

**Brownfields Advisory Committee Meeting Notes  
January 14, 2009**

**Committee Members in Attendance:**

Jay Minkarah, City of Manchester, Director of Economic Development  
Bruce Hoskins, Town of Derry/Kleinfelder  
Stephen Heavener, Capital Regional Economic Development Corporation  
Scott Komisarek, Town of Candia  
Stephen Landau, Town of Chester

**Public in Attendance:**

Elmer Pease, Pease Development Associates, Auburn, NH  
Shane Kennedy, Project Geologist, Terracon

**Staff in Attendance:**

John Liptak, NH DES Brownfields Program  
Gary Lynn, NH DES Brownfields Program  
Chris Lombard, US EPA Region 1  
Jack Munn, SNHPC  
Bettina Eames, Loureiro Engineering  
Rip Patten, Credere Associates  
Rick Vandenberg, Credere Associates

Jack Munn, Chief Planner, SNHPC welcomed the committee and reviewed the agenda for the meeting. He introduced the Commission's consultant's Rip Patten and Rick Vandenberg with Credere Associates who will be working with the Committee on the new combined petroleum and hazardous substance EPA Brownfields grant as well as Bettina Eames with LEA who has been working on the Commission's first petroleum grant. Jack noted that there was a big agenda to work through and that he hoped the Committee could be completed sooner or no later than 4:30 PM.

Both Rip Patten and Rick Vandenberg with Credere Associates presented a quick overview and status update on the existing brownfields sites that they have been working on to date. These sites include: Granite Landing, River's Edge and Manchester Transit Authority in the City of Manchester and Fred's Auto in the Town of Candia.

Granite Landing, Manchester, NH

Supplemental Phase II field work was initiated during the week on December 15, 2009. Credere conducted a ground penetrating radar survey of the property to locate tanks on the property, conducted test pit work in the area suspected to contain tanks, found four tanks, removed them, and implemented our EPA approved sampling work (soil and surficial soil samples), collected groundwater samples, and

prepared our Phase II/Underground Storage Tank Closure Report. The draft report was submitted to DES for technical review in late January.

Results indicate that dissolved phase petroleum constituents are present beneath the site likely from the former tanks and from an upgradient gasoline source. In addition, pyrogenic polycyclic aromatic hydrocarbons (PAHs) and arsenic were identified in the shallow soils onsite. These contaminants are likely not the result of past historic use of the property or any of the previously identified recognized environmental conditions.

#### River's Edge II, Manchester

The draft Phase I reports (2 separate phase I reports) were submitted to NHDES for technical review in mid-January. We expect comments back from NHDES by mid February. A number of recognized environmental conditions were identified during this work including historic use of the property as a banana warehouse, former gasoline station operations, the presence of unaccounted for underground storage tanks, fill from a nearby contaminated property, upgradient contaminated sites in Manchester, and an out-of-service above ground storage tank located in the basement of the building.

The site specific quality assurance project plan (SSQAPP) addendum was also completed and was sent via email to EPA and NHDES for technical review. Comments are expected by late February.

#### Manchester Transit Authority, Manchester, NH

The Manchester Transit Authority Phase I draft report is now in review (in-house). Once complete, a draft document will be sent to NHDES for review. RECs related to past use of petroleum and solvents have been identified. A SSQAPP is currently in process and we expect to deliver the draft Phase I report and the SSQAPP to NHDES/EPA by mid-February.

#### Fred's Auto, Candia, NH

The Fred's Auto Phase I is complete and submitted in final form to both NHDES and EPA. In addition, the SSQAPP has been drafted, reviewed by NHDES, and we are awaiting EPA's comments. The Phase I identified several recognized environmental conditions including historic use of the property as a gasoline station and for auto repairs, floor drains that likely discharge to the site subsurface, an area of petroleum soil staining, and an out-of-service underground storage tank. We expect to receive comments from EPA by mid-February. Following the SSQAPP approval process, we will initiate the Phase II field work.

Bettina Eames next presented a quick overview and status update on the existing brownfields sites that LEA has been working on to date. These sites include: Golombs Market in the City of Manchester and Gentle Slopes and the Benchmark site in the Town of Goffstown.

#### Golombs Market, Manchester (Petroleum Site)

The Phase II field activities were completed this past fall. The Phase II Report was reviewed and comments has been finalized and submitted to the NHDES. The objectives of the Phase II investigation were to further assess the extent of petroleum contamination identified in 2006 on the Golombs Market (a former family-operated supermarket) and adjacent residential Krakow Avenue neighborhood. The specific objectives of the Phase II were to further assess the extent of 1) petroleum contamination at the property in the area of the former heating oil UST, 2) separate phase oil (gasoline) floating atop groundwater (aka "LNAPL") in well MW-9 on adjacent Krakow Avenue, 3) to evaluate whether the subsurface utilities were acting as a preferential pathway for migration, and, to 4) assess current gasoline contaminations levels in groundwater and identify a possible source.

