Southwest Region Planning Commission
37 Ashuelot Street, Keene, NH 03431 603-357-0557 Voice 603-357-7440 Fax

Brownfields Advisory Committee

July 11, 2024
11:45 a.m.

Southwest Region Planning Commission
37 Ashuelot Street, Keene, NH

Agenda

I. Welcome and Introductions

II. Minutes of February 12, 2024

III. Program and Site Related Updates

IV. Scope of Work: Hazardous Building Materials Inventory and Supplemental Phase II Environmental Site Assessment, former McGoldrick Paper Mill, Hinsdale

V. Monadnock Economic Development Corporation Brownfields Revolving Loan Fund Update

VI. Other Matters

VII. Adjourn

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SOUTHWEST REGION PLANNING COMMISSION

BROWNFIELDS ADVISORY COMMITTEE

MINUTES

February 12, 2024

Present: Larry Robinson, Chair, *Town of Marlborough*; Sean Leary, Vice Chair, *Town of Hinsdale*; Melinda Bubier, *New Hampshire Department of Environmental Services (NHDES)* (remote); Sara Carbonneau, *Town of Winchester*; Jo Anne Carr, *Town of Jaffrey*; Joe Levesque, *Town of Alstead*; Al Merrifield, *Town of Sullivan*; Cody Morrison, *Monadnock Economic Development Corporation (MEDC)*; Dominic Perkins, *Savings Bank of Walpole*; Paul Pietrinferni, *Environmental Protection Agency New England* (remote); Peggy Pschirrer, *Town of Walpole*.

Staff: Tim Murphy, Executive Director; Todd Horner, Assistant Director; J. B. Mack, Assistant Director; Jason Cooper, Planner.

Guests: Debbie Deaton, *Town of New Ipswich*; Tanya Justham and John Pasquale, *NHDES* (remote); Diane Knisley, *Realtor*; John Ouellette, *Ransom Consulting LLC (Ransom)*; Ron Rsaza and Linda Sedlewicz, *Chesterfield Revitalization Group (CRG)*; Jeff Scott, *CRG* (remote); Paul Somero, *Property Owner*; Willard Williams, *Property Owner*.

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 planning to attend remotely all votes would be taken by roll call.

II. Minutes of August 1, 2023

Motion: To approve the minutes of August 1, 2023 as submitted.

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

III. Program and Site Related Updates

J. B. Mack opened with an introduction and welcome to Joe Levesque of Alstead, a new member of the Brownfields Advisory Committee (BrAC). He also informed the group that Jay Kahn of Keene was appointed to the BrAC but was unable to attend this meeting. He described the current balance of funds for use by the program's environmental consultant at about $293,000, which would be reduced to about $219,000 if the BrAC were to support the scopes of work to be discussed during today's meeting. Additionally, J. B. Mack provided an update regarding the retainer arrangement with Ranson Consulting which was utilized for several activities since the August 2023 meeting. These include a field visit conducted by Ransom to prepare the scope of work for an indoor air quality assessment in Peterborough, as well as time for Ransom to attend a Select Board meeting in New Ipswich to present information about the Phase I Environmental Site Assessments (ESAs) conducted for Lot 97 and Lot 99 on Turnpike Road.

J. B. Mack explained that SWRPC is having discussions about entering into an agreement with a second qualified environmental professional (QEP) in addition to Ransom Consulting. The purpose is to have further capacity for assessment work. J. B. Mack suggested that he may have more to share in this regard at the next BrAC meeting.

J. B. Mack introduced members of the Chesterfield Revitalization Group (CRG) and asked them to speak about progress they've made with the former Electrosonics site in Chesterfield. Ron Rsaza described the

background and membership of the CRG and distributed three handouts titled *Former Electro-Sonics Remediation Project History*, *Former Electro-Sonics Remediation Project Next Steps* and *Vote YES on CRG Funding* (attached). He briefly described the history of the former Electrosonics site, including the various activities which occurred during its use as a circuit board manufacturing facility from 1966-1984. He explained that assessment work was conducted several years ago at the property but no future redevelopment action has occurred. He explained that the CRG picked-up the project again, has been in frequent communication with the Chesterfield Select Board and that they've identified different redevelopment scenarios which have been well-received. Additionally, a recent public meeting regarding the site had over 40 in-person participants, as well as several remote attendees, and sentiment was very positive. Ron Rsaza went on to explain that the CRG is meeting with the Chesterfield Select Board on February 21st to keep them updated on future plans. He noted that over $500,000 in back-taxes are owed on the site and the highest priority of the CRG is to get the property back into a position to be an economic asset for the Town. He added that the CRG will have a warrant article before voters on March 16th to raise $15,000 for the CRG, most of which would be dedicated to retaining an environmental attorney to advise the Town on the former Electrosonics property.

J. B. Mack explained that the project is nearing a position where an entity will need to step up to administer the clean-up work necessary for the site. He displayed renderings created by the University of Connecticut Technical Assistance for Brownfields program which could provide possible redevelopment ideas. Ron Rsaza suggested that if the building is structurally sound and able to be saved, that the community may like a coffee shop or deli to move in. If the building is unsuitable for future use, and needs to be demolished, then a park may be a preferred redevelopment use.

