



SWRPC

Southwest Region
Planning Commission

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Brownfields Assessment Advisory Committee

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Town of Marlborough

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Town of Hinsdale

Sara Carbonneau
Town of Winchester

Jo Anne Carr
Town of Jaffrey

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

December 17, 2024
12:00 p.m.

Southwest Region Planning Commission
37 Ashuelot Street, Keene, NH

Agenda

- I. Welcome and Introductions
- II. Minutes of November 1, 2024
- III. Program and Site Related Updates
- IV. Scope of Work: Supplemental Site Investigation (SSI) & Phase I Environmental Site Assessment (ESA), Former Brooks Property, 1385 Second NH Turnpike, Windsor, NH
- V. Scope of Work: Flood Plain Analysis, Former A.C. Lawrence Tannery Site, Winchester, NH
- VI. Site Nomination: 0 Optical Ave, Keene, NH
- VII. Other Matters
- VIII. Adjourn

Brownfields Advisory Committee

November 1, 2024

11:45 a.m.

Southwest Region Planning Commission
37 Ashuelot Street, Keene, NH

Minutes

Present: Larry Robinson, Chair, *Town of Marlborough*; Sean Leary, Vice Chair, *Town of Hinsdale*; 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)*; Paul Pietrinferni, *Environmental Protection Agency (EPA)*, (remote); Dominic Perkins, *Savings Bank of Walpole*; Peggy Pschirrer, *Town of Walpole*; Dan Scully, *Scully Architects*.

Staff: J. B. Mack, *Assistant Director*; Chloe Gross, *Planner*; Jason Cooper, *Planner* (remote).

Guests: Ericka Canales, *consultant for MEDC* (remote); Danielle and Barry Lavalley, *prospective purchasers of Former Brooks Property Site in Windsor* (remote); John Ouellette, *Ransom Consulting, LLC* (Ransom); Tara Sousa, *Town of Greenville*; Joe McLoughlin, *BETA Group, Inc. (BETA Group)*; Michael Conway, *SWRPC Commissioner, Keene*.

I. Welcome and Introductions

Chair Robinson called the meeting to order at 11:57 a.m. and introductions were made.

II. Minutes of July 11, 2024

Motion: to approve the minutes of July 11, 2024, as submitted.

Motion by Sean Leary and seconded by Peggy Pschirrer. Approved by unanimous vote with Sara Carbonneau abstaining.

III. Program and Site Related Updates

J. B. Mack reported that as of October, the Brownfields Assessment Program (Program) is in quarter 9 of 16. Since 2003, when the Program started, there have always been good candidate sites, and he said he expects that trend to continue in the future. To be eligible for continued funding in 2026, when the current grant expires, SWRPC would have to apply in the fall of 2025. Applicants must also demonstrate that at least 70% of the existing grant needs to be spent by next October when EPA calls for new brownfield assessment grant proposals. The Program is on pace to drawdown 63% of the existing funding with the current slate of projects that have already been approved by the BrAC, and given another year of projects, the expenses will likely supersede the 70% mark that SWRPC needs to reach to reapply for funds.

Cody Morrison reported on the MEDC's Revolving Loan Fund Program (RLF). As reported at the July meeting, they received authorization from the EPA to launch the Revolving Loan Fund Program and to start marketing and soliciting applications and pre-eligibility checklists. There are a few projects in the pipeline right now so there is not a ton of activity as they've been going through the review process for EPA and DES. They are expecting to have more news on those projects later this or early Quarter 1 next year, but in the meantime, there are still funds available if there are projects that have Phase IIs completed (the lowest bar of entry for that program). That will include grant and loan funding. Assuming all goes well, they are hoping to apply for supplemental funding next year as there is strong demand for the program. MEDC recently expanded its staff and hired Ericka Canales (attending virtually) who is helping with fund management services, helping establish administrative records, providing technical assistance, and other things. She will also be a point of contact for any of those projects in the pipeline.

J. B. Mack updated the Brownfields Assessment Committee (BrAC) on the 11 Main Street parcel in Alstead. The Board of Selectmen are hoping to start assessment work and acquire the lot for off street parking, but the property went through probate and the three joint owners have been difficult to contact. Despite the project being at a standstill, J. B. proposed keeping it open as an eligible project, but on the backburner, allowing for newer projects to continue to be funded while the Alstead project is on pause. Joe Levesque said the town understands this situation. Consensus was to keep the 11 Main Street project as an eligible project in the Program.

J. B. Mack provided an update on the former gas station and Khyber convenience store property on Route 9 in Chesterfield. The Program has worked on this property before for Phase I and II Assessments and a Hazardous Building Materials Waste Inventory in 2012 that resulted in the removal of two gasoline tanks. Paul Saba is the current owner of the 5-acre parcel, but the responsible party is Barrow's Oil in Brattleboro, Vermont. The company is responsible for an ongoing groundwater management permit for this property. Paul Saba, Cody Morrison, J. B. Mack, Rik Ekstrom (Housing Navigator), and the Chesterfield Economic Development Committee met recently to discuss the potential redevelopment of the site. Saba is interested in working with the Program for site development, whether it is for housing or commercial interests. Discussions are ongoing.

J. B. Mack also reported on conversations with City of Keene Mayor Kahn concerning the 133 Main St property in Keene. This former gas station has an existing Groundwater Management Permit and is currently being used as parking for Athens Pizza. The site was merged with the adjacent 125 Main St parcel, but it has the potential to be further developed. Due to dissatisfaction with the historic backfilling of testing boreholes, the property owner is not interested in permitting groundwater management work despite the responsible party - ExxonMobil - indicating that they will do the assessment and remediation at no cost to the owner. Without the owner's permission, work cannot be done on the property, so any necessary maintenance, assessment and remediation will not move forward until the owner grants ExxonMobil access.

