



Southwest Region Planning Commission

37 Ashuelot Street, Keene, NH 03431

603-357-0557 Voice

603-357-7440 Fax

Brownfields Assessment Advisory Committee

Larry Robinson, Chair
Town of Marlborough

Sean Leary, Vice Chair
Town of Hinsdale

Sara Carbonneau
Town of Winchester

Jo Anne Carr
Town of Jaffrey

Jay Kahn
City of Keene

Joe Levesque
Town of Alstead

Danica Melone
Town of Peterborough

Al Merrifield
Town of Sullivan

Cody Morrison
*Monadnock Economic
Development Corporation*

Dominic Perkins
Savings Bank of Walpole

Peggy Pschirrer
Town of Walpole

Dan Scully
Scully Architects

with

Paul Pietrinferni
U.S. EPA New England

Melinda Bubier
*NH Department of Environmental
Services*

Brownfields Advisory Committee

February 12, 2024

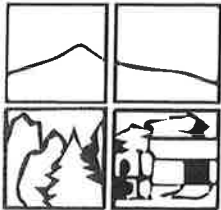
11:45 a.m.

Southwest Region Planning Commission

37 Ashuelot Street, Keene, NH

Agenda

- I. Welcome and Introductions
- II. Minutes of August 1, 2023
- III. Program and Site Related Updates
- IV. Scopes of Work
 - a. Indoor Air Quality Assessment, Five Commercial Properties 2, 10 & 14 Main Street and 4 & 10 Depot Street, Peterborough
 - b. Phase II Environmental Site Assessment, Lot 97 and Lot 99 Properties, Turnpike Road, New Ipswich
- V. Site Nomination: 11 Main Street, Alstead
- VI. MEDC Revolving Loan Fund Program Update
- VII. Other Matters
- VIII. Adjourn



Southwest Region Planning Commission

37 Ashuelot Street, Keene, NH 03431

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SOUTHWEST REGION PLANNING COMMISSION

BROWNFIELDS ADVISORY COMMITTEE

MINUTES

August 1, 2023

Present: Larry Robinson, Chair, *Town of Marlborough*; Sean Leary, Vice Chair, *Town of Hinsdale*; Sara Carbonneau, *Town of Winchester*; Danica Melone, *Town of Peterborough*; Al Merrifield, *Town of Sullivan*; Cody Morrison, *Monadnock Economic Development Corporation* (remote); Julius Peel, *Town of Swanzey*; Dominic Perkins, *Savings Bank of Walpole*; Peggy Pschirrer, *Town of Walpole*; Dan Scully, *Scully Architects*; Mindy Bubier, *NH Department of Environmental Services (NHDES)* (remote); Paul Pietrinferni and Kathy Castegna, *EPA New England*.

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

Guests: John Ouellette, *Ransom Consulting LLC*; Tara Sousa, *Town of Greenville* (remote); Debbie Deaton, Sean Talbot and Peter Gowey, *Town of New Ipswich*; Diane Knisley, *Local Realtor*; Jeff Scott (remote), Juliana Dodson and Nancy Mendel, *Chesterfield Economic Revitalization Subcommittee*; Aaron Hinze and Wayne Bugden, *University of Connecticut Technical Assistance Brownfields Program (U-CONN TAB Program)* (remote).

I. Welcome & Introductions

Chairman Robinson called the meeting to order at 12:00 p.m. and introductions were made. He acknowledged that an in-person quorum was present and since some members were attending remotely all votes would be taken by roll call.

Chairman Robinson called for a moment of silence in remembrance of Rodney Bartlett who recently passed away. J. B. Mack noted that Mr. Bartlett was the former Peterborough Town Administrator and had served on BrAC for many years, most recently as its Vice Chair.

II. Minutes of April 21, 2023

Motion: To approve the minutes of April 21, 2023 as submitted.

Motion by Sean Leary, seconded by Danica Melone. Approved by unanimous roll call vote with Sara Carbonneau abstaining.

III. Program and Site Related Updates

J. B. Mack provided BrAC members with information on recent program activities including:

- Mr. Mike's property in Winchester - The property owner is unwilling to sign release forms to access the property. We have not expended any Brownfields Assessment funds on this property.
- The Consultant Services balance is currently at \$304,000 and if all the scopes of work are approved at today's meeting the remaining balance will be \$275,000.
- Mike McCluskey recently retired from NH DES. Mindy Bubier will continue to be BrAC's representative from the agency.
- The U-CONN TAB program has assisted with sites located in Winchester, Chesterfield and New Ipswich to date.
- 12 Depot Street in Peterborough - Staff is working with NH DES to acquire additional information on this site including any potential redevelopment plan for the property. Danica Melone noted that the Town's goal is to remediate or monitor pollution related to vapor intrusion on five properties in the area including three sites on Main Street and two on Depot Street. The Town is also interested in beautification of the common path area at this location. Danica Malone went on to explain that the current owner has wanted to sell the property but is now interested in leasing spaces and maintaining a property manager role. John Ouellette noted that the best time to test the other properties would be in January or February when the buildings are primarily sealed-up. It was noted that the current owner purchased the property without being aware of any contamination. Ransom Consulting LLC has been asked to bring a proposed scope of work to the next BrAC meeting for their consideration. Debbie Deaton asked where the intrusive vapors are coming from and John Ouellette replied that there was a former dry cleaner business located on the property as well as a railroad depot in the area.
- Former Electrosonics property located in Chesterfield – Juliana Dodson, Nancy Mendel and Jeff Scott from the Chesterfield Economic Revitalization Subcommittee provided background on the property that included a 2010 Phase I ESA and a 2012 Phase II ESA that were conducted utilizing assistance from the SWRPC Brownfields Assessment Program. They reported that through legal proceedings they were able to enter the property with representatives of U-CONN TAB Program to assess redevelopment opportunities for the Site building. A public presentation was conducted and residents and the Town are interested in redevelopment of the property. The Town is hoping to complete a remedial action plan with the intent to request the assistance of BrAC at a future meeting. Nancy Mendel noted that the last testing on the property was conducted in 2013. Juliana Dodson explained that at present before proceeding any further they have been advised to obtain technical assistance to conduct a structural assessment of the Site building from NH DES. The goal of the structural assessment will be to narrow down redevelopment scenarios and better define remedial action planning by determining if the building should remain in place or be demolished.
- Cody Morrison reported that the Monadnock Economic Development Corporation was recently awarded a \$1 million grant from the US Environmental Protection Agency to create a Brownfields revolving loan fund. Funding will be made available to municipalities, non-profits and private developers and there is a potential that there may be a role for BrAC to advise MEDC on projects.