Cody Morrison asked for clarification on the organization titled "RED" on CRG's "Former Electro-Sonics Remediation Project History" handout represents. Ron Rsaza was unable to provide detail on this organization. J. B. Mack said that SWRPC staff will be interested to hear more about the outcomes of the Chesterfield Select Board meeting scheduled for February 21st as well as the Town Meeting on March 16th. Tim Murphy encouraged the CRG to keep communication lines open with SWRPC.

J. B. Mack asked John Ouellete to provide an update on the Phase II ESA at 24-28 Main Street Greenville, which was recently submitted to SWRPC and NHDES as a draft report. He explained that the Town of Greenville is interested in purchasing 24 and 28 Main Street, where fires previously destroyed a former house and hardware store and converting the empty lots into an off-street parking lot. John Ouellette gave an overview of the assessment work done by Ransom, which included 7 borings and 4 wells. Contaminants such as polycyclic-aromatic-hydrocarbons (PAHs), lead, and other metals were detected during the assessment work. Additionally, PFAS compounds were found in the groundwater at the test wells on-site. There is speculation that these environmental contaminants may be a result of a structure fire at the properties, but this is unknown as of now.

J. B. Mack additionally requested that John Ouellete provide an update on the McGoldrick Paper Mill Phase II property in Hinsdale for which Ransom is drafting a report following ESA activity. John Ouellette said that assessment work suggests that test wells placed downgradient of the mill building had groundwater levels of PFAS exceeding NHDES standards, but that an upgradient well showed relatively little. Therefore, Ransom Consulting believes that contamination of the downgradient wells is likely coming from the former paper mill structure. J. B. Mack asked for John Ouellete's perspective on potential future work at the site. John Ouellette responded that he believes that likely action will involve groundwater contamination mitigation through a groundwater management permit. J. B. Mack shared that the Town of Hinsdale has been awarded an InvestNH demolition grant to remove the structures from the former paper mill property.

Peggy Pschirrer shared that the cleanup project in Walpole has been finished from the perspective of the EPA and NHDES, but that she is continuing to finish work on the property. There are level 2 EV chargers

available for public use at the site and the new parking provides a much needed service for the downtown area.

IV. Scopes of Work

a. Indoor Air Quality Assessment, Five Commercial Properties 2, 10 & 14 Main Street and 4 & 10 Depot Street, Peterborough.

J. B. Mack explained that part of the 12 Depot Street building in Peterborough was formerly used as a dry-cleaning facility. A Phase II ESA report published in March 2023 by Wilcox and Barton, Inc. recommended that five commercial properties downgradient of a test well with elevated chlorinated volatile organic compounds (CVOCs) be offered vapor intrusion studies to determine if CVOC gases are penetrating the buildings and impacting indoor air quality John Ouellette gave an overview of the commercial sites and explained Ransom Consulting's efforts to screen the structures' interiors for a vapor intrusion study. Access has been granted by several property owners, but there remain several structures for which access has not been granted.

J. B. Mack explained that SWRPC was approached by the owner of 12 Depot Street and their consultant, Wilcox and Barton, Inc. who were concerned that the scope of work didn't strictly follow NHDES vapor intrusion study guidance. J. B. Mack requested that Tanya Justham explain NHDES procedures in finer detail as they relate to the potential assessment work at these sites and why NHDES approved the alternative approach documented in Ransom's scope of work. Tanya Justham explained that the approach utilized for these sites deviates from the typical procedure recommended by NHDES because of a potential public health risk posed to the downgradient sites. Typically, NHDES guidelines suggest testing the soil around the buildings prior to testing within the structures in order to determine whether indoor-air quality may be impacted by exterior plumes of contamination. In this case, the assessment approach was modified to prioritize determination of the conditions of the air quality within the downgradient structures because of the potential public health risk associated with impaired air quality. Williard Williams, owner of 12 Depot Street, said that although he had questions about this approach earlier, he now understands the reasoning and supports this work going forward. He added that he would be grateful if the BrAC supported the scope of work.

Dan Scully and Cody Morrison suggested that the BrAC fund this proposal for the potential local health benefits as well as to aid in any potential redevelopment of the sites which would benefit from assessment work.

Motion: To approve an Indoor Air Quality Assessment for Five Commercial Properties 2, 10 & 14 Main Street and 4 & 10 Depot Street, Peterborough as presented.

Motion by Cody Morrison, seconded by Sean Leary. Approved by unanimous roll call vote.

b. Phase II ESA, Lot 97 and Lot 99 Properties, Turnpike Road, New Ipswich

J. B. Mack introduced a scope of work to conduct a Phase II ESA for Lot 97 and Lot 99 on Turnpike Road in New Ipswich. He noted that SWRPC, Ransom and NHDES met with the New Ipswich Board of Selectmen and that the Board is hopeful that SWRPC conduct Phase II assessment activities. He added that Paul Somero, owner of Lot 99, also supports moving forward with the scope of work. Debbie Deaton shared that an interested buyer of Paul Somero's property has decided to look for property elsewhere because of the potential for contamination at the site.

John Ouellette provided an update on field work that was funded by the NHDES MtBE program after Ransom completed the Phase I ESAs for the two properties and after the meeting with the New Ipswich Select Board. This work included a ground-penetrating radar (GPR) survey to investigate the potential for

any unknown underground-storage-tanks (USTs) and the extent of the drainpipe leading from the floor drain in the garage and any piping or tanks relating to the septic system. He reported that other than finding an anomaly behind the garage too small to be a UST, the GPR survey did not reveal any USTs and did not provide new information. GPR findings for the drainpipe stopped just a few feet away from the drain.