J. B. Mack reported on the former Electrosonics property in Chesterfield. Weston and Sampson, the engineering firm that previously conducted a structural assessment for the Site, had a scope of work approved by the NH Department of Environmental Services (NHDES) to update water and soil condition data, and test drinking wells on and offsite, and assess the site for per- and polyfluoroalkyl substances (PFAS). There has been a delay of this work due to overgrowth on the property, but assessment work is proceeding, and the Chesterfield Economic Development Committee is excited to see this move forward.

John Ouellette reported on NHDES' J and G Auto brownfield project on the corner of 119 and Route 10 and 78 in Winchester. Ransom's historical work started with a Phase I and employed various programs to remove tanks. After that they conducted a MtBE investigation on the east side of the property because contamination could be related to the gas tanks. There were also borings done on the other side of the

property through the Hazardous Waste Program. Now the whole site is cleaned-up – including 5,000 tires removed – and continual work is being conducted through the Petroleum Funding Program. More groundwater sampling was done recently, and other concerns were found at the back of the property. Mindy Bubier’s program has someone else coming in to help with other stuff that Ransom found at the back side of the property. There will be a few digs in specific areas since the septic system was found. It is unclear what redevelopment will happen with the Site, but the University of Connecticut Technical Assistance for Brownfields program offered some ideas. J. B. Mack said that when the BrAC looked at the Site earlier, the Site was ultimately passed to NH DES because there was lots of petroleum contamination (which the MtBE remediation would tackle anyway) and there wasn’t a redevelopment plan yet. This property was tax-deeded to the Town of Winchester. To date, Ransom has helped NHDES remove gasoline tanks and started a MtBE borehole investigation through the Hazardous Waste program. John Ouellette added that the entire site has been cleaned-up but there is still collaboration occurring with NHDES’ Petroleum Cleanup Funding Program. The Brownfields Advisory Committee might get involved further in the future depending on the proposed uses of the Site and the need for additional assessment to ensure that the Site is compatible with the proposed use.

J. B. Mack reported that the Town of Winchester received a cleanup grant for the AC Lawrence property and recently contracted with Ransom Consulting LLC to manage the cleanup. The Town is currently collaborating with ReVision Energy to develop a solar array on the property. The grant is to clean-up the worst of the chromium contamination.

Jo Anne Carr reported on the St. Patrick School property in Jaffrey. A hazardous material building assessment was conducted for the school in order to prepare the Town for bids for the InvestNH demolition grant they had won for the property. Hazards include PCBs and vendors requested more information about PFAS to determine which landfill would take the demolition material. The Town received bids ranging from \$400,000 to around \$1,000,000 for the school. There is a meeting scheduled for later in the month to meet with site developers who plan to merge the two lots and then apply for a three-lot subdivision. On the property, the developers have proposed market-rate housing on the front of the property and 30 units of workforce housing at the back of the property for a total of 58 units.

Jo Anne Carr also reported on the Town of Jaffrey’s progress with a cleanup grant for the W.W. Cross site. Weston and Sampson have been hired as the qualified environmental professional with funding to start on an Analysis of Brownfields Cleanup Alternatives (ABCA) and a Community Involvement Plan. A hearing is scheduled for November 23, 2024 for the ABCA and the Community Involvement Plan. The demolition of the remaining parts of the building will hopefully be scheduled for the late winter/early spring. The cleanup funds will pay for the demolition of the building. This must occur before a Site Characterization can be conducted to address the low levels of PFAS as well as cadmium and cyanide contamination from the former plating room. Following demolition, the Town is planning to conduct additional Phase II environmental assessment work. There is potential for mixed-use redevelopment and an interest in attracting a supermarket.

Peggy Pschirrer announced that Walpole is finished with the former Central Plating site and is now moving on to a housing project as well as constructing a new addition for the Walpole Village School. NH DES assisted the Walpole Foundation in assessing a former school and the property has come up clean. Plans are to keep part of the building as a school and other parts as housing.

IV. Scope of Work: Supplemental Phase II Environmental Site Assessment, New Ipswich, NH

J. B. Mack explained that Ransom completed its initial Phase II Environmental Site Assessment (ESA) on behalf of the Town of New Ipswich and private property owner Paul Somero. He explained that after

completing the assessment, NHDES noted some new data gaps that they would like investigated before moving on to remedial action planning.

John Oullette reported that Ransom's Phase II ESA revealed no PCBs, VOCs or PAHs, but lots of arsenic. He explained that NHDES has requested arsenic samples to determine if the source is natural or related to petroleum contamination associated with the fill or the former town highway garage. This will inform the potential classification of arsenic contamination and the required remediation. All Phase II ESA groundwater tests were clean except for PFAS. NHDES wants all nine well sites to be tested for PFAS, where only a few were tested during the last round of assessment work. He reported that the level of PFAS at one well was at a factor of 50 (compared to a standard factor of 15) and another well was at a factor of 20 behind the property. This additional assessment work investigating arsenic and PFAS will be necessary to provide the Town and Mr. Somero with enough information to determine the future of the properties. The supplemental Phase II ESA investigations are proposed to be incorporated into the existing (now draft) Phase II ESA report. J. B. Mack reported that the Town and Mr. Somero both support this additional assessment work.

Motion: To approve the scope of work as it has been presented not to exceed \$12,800.

Motion by Peggy Pschirrer and seconded by Vice Chair Sean Leary. Approved by unanimous vote.

V. Scope of Work: Supplemental Phase II Environmental Site Assessment and Visioning Study, Greenville, NH

J. B. Mack reminded the BraC that the Town of Greenville is interested in revitalizing its Main Street and has targeted vacant lots at 24, 26 and 28 Main Street as potential places for off-street parking. He reported that the Town is moving forward with the purchase of 24 and 28 Main Street and they already own 26 Main Street. Despite the Town moving forward with the purchase of lots 24 and 28, the Phase II ESA recently completed by Ransom found elevated levels of PFAS on the parcels, and NH DES would like the Town to determine whether the source is on or offsite. When discussing an approach to determine off site PFAS testing locations, the Town notified SWRPC and BETA Group that they tax deeded 23 Main St across the Street from the three other parcels. Seeing that there was this cluster of vacant lots on Main Street, and previous BrAC discussions with Greenville about the opportunity to revitalize Main Street with more than on-street parking, SWRPC suggested that the Town may find some visioning technical assistance helpful. The Town readily agreed to having this support.