IV. Presentation: Turnpike Road and 497 Turnpike Road, New Ipswich

John Ouellette from Ransom Consulting LLC provided presentations on the results of two Phase I Environmental Site Assessments (ESAs) conducted on adjoining properties located on Turnpike Road in New Ipswich. One of the sites is the former location of the town garage and the other is privately owned property that was never developed by the owner. The garage was built in the 1950's and gas tanks were removed from the property in 1993, and there is a suspected additional tank behind the building. Heating oil tanks are still located on the property, as well as a drain in the garage, evidence of a former hydraulic

lift and several unmarked containers. For a brief period of time, the garage was used by a municipal electric company. Transformers were handled on the property and, based on information shared by a former employee, transformer fluid may have been dumped on property. Several areas of concern were identified on the privately owned property as well and the Town has acknowledged encroachment of materials from the former town garage onto this property. That acknowledgement is recorded in the deed to the property. The privately owned property has been listed on the market since 2014 but there have been no successful sales due to the suspected contamination. There is currently a buyer interested in developing a light industrial use on the property. Ransom Consulting LLC recommends that Phase II ESAs be conducted on both properties to further investigate the sources of contamination. Next steps include meeting with the New Ipswich Board of Selectmen to review the Phase I ESAs and discuss how to proceed. J. B. Mack noted that the U-CONN TAB Program's forthcoming reuse report could be helpful in assisting the Town of New Ipswich in making their decision. After speaking with the Board of Selectmen, staff will bring a recommendation to a future BrAC meeting for further consideration.

V. Retainer Fund for Consultant Services

J. B. Mack referred to the agenda item included in the packet for today's meeting that proposes establishing a retainer fund for consultant services. He explained that from time-to-time small items that fall outside an approved scope of work for a particular project are confronted requiring BrAC's consideration for moving forward, which has the effect of time delays. He added that typically BrAC meetings take place on a quarterly basis. Staff has proposed creating a retainer fund in the amount of \$5,000 to be used for items described in the agenda memo on an as needed basis. An example of such an expense would be presenting the Phase I ESAs to the New Ipswich Board of Selectmen that was discussed in the previous agenda item that is not a part of the scope of work. Whenever the funds are used, staff would report back to BrAC at their next meeting.

Motion: To approve the establishment of a retainer fund initially set at \$5,000 to address small scale requests for technical assistance from our Environmental Consultant that fall outside of approved scopes of work. Also, authorize staff to develop an agreement with our Environmental Consultant to use retainer funds towards the eligible activities listed in the August 1, 2023 memo.

Motion by Peggy Pschirrer, seconded by Sean Leary. Approved by unanimous roll call vote.

VI. Scopes of Work

a. Phase I Environmental Site Assessment (ESA) for 24 and 28 Main Street, Greenville

John Ouellette of Ransom Consulting LLC reviewed the scope of work being proposed to conduct a Phase I ESA at property located at 24 and 28 Main Street in Greenville. J. B. Mack explained that since a year has passed following an initial Phase I that was conducted utilizing funds from NH DES, an updated assessment is required for the Town to receive liability protection.

Al Merrifield asked what the current status is on the property and John Ouellette responded that wells were installed three weeks ago but the sampling is not yet complete.

Motion: To approve a Phase I ESA for property located at 24 and 28 Main Street in Greenville.

Motion by Sean Leary, seconded by Peggy Pschirrer. Approved by unanimous roll call vote.

b. Supplemental Phase II ESA for former McGoldrick Property, Hinsdale

J. B. Mack explained that prior to the conclusion of our prior Environmental Assessment grant, it was recommended by Ransom Consulting, LLC based on the results of a 2019 Phase II ESA that additional

testing be completed to explore the extent of PFAS on the site. Prior to COVID, Green Mountain Tap had wanted to use the property to expand their business. The Town is also interested in using the property for additional housing. John Ouellette noted that the proposed scope of work involves examining results from the four wells currently on the property as well as installing additional wells based on the results of the four original ones. It was noted that the total cost of the scope of work would be \$27,000 if additional wells are needed. Al Merrifield asked what are the chances of needing more wells and John Ouellette replied that there is no way to determine that at this time.

Motion: To approve a Phase II ESA for the former McGoldrick property in Hinsdale.

Motion by Peggy Pschirrer, seconded by Julius Peel. Approved by unanimous roll call vote with Sean Leary abstaining.

VII. Other Matters

Peggy Pschirrer reported that the work is almost complete on the former Central Plating site in Walpole. She thanked SWRPC, US EPA, NH DES and the former property owner for their assistance with this project.

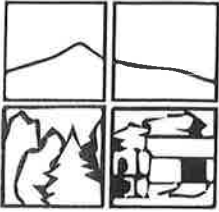
VIII. Adjourn

The meeting was adjourned at 1:33 p.m.

Respectfully Submitted,



Rebecca I. Baldwin
Office Manager



Southwest Region Planning Commission

37 Ashuelot Street, Keene, NH 03431

603-357-0557 Voice

603-357-7440 Fax

Agenda Item IV

Date: February 12, 2024

To: Brownfields Advisory Committee

From: Staff

RE: Scopes of Work

Background

Two scopes of work are being presented to the Brownfields Advisory Committee at this time. SWRPC staff has worked with Ransom Consulting LLC (Ransom) and stakeholders associated with each brownfield property to ensure that the scopes of work satisfactorily meet the goals of all parties. The following scopes of work are attached to this memo.