John Ouellete explained that the proposed assessment work, which includes borings and monitoring wells, is intended to look for recognized environmental concerns reported in the Phase I ESAs. Varied assessment work is important in this case because of the significant history of the site which could potentially include several contaminants. Investigation work includes analysis of soils and groundwater on Lot 97 and 99. He noted that this project would be partially funded by the NHDES MtBE program, including several ground-monitoring wells, report-writing, and other efforts.

Tim Murphy asked whether there were potential other parties interested in the property and Diane Knisely responded not at this time.

Motion: To approve the Phase II ESA for the Lot 97 and Lot 99 Properties in New Ipswich as presented.

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

V. Site Nomination: 11 Main Street, Alstead

Jason Cooper provided an overview of the site nominated by the Town of Alstead Select Board and described its previous uses which include a small machine shop, a car repair shop and a restaurant. While being used as a car repair shop, the rear portion of the building fell into disrepair, which left the front portion in use when operating as a restaurant. After a recent fire, the building was demolished. When being prepared for demolition, a vehicle ran over and collapsed an underground storage tank on the side of the property nearest to the fire station. The UST was filled-in following this incident. Currently, the property is devoid of any structure, and contains several cars in poor condition, asbestos-lined pipes, and a well-casing which is in unknown condition. The Town is interested in investigating the condition of the well with the intention of potentially using it for the fire station. Jason Cooper noted that the Town is considering use of the parcel for off-street parking.

Joe Levesque explained that the site is owned privately by a Connecticut resident. The vehicles on the property have been sold to a collector and will no longer remain on-site. John Ouellete asked whether the well was drilled or dug and Joe Levesque answered that he does not know. Sara Carbonneau shared that she believes that if a nomination were to proceed, that the property owner be given a short deadline to provide written permission to access the property. Peggy Pschirrer agreed on this point. J. B. Mack responded that the SWRPC Brownfield Assessment program is voluntary and owners are required to sign a form giving permission to go on their property and participate in the program. He said he tries to avoid having owners sign SWRPC's form until he knows that the BrAC is supportive of the brownfield site entering the program.

John Ouellete asked for more information about the UST which was filled-in and Joe Levesque answered that he believes it was a septic tank. Dan Scully shared that he would prefer to see a redevelopment plan include a building in front to frame the street space since parking is not the most attractive proposition. Cody Morrison shared his perspective that parking may encourage greater civic engagement and lead to more individuals attending municipal meetings.

Motion: To accept the 11 Main Street, Alstead, property into the SWRPC Brownfields Program.

Motion by Cody Morrison, seconded by Peggy Pschirrer. Approved by roll call vote with Sara Carbonneau opposed and Joe Levesque abstaining.

VI. MEDC Revolving Loan Fund Program Update

Cody Morrison shared that MEDC received bids from Qualified Environmental Professionals (QEPs) from their Request for Proposals in support of their EPA-awarded revolving loan fund program (RLF). He shared that MEDC is planning to interview consultants later this month and plans to hold a kickoff meeting with EPA and NHDES in March. The RLF will include a grant program for nonprofits and municipalities and MEDC hopes to begin distributing funding as early as March. He added that MEDC is launching a new online loan application website (https://nhbusinessloans.org/).

Cody Morrison shared that he is working with SWRPC to explore how to develop an advisory committee for MEDC's RLF program, and whether it should be potentially merged with SWRPC's committee meetings. Al Merrifield asked Cody Morrison how much total funding is involved with MEDC's program and Cody Morrison shared that MEDC received a $1 million award from EPA and that $200,000 will be available for grant funding and $600,000 of loan funding. The remaining funds will be used for administration and QEP tasks.

Sara Carbonneau asked whether MEDC is planning to limit the amount of loan funding or grant funding for individual projects and Cody Morrison answered that for the loan funding he would be unlikely to want to limit project funding. For the grant funding he shared that MEDC might favor several smaller grants.

Cody Morrison explained that once MEDC has drawn down their funding to a sufficient level, they would be eligible to apply for $5,000,000 in supplemental funding which could be used for either grant or loan awards. Al Merrifield asked whether MEDC would look to the SWRPC Brownfields Program for assessment work. Cody Morrison explained that the RLF will be used for redevelopment projects and could therefore work well in collaboration with SWRPC's assessment program. Chair Robinson expressed his belief that collaboration is important between the two programs.

VII. Other Matters

Tim Murphy asked when the next meeting may be expected, and J. B. Mack suggested that April would be a likely timeframe.

Chair Robinson reminded the group that SWRPC's Winter Meeting is being held on 2/13/24, 5:00 p.m. at Heberton Hall at the Keene Public Library.

VIII. Adjourn

Motion to adjourn at 1:53 p.m. by Al Merrifield, seconded by Sean Leary.

Respectfully Submitted,

Jason Cooper
Planner

Former Electro-Sonics Remediation Project History

By: The Chesterfield Revitalization Group (CRG)

1966-1984 — Contamination

- Electro-Sonics, Inc. manufactured circuit boards; improperly disposed of waste. EPA intervened at various points throughout as PCBs are banned.

1999 — Water treatment

- Four water treatment systems installed to clean well water entering 5 homes. 30 properties get tested.

2005 — Emergency action

- EPA environmental lien; EPA tore down old mill building and got some contaminants out of superficial soil.

2010 — Phase I Assessment

- Selectboard worked with NH DES and SWRPC to perform phase I of assessment – including initial discovery and analysis of existing data.

