

Brownfields Advisory Committee

December 17, 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 (remote)*; Joe Levesque, *Town of Alstead*; Al Merrifield, *Town of Sullivan*; Cody Morrison, *Monadnock Economic Development Corporation (MEDC)*; Paul Pietrinferni, *Environmental Protection Agency (EPA)*; Dominic Perkins, *Savings Bank of Walpole*.

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

Guests: Mindy Bubier, *New Hampshire Department of Environmental Studies (NHDES) (remote)*; Ericka Canales, *consultant for MEDC (remote)*; Sheryl Chan, *EPA*; Terry Clark, *Cheshire County*; Michael Conway, *SWRPC Commissioner, Keene*; Daniella Feistrintzer, *EPA*; Heather Iworsky, *Revision Energy*; Danielle Lavalley, *prospective purchaser of Former Brooks Property Site in Windsor (remote)*; Maggie McCallum, *EPA*; Joe McLoughlin, *BETA Group, Inc. (BETA Group)*; Karey Miner, *Town of Winchester*; John Ouellette, *Ransom Consulting, LLC (Ransom)*; Adam Paquette, *Town of Swanzey*; Elizabeth Ransom, *Ransom Consulting (remote)*;

I. Welcome and Introductions

Chair Robinson called the meeting to order at 12:00 p.m. and introductions were made.

II. Minutes of November 1, 2024.

Motion: to approve the minutes of November 1, 2024, as submitted.

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

III. Program and Site Related Updates

J. B. Mack recognized three outgoing members of the BrAC: Sara Carbonneau, Dan Scully, and Peggy Pschirrer, for their hard work and thanked them for their service on the committee. He additionally recognized new members that will be officially joining the BrAC starting in 2025: Michael Conway from the City of Keene and Karey Miner from the Town of Winchester. He thanked them for stepping up and for joining the committee. He additionally recognized that Adam Paquette from the Town of Swanzey is present and that he may be joining the committee in 2025 as well.

J. B. Mack shared that the program is currently at 62% drawdown and that if the proposed projects today are fully funded the figure will be about 70%. He shared that the Environmental Site Assessment (ESA) in Greenville is proceeding well and that BETA group has been working with SWRPC to plan a visioning charette in the coming months. He additionally shared that the demolition bid for the St. Patrick School property in Jaffrey has received several inquiries. He shared that Ransom Consulting has begun supplemental Phase II work for the two properties in New Ipswich however the monitoring wells on the properties were dry due to the recent drought.

Cody Morrison shared that with MEDC's cleanup program there is a possibility that scopes of work presented to the BrAC may additionally be requesting clean up funds from MEDC. He asked whether the committee would prefer him to abstain on upcoming votes and the committee agreed that this would not be necessary.

IV. Scope of Work: Supplemental Site Investigation (SSI) & Phase I Environmental Site Assessment (ESA), Former Brooks Property, 1385 Second NH Turnpike, Windsor, NH

J. B. Mack explained that the property was a former auto recycling site and there is known petroleum contamination on the property as well as PFAS contamination. There are surrounding drinking water wells on adjacent properties which may be impacted by the Site's contaminants. The purpose of the proposed scope of work would be to better understand the risks to these drinking wells adjacent to the site as well as provide a more comprehensive picture of PFAS contamination on the Site. J. B. Mack explained that the Town of Windsor decided to reject the current bidder's request for an extension to purchase the property. There are other bidders still interested in the property despite the contamination concerns and therefore, the town would still be interested in moving forward with the scope of work as proposed.

John Ouellette shared a map of the project area where there are four occupied adjacent properties with drinking water wells. In addition to testing the four adjacent property drinking wells, NHDES has suggested that 13 existing monitoring wells on the Former Brooks Property be tested for PFAS as well as two surface water sites for the same purpose. When the property is purchased, the cleanup responsibilities will be transferred to the new owners, and therefore, the extent of the contamination should be identified before the property is sold by the town. Todd Horner asked whether the scope of work needs to occur before the purchase and sale agreement to the private owner to protect them from liability. J. B. Mack explained that the entire scope of work would need to occur before the property purchase in order to ensure federal liability protection. J. B. Mack explained that if the assessment is not able to be completed before the timeline for the next bidder, the town could find themselves having to reject another bidder if the bidder wants that federal liability protection. Sara Carbonneau explained that in her opinion the highest priority should be the assessment and containment of contamination and that the selling of the property comes secondary.