- a. Indoor Air Quality Assessment, Five Commercial Properties 2, 10 & 14 Main Street and 4 & 10 Depot Street, Peterborough: The Town of Peterborough is seeking assistance from the Brownfields Assessment Program to assist in an effort to help assess the risk to public health in the downtown. The scope of work will assess the risk of chlorinated volatile organic compound vapor intrusion at 5 commercial properties immediately downgradient of 12 Depot Street, the site of a former dry cleaner. By addressing this concern during the winter months, it will address what the NH Department of Environmental Services (NH DES) considers the most urgent recommendation from a Phase II Environmental Site Assessment (ESA) completed in March 2023 by environmental consultants working for the owner of 12 Depot Street.
- b. Phase II Environmental Site Assessment (ESA), Lot 97 and Lot 99 Properties, Turnpike Road, New Ipswich: This scope of work addresses the key recommendations from the Phase I ESA reports completed by Ransom in August 2023 and after Ransom conducted a ground penetrating radar survey of Lot 99 (the former highway garage parcel owned by the Town of New Ipswich) using funds from the NH DES MtBE Remediation Bureau. By completing this scope of work, the private owner of Lot 99 should have improved clarity on whether Lot 97 has impacted the property. Lot 97 has been on the market for several years but has been encumbered by an attachment to the deed that references the encroachment of fill and other discarded items from Lot 99.

A representative from Ransom will be on hand to present a brief description of the scopes of work and answer questions. Representatives from the Town of Peterborough and New Ipswich are also anticipated to be in attendance.

Recommendation

Approve the two scopes of work as follows:

- a. Main Street and Depot Street, Peterborough – Approve as presented at a cost to SWRPC's brownfields assessment program not to exceed \$18,650.
- b. Lot 97 and Lot 99 Properties, Turnpike Road, New Ipswich – Approve as presented at a cost to SWRPC's brownfields assessment program not to exceed \$54,875.



112 Corporate Drive
Portsmouth, NH 03801
603.436.1490

MEMO

Date: January 4, 2024

Project: 222.05034.007

To: J.B. Mack, Southwest Region Planning Commission (SWRPC)

From: John Ouellette, Eriksen Phenix, L.G. and Elizabeth Ransom, P.G.,
Ransom Consulting, LLC (Ransom)

Re: Indoor Air Quality Assessment, Five Commercial Properties (2, 10 & 14 Main Street and 4 & 10 Depot Street), Peterborough, New Hampshire

Pursuant to your request, Ransom has prepared the following PROPERTY SPECIFIC SCOPE OF SERVICES for five commercial properties located at 2, 10 & 14 Main Street and 4 & 10 Depot Street in the Town of Peterborough, New Hampshire (the Site) as an addendum to the Southwest Region Brownfields Assessment Program AGREEMENT FOR CONSULTANT/ENGINEER SERVICES, fully executed on March 24, 2023, for the completion of an Indoor Air Quality Assessment for the five referenced properties.

BACKGROUND

A Site Investigation Report was recently completed by Wilcox & Barton, Inc. (W&B), dated March 29, 2023, for a commercial property located at 12 Depot Street (former site of a dry cleaner) to further investigate the source(s), nature and extent of chlorinated volatile organic compounds (CVOCs) detected on, and in the immediate neighborhood of, the 12 Depot Street property. The subsurface investigation and related activities included test borings, monitoring well installation, soil and groundwater sampling, soil gas and indoor air sampling at the site building, and the installation of a sub-slab depressurization system (SSDS). It should be noted that investigations associated with this property have been ongoing in the immediate neighborhood since the early 2000s.

The 12 Depot Street property is a 0.99-acre lot in a commercial area of Peterborough and is improved by one commercial building used as a bookstore, cafe, office space, and a yoga studio. The remainder of the property includes landscaped areas and a paved parking lot abutting Depot Street and School Street. The Contoocook River is located approximately 100 feet east of the site. The Nubanusit Brook converges with the Contoocook River approximately 100 feet south of the site. Potable water is supplied to the site building from the Town of Peterborough municipal drinking water system. Sanitary waste is discharged to the town sanitary sewer system.

Based on their findings in the Site Investigation Report, one of W&Bs recommendations was to evaluate the potential risk for vapor intrusion at five properties (2, 10 & 14 Main Street and 4 & 10 Depot Street) located downgradient of the 12 Depot Street property.

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PURPOSE

The intent of the work proposed below is to collect indoor air samples from the five aforementioned properties to evaluate if the air quality in those buildings has been impacted by the historical release(s) of CVOCs at the neighboring 12 Depot Street property.

SCOPE OF WORK

Indoor Air Sample Location Selection (Completed)

On December 6, 2023, Ransom conducted a Site visit to view the interiors of three of the buildings (10 & 14 Main Street and 4 Depot Street), where access agreements had been obtained, to conduct the indoor air sampling. In addition, Ransom viewed the interiors of 20 Main Street, which is also owned by owners of 4 Depot Street and 14 Main Street; this building has residential units on the second floor.

Furthermore, although access has yet to be obtained from the property owners to conduct indoor air samplings, Ransom also viewed the exteriors of the buildings at 10 Depot Street and 2 Main Street. The building at 10 Depot Street (Peterborough Diner) is a one-story structure built on a concrete slab foundation. The building at 2 Main Street (Bar Harbor Bank & Trust) is a two-story structure (no basement) with a southern addition added around 1990.

Based on the Site reconnaissance, Ransom recommends the following sampling program (assuming access has been obtained for all six properties):

1. 4 Depot Street: 2 samples (one each on the first and second floors);
2. 10 Main Street: 2 samples (one each on the first and second floors);
3. 14 Main Street: 2 samples (one each in the basement and on the first floor);
4. 10 Depot Street: 1 sample (if access is obtained) from the ground floor;
5. 2 Main Street: 2 or 3 samples (if access is obtained) from the first and second floors based on subsequent observations; and
6. 20 Main Street: 1 sample from the basement.

To accomplish the objectives described above, Ransom has developed the following Indoor Air Assessment scope of work.

Task 1 – Site-Specific Quality Assurance Project Plan and Health and Safety Plan

Ransom will complete a Site-Specific Quality Assurance Project Plan (SSQAPP) Addendum/sampling plan in coordination with the Generic QAPP for review and approval by the New Hampshire Department of Environmental Services (NH DES), United States Environmental Protection Agency (U.S. EPA), and SWRPC for the field tasks proposed below.

Ransom will prepare a Site-Specific Health and Safety Plan (HASP) in accordance with Occupational Safety and Health Administration (OSHA) CFR 1910.120.