2013 — Phase II Assessment

- Selectboard worked with same parties to confirm/dismiss what was found in Phase I. Air, soil, water, and materials testing. EPA released lien. Work stopped due to liability concerns.

2019-2023 – Discovery

January 2023 — Formation of the CRG

- Met with SWRPC for guidance on next steps.
- Convened public meeting. Formed resident task force.
- Press following meeting prompted interest from several developers.

Feb-April 2023 — Meetings & presentations

- Developed three possible end use scenarios.
- Corresponded with owners of red building.
- Developed flow chart for work plan.
- Met with Community Housing Navigator.
- Reviewed grant funding sources.
- Cliff Emory met with committee and provided historical documents.
- Convened NH Preservation Alliance, RED, MEDC, and CRG.
- Met with DES and Ransom.

May-June 2023 — Raising support

- Contacted other towns doing similar work for feedback.
- Prepared thorough packet and presented before BOS.
- Formalized as sub-committee of EDC.
- Secured letter of support from BOS for SWRPC.
- Accepted to UCONN TAB program.
- Convened SWRPC, DES, MEDC, UCONN TAB, EPA, CRG, Ransom.

July-Sept 2023 — Initiating programs

- Issued RSA 80:19-A letters to obtain legal access to parcels.
- Secured signed letter from Selectboard re: NH DES structural engineering assessment.
- UCONN TAB site reuse assessment.
- Presented to SWRPC on status.

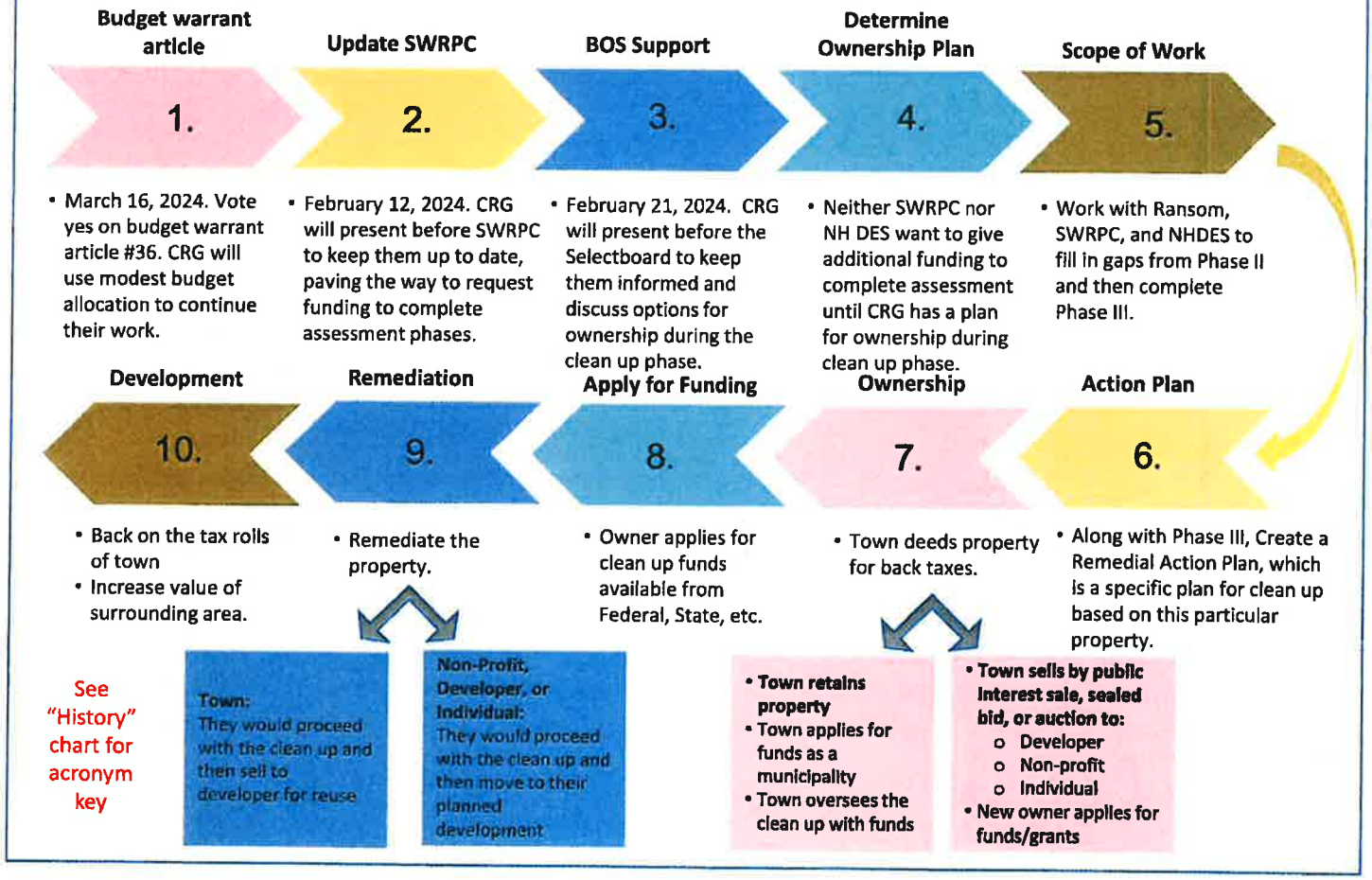
Oct-Dec 2023 — Structural Assessment

- Structural assessment on the brick building by Weston and Sampson.