Tara Sousa described the Town's potential conundrum that if the town (through the study) revealed that the site has contamination issues but then refused to purchase the property, it is possible that the existing, tax-paying, property owners would stop paying taxes and these sites would be left as vacant eyesores that the town has no control over. If the Town wanted to tax deed those properties, it would take at least four years based on the New Hampshire statutory requirements. Therefore, the Board of Selectmen is interested in proceeding with the acquisition, despite the potential requirement that the Town will need to manage a groundwater management permit for PFAS. She went on to say that there are ongoing discussions with a local engineering company about how this space might be used – potentially for parking in the rear, green space, mixed-use buildings, etc., and how to address issues such as steep slopes requirements. The community is looking to understand the highest and best use of these parcels.

Joe McLoughlin added that the Phase I Environmental Site Assessment was recently drafted allowing the Town to proceed with the purchase of lots 24 and 28 following All Appropriate Inquiries. To now determine if the PFAS is an on or off-site issue, BETA is proposing four soil borings across the four parcels to analyze for PAHs, metals, and PFAS. Erik Galley, an in-house landscape architect, has been recruited to run a

charrette in Greenville for interested stakeholders and residents about property visioning. Galley can then develop graphics for multiple scenarios, perhaps integrating parking and commercial uses.

Motion: To approve the scope of work as presented not to exceed \$43,250.

Moved by Cody Morrison and seconded by Vice Chair Sean Leary. Approved by unanimous vote.

VI. Nomination: Former Brooks Property, Windsor, NH

J. B. Mack announced a new brownfields property nomination located on NH Route 31 in Windsor, NH. The lot formerly served as an auto salvage facility from 1974 to 2006 with a two-story residential dwelling, a two-bay garage, a two-bay maintenance garage, and a three-bay maintenance garage. The site was reportedly used for dismantling vehicles, liquidating materials, and collecting materials for recycling including waste oil, gasoline, degreasing fluid, scrap metal, antifreeze, and tires. There have been reports of leaking auto fluids. The site has an existing Groundwater Management Permit from NH DES. Four areas were excavated between 2018-2019 to reduce source contamination. Currently the site has petroleum exceedances that affect wells on and offsite. Recent testing on some of the wells led to a PFAS hit exceeding NH Ambient Groundwater Standards. The 6.8-acre property has been deeded to the town but now there is a couple who is interested in purchasing the property. He went on to state that the couple, Danielle and Barry Lavalley, run a land management company and are looking to move from their residence from Deering to Windsor. They would use the garages for their company and the house as the family's primary dwelling. The couple is aware that they would be responsible for the groundwater management permit that potentially includes PFAS monitoring. NHDES suggested before proceeding with the purchase and sale, that an investigation determine if PFAS contamination was widespread and affected off-site drinking wells. To help facilitate the sale, SWRPC's Program could determine the PFAS situation, and if the couple wanted to proceed with the purchase, the Program could fund a Phase I Assessment securing an All Appropriate Inquiry for the property. He explained that the Town of Windsor has never used Program assistance before, but he met with the Select Board, and they are interested in brownfield assessment assistance.

Danielle Lavalley reiterated her and her husband's interest in being part of the Windsor community, and their intent to use the property as a residence and company equipment staging area. She explained that a smaller residence would be rebuilt which would increase the taxes on the property to the Town. Regarding contamination, the couple was aware of the MBTEs but not of potential PFAS. They are aware that they would be responsible for the groundwater management permit. They were also aware of the MtBE contamination prior to bidding but not of the PFAS contamination. The Lavalley's have met with NH DES to discuss the groundwater management permit, but they would like to participate in the Brownfields program for additional support. The water quality of neighboring wells is still a big variable due to the PFAS and MtBE contamination. Requested assistance could entail PFAS testing, requesting permission from neighbors to test offsite wells, and procuring a Phase I assessment to protect against federal liability should they purchase the property.

J. B. Mack went on to say that there is a purchase and sale agreement currently drafted between the Lavalley's and the Town of Windsor, but the environmental work must be done to provide more clarity on the responsibilities for the future groundwater management permit moving forward. The Town of Windsor doesn't have an interest in this property. Despite this, NH DES regulations must be enforced.

Michael Conway asked if the Town will be responsible for provisions to neighboring properties if the wells are found to be contaminated with PFAS. J. B. Mack said that if PFAS is found in the drinking wells, it is expected that whoever is managing the groundwater management permit will be responsible for funding permit activity on the site, but he was not sure about the responsibility of off-site wells because the site was

tax-deeded (involuntarily acquired) and could check with NHDES. Danielle Lavalley stated that the Town of Windsor is currently responsible for PFAS testing and is financially liable regardless of whether the property is sold or not.

Motion: To accept the brownfield nomination of the Former Brooks Property.

Moved by Sean Leary and seconded by Peggy Pschirrer. Approved by unanimous vote.

VII. Other Matters

No other matters were presented. Next meeting will take place in December to present the scope of work for PFAS testing on the Windsor property. J. B. Mack said he would follow up with a Doodle poll once the scope of work was ready. J.B. Mack asked members to send notice if they will not be returning to the Brownfields Advisory Committee for the next term.

VIII. Adjourn

The meeting was adjourned at 1:16 p.m. by Chair Robinson.

Respectfully submitted,

Chloe Gross
Planner



SWRPC

Southwest Region
Planning Commission

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Agenda Item IV

Date: December 17, 2024
To: Brownfields Advisory Committee
From: Staff

RE: Scope of Work: Supplemental Site Investigation & Phase I Environmental Site Assessment, Former Brooks Property, 1385 Second NH Turnpike, Windsor, NH

Background

At the November 11th BrAC meeting, the Committee approved the nomination of the Former Brooks Property located at 1385 Second NH Turnpike in Windsor, NH into the SWRPC Brownfield Assessment Program. The 6.8-acre Site, which was formerly an auto recycling business, was acquired by the Town of Windsor by tax deed several years ago. Earlier this year, the Town of Windsor held a property auction for the property and there were three prospective bidders on the property.