Task 2 – Indoor Air Quality Assessment

Pre-Sampling Evaluation

Prior to collecting the indoor air samples, Ransom will conduct a Site reconnaissance to view the properties to be evaluated. Representative location(s) within each building will be selected for sampling and a pre-sampling evaluation will be conducted to identify materials present in the buildings that could bias the results of indoor air samples (i.e., paints, varnishes, cleaning supplies, petroleum products, solvents, etc.). A NH DES Site Remediations Program “Indoor Air Sampling Form”, which will document (1) Occupant Information, (2) Building Characteristics, (3) Spill Contaminant Source Information, (4) Sampling Information, (5) Pre-Sampling Inspection and Product Inventory and (6) Weather Conditions during Sampling, will be completed for each building. Ransom will also use a photoionization detector (PID) to screen for potential CVOCs migrating into the basements of the buildings through floor and foundation penetrations such as those associated with sumps, concrete floor joints or cracks, and utilities.

Indoor Air Sample Collection and Analyses

The samples will be collected over an 8-hour period into SUMMA canisters using flow-control regulators calibrated by the laboratory. The samples will be delivered to a National Environmental Laboratory Accreditation Program (NELAP) certified laboratory by Ransom and managed under standard chain-of-custody procedures. The samples will be submitted for laboratory analysis for the presence of volatile organic compounds (VOCs) by U.S. EPA Method TO-15.

One duplicate indoor air sample will be collected for quality assurance purposes.

Task 3 – Report Preparation

Ransom will prepare a Phase II Environmental Site Assessment (ESA) report to document the methodologies and results of the work outlined above. The report will include a tabulated summary of laboratory analytical results, photographic documentation, and a site plan showing the sampling locations. The analytical results will be compared to the commercial indoor air screening levels as shown in Table 1 of the NH DES Vapor Intrusion Guidance document dated February 2013. As required under Env-Or 610.03, if the indoor air quality results indicate a significant risk to human health (exceedances of screening levels are detected), then Ransom will provide immediate notice to the NH DES and SWRPC within 5 days after receiving the results.

As necessary, based on the laboratory analytical results, a site-specific air quality risk assessment will be conducted for each property when an indoor air screening guideline is exceeded. The risk based values for commercial exposures and U.S. EPA Method TO-15-LL reporting limit used to generate the indoor air screening levels are detailed in Table E-2 of the NH DES Vapor Intrusion Guidance document.

Task 4 – Results Presentation

At SWRPC’s discretion, Ransom will present the findings of the Supplemental Phase II ESA to the SWRPC Brownfields Advisory Committee during a meeting in Keene, New Hampshire.

BUDGET

The proposed costs for the above-referenced billing Group and Tasks are tabulated below and the cost will not exceed the budget as set forth within this SPECIFIC SCOPE OF SERVICES.

Task	Description	Ransom Fees	Subcontractor Fees
Task 1	Site-Specific QAPP and HASP	\$3,750	---
Task 2	Indoor Air Quality Assessment	\$6,000	\$4,500
Task 3	Report Preparation w/Risk Assessment	\$3,750	---
Task 4	Results Presentation	\$650	---
	<i>Subtotals</i>	\$14,150	\$4,500
TOTAL ESTIMATED COST		\$18,650	

Modifications to this scope may be made upon NH DES and U.S. EPA upon review of this Scope of Work or the SSQAPP. If additional tasks are required beyond this scope, Ransom will request a work scope change order from the SWRPC.

REPORTING

Ransom will provide weekly status reports, as appropriate, by telephone or email.

A DRAFT version of the Indoor Air Assessment report will be submitted to SWRPC, the NH DES, the U.S. EPA and the Town of Peterborough for review and comment prior to the report being finalized.

Upon completion of review and comment, and with SWRPC approval of the DRAFT report, Ransom will submit FINAL report copies to SWRPC, the Town of Peterborough, the U.S. EPA (electronic only), the NH DES (electronic only), and a digital copy of the report (if requested) will be provided on compact disc (at the time it is finalized) to the SWRPC.

SCHEDULE

The air sampling are anticipated to be conducted in late February/early March 2024. Ransom anticipates that a DRAFT report can be completed and submitted to the SWRPC within 12 weeks of collecting the air samples (this assumes a 30-day review period for the SSQAPP and a 14-day standard turn-around time for analytical data).

ORGANIZATION

John M. Ouellette will be serving as project manager for this project and will be your primary contact at Ransom. Should John be unavailable, please feel free to contact Elizabeth M. Ransom, P.G. if you have questions.

AUTHORIZATION

Prior to initiation of project work, we will need to receive an executed copy of this proposal as our authorization to proceed. Our AGREEMENT FOR CONSULTANT/ENGINEER SERVICES for Qualified Environmental Professional services and Schedule of Ransom Fees are hereby incorporated by reference as if fully stated herein.

We would like to thank you again for the opportunity to submit this scope of work and cost estimate. If you have any questions regarding this proposal, please contact any of the undersigned.


Sincerely,

RANSOM CONSULTING, LLC



John M. Ouellette
Senior Project Manager

Digitally signed by
Elizabeth M. Ransom, P.G.
Date: 2024.01.05 14:49:36
-05'00'



Elizabeth M. Ransom, P.G.
Vice President

JMO/EMR:jar

APPROVED AND ACCEPTED BY SOUTHWEST REGION PLANNING COMMISSION:

Signature: _____ Date: _____

Name (print or type): _____

Title: _____ Email: _____



112 Corporate Drive
Portsmouth, NH 03801
603.436.1490

MEMO

Date: January 26, 2024

Project: 222.05034.009

To: J.B. Mack, Southwest Region Planning Commission (SWRPC)

From: John Ouellette, Erik Phenix, L.G. and Elizabeth Ransom, P.G., Ransom Consulting, LLC (Ransom)

Re: Phase II Environmental Site Assessment (ESA), Lot 97 and Lot 99 Properties, Turnpike Road,
New Ipswich, New Hampshire

Pursuant to your request, Ransom has prepared the following PROPERTY SPECIFIC SCOPE OF SERVICES for two properties (Lot 97 and Lot 99) located along Turnpike Road in the Town of New Ipswich, New Hampshire (the "Site") as an addendum to the Southwest Region Brownfields Assessment Program AGREEMENT FOR CONSULTANT/ENGINEER SERVICES, fully executed on March 24, 2023, for the completion of a Phase II ESA at the Site.