SWRPC: Southwest Region Planning Commission
EPA: Environmental Protection Agency
NH DES: Department of Environmental Services
MEDC: Monadnock Economic Development Corporation
UCONN TAB: Technical Assistance for Brownfields

Former Electro-Sonics Remediation Project Next Steps

By: The Chesterfield Revitalization Group (CRG)



Vote YES on CRG Funding

Warrant Article #36

The project:

The Chesterfield Revitalization Group (CRG), a sub-committee of the Chesterfield Economic Development Committee (EDC), is an all-volunteer group investigating options to restore the center of Spofford Village. We are asking for $10,500 in funding from the Chesterfield town budget (about $5 per $300,000 assessed home value) to cover the cost of the experts and fees that we will need to apply for the government grants to continue our work at this site.

The problem:

The properties on Route 9A, the former sites of the Spofford Garage, the Electrosonics Company and the former Pierce's Mill site, were found to be contaminated. The building is deteriorating and is a health and safety risk to the community.

Taxes have not been paid on these sites for over 30 years - a loss to the town of approximately $500,000 in taxes, interest and penalties.

No investment	Investment
Continued loss of tax revenue	Eventual tax revenue when properties are sold
Continued deterioration and possible liability for the town (health & safety hazard)	Properties become a useful part of our community (store, park, deli, cafe, etc.)
Brownfields and deteriorating properties depress property values in Spofford	Improved property values in Spofford
No government investment to improve the sites	Federal & State funding to improve the sites

These properties can once again become a vital and revenue-producing part of our community.

Please vote yes on Warrant Article #36 so that we may continue our work!
March 16 - 1:00 PM
Chesterfield School
535 Old Chesterfield Road, Chesterfield, NH

Southwest Region Planning Commission
37 Ashuelot Street, Keene, NH 03431 603-357-0557 Voice 603-357-7440 Fax

Agenda Item IV

Date: July 11, 2024
To: Brownfields Advisory Committee
From: Staff

RE: Scope of Work: Hazardous Building Materials Inventory and Supplemental Phase II Environmental Site Assessment, former McGoldrick Paper Mill, Hinsdale

Background

The Town of Hinsdale is demolishing three site buildings to prepare the property for a higher and better use such as housing or commercial development. Earlier this year, the Town was successful in obtaining a $300,000 grant from the InvestNH Municipal Demolition Grant Program, a program administered by the NH Department of Business and Economic Affairs, which provides funding to municipalities to demolish vacant and dilapidated buildings. This program is funded by the federal American Rescue Plan Act (ARPA) as well as State and Local Fiscal Recovery Funds (SLFRF). In addition to funding demolition, the Program allows funding to be used for hazardous building material abatement and disposal.

The Town of Hinsdale seeks technical assistance from the SWRPC Brownfields Assessment Program to identify, quantify and develop a cost estimate for abating and disposing hazardous building materials associated with the site's demolition in compliance with federal and state laws, as well as assessing potential environmental contamination beneath the footprint of the existing site buildings. By completing the Hazardous Building Materials Assessment, Hinsdale will be able to provide contractors with information they need to develop accurate bids for the demolition project. After demolition, the proposed assessment activities will enable the Town to complete a full environmental assessment of the site by accessing soils and groundwater under the existing buildings.

A representative from BETA Group Inc. will be on hand to present a brief description of the scope of work and answer questions. A representative from Hinsdale is also anticipated to be in attendance.

Recommendation

Approve the scope of work as presented at a cost to SWRPC's brownfields assessment program not to exceed $63,400.

Hazardous Building Materials Assessment and Supplemental Phase II Environmental Site Assessment 54 & 54A Canal Street, Hinsdale, New Hampshire

The Town of Hinsdale has requested technical assistance from the Southwest Region Planning Commission (SWRPC) Brownfields Assessment Program to identify, quantify and develop a cost estimate for abating and disposing hazardous building materials associated with the site's demolition in compliance with federal and state laws, as well as assessing potential environmental contamination beneath the footprint of the existing site buildings. The Town of Hinsdale plans to demolish three site buildings to prepare the property for redevelopment. Earlier this year, the Town was successful in obtaining a $300,000 grant from the InvestNH Municipal Demolition Grant Program, a program administered by the NH Department of Business and Economic Affairs, which provides funding to municipalities to demolish vacant and dilapidated buildings. This program is funded by the federal American Rescue Plan Act (ARPA) as well as State and Local Fiscal Recovery Funds (SLFRF). In addition to funding demolition, the Program allows funding to be used for hazardous building material abatement and disposal. By completing the Hazardous Building Materials Assessment, Hinsdale will be able to provide contractors with information they need to develop accurate bids for the demolition project. After demolition, the proposed subsurface investigation activities will enable the Town to further assess the environmental condition of soil and groundwater at the Site.

BETA Group, Inc. (BETA) offers the following scope of work for a Hazardous Building Materials Assessment and Supplemental Phase II Environmental Site Assessment (ESA) at 54 & 54A Canal Street in Hinsdale, New Hampshire. This Scope of Work will be conducted under the Southwest Region Brownfield Assessment Program Agreement for Consultant/Engineer Services between BETA and the Southwest Region Planning Commission (SWRPC) dated March 8, 2024.

