

Brownfield Advisory Committee
December 9, 2015
Meeting Notes

The Brownfields Advisory Committee (BAC) convened in the conference room at Southern New Hampshire Planning Commissions (SNHPC) in Manchester, NH at 3:00 PM. The purpose of the meeting was to introduce the selected consultant (Sandborn Head) and subcontractor (McFarland Johnson) to the Advisory Committee; review the brownfields assessment work plan and goals; review and discuss previously identified priority sites and proposed new community outreach strategies; and agree upon the next steps to be taken to move the program forward.

Jack Munn, Chief Planner, facilitated the meeting and it was attended by Chris Lombard (EPA); Michael McCluskey (NHDES); Jennifer Marts (NH DES); Lea Anne Atwell (NH DES); Sam Quattrini (NH DES) Stephen Heavener (CRDC); Fred McGarry (Deerfield); Marc Flattes (Derry) Deb Lievens (Londonderry); Derek Horne (Goffstown); Laura Scott (Windham); Dave Poulson (Windham); Scott Komisarek (Candia); Dave Murray (Candia); Craig Durrett (Derry); Kate Emma Schlosser (Sanborn Head); Chip Crocetti (Sanborn Head); Nikki Roy (Sanborn Head); Tim White (Sanborn Head); and Jennifer Zorn (McFarland Johnson)

BAC members absent from the meeting were: Laurel Bistany (REDC of Southern NH); Scott Heath (Francestown); Richard Canuel (Londonderry); William Craig (Manchester); and Paul Dionne (Derry).

The meeting commenced with brief introductions and an overview of the agenda. Immediately following the overview, Kate Emma Schlosser (Project Coordinator, Sandborn Head) provided a presentation about Sandborn Head and their approach to the brownfields project. The presentation covered:

- Sandborn Head locations
- Firm's philosophy
- Overview of employees
- Introduction of subcontractors (Jennifer Zorn gave brief description of her firm's role through the project)
- Type of services provided
- Summary of prior projects
- Identification of potential project sites within the region

After Kate's presentation, Jack Munn next discussed in detail the work plan and goals of the brownfields program utilizing a handout provided at the meeting (see attached handout).

The Committee next reviewed and discussed a list of potential priority sites identified from last grant and the potential next steps that could be taken with representatives from each town present at the meeting. The following sites were discussed.

Candia	Derry	Goffstown	Raymond
Former Goff Chevrolet	Former Shoe factory	Janigan Mills	Rex Leather/Tannery
4 Corners/Former Commercial/Auto Uses	Former Hadco Site (now Sanmina)	Vacant Sites in Downtown	Electric Substation
Former Marine – Exit 3	18 Maple St. – Proposed Condos	Former Benchmark Site (St. Anselm College)	Former Heating Oil Company
	Shamrock Cleaners		

Candia:

Representatives from Candia noted that ownership of the Former Goff Chevrolet site and showroom may be changing in another year or so and that would be the best time to consider working on the sites in Candia. They suggested that the best sites to consider now would be the former commercial building near Precision Truck and former auto sales sites in and near the Village Four Corners area. They noted that brownfields assessments would align with the town’s plans for a village charrette and area wide planning within the Four Corners area. They were not sure about the former Marine site at Exit 3 as it currently being used for steel work.

Derry:

Representatives from Derry noted that the Shamrock Cleaners site is currently vacant and may still be owned by the original owners and could be a potential site for redevelopment as it is located within the downtown. They also pointed out that the former Hadco Printed Circuit (now Sanmina) site has a groundwater remediation system in place and is being monitored but recently the site has been placed on the real estate market so it would be beneficial to check in with the property owners and the status of this monitoring. Also this site is tied into the proposed Exit 4A project so would have town support.

The former Shoe Factory at 19 Elm Street is now owned by the Town through tax lien and the Town Council will be voting soon to decide to demolish the building and market the site. The DPW staff is currently working on the site and EPA has recently been called in for rapid response and removal of chemicals in the basement of the building. The town would like assistance with a hazardous building materials survey and assessment but DPW staff are not sure the timing of conducting such an assessment would work out with the town’s schedule, but to check in on this when the consultant for the brownfields program is up and running. Chris Lombard (EPA) indicated that she would check on the status of the rapid response as assessment funding may not be used when this is occurring.

The 18 Maple Avenue site is across from 19 Elm Street and is another possible brownfields site as there is the potential fly ash is buried on the site and the owner is interested in developing it for condos. Jack Munn noted that SNHPC had previously submitted this site to the state for funding consideration and that it could be a potential brownfields for this program.

Goffstown:

Representatives from Goffstown indicated that the Janigan Mill and Former Benchmark sites are high priorities for the town for economic development. Site plan for the Janigan Mill building is currently before the town planning board. The proposal includes mixed use with restaurant and residential on the upper floors. It would be advisable to contact the new owners as soon as possible. There is less need now for a charrette or area wide planning for this site.

However, this would be needed for the former Benchmark site and the industrial site across Rt. 114 as the town would like to see a roundabout or signalized intersection along Rt. 114 providing access to both sites. The key will be working with and involving St. Anselm College in this area wide planning. The vacant sites downtown are also a high priority but the property owner(s) may not be interested in conducting any assessments at this time. However, they recommended that this should be explored.

Raymond:

No representatives from Raymond were present at the meeting. Mike McCluskey (NHDES) provided an update and status of the Rex Leather/Tannery site which is under NH DES control and that he would provide this information to the consultants. He noted that the town owns the land and had considered using the site for a new office building and potential wastewater treatment site in the future. Jack Munn noted that the site has limited access and could also be considered as a bright lights site. He also noted that he is not sure of the status and location of the other two sites – former electric substation and former heating oil company and that these would need to be researched.

After discussing the potential sites, Chris Lombard (EPA) reminded the Committee that Phase I has a shelf life and that communities should be aware that prior to any property transaction/transfer, they should make sure that their AAI compliant Phase I is up to date. Jack Munn also noted that the commission's old brownfields inventory prepared back in 2008 would need to be updated especially with respect to the addition of Windham and Frankestown to the region. He asked all Committee members to check on the status of brownfields in their communities and help encourage property owners to participate in the program.

Laura Scott with Town of Windham inquired if the grant program is only limited to these towns. Jack Munn replied that no it is open to all 15 communities, including providing assistance to City of Manchester with respect to funding petroleum projects in the City. The four towns and sites discussed here were previously identified as priorities from last grant and in this grant application. Silvia von Aulock also reinforced the idea of ensuring that all criteria are met when identifying potential sites for assessment.

Following those remarks, a motion was made to schedule the next BAC meeting after the holidays when the consultant's contract has been executed. Steve Heavener suggested that the BAC convene when necessary and incorporate a more structured agenda for subsequent meetings in order to maximize efficiency. Steve Heavener's suggestions were well received by the committee and the next meeting will be determined at a later date.

The meeting adjourned at 4:15 PM.