Phase I ESA reports, each dated August 10, 2023, were completed by Ransom to evaluate the two properties for evidence of recognized environmental conditions (RECs) using the procedures set forth in the requirements of ASTM International Standard Practice E 1527-21. Based on the findings of the Phase I ESAs, Ransom recommended this Phase II ESA to investigate RECs and areas of concern (AOCs) for the Site (Lot 97 and Lot 99).

The following background section provides a summary of some of the key findings presented in the two Phase I ESAs.

BACKGROUND

The Site is composed of two contiguous parcels of land (Lots 97 and 99 on Tax Map 11) in the town of New Ipswich, New Hampshire). Lot 97 is an approximately 0.40-acre parcel known as the Former Public Works Garage Property and is improved with a two-bay commercial garage constructed circa 1950. The Site building occupies a footprint of approximately 2,400-square feet and is a one-story masonry structure constructed on a concrete slab-on-grade foundation, has two service bays, an office area, and a half bathroom. The Site is abutted to the west and north and west by Lot 99. The Site building is currently vacant and was historically occupied by the Town of New Ipswich Public Works Garage, dating back to circa 1964. Other portions of the Site were formerly utilized for the storage of winter sand and salt by the town. The Site has not been utilized as the Public Works Garage since circa 2004 and has been vacant since that time. Lot 99 is an approximately 5-acre undeveloped wooded parcel comprising the southeast corner of the intersection of Turnpike Road and Tricnit Road and is abutted to the east by Lot 97.

Historical information sources researched in the assessment allowed uses of Lot 97 to be traced from the present back to 1900, at which time the Site appears to be undeveloped. The first productive use of

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Lot 97 appears to be the circa 1950 construction of the current Site building; which was occupied in the early 1950s by a gasoline filling station and automobile repair garage. In the mid-1950s until *circa* 1972 by the Municipal Electric Light Department of New Ipswich, N.H. (the local electric supply utility) used the building. Historic uses by the electric utility company are believed to have involved the storage and disposal of transformers, which during this time period likely involved polychlorinated biphenyl (PCB)-containing dielectric fluids. The Site was subsequently occupied by the Town of New Ipswich Public Works Department from circa 1964 to circa 2004, co-occupying the Site with the electric utility company from circa 1964 to the early 1970s. The presence of two commercial sized bays and a subgrade hydraulic lift within the Site building indicate that the building was historically used as a repair garage by one or more of three users of the property referenced above.

On May 10, 2023, Ransom conducted a reconnaissance of Lot 97. Ransom observed several hazardous substance and/or petroleum product (HSPP) containers within the Site building including; two 275-gallon aboveground storage tanks (ASTs) which appeared to be empty; two unlabeled drums, one of which was empty, and one which appeared to contain used oil; and three smaller (less than ten gallon) unlabeled containers which appeared to contain used oil and antifreeze. Ransom observed the remnants of a subgrade hydraulic lift within one of the service bays, the hydraulic reservoir of which is also believed to be subgrade. Staining of the concrete floor, consistent with historic uses as a repair garage, was observed. A floor drain is located within one of the service bays; however, the discharge point for the drain is unknown. The Site building is serviced by an onsite septic system presumed to be located west of the structure, in close proximity to the abutting wooded parcel. An onsite bedrock water supply well is located adjacent to the southwestern corner of the structure. A large sand and gravel yard is located north and east of the Site building and appears to be composed of residual sand and salt materials that were historically stored onsite by the town for winter road treatment. A concrete pad within the sand and gravel yard was historically the location of a salt shed. Ransom also observed the placement of fill materials extending onto the undeveloped wooded parcel to the west and north, which included various concrete, plastic, and metal debris observed along the slope of the fill material on the abutting property. The placement of the fill material on the abutting parcel is detailed in an agreement between the Town of New Ipswich and the former owner of the abutting parcel, dated August 26, 1985 and recorded in the Hillsborough County Registry of Deeds, Book 3375/Page 888, which documents the encroachment of fill material, including discarded items, onto the abutting parcel and dictates conditions holding the Town of New Ipswich responsible for the restoration of the abutting land to its former state.

On June 21, 2023, Ransom interviewed Mr. Dave Keurlainen, Sr., a former employee of the Town of New Ipswich Public Works Department. Mr. Keurlainen worked for the department in the late 1960s at which time the Site was occupied by both the public works department and the Municipal Electric Light Department of New Ipswich, N.H. Mr. Keurlainen recalled that used transformers were routinely drained of dielectric fluid on the northeast corner of the Site, to the rear of the former salt shed.

Ransom conducted a review of the New Hampshire Department of Environmental Services (NH DES) OneStop database and a review of available physical files at the NH DES offices in Concord, New Hampshire for information pertaining to the Site, as well as abutting/neighbors properties of potential environmental concern. Ransom also obtained an Environmental Data Report that provided results of a search of federal and state databases containing known and suspected sites of environmental contamination. Neither abutting nor neighboring properties were identified as presenting an obvious threat to the environmental condition of the Site; however, heating oil USTs are located on two south abutting, and inferred upgradient, properties. Ransom's review of NH DES documents for the Site identified three USTs including two gasoline USTs removed from the Site in 1993 with no reported

indications of a release, and an unregistered heating oil UST which may remain on the Site to the rear (north) of the Site building. The Site was also identified by the NH DES as a hazardous waste generator; however, this listing appears to be limited to residual gasoline and wash waters (used to clean the USTs) generated during the removal of the gasoline USTs and their disposal based on historical manifest documentation.

Based on the findings of the Phase I ESA for Lot 97, Ransom concluded that the assessment had revealed no evidence of RECs in connection with the Site except for the following:

1. A suspect unregistered 1,000-gallon heating oil UST may be present on the Site, the contents and condition of this suspect UST is unknown;
2. The Site building is serviced by an onsite septic system (location unknown), and a floor drain is located within a service bay in the Site building (discharge location unknown); the nature and extent of HSPP directed to the onsite septic system and/or floor drain is unknown;
3. Historic occupation of the Site by the Municipal Electric Light Department of New Ipswich, N.H. (circa mid-1950s to circa early 1970s) is alleged to have routinely involved the drainage of dielectric fluids from used transformers (which likely would have contained PCBs) to the ground surface on the Site; and
4. Historic uses of the Site include occupation by a gasoline filling station and automobile repair garage in the early to mid-1950s, a local electric utility company from the mid-1950s until the early 1970s (which likely included the storage of transformers that based on the time period likely would have contained PCBs) and occupation by the Town of New Ipswich Public Works Department. All historic occupants are anticipated to have performed vehicle and equipment maintenance within the Site building, which has a floor drain, a hydraulic lift and is serviced by an on-site septic system.

