive and grow for many years to come.



Potential redevelopment sites in Claremont's historic mill district.

For further assistance please contact the
Brownfields Program
New Hampshire Department of Environmental Services
29 Hazen Drive, Concord, New Hampshire 03301
(603) 271-2908

www.des.nh.gov/BrownfieldsNH

BROWNFIELDS NEW HAMPSHIRE

Success Stories



www.des.nh.gov/BrownfieldsNH

Former East Coast Steel Site, Greenfield *Success in Brownfields Assessment Grant Programs*

Overview

In order to assess the contamination associated with the former East Coast Steel site, the NH Department of Environmental Services (DES) conducted site investigation and cleanup planning services on behalf of the town of Greenfield in the fall of 2000. Cleanup of the site was completed by the end of the summer of 2003. Greenfield has developed the site into a community septic system and open green space park for the community.

At A Glance:

Site Location: Greenfield, N.H.
Site Profile: 2.5-acre former commercial and industrial site from about 1920
Brownfields Financial Assistance:
\$90,000 Brownfields Assessment Grant

History

The 2.54-acre site has a history of industrial and commercial use, which dates back to about 1920 when the former Greenfield town garage was located on the site. Since then, the property has been occupied by several industries, including a woodworking operation, a printed circuit board manufacturer, and a plastics molding operation. Most recently, East Coast Steel Company operated a steel fabricating and contracting business at this site from about 1979 to 1998. After the closing of the East Coast Steel facility in 1998, the owner defaulted on the mortgage, and at the foreclosure auction, the town of Greenfield purchased the property.

At the time, Greenfield had no municipal water or sewer system. The town's central village district was having problems with individual septic systems and private water wells. Many of the district's residents have been concerned their water quality would degrade because their private water wells are located in proximity to their individual septic systems. The local business owners were concerned they could not expand their businesses without larger septic system capabilities. As the result of a 1997 PlanNH charrette, it was recommended the town acquire the property. The town's best solution was to utilize this abandoned and underutilized property as the location for a community wastewater system because of its proximity to the village district. Residential lots in the village abutting the site are small and some were exhibiting signs of septic system failure; furthermore, given the size of the lots, replacement opportunities for systems would be limited.

Site Assessment

DES assisted the town with a grant of approximately \$90,000 to conduct a Brownfields Assessment of the property. In addition, Greenfield took a proactive role in addressing contamination concerns at this site. Residents passed a bond in March 2000 for a total \$2.1 million to pay for a host of projects in Greenfield, including the purchase, cleanup, and redevelopment of the site. Of the \$2.1 million bond, about \$300,000 was allocated to use for the purchase of the property, demolition of site buildings, removal of waste, and other cleanup of the site. About \$450,000 was budgeted for the installation of the community wastewater system.



The new municipal wastewater treatment system.

The town also received nearly \$25,000 from the DES Petroleum Reimbursement Funds Program for petroleum related soil remediation. Approximately 25 drums that contained contaminants, including paint materials, residues, solvents and oils, were removed from the site, and by the fall of 2003, the contaminated soil was disposed of at a permitted facility, which completed the cleanup of the site. The redevelopment was completed in 2005.



Another view of the new municipal wastewater treatment system.

Redevelopment Success

Abutting properties can now be connected to the municipal wastewater system which will serve as an incentive for attracting new investment in the village. Along with the new community wastewater system constructed on the abandoned former East Coast Steel site, the town has decided to

redevelop the remaining portion of the property into an open green space park for the community.

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BROWNFIELDS NEW HAMPSHIRE Success Stories



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Former Pillsbury Mill, Tilton *Success in Brownfields Assessment Grant Program*

Overview

In 1998, town contractors conducted an environmental assessment and found waste chemicals, asbestos containing materials (ACMs), storage tanks, and a transformer presumed to contain polychlorinated biphenyls (PCBs) at the site. The town removed all of these hazardous wastes from the property and then demolished the site buildings. In 2001, the N.H. Department of Environmental Services (DES) conducted a Brownfields Assessment to further characterize the environmental conditions at the site. The assessment found site soils were mixed with ash containing lead and barium in concentrations that required the soil to be disposed as a hazardous waste.

At A Glance:

Site Location:

Downtown Tilton, N.H., on the Winnepesaukee River

Site Profile:

1.94-acre former late 18th century textile mill

Brownfields Financial Assistance:

\$40,000 Brownfields Assessment Grant

EPA Financial Assistance:

\$450,000 for site cleanup



Former mill property contaminated with lead and barium.

History

The property, located near the town center at 336 West Main Street, was first developed in 1868 as a textile mill and later as a shoe factory. After more than a century of various uses, the mill building was vacated in 1985. In 1995, the town of Tilton acquired the property through tax

foreclosure. In 1999, the mill building was demolished, and a portion of the demolition debris was burned, creating lead and barium contaminated ash, which mixed with on-site contaminated soils.