Groundwater, surface water and/or drinking water sampling has been conducted at the Site (including adjoining and neighboring properties) dating back to 2005 and has been conducted under a Groundwater Management Permit since 2017. In 2018, as required by the NH DES, several Site monitoring wells were tested for the presence of per- and polyfluoroalkyl substances (PFAS); several PFAS compounds were detected in the four wells sampled. In 2024, the four monitoring wells were again sampled for PFAS, and exceedances of NH DES Ambient Groundwater Quality Standards (AGQSs) of PFAS compounds were detected in each of the wells. On November 26, 2024, the NH DES issued correspondence to the Town of Windsor recommending that a more complete round of groundwater, surface water and drinking water sampling be conducted for PFAS compounds.

The purpose of the Supplemental Site Investigation is to assess for potential PFAS data gaps associated with the Site which will inform the Groundwater Management Permit going forward. The Phase I Environmental Site Assessment is to help the successful bidder obtain protection from potential liability under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as a bona fide prospective purchaser.

Recommendation

Approve the scope of work as presented at a cost to SWRPC's brownfields assessment program not to exceed \$35,410.



112 Corporate Drive
Portsmouth, NH 03801
603.436.1490

MEMO

Date: December 12, 2024

Project: 222.05034.010

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

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

Re: Supplemental Site Investigation (SSI) & Phase I Environmental Site Assessment (ESA), Former Brooks Property, 1385 Second NH Turnpike, Windsor, New Hampshire

Pursuant to your request, Ransom has prepared the following PROPERTY SPECIFIC SCOPE OF SERVICES for the Former Brooks Property located at 1385 Second NH Turnpike in the Town of Windsor, 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, to conduct the aforementioned Supplemental Site Investigation (SSI) and Phase I ESA.

BACKGROUND

The former Brooks Property is an approximately 6.8-acre tax-deeded parcel presently owned by the Town of Windsor. The Site is improved with a two-story (residential) dwelling (circa 1970), a two-bay garage, a two-bay maintenance garage, and a three-bay maintenance garage. Three prospective purchasers are competing to enter a purchase and sale agreement with the Town to acquire the property. All of the bidders are aware of existing petroleum-related contamination on the property as well as NH Department of Environmental Services recent guidance requiring additional investigations to determine the future management of a Groundwater Management Permit associated with the property.

The Site was formerly owned by George Brooks, who operated two auto recycling sites in Leominster and Windsor. Reportedly, the Site operated as a salvage yard between 1974 and 2006, which included dismantling vehicles, liquidating parts to vendors and/or scrap metal recyclers and collection of assorted materials for recycling. Operations included the generation of waste oil, waste gasoline, waste degreasing agent, waste anti-freeze, scrap metal, and tires. Reports included complaints and observations of automotive fluids leaking and/or being discharged to the ground surface. In response to the release of oil and hazardous materials related to the former salvage yard and vehicle maintenance operations at the Site, the New Hampshire Department of Environmental Services (NH DES) issued the Permit to monitor the effects of past discharges of petroleum hydrocarbons.

Source areas, previously identified through elevated concentrations during groundwater monitoring activities and a geophysical survey in 2018, were excavated. Soil was removed to a depth of 10 feet below ground surface at each location, and a total of roughly 1,050 cubic yards of soil was removed. Due to the elevated water table at the Site, roughly 8,520 gallons of groundwater was removed during dewatering activities. Buried debris in the form of rubber tires, scrap metal and plastic were also encountered and removed. Remedial activities have been conducted on the Site. According to NH DES

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records, remedial action activities conducted at the Site reached “substantial completion” in August 2019. Groundwater, surface water and/or drinking water sampling has been conducted at the Site (including adjoining and neighboring properties) dating back to 2005 and has been conducted under a Groundwater Management Permit since 2017. In 2018, as required by the NH DES, several Site monitoring wells were tested for the presence of per- and polyfluoroalkyl substances (PFAS); several PFAS compounds were detected in the four wells sampled. In 2024, the four monitoring wells were again sampled for PFAS, and exceedances of NH DES Ambient Groundwater Quality Standards (AGQSs) of PFAS compounds were detected in each of the wells. On November 26, 2024, the NH DES issued a correspondence to the Town of Windsor recommending that a more complete round of groundwater, surface water and drinking water sampling be conducted for PFAS compounds.

PURPOSE

The intent of the Supplemental Site Investigation is to collect groundwater, surface water and drinking water samples from the Site, adjoining properties and/or neighboring properties for laboratory analysis for the presence of PFAS, as requested and specified by the NH DES in the aforementioned November 26, 2024, correspondence.

SCOPE OF WORK

To accomplish the objectives described above, Ransom has developed the following SSI scope of work.

Task 1 – Site-Specific Quality Assurance Project Plan, Site Reconnaissance 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 NH DES, United States Environmental Protection Agency (U.S. EPA), and SWRPC for the field tasks proposed below.

Prior to conducting the groundwater surface water and drinking water samplings, Ransom will conduct a reconnaissance of the Site to view current conditions and to locate the groundwater monitoring wells, piezometer locations and surface water sampling locations.

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 – Supplemental Site Investigation

Groundwater Sample Collection and Analysis

Ransom will collect groundwater samples from the eleven existing Site monitoring wells (MW-3, MW-6R (or MW-16 if dry), MW-8R, MW-10, MW-11, MW-12, MW-13, MW-15R, MW-20, MW-21R and MW-22) and two piezometers (P-1 and P-2) utilizing low-flow sampling procedures. Prior to sampling, groundwater elevations will be measured at each 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 contaminant of concern, as identified below:

1. PFAS by U.S. EPA Method 537 with Isotope Dilution and the U.S. EPA modification to quantitate branched isomers (36 isomers total; 13 samples (as noted above)).