In addition, although not considered a REC, the assessment also identified the following environmental concerns in connection with the Site:

1. The Site is the location of fill soils which are believed to contain various waste items; HSPP associated with buried waste items are unknown. These fill soils extend significantly onto the abutting undeveloped property to the west and north of the Site, and potential adverse impacts to Site soils and groundwater from these fill soils/buried materials have not been assessed;
2. Remnants of an in-ground hydraulic lift is located within one of the two service bays in the Site building. The hydraulic reservoir is believed to be located below grade, releases of HSPP from this subgrade lift cannot be ruled out;
3. The Site is the location of several HSPP containers, primarily unlabeled, that are improperly stored within the building and have the potential for additional releases of HSPP; and

4. Given the transient nature of items brought onto the Site in relation to the historic operations conducted, additional unidentified HSPP (beyond those identified in this ESA) may have adversely impacted the environmental condition of the Site.

Based on the findings of the Phase I ESA for Lot 99, Ransom concluded that the assessment had revealed no evidence of RECs in connection with the Site except for the following:

1. The reported draining of septic run off onto the Site from the east abutting former Town of New Ipswich Public Works Garage property represents a REC in association with the Site.

In addition, although not considered a REC, the assessment also identified the following environmental concerns in connection with the Site:

1. Fill soils associated with the east abutting property, which are believed to contain various waste items, extend onto portions of the Site. HSPP associated with buried waste items within the fill are unknown, and potential adverse impacts to Site soils and groundwater from these fill soils/buried materials have not been assessed;
2. Historic land uses associated with the east abutting property, as previously discussed, represent potential environmental concerns for the Site; and
3. Given the transient nature of items brought onto the east abutting property in relation to the historic operations conducted and fill materials placed that extend onto the Site, additional unidentified HSPP (beyond those identified in this ESA) may have adversely impacted the environmental condition of the Site.

Based on the information obtained during these Phase I ESAs, Ransom concluded that additional investigation was warranted. Specifically, Ransom recommended that a Phase II ESA be conducted to address the identified RECs and environmental concerns for each property (Lot 97 and Lot 99).

As a follow up to the Phase I ESAs, on November 3, 2023, Ransom oversaw a ground penetrating radar (GPR) and geophysical survey on portions of the Site by Blood Hound Utility Underground Locating. Areas investigated included the former UST areas to the southeast of the building, the floor drain in the center of the building, the inferred location of the leach field to the west of the building, and the reported area of a UST to the northwest of the building. No evidence of an anomaly indicative of a UST was identified; however, several smaller anomalies were identified. The outfall for the floor drain could not be verified as it appeared to be blocked; however, the drain headed in a northerly direction trending to the rear of the building. In addition, an apparent drain line was identified emanating from the western central side of the building toward the inferred location of the leach field.

PURPOSE

The intent of the work proposed below is to conduct investigations to evaluate the RECs and environmental concerns in connection with the Site, which will help to determine if additional inquiry and/or remedial actions may be necessary.

The information generated by the scope of work may indicate the magnitude of potential costs associated with any remedial measures that may be required, and the information can be used in the future to refine potential redevelopment strategies to help to reduce remediation costs, if any.

Additionally, the scope will assist the owner of Lot 99 to potentially move forward with a purchase and sale agreement with a buyer that has expressed interest in developing the property for commercial/light industrial use.

SCOPE OF WORK

To accomplish the objectives described above, Ransom has developed the following Phase II ESA scope of work.

Task 1 – Site-Specific Quality Assurance Project Plan, Health and Safety Plan, and Dig Safe

Ransom will complete a Site-Specific Quality Assurance Project Plan (SSQAPP) Addendum/sampling plan in coordination with its Generic QAPP for review and approval by the NH DES, U.S. EPA, and SWRPC for the field tasks proposed below.

Ransom will prepare a Site-Specific Health and Safety Plan (HASP) in accordance with Occupational Safety and Health Administration (OSHA) CFR 1910.120, pre-mark planned locations of test borings and monitoring wells, and obtain a Dig Safe permit for utility clearance.

Task 2 – Phase II Environmental Site Assessment

Soil Boring, Soil Sampling and Monitoring Well Installation

Ransom will oversee the advancement of test borings within documented and/or suspected areas of concern at the Site identified during the Phase I ESAs. Ransom has assumed three field days, and one field scientist will be required to complete the soil boring advancement/monitoring well installation program.

Ransom will oversee subcontractors to advance Geoprobe-type and/or hollow stem auger test borings to evaluate soil conditions across the Site. Nine test borings are planned, with anticipated depths ranging from 12 to 20 feet below grade, to be completed as groundwater monitoring wells; soil and groundwater samples will be collected from these test borings/monitoring wells, respectively. Ten additional test borings are planned, with anticipated depths ranging from 10 to 12 feet below grade, to observe and screen the soil and collect soil samples for laboratory analyses. In addition, 10 borings will be advanced to depths of up to 4 feet below grade to collect near-surface soil samples (for PCB analysis only). Note that although near-surface samples are usually collected for laboratory analysis from within the upper 2 feet, Ransom is proposing to collect samples from the upper 4 feet (the length of a sleeve) as the current ground surface is likely different than in the late 1960s (when used transformers were reportedly drained of dielectric fluid on the Site). The interval at which a sample(s) will be collected from these borings will be dependent on visual evidence in the field and/or the inferred depositional environment.

The location of the proposed soil borings, monitoring wells, and other key Site features will be located and recorded to a common datum. Specific areas of concern for the proposed subsurface investigations (borings (designated “B”) and monitoring wells (designated “MW”) are shown in Figure 1.

