

Brownfields Advisory Committee Meeting Notes September 18, 2008

Committee Members in Attendance:

Gordon Carlstrom, Selectman, Town of New Boston
Stephen Landau, Selectman, Town of Chester
Bruce Hoskins, representative from Town of Derry
Russ Langueux, representative from Town of Londonderry

John Liptak, NH DES Brownfields Program
Gary Lynn, NH DES Brownfields Program
Chris Lombard, US EPA Region 1
Jack Munn, SNHPC
David Preece, SNHPC
Bettina Eames, Loureiro Engineering
Margaret Averill, Loureiro Engineering

Jack Munn, Senior Planner welcomed the committee and reviewed the agenda for the meeting. Bettina Eames, Loureiro Engineering provided a power point presentation, "Rebuilding Southern New Hampshire Through Brownfields Investments" BAC Meeting #5, September 18, 2008 (which is available upon request).

Bettina provided a program update and reviewed the public outreach efforts which have been completed to date, including the program broadcasted on local Cable TV stations in early July 2008, the educational workshops held in mid July, the outreach letter for Site Nomination Forms in August, work on updating the Site Inventory List in September, Preliminary Screening and Ranking completed in August and September and work on the Generic QAPP, draft submitted to EPA, September 17, 2008.

A total of 16 Site Nomination Forms were submitted for potential sites. A total of 8 of these were "official" forms submitted by local municipalities.

In June 2008, the Site Inventory List consisted of 38 sites: 8 located within the western area; 22 sites in the central area; and 8 sites in the eastern area of the region. A total of 5 new sites were added to the inventory – 3 in Goffstown, 1 in Bedford and 1 in Derry. As of September 2008, there are a total of 43 sites.

LEA conducted a preliminary ranking and evaluation of all 43 sites utilizing the site selection criteria discussed at the previous Advisory Committee meeting. Utilizing initial screening criteria, each site was scored and the results tabulated and plotted (see hand outs provided at the meeting).

Three screening categories were developed: Group 1 – which have most of the goals of the conceptual site selection model criteria – with scores in the range of 8 to 12 points;

Group 2 – have some of the goals of the model with scores in the 4 to 8 point range; and Group 3 – sites with little or none of the goals of the model with scores in the 4 points or less range.

Based upon this scoring system, a total of five sites were identified as the best candidates for assessment work: 1 site in west area; 2 in Central and 1 in east area. These sites include:

Town of Bedford: 20 Somerville Street – a proposed commuter rail station; large 10-acre commercial/industrial lot, redevelopment interest by Bedford, Manchester and Regional Rail Authority; UST and/or AST use known, owned by MB Merrimack River Realty, LLC

Town of Candia: Fred’s Auto Repair, 71 Raymond Street (NH Rt. 27) – petroleum likely, property for sale, owner hesitant but interested, development interest possible

Town of Chester: LeClairs Garage, 400 Freemont Road – several nomination forms received by area residents, change in use highly desired, concern property will not be fully cleaned up under current ownership – Loretta and Wayne LeClair, discussion with town and concerned residents, Phase III RAP and clean up estimate available

Town of Derry: 3 adjacent lots – 1 Central and 2 Central Ct. Extension – commercial and industrial sites, combined total of 1.5 acres, town development interest for mixed use near town, abutting land owned by town to north, southwest and east, petroleum identified, town owned (two lots – town acquiring third lot)

City of Manchester: Golumb’s Market, 66 Union Street – 0.5 acre commercial lot, petroleum identified (gas and fuel oil), GW impacts. GMZ proposed, off-site and on-site UST sources, SSI done in 2007, additional assessment and possible RAP needed, property having trouble selling, owner – Bertand Fournier. Owner likely willing to grant access.

After discussion of these sites as well as other Group 1 sites identified on the Preliminary Screening List, the Advisory Committee moved to recommend to proceed with approval by NH DES and EPA to begin Phase I assessments for the following sites:

- Town of Bedford – 20 Somerville Street – Commuter Rail site;
- Town of Derry – 3 adjacent lots – 1 Central and 2 Central Ct. Ext.
- City of Manchester – Golumb’s Market
- Town of Goffstown – 17 Church and 28 Depot Street
- Town of Candia – Fred’s Garage
- Town of Derry – 23 Crystal Avenue, former Derry Industrial Park

The motion also included the addition of the Town of Chester, LeClairs Garage site, but with the recommendation that Gary Lynn, NH DES first discuss the site with John Reagan, NH DES and EPA to determine phase one and phase two assessment needs.

The motion was approved unanimously and it was determined that LEA would draft a letter for the SNHPC director to forward to NH DES and EPA to seek approval to begin the process of contacting property owners and conducting the Phase One assessments this fall/winter.

The Advisory Committee will meet again to review the results of all the Phase One assessments and to add another site to the list of recommended sites if a property owner does not agree to participate in the program.

John Liptak distributed copies of the NH DES real property access agreement to perform a property assessment used in conjunction with the state's "covenant not to sue" program. Jack Munn distributed copies of the Phase One and Two Owner Authorization and Participation Forms developed by the Southwest Region Planning Commission to seek property owner consent. It was agreed to proceed with using these forms but to tailor them to the Southern New Hampshire Planning Commission region.

LEA agreed to draft the NH DES letter and to review the owner consent forms.

There being no further business, the meeting adjourned at 9:00 PM.