

Brownfields Advisory Committee Meeting Notes June 17, 2009

Members Attending

Bruce Hoskins, Derry
Russ Lagueux, Londonderry
Neena Gyawali, Manchester
Stephen Landau, Chester
John Liptak, NH DES
Gary Lynn, NH DES
Chris Lombard, EPA
Bettina Eames, LEA
Jack Munn, SNHPC

Jack Munn, SNHPC welcomed everyone and advised that the meeting would be a hands on meeting with regard to the status of existing and potential new sites as well as review of the program efforts to date.

He reported that a Phase I assessment had been recently completed for the Golumb's Market property in Manchester and that a Phase II assessment would begin soon pending the property owner's approval to proceed. He mentioned that while a developer is interested in buying the property, the property owner will be entering into a lease agreement with St. Joseph's Meals on Wheels program which is interested in utilizing the site. This new reuse of the property has the potential to expand in this area of the city and create new job opportunities.

Gary Lynn, NH DES reviewed the Heat-Oil site in Manchester and discussed a recent meeting he organized with the environmental consultant and several attorneys representing a pending foreclosure of the site. He indicated that the focus of the program will be the removal of two heating oil tanks on the site as it is located directly adjacent to the Piscataquog River. He mentioned that in one of last May floods, the tanks had floated down the river.

Jack Munn commented that Heat-Oil is a new site to add to the Advisory Committee's priority sites and that it has significant environment benefits if it could be cleaned up. As such he recommended and the Advisory Committee agreed that a scope of work be prepared to undertake a phase one and any other necessary supplemental assessment work to enable the tanks to be removed and the site cleaned up. He also reported that the Commission had contacted the City of Manchester to verify that the site is located within the FEMA 100-yr floodplain as well as the floodway and that in order for the site to be developed, a Conditional Use Permit would need to be issued by the Manchester Planning Board. Meena Gyawali recommended that the site would be better served as green space. Bettina (LEA) will prepare a proposal with cost estimates for the needed environmental assessment and likely cleanup efforts.

Jack Munn next reviewed the priority sites that the Advisory Committee had developed and noted that the two top sites located in Derry – the former Palmer Oil and the Dustin Oil sites had not been considered eligible for funding under the petroleum grant due to viable property ownerships. Gary Lynn, NHDES reported however that the state had agreed to follow up on the Dustin Oil site once some existing excavation work has been completed to verify the extent of any contamination. He noted that there could be hazardous substances in addition to petroleum contamination on the site and that the Derry sites could be eligible for funding under the Commission's new hazardous substances brownfields grant.

Jack Munn also noted that the Bass Island properties in Manchester may also be eligible for assessment work under the new hazardous substances grant as well. Other properties included on the list of top sites may also qualify under the new grant.

Bettina (LEA) reviewed the status of the Commission's current work with regard to two Goffstown sites - the McClellan/Gentle Slopes Development, LLC (GSD) properties and the former Benchmark property and an adjacent vacant lot, which is now owned by Saint Anselm College.

She stated that the GSD site consists of an industrial zoned subdivision consisting of ten (10) lots (all are undeveloped except one Bedford Computer Property on Lot 5) which have been identified as a high development priority for the Town of Goffstown and the Goffstown Industrial Development Corporation. She indicated that an abutting DES site to the north (Heberts Auto Salvage) is currently being monitored due to the existence of an MtBE plume and contamination, part of which has impacted GSD Lot 1 and possibly Lot 10. The Advisory Committee discussed the ramifications of the GSD Site and the issue of viable ownership and determined that while the GSD Site was a low risk site, the existence of off-site MtBE contamination from Heberts Auto Salvage, particularly to Lot 1 (which has been confirmed) and to Lot 10 (which is unknown and has not been assessed) would make it eligible for assistance under the current petroleum assessment program. Based upon this initial determination, Jack Munn recommended that LEA prepare a scope of work to undertake a Phase I assessment as well as perform additional supplemental assessments as necessary. Chris Lombard (EPA) indicated that it was probably worthwhile to conduct new assessments to determine the extent of contamination and responsibility for clean up to relieve the property owner of liability to facilitate development of the property.

Bettina next reviewed the St Anselms/Former Benchmark properties. She indicated that this site consists of two properties located across Rt. 114 from the GSD site and that a second and separate MtBE plume emanating from the Pinardville Area (to the north) may also be impacting the St Anselms/Former Benchmark properties. She noted that Saint Anselm College currently uses the former Benchmark building for storage and that the second adjacent property is undeveloped. She also pointed out that according to the NH DES One top database, Benchmark Industries was a small-quantity generator of hazardous waste and both petroleum and hazardous substances are suspected to have been used, stored and/or generated at the property. After some discussion of the nature

and extent of petroleum contamination and the college being a viable owner, the Committee agreed that because of the existence of off-site MtBE contamination from outside sources and suspected hazardous waste, the property could be eligible for assistance under the current petroleum assessment program but was better suited for assessment under the future hazardous substances assessment program. Jack Munn noted that the St Anslems/Benchmark site was also a high priority of the Goffstown Industrial Corporation for redevelopment and that the College's vision for the site is to redevelop it into a private hotel and convention center for both public and college activities and uses. Chris Lombard noted that if the College is owned by the Arch Dios that it may also qualify as a 501.C.3 non profit status which would make the owner eligible for clean up funds up to a maximum of \$200,000.

Jack Munn noted that Bettina (LEA) had prepared a scope of work/proposal to conduct a Phase I and Phase II assessment of the site and that this scope would be included in an overall economic development proposal to be submitted by the Commission and the Goffstown Industrial Development Corporation to the College for consideration.

Bettina next reviewed the Auburn Auto property located at 692 Londonderry Turnpike in Auburn and that she was in the process of trying to track down the current contact for the property as it is under foreclosure. She noted that the same developer interested in the Golumb's Market property is also interested in this site. Stephen Landau (Chester) mentioned that he might be able to help as he knows the contractor currently removing scrap metal from the property and at one time the property was a former gas station many years ago. Bettina reported that the site has suspected petroleum contamination and would qualify for assessment work. The Advisory Committee agreed and recommended that she continue to pursue it. Gary (NHDES) indicated that the Auburn Auto property has been determined eligible under the current petroleum assessment program.

Bettina also reported that she and Jack Munn have also been in contact with the Town of Candia about a number of potential sites located within the Four Corners Area and at Exit 3 and that they would continue to discuss these sites with the town and eventually with the property owners. Stephan Landau inquired about the site located at Exit 3 and Bettina noted that it was the former boat painting business.

Stephan Landau (Chester) also provided the Committee with a summary of the status of the LeClairs Garage site noting that the State Brownfields Program had recently awarded funding for assessment work. He noted that the Town is still waiting to hear from the state about when the assessment work would begin.

Jack Munn reported that the Commission's brownfields 2009 grant for both petroleum and hazardous substances had been approved and the Commission had recently submitted its work plan to EPA for approval. He indicated that the next step would be to begin the process of seeking a consultant and that a decision would be made soon about how and when the process would be implemented.

There being no further discussion, the meeting adjourned at 4:00 PM.