During the advancement of the soil borings, Ransom will classify the soil types observed and field screen the samples for the presence of photoionizable compounds (PICs) using a photoionization detector (PID). Based on the field screening results, visual observations, and/or areas of concern, Ransom anticipates submitting soil samples from the test borings for laboratory analysis for the presence of one or more of the specific contaminants of concern, as identified below:

1. VOCs by U.S. EPA Method 8260C (18 samples, borings B1 through B18);
2. Polynuclear aromatic hydrocarbons (PAHs) by U.S. EPA Method 8270E (18 samples, borings B1 through B18);
3. Priority pollutant metals (PPMs; 13 compound list) by U.S. EPA Method 6010D/7471B (18 samples, borings B1 through B18);
4. PCBs by U.S. EPA Method 3540C/8082A (28 samples, borings B1 through B28);
5. Total petroleum hydrocarbons, diesel range organics (TPH-DRO) by U.S. EPA Method 8015-DRO (5 samples, borings B2, B3, B4, B10 and B11);
6. TPH-gasoline range organics (TPH-GRO) by U.S. EPA Method 8015-GRO (5 samples, borings B1, B2, B3, B10 and B11); and
7. Per- and polyfluoroalkyl substances (PFAS) by U.S. EPA Method 537 with Isotope Dilution and the U.S. EPA modification to quantitate branched isomers (36 isomers total; 4 samples (borings B3, B5, B7 and B9)).

One duplicate sample for each of the 20 soil sample parameters analyzed, will also be collected for analyses for quality assurance/quality control (QA/QC) purposes. In addition, for PFAS analyses, a field blank sample will be collected and analyzed for PFAS.

Monitoring Well Installation

Based on the field screening results, visual observations, and/or areas of concern, Ransom will oversee the installation of 2-inch diameter polyvinyl chloride (PVC) monitoring wells screened across the groundwater table in nine of the soil borings. The approximate locations of the proposed monitoring wells are shown in Figure 1 (attached).

Task 3 – Groundwater Sampling and Analyses

Ransom will measure static groundwater elevations at the monitoring wells to the nearest 0.01-foot below ground surface. Groundwater elevations will be used to calculate groundwater flow direction and gradient at the time of groundwater sample collection. Ransom anticipates submitting groundwater samples from the monitoring wells for laboratory analysis for the presence of the specific contaminants of concern, as identified below:

1. VOCs by U.S. EPA Method 8260C (9 samples, monitoring wells MW1 through MW9);
2. Dissolved (field-filtered) PAHs by U.S. EPA Method 8270D (9 samples, monitoring wells MW1 through MW9);
3. PCBs by U.S. EPA Method 3540C/8082A (9 samples, monitoring wells MW1 through MW9);
4. Dissolved (field-filtered) PPMs (13 compound list) by U.S. EPA Method 6010D/7471B (9 samples, monitoring wells MW1 through MW9); and
5. PFAS by U.S. EPA Method 537 with Isotope Dilution and the U.S. EPA modification to quantitate branched isomers (36 isomers total; 4 samples (MW3, MW5, MW7 and MW9)).

One duplicate sample for each analysis will be collected for QA/QC purposes. In addition, for PFAS analyses, a field blank sample will be collected and analyzed for PFAS.

Task 4 – Report Preparation

Ransom will prepare a Phase II ESA report to document the methodologies and results of the work outlined above. The report will include results summary tables and a site plan showing sampling locations and documented contaminant distribution for soil and groundwater. In addition, Ransom will evaluate the results relative to applicable standards and provide recommendations for additional investigation or possible remedial actions that could be considered, if necessary.

Task 5 – Results Presentation

At SWRPC's discretion, Ransom will present the findings of the Phase II ESA to the SWRPC Brownfields Advisory Committee during one meeting in Keene, New Hampshire.

BUDGET

The proposed costs for the above-referenced scope of work are broken down by Billing Group and Tasks below.

Task	Description	Ransom Fees	Subcontractor Fees
Task 1	Site-Specific QAPP, HASP and Dig Safe	\$6,000	---
Task 2 & 3	Phase II ESA		
	Soil Boring Advancement, Soil Sampling/Analyses and Monitoring Well Installation/Survey	\$12,750	\$29,525
	Groundwater Sampling and Analyses	\$4,750	\$8,050
Task 4	Phase II ESA Report Preparation	\$6,750	---
Task 5	Phase II ESA Results Presentation	\$650	---
	<i>Subtotals</i>	\$30,900	\$37,575
TOTAL ESTIMATED COST		\$68,475*	

* Note, \$13,600 of the total estimated cost is being funded by the NH DES Methyl tert-Butyl Ether (MtBE) Fund, including costs for one day of drilling (driller and Ransom personnel), selected soil and groundwater laboratory analytical costs (VOCs and/or TPH-GRO), and a portion of the reporting.

The cost estimate above conservatively assumes the Phase II ESA will be completed utilizing one field scientist for three days for drilling and soil sampling, and two field staff for one long day to survey the boring/monitoring well locations and collect groundwater samples for laboratory analyses.

Modifications to this scope may be made upon NH DES and U.S. EPA review of this Scope of Work or the SSQAPP. If additional tasks are required beyond this scope, Ransom will request a Work Change Order from SWRPC.

No investigative-derived waste analyses or disposal cost has been included in this budget. No wastes requiring disposal are anticipated.

REPORTING

Ransom will provide weekly status reports, as appropriate, by telephone or email.

A DRAFT version of the Phase II ESA report will be submitted to SWRPC, the NH DES, the U.S. EPA, the Town of New Ipswich (owner of Lot 97) and Mr. Somero (owner of Lot 99) for review and comment prior to the report being finalized.

Upon completion of review and comment period, and with SWRPC approval of the DRAFT report, Ransom will submit FINAL report copies to SWRPC, Town of New Ipswich, Mr. Somero, U.S. EPA (electronic only) and the NH DES (electronic only), and a digital copy of the report will be provided on compact disc (at the time it is finalized) to the SWRPC.

If requested as part of the approved scope of services, Ransom will conduct a meeting or conference call with SWRPC (and stakeholders as may be appropriate and requested by SWRPC) to discuss and explain the findings and recommendations contained within our assessment and to discuss questions or concerns.