Project Understanding

It is BETA's understanding that the Site consists of 2.52 acres of land with three commercial/industrial buildings including a former Mill Building, attached Warehouse and Boiler House, former Machine/Welding Shop, and a Storage Barn. Hinsdale Assessor's records identify the Site as Parcel 47-47.

BETA reviewed a September 17, 2018 "Hazardous Building Materials Inventory" report prepared for the Former McGoldrick Property located at 54 & 54A Canal Street in Hinsdale, NH (the Site) by Ransom Consulting, Inc. (Ransom). According to Ransom, the site buildings were historically utilized for manufacturing manila paper and tissue paper until circa 2004, after which the site was occupied by an automotive salvage business. The Site is currently vacant and the buildings are in disrepair.

Ransom's scope of work included inspection, sampling, and analysis of building materials to identify potential asbestos-containing materials (ACMs) and polychlorinated biphenyls (PCBs). The survey also included a visual inventory of other potentially hazardous materials observed to be present at the site. No screening or testing for lead-based paint (LBP) was performed. Based on the age of the buildings (dating back to circa 1900), Ransom presumed LBP to be present.

Ransom identified the presence of ACMs at the site including: residual roof line sealant on the Mill Building, chimney sealant on the Boiler House, boiler lagging and skim coat in the Boiler House, duct breeching in the Boiler House, pipe insulation debris in the attic of the former Machine/Welding Shop, and granulated asphalt sheet roofing on the Mill Building and the Machine/Welding Shop. Ransom did not identify PCB concentrations exceeding applicable U.S. EPA (EPA) regulatory standards. Other potentially hazardous materials identified included: electrical transformers (potential PCBs), fluorescent light ballasts (potential PCBs), fluorescent light tubes (potential mercury), and batteries / emergency lights (potential heavy metals).

BETA also reviewed a December 10, 2019 "Phase II Environmental Site Assessment" report for the Site by Ransom. In this report, Ransom identified five (5) Areas of Concern (AOCs) and investigated these AOCs. In their report, Ransom identified arsenic, antimony, and polynuclear aromatic hydrocarbons (PAHs) above New Hampshire Department of Environmental Services (NHDES) Soil Remediation Standards (SRS). Ransom also identified polyfluoroalkyl substances (PFAS) in groundwater above the NHDES Ambient Groundwater Quality Standards (AGQS).

In their report, Ransom noted "…odors and staining indicative of a release of suspect or potential oil and/or hazardous materials (OHM) in the vicinity of several drums within the Warehouse Site building and near the 275-gallon heating oil ASTs within the Boiler House Site building." Ransom also observed evidence of industrial processes and drums in the machine/welding shop area. Due to the condition of the buildings, Ransom did not conduct any borings within the building footprints.

Project Approach – Hazardous Materials Survey

BETA will perform a Hazardous Materials Survey at the Site buildings to supplement previous findings presented in Ransom's 2018 report. BETA's Hazardous Materials Survey will include sampling and analysis for potential ACMs and PCBs, screening for LBP using X-ray fluorescence (XRF) technology, sampling and analysis of representative demolition waste stream samples for leachable lead, and an inventory of other observed potential oils and/or hazardous materials (OHMs). The work will be performed and/or supervised by BETA's asbestos inspectors.

Task 1: Quality Assurance Project Plan (QAPP) Addendum

The Brownfields Revitalization and Environmental Restoration Act of 2001 authorizes federal funding for the assessment and cleanup of contaminated properties through the EPA's Brownfields grant program. The EPA requires that a Quality Assurance Project Plan (QAPP) be prepared and approved by the USEPA prior to the commencement of federally funded projects involving the collection and use of environmental data. BETA has submitted our Generic QAPP to NHDES, and will submit our QAPP Addendum, to NHDES for their review and approval. We will work with EPA and NHDES to address any comments prior to initiating assessment activities.

BETA will provide the following services:

- BETA will prepare draft and final versions of the Site-Specific QAPP Addendum in association with BETA's Generic Quality Assurance Project Plan that has been approved by the EPA (and will be approved by NHDES). The work described in this Site-Specific QAPP Addendum will be performed in accordance with the processes and procedures described in the Generic QAPP. The Site-Specific QAPP Addendum will include plans and procedures for both the Hazardous Materials Survey and the Supplemental Phase II ESA.

- The Site-Specific QAPP Addendum will be prepared in accordance with the USEPA's Brownfields program. Assessment activities will be completed consistent with EPA requirements.

- The Site-Specific QAPP Addendum will be prepared to ensure that sample collection and data generation activities associated with the current project yield data that are of adequate quality for their intended use.

- Site-Specific QAPP Addendum will include:
    - project organization and responsibilities;
    - problem definition;

- project description and timeline;
- measurement data acquisition;
- sampling and analytical method requirements;
- laboratory equipment calibration and corrective action;
- sample handling and custody requirements;
- analytical sensitivity and project criteria;
- field and laboratory quality control requirements;
- data management and documentation;
- assessment and oversight;
- data evaluation;
- data usability; and
- project evaluation.

Task 2: Pre-Demolition Hazardous Building Materials Survey

BETA will perform Hazardous Materials Survey activities at the structures located at the Site. The work will be performed and/or supervised by BETA's asbestos inspectors. BETA has budgeted three staff for one field day to complete survey efforts. This survey will serve to supplement previous findings presented in a Hazardous Building Materials Inventory Report, dated September 17, 2018, and prepared for the site by Ransom.