The findings of the Phase II indicated that 1) petroleum at the Site is identified is that of a weathered high octane gasoline and is not from the former heating oil UST on the Golombs Market property, 2) LNAPL is present in Krakow Avenue well MW-9 ( $\approx 2.5$  feet) and also in MW-7 ( $\approx 1$  to 2 inches) in front of the Hair Salon Building. The thickness of LNAPL in MW-9 is similar to 2006. The presence of LNAPL in MW-7 is possible a new discovery that was not measured in 2006, 3) the primary transport mechanism for petroleum in groundwater appears to be groundwater flow from the south/southwest and the subsurface (sewer) utility does not appear to be acting as a preferential pathway for migration from the west, 4) except for the possible "new" discovery of LNAPL in MW-7, dissolved concentrations of petroleum in groundwater appear to be similar to those measured in 2006.

LEA's primary recommendations included comprehensive assessments of the City Fuel and/or Yogi's Convenience Site and Warsaw Avenue to the south (to confirm them as a possible source(s) of the petroleum), inclusion of well MW-7 on the Golombs Market in the groundwater permit and notification to the City DPW about the presence of LNAPL in Krakow Avenue utility corridor so that future construction and/or utility workers are aware of potential hazards. The identified human health risks can be controlled via proper notification to the City DPW and disclosure to future owners and/or developers of the Site. Active remediation of the Golombs Market property to address LNAPL is not warranted at this time while additional/supplemental assessment work on upgradient properties (to the south) of the Site should be a priority and pursued to confirm the source of the petroleum contamination in the area.

### Gentle Slopes, Goffstown (Petroleum Site)

Research and field tasks associated with the ASTM Phase I of the Gentle Slopes Land Development (GSLD) property (64± acres, ten lot subdivision Lots 3-47-1 through 3-47-10) were completed in late November and early December 2009. The final draft of the ASTM Phase I ESA report was submitted to NHDES for comment and review on January 13, 2010. Only two of the ten lots, Lot 3-37-1 (northern end) and Lot 3-47-5 (southern end), which total approximately 20± acres, have had any previous development. The central portions of the property, which total approximately 44± acres, consist of largely undeveloped woodlands. On Lot 3-47-1, groundwater contamination issues resulting from a gasoline release from the abutting Hebert Property (a state-listed site) from the west appear to be close to achieving “closure” and issuance of a Certificate of Completion/No Further Action by the NHDES is pending. On Lot 3-47-5 (McClellan Automation System Lot) the historic mid 1980s release of chlorinated VOCs to the on-site bedrock water supply well during occupancy of the property by the former Bedford Computer Company, was successfully remediated and has been “closed out” by the NHDES for several years.

Results of the Phase I ESA identified three Recognized Environmental Conditions (RECs) in two areas on the GSLD property and included: REC#1 (Concrete Garage Building) on Lot 3-47-1, REC#2 (Buried solid waste debris) on Lot 3-47-1 and a 20,000-gallon diesel UST on Lot 3-47-5 (McClellan Automation System Lot). Contaminants likely associated with the above RECs include: petroleum, PAHs, metals and VOCs. Additional Phase II work was recommended, including identification of potential lead-based painted surfaces and chemical containers and underground structures (i.e. pits, trenches and/or floor drains) associated with former use of the concrete block building as an auto repair/inspection garage (REC#1), delineation of extent of buried solid waste debris on Lot 3-47-1 in relation to construction of the proposed roadway into the new complex (REC#2), and, confirmation of the removal of the 20,000-gallon diesel UST on Lot 3-47-5 (REC#3).

### Former Benchmark Site (Hazardous Substances Site)

Research and field tasks associated with the ASTM Phase I of the Former Benchmark Site property (25± acres, ten lot subdivision Lots 3-47 1 through 3-47-10) were completed in late November and early December. The final draft of the ASTM Phase I ESA report is pending. (LEA has since submitted a draft Phase I ESA report to CREDERE for review on January 25, 2010.)

The Former Benchmark Site is located at 215 St Anselms Drive and is owned by St. Anselm College. This property is located across Route 114 to the east of the GSLD property. The two sites together are being considered for potential mixed use (commercial and industrial) redevelopment by the Goffstown Industrial Corporation. The Site, which totals approximately 25±acres, consists of two lots, one of which is developed (Lot 3-52-2) and is occupied by a 20,000 ft<sup>2</sup> building.

The building was initially built by and for Martins Catering as a function hall for parties. The building was later renovated and added onto by Benchmark Industries, a large business manufacturer of packaging machinery and printed circuit board assembler. Little is known about the activities of the former Benchmark Industries company, other than that were a small quantity generator of hazardous waste. Lot 3-52 is vacant land and consists of partially cleared fields and/or wooded land, except for a large topsoil pile in the south/central part of the lot. Lot 3-52 has no past history of development other than the existence of two pre-1950 residential houses on the east side along Daniel Plummer. The two houses are no longer there and have been moved and/or demolished.