One duplicate sample for PFAS analysis will also be collected for quality assurance/quality control (QA/QC) purposes. In addition, a field blank sample will be collected and analyzed for PFAS.

Surface Water Sample Collection and Analysis

Ransom will collect surface water samples (if water is present) from two surface water sampling locations (SW-01 and SW-04) utilizing low-flow sampling procedures. Ransom anticipates submitting the surface water samples for laboratory analysis for the presence of the specific contaminant of concern, as identified below:

1. PFAS by U.S. EPA Method 537 with Isotope Dilution and the U.S. EPA modification to quantitate branched isomers (36 isomers total; 2 samples (as noted above)).

One duplicate sample for PFAS analysis will also be collected for QA/QC purposes.

Drinking Water Sample Collection and Analysis

Site Water Supply Well. With a generator, Ransom will attempt to collect a water sample from the inactive water supply well that formerly serviced the Site. If the well can be brought online and subsequent to purging, Ransom will collect a drinking water sample from the Site (Tax Map 1, Lot 22 (1385 Second NH Turnpike)) water supply well.

Off-Site Water Supply Wells. Ransom will attempt to gain access and make arrangements with four off-site private water supply well owners, and subsequent to purging, Ransom will collect drinking water samples from the following four private water supply wells:

1. Tax Map 1, Lot 6 (1372 Second NH Turnpike);
2. Tax Map 1, Lot 21 (1347 Second NH Turnpike);
3. Tax Map 1, Lot 23 (51 Moose Walk Lane); and
4. Tax Map 2, Lot 2 (33 Moose Walk Lane).

Ransom anticipates submitting the drinking water samples for laboratory analysis for the presence of the specific contaminant of concern, as identified below:

1. PFAS by U.S. EPA Method 537 with Isotope Dilution and the U.S. EPA modification to quantitate branched isomers (36 isomers total; 5 samples (as noted above)).

One duplicate sample for PFAS analysis will also be collected for QA/QC purposes.

Task 3 – Supplemental Site Investigation Report

Ransom will prepare a DRAFT SSI Report to document the methodologies and results of the work outlined above. The report will include a tabular summary of static water level measurements and PFAS

analytical data (amending/updating existing Loureiro tables), figures showing sampling locations, inferred groundwater flow and contaminant distribution for groundwater and surface water and drinking water. In addition, Ransom will provide a summary of the findings to address the requirements of Env-Or 606.08, including a preliminary screening of potential remedial alternative, as warranted, based on Env-Or 606.08(a), a site summary based on Env-Or 606.08(b), and recommendations for further actions based on Env-Or 606.08(c).

Task 4 – Phase I Environmental Site Assessment

A Phase I ESA is the initial step in the process of identifying the presence or potential presence of recognized environmental conditions. Ransom will complete the project Phase I ESA in general accordance with the requirements provided by the ASTM International Designation: E 1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2021* (ASTM 1527-21) and the U.S. EPA All Appropriate Inquiry (AAI) Standard as required under sections 101(35) (B) (ii) and (iii) of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 40 CFR Part 312.

As quoted from the ASTM standard, the practice of conducting environmental due diligence in “conformance with the noted requirements and standards is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or “LLPs”): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B).”

Congress directed the U.S. EPA to establish by regulation, standards and practices for conducting an all appropriate inquiry. Criteria cited in the Brownfields Law and highlights of the AAI standard include the following:

1. The results of an inquiry by an environmental professional;
2. Interviews with past and present owners, operators, and occupants of the property for the purpose of gathering information regarding the potential for contamination at the property;
3. Reviews of historical sources, such as chain-of-title documents, aerial photographs, building department records, and land-use records, to determine previous uses and occupancies of the property since the property was first developed;
4. Searches for recorded environmental cleanup liens against the property that are filed under federal, state, or local law;
5. Reviews of federal, state, and local government records, waste disposal records, underground storage tank records, and hazardous waste handling, generation, treatment, disposal, and spill records concerning contamination at or near the property;
6. Visual inspections of the property and adjoining properties;
7. Specialized knowledge or experience on the part of the property owner;

8. The relationship of the purchase price to the value of the property if the property was not contaminated;
9. Commonly known or reasonably ascertainable information about the property; and
10. The degree of obviousness of the presence or likely presence of contamination at the property and the ability to detect the contamination by appropriate investigation.

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

Site History Development

Ransom will review available local, state and federal records in accordance with ASTM E 1527-21 in an effort to develop a history of the property. This will include the past use and handling of hazardous substances and/or petroleum products (HSPP). Local files to be reviewed will include those available at the local tax assessor's office, clerk's office, building department, zoning department, and fire department. We will also review available Town/City Directories and Sanborn Fire Insurance Maps for the property and surrounding areas.

Ransom will contract the services of EDR LightBox (EDR) to perform a search of ASTM-specified state and federal databases within applicable radii to identify sites of potential environmental concern in the vicinity of the property or at the property itself.

Ransom will also conduct an online and in-person review of files on record at the NH DES OneStop and at the NH DES for the Site.

It may be necessary to request information through the Freedom of Information Act (FOIA) by written requests to certain regulatory agencies to obtain certain information. Information obtained by FOIA may not be available within the time frame typically requested for Phase I assessments.

If possible, Ransom will also interview individuals familiar with the history and past use of the property. Ransom will interview the key site manager or others knowledgeable of the facility/site, either during the site reconnaissance or by telephone, regarding the current and past site use. Ransom will also inquire about environmental permits, records, and previous environmental studies that may have been conducted at the site.

Site Reconnaissance

Ransom will visit the property to further assess current site conditions. During the site visit, we will document our observations including the presence of HSPP storage areas (e.g., drums, aboveground storage tanks), stained soils, or stressed vegetation. To assist with the site visit, we request that any available site plans which show current property lines, HSPP storage areas, and underground utilities be provided to us.

Non-Scope Considerations

Additional environmental issues or conditions may be present at the property that are outside the scope of ASTM E 1527-21. These issues include, but are not limited to, asbestos-containing materials, radon, lead-based paint and wetlands, and will not be evaluated as part of the work proposed herein.