BETA's supplemental survey will include the following:

Asbestos Containing Materials (ACMs)

Review existing plans/drawings, as available, to identify original construction and renovations; assess for reference to building materials that specify asbestos or like materials; and look for hidden areas (access panels, pipe chases, crawl spaces, etc.).

Identify friable and non-friable potential asbestos containing building materials and group them into homogeneous sampling areas. EPA defines friable asbestos material as "any material containing more than one per cent asbestos by area ... that, when dry can be crumbled, pulverized, or reduced to powder by hand pressure." EPA defines a homogeneous sampling area as "an area of surfacing material, thermal insulation material, or miscellaneous material that is uniform in color and texture." The sampling procedure will adhere to EPA and NHDES protocols.

Determine the number of samples based on number of homogeneous areas/materials and their square or linear footage area.

Conduct bulk sampling of identified potential ACMs. BETA is estimating up to 30 supplemental bulk samples will be collected and submitted for laboratory analysis by polarized light microscopy (PLM). Based upon analytical data and field observations, BETA will estimate the quantity (i.e. area) of each homogeneous ACM.

Polychlorinated Biphenyls (PCBs)

Building components will be inspected for potential presence of PCBs, including joint sealants, caulking, painted surfaces, etc. Suspect building components will be sampled and analyzed for PCBs via Soxhlet Extraction by EPA Method 8082. BETA is estimating laboratory analysis of up to 20 bulk samples for PCBs.

Lead-Based Paint (LBP)

A lead-based paint (LBP) survey will be conducted throughout the site buildings by a licensed lead inspector using X-ray fluorescence (XRF) technology.

BETA will collect up to three (3) representative waste stream samples from painted building materials. Waste stream samples will be submitted for Toxic Characteristic Leaching Procedure (TCLP) using EPA Method 1311.

Other Oils and/or Hazardous Materials (OHMs)

Hydraulic systems, mechanical equipment, storage tanks / containers and/or electrical equipment that are accessible will be inspected and inventoried for oils and greases throughout the buildings and other hazardous materials that may be present such as mercury in lighting system components, thermostats/gauges, etc. BETA is not proposing analytical testing of these materials at this time. If site conditions indicate testing is warranted, the Client would be notified immediately.

Technical Survey Report

Prepare a technical report summarizing assessment methods, observations, measurements, and analytical results from the above scope of services. The report will provide tables, figures, and photographs identifying locations and dimensions of materials that require removal, abatement and/or management before and/or during demolition activities. The report will discuss the health and safety implications of the findings (if any) and regulatory requirements associated with handling and disposing of identified materials.

Task 3: Abatement Cost Estimating

Under this task, BETA will:

- Review the hazardous materials survey results, including the new data generated by BETA and previous data presented in the 2018 report by Ransom.
- Estimate quantities of hazardous materials requiring abatement by a licensed contractor prior to demolition.
- Provide a cost estimate for abatement activities including mobilization, removal, and disposal of identified materials. The cost estimate will be provided in a tabulated format by material and location.

Task 4: Project Meeting and Technical Assistance

BETA will attend one (1) stakeholder meeting to discuss the results of the Hazardous Materials Survey and recommendations for future response actions. BETA will also provide limited technical assistance to the Town of Hinsdale to assist with the bidding of abatement and demolition services.

Project Approach – Supplemental Phase II ESA

Subsequent to the demolition of the Site buildings, BETA will conduct a supplemental Phase II ESA at the Site. The goal of this investigation will be to supplement the investigations previously conducted by Ransom, specifically, within the footprints of the Site buildings. Ransom could not access these areas during their initial investigations.

Task 5: Preparation

BETA will conduct the following activities in preparation of the implementation of the field work for Phase II investigations:

- Pre-mark proposed boring and test pit locations in the field for utility locations purposes;
- At least seventy-two (72) hours prior to the start of the drilling activities, notify “Digsafe” and the Town of Hinsdale to mark utilities in the vicinity of the proposed boring locations; and
- Re-locate any borings or test pits that conflict with existing utilities.

BETA's Project Manager and field staff for this project have completed the 40-hour OSHA HAZWOPER training and maintain appropriate annual 8-hour refresher training. BETA will prepare a Site-specific Health and Safety Plan (HASP) in accordance with 29 CFR 1910.120 that will cover the following:

- Site description
- Chemical and physical hazards
- Health and Safety Plan responsibilities
- Excavation, trenching, and drilling safety
- First aid
- Personal protective equipment
- Site control measures
- Contingency plan

During the course of the project, the HASP will be re-evaluated and updated, if warranted by encountered site conditions.

Task 6: Soil Borings and Sampling

BETA will retain Geologic-Earth Explorations, Inc., a New Hampshire Disadvantaged Business Enterprise (DBE), to advance eight (8) soil borings at the Site within the footprints of the buildings. Three (3) of the borings will be completed as groundwater monitoring wells. BETA will oversee and direct drilling activities. The borings will be in locations within the footprints of the Site buildings in areas anticipated to identify contamination based on the AOCs identified by Ransom. These locations may be modified based on findings during the investigation.

A track-mounted Geoprobe drilling unit will be used to complete the subsurface drilling activities. During the advancement of each boring, soil samples will be collected continuously from existing grade to bottom of borings. Soil borings will be terminated at the encountered water table. Overburden monitoring wells will be completed to a depth of five (5) to seven (7) feet below the water table with ten feet of well screen. Based on the proximity of surface water bodies, it is anticipated that groundwater will be encountered from approximately six (6) to eight (8) feet below grade.