Site Assessment

At the request of the board of selectman, the DES Brownfields Program assisted the town in understanding the environmental issues associated with redevelopment of the site. In 2001, DES contracted with GZA GeoEnvironmental, Inc. to perform a site assessment to better understand the nature and extent of the environmental conditions at the site. Lead and barium were detected in site soils at concentrations up to 6,800ppm and 5,520ppm, respectively. In 2003, DES requested assistance from the U.S. Environmental Protection Agency Region One (EPA) to conduct an emergency removal action. EPA completed soil excavation and removal during the summer of 2004, thereby preparing the site for future reuse.

Redevelopment Success

Realizing the dream of constructing a downtown riverfront park has been a long-term effort by the Tilton Selectmen, the Tilton Riverfront Park Committee, volunteers, and numerous civic groups and local businesses. The dream was finally realized in September 2006 with the grand opening of the Tilton Riverfront Park, which features a Victorian-style pavilion, playground, boat launch and ADA-accessible fishing piers.



The new Tilton Riverfront Park.

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September 2006

BROWNFIELDS NEW HAMPSHIRE Success Stories

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Former Whitney Screw Property, Nashua *Success in Brownfields Assessment Grant and Revolving Loan Fund Programs*

Overview

The cooperation and commitment of several parties resulted in the successful redevelopment of the former Whitney Screw property, a previously heavily contaminated industrial site in Nashua. The partners included the United States Environmental Protection Agency (EPA), the City of Nashua, the NH Department of Environmental Services (DES) and developers Smith Jackson, LLC. This partnership resulted in approximately \$2 million of leveraged private investments by the developers. This project also resulted in the first loan agreement under the DES Brownfields Cleanup Revolving Loan Fund (BCRLF) program, which was signed on January 17, 2002 by developers Peter Smith and Dean Jackson, of Smith Jackson, LLC. This \$189,000 loan assisted with cleanup costs associated with the site. The redevelopment has provided expanded facilities for Goodale's Bike Shop, New England's largest bike shop and several other retail tenants.

At A Glance:

Site Location: Downtown Nashua

Site Profile: 5.4-acre former industrial site dating from the early 1900s

Brownfields Financial Assistance:

\$189,000 DES BCRLF Grant

\$200,000 Brownfields Assessment Grant

\$350,000 DES Petroleum Reimbursement Funds

\$20,000 DES USTfields Pilot Grant

Brownfields Covenant Program:

Covenant issued 2002

History

The 5.4-acre former Whitney Screw site, at 14A and 14B Broad Street, abuts a mix of residential properties and businesses to the north, east, and west and an active rail corridor to the south. Use of the property involved a variety of industrial activities beginning in the early 1900s. Whitney Screw manufactured screws and other fasteners using metal cutting, turning and plating operations. Environmental releases at the site included machine cutting oils, plating wastewater and solvent degreasers. The site was abandoned in 1985.

Environmental Assessment and Cleanup

In 1999, the city applied for and received a \$200,000 EPA Brownfields Assessment Grant to prioritize and conduct assessments of sites within the Broad Street Redevelopment Corridor, which is comprised of 95 acres. Using these funds, the city hired an environmental consultant to conduct a brownfields site investigation at Whitney Screw in 2001. The investigation revealed the presence of several sources of contamination, including lead contaminated soil, lead paint,

petroleum-soaked wood flooring, boxes and soil, potential asbestos-containing building material, heavy metal contaminated soils and an extensive area of varsol contaminated groundwater.



Whitney Screw site prior to renovations.

Smith Jackson, LLC purchased the option for the mortgage of the former Whitney Screw property from the Bank of New Hampshire in the fall of 2001. DES assisted Smith Jackson LLC in development of a Remedial Action Plan that addressed all site contaminants including soils, groundwater and hazardous building materials. The work was financed in part by a \$189,000 BCRLF loan. The significant varsol contamination problem was addressed using DES Petroleum Reimbursement Funds.

Redevelopment Project Success

Smith Jackson, LLC signed a purchase and sale agreement with Goodale's Bike Shop, New England's largest bicycle dealer, in business since 1919. It had a downtown Nashua location for the past 31 years that it had outgrown. The company successfully combined and relocated its three separate Nashua facilities to the renovated building. Its new facility has approximately 12,200 square feet of retail and showroom space, as well as expanded service and storage areas. Smith Jackson, LLC spent an additional \$2 million on improvements to renovate approximately 50,000 square feet of building space which now houses several retail tenants. This previously blighted property is now helping to revitalize Nashua by encouraging the redevelopment of other commercial properties in the Broad Street Redevelopment Corridor.



Goodale's new store front at the former site.

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