Results of the Phase I ESA identified three RECs on the Benchmark Site and included: REC#1 (On-Site Septic System), REC #2 (old pad-mounted transformer on southeast side of building), and REC#3 (Pinardville Area Petroleum Release from the North). The Phase I recommended additional Phase II activities to include: sampling of the groundwater monitoring wells to assess possible past releases to soil and groundwater downgradient of the septic system (REC#1), Inspection of the transformer for possible PCBs and proper future decommissioning when/if taken out of service (REC#2) and potential MtBE and benzene impacts to on-site groundwater within the bedrock aquifer, if future water withdrawal from bedrock were conducted as part of future redevelopment. Other recommendations in support of future property redevelopment included: a property-wide geotechnical investigation and a pre-demolition building survey on Lot 3-52-2 for the presence of lead, asbestos, universal waste and/or other hazardous materials to ensure proper handling and disposal.

Rip Patten and Bettina Eames next provided an update on their current public and community outreach efforts and their work on updating the Commission's existing brownfields inventory. Bettina Eames indicated that LEA has been in contact with the NH CIBOR to present at an upcoming workshop an overview of the Commission's brownfields program to real estate professionals and developers throughout the state. Rip Patten reported that CREDERE would be continuing to make contacts to target communities and developers as outlined in their work plan and that so far this has been quite successful in identifying new brownfields sites.

Next on the agenda was consideration of two new sites: the Creamery site located at 1442 Candia Road in Manchester. Both Elmer Pease, Sean Kennedy and Rip Patten provided a quick overview of the site and Gary Lynn, NH DES distributed copies of his recent brownfields site eligibility determination. He indicated that NH DES researched whether there is a responsible party and had determined that the current owner RHP Investments was the mortgage holder and only owns the property because the former owner 1442 Candia Road Creamery, LLC failed to make mortgage payments and the property has gone through foreclosure. RHP Investments has title to the property because there was no other successful bidder at the foreclosure auction. In summary, the former owner is not financially viable and the current owner is not liable under State law because they are a "qualifying holder" that acquired the property vial the foreclosure process.

Jack Munn stated that Laura Bistany, Rockingham Economic Development Corporation called to say that while she could not attend the meeting today she supported including both sites into the brownfields program. Rip Patten noted that while the goal of the Commission's brownfields program is intended to spread funding around the region and the City of Manchester has entered a few sites into the program recently, there was flexibility to move the Manchester Transit Authority site back to the City if Manchester is awarded their recently submitted Brownfields assessment grant. This would open the door for a few additional sites in other communities in the region.

Stephen Heavener asked if it would be possible to have a financial summary of the work completed to date and the amount of funding currently available under both grants so that the Advisory Committee could see what amount of funding would be available for future work. Jack Munn agreed and asked both Rip Patten and Bettina Eames to provide a spreadsheet showing this and that he would then include the spreadsheets as part of the meeting notes to be distributed among the Brownfields Advisory Committee members.

There being no further discussion about the site, Jack Munn asked for a motion to include the Creamery site into the Commission's program. Stephen Heavener moved to recommend that the site be included. Jay Minkarah seconded the motion and it was unanimously approved.

Rip Patten next provided an overview of the Freedom Fuel and Food Inc. site located in the Town of Londonderry. He noted that the site is located on NH Route 102 which is a major gateway entrance to the Town of Derry and that the current owner, Fortier Enterprises, acquired the property from Texaco in 1979. He noted that Fortier Enterprises could be considered a viable party, but he was not sure if the same determination could be made for Texaco. Gary Lynn agreed with this assessment, but reported that NH DES had made an eligibility determination that there is no viable responsible party with respect to potential petroleum contamination at this site. He indicated that although Texaco is financially viable, the information in the NH DES files indicate that they are not liable for a release from this site. He indicated that an assessment is needed and that the existing tanks need to be pulled in order to determine the extent of contamination.

Bruce Hopkins reported that he was very familiar with the site that he was not sure that it meets the goals of the Commission's brownfields program as it is primarily a former gas station and it has very little if any real redevelopment potential. After discussion among the Advisory Committee regarding the goals of the Commission's Brownfields program, it was decided that no motion be made either to accept or not accept the site and to leave it to NH DES to decide whether to include it as part of their Brownfields Grant program or not.

Jack Munn thanked everyone for their participation and apologized for the latest of the hour. He indicated that the next steps for the Commission's Brownfields Program is to expand the membership of the Advisory Committee and to develop a work plan for conducting a series of business meetings throughout the region with real estate,

developers, attorneys, banks, development corporations, and other business institutions and to begin to discuss with area banks the establishment of below market loans for Brownfields clean up and redevelopment needs. He indicated that this would be a future agenda item for the Advisory Committee.

There being no further agenda items or discussion, the meeting ended at 5:00 PM.