Soil samples will be screened in the field for the presence of VOCs using headspace testing with a photoionization detector (PID). One soil sample from each boring [a total of eight (8) samples] will be submitted to Pace for analysis of Volatile Organic Compounds (VOCs) by EPA Method 8260, Semi-Volatile Organic Compounds (SVOCs) by EPA Method 8270, Total Petroleum Hydrocarbons – Diesel Range Organics (TPH-DRO) by EPA Method 8015, polychlorinated biphenyls (PCBs) by EPA Method 8082, the thirteen Priority Pollutant (PP) metals by various EPA methods, and PFAS by EPA Method 1633. These analyses are proposed based on the potential sources of contamination at the Site. Samples submitted for analyses will be selected based on field observations, PID readings, and proximity to the groundwater surface. Additional samples (duplicates, equipment blanks and trip blanks) will also be analyzed for purposes of Quality Assurance and Quality Control.

Given the nature of the Site, BETA anticipates that the completion of all drilling activities, including the installation of the groundwater monitoring wells and collection of soil samples will be completed in one (1) day. Investigation derived waste in the form of soil cuttings will be returned to the borehole.

Task 7: Groundwater Monitoring Well Development and Sampling

The three (3) new monitoring wells will be developed appropriately to remove fine silt and other particulate matter from the well to help achieve a proper hydrologic connection between the well and the surrounding aquifer, prior to the collection of groundwater samples.

After the new wells are developed and allowed to come to equilibrium, groundwater samples will be collected from each of the three (3) new wells using the EPA's modified low-flow sampling protocol. Groundwater samples will be submitted to Pace for analysis of VOCs by EPA Method 8260, SVOCs by EPA Method 8270, TPH-DRO by EPA Method 8015, the 13 PP metals by various EPA methods, and PFAS by EPA Method 1633. Additional samples (duplicates, equipment blanks and trip blanks) will also be analyzed for purposes of Quality Assurance and Quality Control.

As long as it is not grossly contaminated, investigation derived waste (purge water) will be discharged to the ground surface in the immediate vicinity of each well. If grossly contaminated investigation-derived waste is encountered, this waste will be containerized for off-site disposal. The fee below does not include cost for disposal of this waste material.

Task 8: Reporting and Project Meeting

Upon completion of field activities and receipt of laboratory analytical results, BETA will complete and submit a draft Supplemental Phase II Environmental Site Assessment (ESA) report to the SWRPC, NHDES, and EPA for review. The report will include a description of the investigatory methods used, the analytical results, identification of risks to human health and the environment, and the findings and conclusions from the investigation. Recommendations for further assessment and/or response actions will be included in the report. BETA will address comments received and issue a final report subsequent to resolution of the comments.

Additionally, BETA will attend one (1) stakeholder meeting to discuss the results of the Supplemental Phase II ESA and recommendations for future response actions.

Services Not Included

The following services are not included in the Project Work Scope but can be authorized in writing should the need arise.

- Collection and analysis of building material samples not described in the work scope above.
- Aerial lift rental if deemed necessary to access roof areas.
- Excavator to evaluate for the presence of weather proofing material along building foundations.
- Hazardous material abatement activities.
- PCB related assessment and abatement services should any PCBs exceed TSCA or regulatory thresholds.
- Preparation of plans and specifications for the abatement of hazardous building materials or demolition of the Site buildings.
- Sampling beyond the services discussed above.
- Remedial services.
- Any service not described in the work scope above.

Schedule

The following summarizes our anticipated schedule:

- The QAPP addendum will be submitted to EPA and NHDES within 15 calendar days of the committee's approval;
- Field work for the hazardous building materials survey will be initiated within 1 week of receipt of EPA and NHDES approval of the QAPP addendum;
- Field work for the hazardous building materials survey is anticipated to take 1 to 2 weeks;
- The draft hazardous building materials survey report will be submitted to SWRPC within 15 calendar days of receipt of analytical data;
- The final hazardous building materials survey report will be submitted to SWRPC within 15 calendar days of receipt of comments;
- Field work for the subsurface investigation will commence after the demolition of the Site buildings;
- Field work for the subsurface investigation is anticipated to take 3 to 4 weeks;
- The draft Supplemental Phase II report will be submitted to SWRPC within 15 calendar days of receipt of analytical data;
- The final Supplemental Phase II report will be submitted to SWRPC within 15 calendar days of receipt of comments.

Fee

The above scope of services will be completed on a time and materials basis with a not-to-exceed cost of $63,400 (see table below for a cost estimate breakdown). These fees have been developed with the previously agreed upon rates.

	Labor	Direct Costs	Total
Task 1 – QAPP Addendum	$4,500	--	$4,500
Task 2 – Hazardous Materials Survey	$8,600	$5,000	$13,600
Task 3 – Abatement Cost Estimating	$2,000	--	$2,000
Task 4 – Project Meeting and Technical Assistance	$3,500	$100	$3,600
Task 5 – Preparation	$1,800	$100	$1,900
Task 6 – Soil Borings and Analysis	$3,000	$19,500	$22,500
Task 7 – Groundwater Sampling and Analysis	$3,000	$5,800	$8,800
Task 8 – Reporting and Project Meeting	$6,500	--	$6,500
Total	$32,900	$30,500	$63,400

Approved and accepted by the Southwest Region Planning Commission:

Signature: _____

Name: _____

Title: _____

Date: _____