Report Preparation

Ransom will prepare a summary report documenting the environmental assessment conducted at the Property. Specifically, the report will include the following, as appropriate:

1. A summary of the information gathered during the Phase I ESA, including site history, observations made during the site visit, records review, and interviews;
2. A site plan and a locus map (topographic) for the property;
3. Ransom's opinion regarding the environmental condition of the property with respect to release of threatened releases of HSPP that have, or could have, impacted the property; and
4. Recommendations for additional response actions, if necessary.

USER PROVIDED INFORMATION

In order to receive liability protection through the AAI process, the Users (person on whose behalf the Phase I ESA is conducted), have an obligation to complete interviews with the report preparer, complete a Ransom-provided User Questionnaire, and provide copies of the following documents, if available (including but not limited to):

1. Environmental site assessment reports;
2. Environmental compliance audit reports;
3. Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, etc.);
4. Registrations for underground and aboveground storage tanks;
5. Material safety data sheets;
6. Community right-to-know plan;
7. Safety plans; preparedness and prevention plans, spill prevention, countermeasure and control plans, facility response plans, etc.;
8. Reports regarding hydrogeological conditions at the Property or surrounding area;
9. Notices of other correspondence from any government agency relating to past or current violations of environmental laws with respect to the Property or relating to environmental liens encumbering the property;
10. Hazardous waste generator notices or reports;
11. Geotechnical studies;

12. Risk assessments; and/or
13. Recorded Activity and Use Limitations.

Task 5 – Results Presentation

At SWRPC's discretion, Ransom will present the findings of the SSI and/or Phase I 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	SSQAPP, Site Reconnaissance and HASP	\$5,290	\$210
Task 2	Sample Collection and Analysis	\$8,250	\$10,010
Task 3	Report Preparation	\$5,435	\$315
Task 4	Phase I ESA	\$4,750	\$500
Task 5	Results Presentation	\$650	---
	<i>Subtotals</i>	\$24,375	\$11,035
TOTAL ESTIMATED COST		\$35,410	

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.

DRAFT versions of the Supplemental Site Investigation and/or the Phase I Environmental Site Assessment report will be submitted to the SWRPC, the NH DES, and the U.S. EPA for review and comment prior to the report(s) being finalized.

Upon completion of review and comment, and with SWRPC approval of the DRAFT report(s), Ransom will submit FINAL report copies to SWRPC, the Town of Windsor, 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 groundwater, surface water and drinking water samplings are anticipated to be conducted in late January/early February 2025 (this assumes a 30-day review period for the SSQAPP). Ransom anticipates that a DRAFT Supplemental Site Investigation report can be completed and submitted to the SWRPC within 10 weeks of collecting the samplings (this assumes a 21-day standard turn-around time for the PFAS 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
Operations Manager



Elizabeth M. Ransom, P.G.
Vice President

Digitally signed by
Elizabeth M. Ransom,
P.G.
Date: 2024.12.12
12:01:05'00'

JMO/EMR:jar

APPROVED AND ACCEPTED BY SOUTHWEST REGION PLANNING COMMISSION:

Signature: _____ Date: _____

Name (print or type): _____

Title: _____ Email: _____



SWRPC

Southwest Region
Planning Commission

37 Ashuelot Street
Keene, NH 03431
Phone: (603) 357-0557
Fax: (603) 357-7550
www.swrpc.org

Agenda Item V

Date: December 17, 2024
To: Brownfields Advisory Committee
From: Staff

RE: Scope of Work: Flood Plain Analysis, Former A.C. Lawrence Tannery Site, Winchester, NH

Background

The SWRPC Brownfields Assessment Program has a long history helping the Former A.C. Lawrence Tannery Site in Winchester, NH change from an unproductive contaminated vacant parcel to a more productive use. The Site was identified in SWRPC's current Brownfield Assessment Grant proposal as one of the priority sites it aimed to work on. Several years ago, the Town of Winchester, the owner of the site, arrived at a decision to try to convert the brownfield into a "brightfield" (i.e., a solar array), creating a vision with which to plan a new future for the Site. Approximately a year ago, the Town issued a Request for Proposals (RfP) seeking to work with a solar developer to redevelop the Site. The firm ReVision Energy successfully bid on the RfP and has an agreement with the Town to work jointly on the brightfields project.

The NH Department of Environmental Services (NHDES), which is supportive of the Site becoming a brightfield, has allowed the Town to monitor one of the contaminants on the property, Varsol (a petroleum solvent used to remove grease from sheep hides), in place as part of a Groundwater Management Permit while it naturally attenuates. However, the Town is required to address a plume of chromium that is known to be present on the Site as well. Approximately a year ago, the Town of Winchester won a \$1.18 million cleanup grant from the Environmental Protection Agency (EPA) to address the chromium, however, it is uncertain if the chromium can be eradicated completely with the existing budget due to recent inflation.

In addition to the challenge of the contamination, the Site is adjacent to the Ashuelot River and the Federal Emergency Management Agency shows significant portions of the Site in a floodplain area. While solar arrays can be legally constructed on floodplains in New Hampshire, the infrastructure that is used to raise them to safe levels can be cost prohibitive, putting the project at risk of meeting its financial goals. To move forward with the brightfields project, ReVision has determined that it needs a flood plain analysis as part of its "derisking" due diligence process to assess the cost of the solar array design prior to submitting an interconnection application with Eversource. Eversource is currently taking approximately one year to process such applications. While the Town of Winchester can use EPA cleanup funds to conduct this analysis, the Town is seeking assistance from the SWRPC Brownfields Assessment Program so that it can maximize its cleanup funds towards the removal of chromium and facilitate other site preparation measures.

Recommendation

Approve the flood plain analysis scope of work at a cost not to exceed \$6,650.