SCHEDULE

Ransom anticipates that the DRAFT report can be completed and submitted to the SWRPC within 24 weeks of Ransom receiving written authorization from the SWRPC to proceed, scheduling availability of a well driller to advance the borings/install the monitoring wells and/or weather conditions (this assumes the 24 weeks will include a 30-day review period for the SSQAPP and a 14-day standard turn-around time for analytical data).

ORGANIZATION

John M. Ouellette will be serving as project manager for this project and will be your primary contact at Ransom. Should John be unavailable, please feel free to contact Elizabeth Ransom or Erik Phenix if you have questions.

AUTHORIZATION

Prior to initiation of project work, we will need to receive an executed copy of this proposal as our authorization to proceed. Our AGREEMENT FOR CONSULTANT/ENGINEER SERVICES for Qualified Environmental Professional services and Schedule of Ransom Fees are hereby incorporated by reference as if fully stated herein.

We would like to thank you again for the opportunity to submit this scope of work and cost estimate. If you have any questions regarding this proposal, please contact any of the undersigned.

Sincerely,

RANSOM CONSULTING, LLC



John M. Ouellette

Senior Project Manager

Digitally signed
by Elizabeth M.



Ransom, P.G.

Elizabeth M. Ransom, P.G.

Vice President

Date: 2024.01.29
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JMO/EMR:jar

Attachment

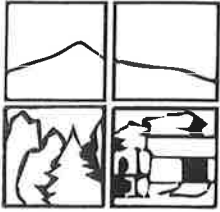
APPROVED AND ACCEPTED BY SOUTHWEST REGION PLANNING COMMISSION:

Signature: _____

Name (print or type): _____

Title: _____ Date: _____





Southwest Region Planning Commission

37 Ashuelot Street, Keene, NH 03431

603-357-0557 Voice

603-357-7440 Fax

Agenda Item V

Date: February 12, 2024

To: Brownfields Advisory Committee

From: Staff

RE: Site Nomination: 11 Main Street, Alstead

Background

SWRPC's Brownfields Assessment Program (Program) has received a nomination from the Town of Alstead for the 11 Main Street lot, a property which lies adjacent to the Town Hall/Fire Station. SWRPC staff screened this nomination before submitting for review by the U. S. Environmental Protection Agency (EPA) and received confirmation from EPA that the site qualifies for Brownfields Assessment funding. Attached to this memo is a staff assessment of the nomination as it relates to the Program's selection criteria. SWRPC staff along with a representative from the Town will be available to answer questions from the Brownfields Advisory Committee regarding this nomination. Attached is a brief summary.

Recommendation

Accept the brownfield nomination.



SWRPC

Southwest Region Brownfields Assessment Program Site Selection Criteria for 11 Main Street, Alstead

Site Description:

The site was developed and used for several purposes beginning in the mid 20th century. Its first use was as a small machine shop during the 1960s and 70s. For scale, there were about six employees working at the site. The shop was run by George Craig during this period. Following its use as a machine shop, the site was used for car repairs. At this phase of use, the rear of the building fell into disrepair. After its use for car repairs, the portion of the building which was still in acceptable condition was used as a sandwich and lunch shop.

The building was eventually demolished following a fire. While preparing for the demolition, an underground storage tank on the Town Hall side of the building was filled in after it was caved in by the back wheels of a truck. Currently, the site hosts several abandoned vehicles and debris from the demolished building, included asbestos-wrapped pipes. Additionally, there is a well casing on the property which the town would like to assess with the intention of potentially utilizing the source for the Town Hall/Fire Station.

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

The site sponsor has received verbal confirmation on several instances from the property owner that they would like to participate in the Brownfields Program.

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 Ownership

The subject site is privately owned.

2. Legal Status regarding Access to the Property

The owner is willing to provide access to the property.

3. Level of Threat to Public Health and Safety

Unknown.

4. Level of Other Environmental Risk

Unknown.



SWRPC

Southwest Region Brownfields Assessment Program Site Selection Criteria for 11 Main Street, Alstead

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

Alstead's redevelopment plan is to create a public parking lot to address parking needs in the downtown. Redevelopment plans for the site have been discussed, and welcomed warmly, at several public meetings over the previous year. Formal plans have not been developed, but the town would like to be prepared to bring the plan to Town Meeting in 2025, with the intention of doing the development in-house.

6. Consistency of Site Redevelopment with Municipal Zoning and Master Plan

Potential development plans are in line with the Town's Planning and Zoning efforts.

7. Development Potential:

- a. Transportation access to the site

The property has frontage on Main Street in Alstead, which intersects NH Route 123/12A approx. 300 feet away from the site.

- b. Availability of off-site public/private utilities and public services

The property has never been connected to town water or sewer. Three phase power is available in close proximity to the site, as is telephone cable and fiber internet.

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

Unknown at this time.

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

The only in-tact structure is the well-casing for which the condition must be determined. There is no sign of septic infrastructure. There is speculation that the tank which was filled-in during demolition of the building could have been for septic, but this is unknown.

- e. Feasibility/probability of remediation

Unknown.



Southwest Region Brownfields Assessment Program Site Selection Criteria for 11 Main Street, Alstead

f. Suitability of site as public greenspace.

The site is near the Town Hall and Fire Station, as well as downtown, which could favor the development of public greenspace. The favored redevelopment plan at the moment, however, would not support extensive green space.

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

1. Job Creation by Redevelopment

The currently proposed redevelopment plan, public parking, would not directly create jobs, but may attract further business traffic to the area.

2. Participation by other Funders toward Clean-Up and Redevelopment

Unknown.

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

Unknown

4. On-Site and Neighborhood Historic Preservation Benefits of Redevelopment

Unknown

5. Environmental Justice Benefits of Redevelopment

Unknown

6. Housing Benefits of Redevelopment

Additional parking for downtown may make nearby housing, or the additional development of nearby housing, more attractive.

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

The currently proposed redevelopment plan, public parking, would increase the quality of life for residents and visitors to the town. The specific siting of this parking would also increase the accessibility of the Town Hall which is situated in the adjacent lot.

SWRPC Brownfields Nomination: 11 Main Street, Alstead



Disclaimer: this map is for reference purposes only. Parcel data from Tax Map 11 was manually adjusted. Available aerial photography is out of date with current site condition; structure has since been demolished.



0 25 50 100 US Feet
|-----|-----|-----|