Motion: To approve the scope of work as it has been presented not to exceed \$35,410.

Motion by Sara Carbonneau and seconded by Vice Chair Leary. Approved by unanimous vote.

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

J. B. Mack explained that while this property has not been funded by the current assessment grant, it has a long history in the SWRPC Brownfields Program and has required significant assessment work. The Town of Winchester has determined that due to the extensive contamination from its former use as a tannery, the site cannot be used for a more active redevelopment project such as housing or commercial space. Due to this limitation, and the flat concrete slabs present on the site, it has been determined that solar development would be a suitable reuse. The Town of Winchester has gone through an Request for Proposal process and

selected ReVision Energy for the project to develop a solar array. J. B. Mack showed a map developed by Ransom showing existing floodplain information associated with the Site.

Because of the site's location on the Ashuelot River, J. B. Mack explained that ReVision Energy is required to do a floodplain analysis to determine the exact height of the solar panels and accessory equipment. Ransom Consulting has approached SWRPC through the Town of Winchester requesting that the BrAC fund this analysis in order to ensure the redevelopment of the site. Heather Iworsky explained that the existing FEMA maps are at a resolution of 20-feet which is not sufficient to inform the design of the array. She explained that an analysis using 2-meter LIDAR data is required in order to inform the property design, complete a grid connection application with Eversource, and to satisfy the flood-plain ordinance in the Town of Winchester. Elizabeth Ransom explained that while the flood plain analysis will inform solar development for the Tannery Site, this work would be useful for any possible reuse down the road. J. B. Mack further clarified that the flood plain analysis would be for the entire site, not just the north side of Bridge Street as shown in the map on the screen.

Motion: To approve the scope of work as presented not to exceed \$6,650.

Moved by Cody Morrison and seconded by Dominic Perkins. Al Merrifield identified a typo regarding the year 2024 instead of 2025. Approved by unanimous vote with Sara Carbonneau abstaining.

VI. Site Nomination: 0 Optical Ave, Keene, NH

J. B. Mack shared that MEDC nominated the site at 0 Optical Ave which is located at the intersection of Optical Ave and NH Route 101. The property was formerly used as a drive-in theater, however, the contamination concerns stem from upgradient contaminated properties that may have impacted the Site's groundwater. Additionally, there are pits on the southern edge of the property where hazardous materials, including asbestos, have been dumped. MEDC has worked with the private property owner and Credere Associates LLC (Credere), an environmental consultant based in Maine, to do some preliminary assessment of the Site.

J. B. Mack introduced Cody Morrison to discuss the Site. Cody explained that the site is about 12.9 acres, mostly cleared, and is fenced in. MEDC has been in conversations with several interested parties over the years regarding the property. He explained that the current interested party would be looking to develop a 120,000 square foot manufacturing facility that would produce sustainable building materials. The company would employ about 120 individuals and would have capacity for skilled training programs. Credere's previous assessment of the site identified contamination near the hazardous materials dumping site however, the levels of contamination identified did not necessitate monitoring wells.

The property is located in the Industrial Zone of Keene and MEDC does not anticipate any need for a zoning variance. The property owner is adamant that the site be used for manufacturing rather than as a warehouse or storage facility. MEDC would be the prospective purchaser of the site for this new use. Michael Conway expressed that he was concerned about using assessment funds for a private landowner. J. B. Mack shared that this is a valid concern and that the BrAC could reject the nomination or possibly ask for a cost share from the landowner on any assessment work. He explained that context is important since the project could create good local jobs. Terry Clark asked whether the asbestos on the property is a significant concern that would hold back construction? Cody Morrison explained that asbestos contamination is the primary concern which would impede development. The other contaminant of concern, chlorinated volatile organic compounds, was found a year ago to be present at levels not requiring remediation. Mindy Bubier shared that groundwater sampling for lead would be worthwhile in a potential assessment and that a remedial action plan might be required. Joe McLoughlin asked whether the hazardous materials are still present on

the site and Cody Morrison explained that this was the case. Michael Conway asked whether there is a possibility of the contamination falling on state land and Cody Morrison explained that this is possible since the dumping sites are very close to the property line with the NH 101 right-of-way.

Motion: To accept the Site Nomination of 0 Optical Ave.

Moved by Al Merrifield and seconded by Joe Levesque. Approved by unanimous vote with Cody Morrison abstaining.

VII. Adjourn

The meeting was adjourned at 1:01 p.m. by Chair Robinson.

Respectfully submitted,

Jason Cooper
Planner