112 Corporate Drive
Portsmouth, NH 03801
603.436.1490

MEMO

Date: December 12, 2024

Project: 222.05034.011

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

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

Re: Flood Plain Analysis, Former A.C. Lawrence Tannery Site, Winchester, New Hampshire

Pursuant to your request, Ransom Consulting, Inc. (Ransom) has prepared the following PROPERTY SPECIFIC SCOPE OF SERVICES for the Former A.C. Lawrence Tannery Site in the Town of Winchester, 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 Flood Plain Analysis.

BACKGROUND

The Town of Winchester has received a Brownfields Cleanup Grant from the U.S. Environmental Protection Agency (EPA) and has awarded a Qualified Environmental Professional (QEP) to conduct environmental services for the Town of Winchester Brownfields program. The Town of Winchester specifically received funding for the cleanup of the former A.C. Lawrence Tannery located at 15 Bridge Street in Winchester. The Town of Winchester's goal is to utilize the property for solar development.

The property topography is fairly level and abuts the Ashuelot River. The potential solar developer has requested that additional information regarding the flood plain be provided so that potential development risks are understood prior to proceeding with the development.

PURPOSE

The intent of the work proposed below is to prepare a preliminary assessment of the site in relation to the existing flood elevation data to support the proposed solar redevelopment of the site. This work will help the developer understand the feasibility of site redevelopment, secure insurance and funding, and understand potential additional development risks and costs prior to applying for an interconnection agreement with Eversource. The developer is interested in obtaining this information prior to completion of the cleanup of the property.

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SCOPE OF WORK

Task 1 – Flood Plain Exhibit

Ransom will download existing online data sources such as LiDAR topography, U.S. Geological Survey gauge flows, watershed information and other GIS data; as well as field-collected data like site observations (i.e. presence of invasives or remaining infrastructure that could alter flow). A survey of existing site elevations is not included as part of this effort. Ransom will utilize existing Flood Elevations depicted on FIRM Panels for Winchester, NH to prepare a preliminary floodplain exhibit for the site. Where needed to augment site-specific details, we will utilize the U.S. Geologic Survey StreamStats tool to estimate the 100-year peak flow through the river and HEC-RAS to model the hydraulic conditions of the river and associated floodplain.

The preliminary map will utilize LiDAR elevation data that is readily available for public use to graphically depict the limits of the FEMA 100-year flood elevation. Where needed to augment site-specific details, we will utilize the U.S. Geologic Survey StreamStats tool to estimate the 100-year peak flow through the river and HEC-RAS to model the hydraulic conditions of the river and associated floodplain. The preliminary floodplain exhibit will utilize 2-foot contour intervals and is expected to depict the extent of the predicted 100-year flood more accurately within the site compared to the existing FIRM panels, which are not contoured to this level of precision.

This effort is essential in the preliminary planning of a solar development project as both electrical code and local ordinances govern the construction of a solar array and associated equipment within the 100-year floodplain. The preliminary floodplain exhibit will also show the limits of the mapped AE and X Zones and Floodway within the site. The exhibit will be used by the developer to support conceptual design documents for the project.

Should additional evaluation of the floodplain be needed to support Alteration of Terrain permitting and detailed design following the remediation of the site through the Town of Winchester's Brownfields Clean Up grant (particularly should site elevations change as a result of the remediation), the exhibit can provide the foundational basis for the permit level design set following a survey of current site elevations.

Task 2 – Results Presentation

At SWRPC's discretion, Ransom will present the findings of the Flood Plain Analysis 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
Task 1	Flood Plain Analysis	\$6,000
Task 2	Results Presentation	\$650
TOTAL ESTIMATED COST		\$6,650

If additional tasks are required beyond this scope, a separate scope of work will be provided to SWRPC.

REPORTING

A DRAFT version of the Flood Plain Analysis will be submitted to SWRPC, the NH DES, the U.S. EPA and the Town of Winchester 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 Winchester, 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 flood plain analysis is anticipated to be conducted in February and March 2024. Ransom anticipates that a DRAFT report can be completed and submitted to the SWRPC within 8 weeks of initiating the study. We have assumed that no SSQAPP is required for the flood plain analysis.

ORGANIZATION

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

Digitally signed by
Elizabeth M. Ransom,
P.G.
Date: 2024.12.12
12:19:19 -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: _____



SWRPC

Southwest Region
Planning Commission

37 Ashuelot Street
Keene, NH 03431

Phone: (603) 357-0557

Fax: (603) 357-7550

www.swrpc.org

Agenda Item VI

Date: December 17, 2024
To: Brownfields Advisory Committee
From: Staff

RE: Site Nomination: 0 Optical Avenue, Keene, NH

Background

While assembling the meeting packet for the December 17, 2024 BrAC meeting, SWRPC staff received a site nomination from the Monadnock Economic Development Corporation (MEDC) to consider 0 Optical Avenue in Keene, NH as a new participant in the SWRPC Brownfield Assessment Program. The 12.9-acre site, which consists of three contiguous parcels at the northwest junction of Optical Avenue and NH Route 101, was historically a drive-in theater and is currently vacant.

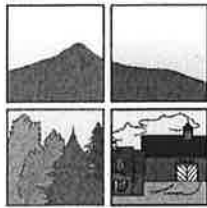
MEDC is working on plans with development partners to redevelop the site by constructing a 120,000 square foot building that would host a manufacturing firm in the business of constructing modular housing components to facilitate the construction of affordable housing.

MEDC shared a Phase I Environmental Site Assessment (ESA) and Limited Phase II ESA associated with the Site that were conducted in 2023. The Limited Phase II ESA dismissed concerns about suspected off-site upgradient Volatile Organic Compounds (VOCs) and Chlorinated VOCs migrating via groundwater on to the Site, but confirmed the presence of lead and arsenic exceeding NH soil remediation standards on a small portion on the southern portion of the Site as well as asbestos containing materials in an off-site location just outside the southern boundary line of the property. While some additional environmental investigations may be required for the Site, the project will most likely require assistance with remedial action planning and facilitating a Phase I Environmental Site Assessment to protect the bona fide prospective purchaser from federal liability.

At the time of writing SWRPC is working with MEDC on a Site Nomination form for this property. SWRPC will forward this form to the BrAC upon completion.

Recommendation

Accept the nomination for 0 Optical Avenue, Keene, NH into the SWRPC Brownfield Assessment Program contingent on a successful brownfield eligibility screening by the Environmental Protection Agency.



SWRPC

**Southwest Region Brownfields Assessment Program
Site Selection Criteria for
0 Optical Ave
Keene, NH**

Site Description:

The Site, located at the intersection of Optical Ave and NH Route 101 in Keene, comprises three vacant parcels totaling 12.9 acres. The property was historically used as a drive-in movie theatre from the 1950's to the 1980's. It is owned by HL Realty Holdings, a locally owned private company. The Monadnock Economic Development Corporation (MEDC), a nonprofit regional development corporation, is interested in purchasing the property. Previously, MEDC partnered with SWRPC's Brownfields Assessment Program on the Railroad Land Development project, a multi-use project in downtown Keene that is now the site of the Monadnock Food Coop, Courtyard Keene Downtown hotel, and more. The redevelopment project is the construction of a 120,000 square foot manufacturing facility that would host a sustainable construction and building systems manufacturer. According to MEDC, the development would result in 120 jobs being created and the employer is expected to train up to 20 new skilled tradespeople per year.

In an effort to prepare for a previous and different development project, MEDC hired a consultant to conduct a Phase I Environmental Site Assessment (ESA) and Limited Phase II ESA associated in 2023. The Limited Phase II ESA dismissed concerns about suspected off-site upgradient Volatile Organic Compounds (VOCs) and Chlorinated VOCs migrating via groundwater on to the Site but confirmed the presence of lead and arsenic exceeding NH soil remediation standards on a small portion on the southern portion of the Site as well as asbestos containing materials in an off-site location just outside the southern boundary line of the property. While some additional environmental investigations may be required for the Site, the project will most likely require assistance with remedial action planning and facilitating a Phase I Environmental Site Assessment to protect the bona fide prospective purchaser from federal liability.

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

MEDC has confirmed that the owner is interested in participating in the Brownfields Program.

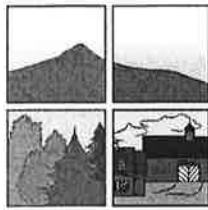
Tier 1 Criteria. A site must satisfy a majority of these criteria to be considered further – and will be ranked among other candidate sites by direct comparison of these criteria.

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.



SWRPC

**Southwest Region Brownfields Assessment Program
Site Selection Criteria for
0 Optical Ave
Keene, NH**

3. Level of Threat to Public Health and Safety

Based on the previous assessment work conducted for MEDC, the site is not anticipated to have a high level of threat to public health and safety, however further testing may be required.

4. Level of Other Environmental Risk

Unknown.

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

It is anticipated that brownfields funds will trigger planned redevelopment activity. MEDC and the property owner have worked to develop the site for multiple years, and the proposed tenant is selecting this site following a two-year long statewide search for a suitable property. MEDC has worked with the City of Keene, State of New Hampshire, and other entities to develop the site at various points.

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

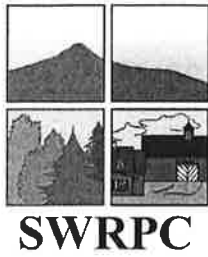
The proposed development appears to be consistent with permitted uses in Keene's Industrial Park zone. According to the City of Keene's Land Development Code, "The Industrial Park (IP) District is intended to provide for relatively low-intensity manufacturing and research and development firms that are employee intensive, clean in nature, and promote an attractive industrial park environment. Service operations and sales activities are excluded from this district, except for minor sales that may be accessory to the primary use. All uses in this district shall have city water and sewer service."

According to the City of Keene's 2010 Master Plan, the plan states that "[a]s this area [referring to Marlborough Street] transitions towards the Optical Avenue gateway into the community from Route 101, the inclusion of a higher density of industrial/manufacturing/business/office uses should be pursued with the provision of connections to adjacent neighborhoods, creating a walkable area."

7. Development Potential:

a. Transportation access to the site

The site is in a good location for freight and commuter access as it is located at the intersection of Optical Ave and NH Route 101. According to MEDC, they have contacted City Express representatives to discuss route deviations and the potential for a regular stop on Optical Ave.



**Southwest Region Brownfields Assessment Program
Site Selection Criteria for
0 Optical Ave
Keene, NH**

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

The site has direct access to public water, sewer, and 3-phase power.

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

Based on existing assessment findings, it appears that the clean-up cost will be minimal.

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

The site is flat, mostly cleared, does not include buildings and is not shown as being in the FEMA floodplain. It does not appear to pose any obvious challenges for construction.

- e. Feasibility/probability of remediation

While unknown at this time, the probability of remediation seems very achievable as known contamination is in an isolated part of the property.

- f. Suitability of site as public greenspace.

Not applicable.

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

1. Job Creation by Redevelopment

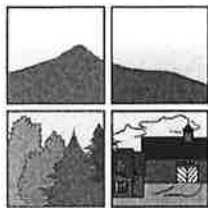
The tenant is expected to create 120 jobs most of which will be manufacturing, and to a lesser extent will include support positions that are administrative, sales, and finance-related.

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

The redevelopment is expected to be funded by federal agencies such as the Northern Border Regional Commission and/or Economic Development Administration, private equity investment, bank debt, and New Markets Tax Credits.

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

Unknown at this time, however, if contaminants are remediated, the property value is expected to increase. The proposed building will increase the property value.



SWRPC

**Southwest Region Brownfields Assessment Program
Site Selection Criteria for
0 Optical Ave
Keene, NH**

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

Not applicable.

5. Environmental Justice Benefits of Redevelopment

Unknown

6. Housing Benefits of Redevelopment

The tenant will manufacture sustainable construction and building systems that can assist with housing development.

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

The project is likely to help revitalize East Keene, providing manufacturing jobs for area residents, and growing the City of Keene's tax base.