

Brownfield Advisory Committee
July 20, 2016
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. Three items were on the agenda: new site nominations and an update on the brownfields inventory and outreach plan.

Jack Munn, Chief Planner, facilitated the meeting and it was attended by Chris Lombard (EPA); Lea Anne Atwell (NH DES); Sam Quattrini (NH DES) Stephen Heavener (CRDC); Marc Flattes (Derry); Derek Horne (Goffstown); Kate Emma Schlosser (Sanborn Head); Jennifer Sanborn (Sanborn Head); Jack Dumar, MPV Development LLC (Derry); and Pat Donovan, Northeastern Sheet Metal (Goffstown).

Site Nomination, 18 Maple Street, 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 an overview of the site nomination submitted for 18 Maple Street, Derry. She indicated that some of the property had been assessed before as part of a limited subsurface investigation paid for by the property owner. She said that no Phase I has been prepared for the site and the goal would be to conduct both a Phase I, Phase II and Phase III to allow the property to be developed in multi-family housing. She noted that coal ash has been identified in the lower corner of the property and would need to be cleaned up.

Discussion commenced if the owner had purchased the property prior to the all inquiries rule. The owner stated that he did not have a Phase I study that met the All Appropriate Inquiry rule prior to property acquisition. Both Chris Lombard and Stephen Heavener indicated that this must be done in order for him to obtain a loan to clean up the site. Chris mentioned that the owner could sell the site to a non-profit (such as Greater Neighborhood Works to build affordable housing) and then buy it back. The Phase I would then provide the new owner protection and ability to obtain a loan to clean up the site.

The owner explained that he was not aware of this and that he needed assistance to get through these hurdles and that his site plan was being reviewed by the Derry Planning Board. Marc Flattes noted that the town had recently razed the old shoe factory building next door and was eyeing the shoe factory site as a new park and location for the town's bike path which would add value to the area. Kate Emma Schlosser indicated that she could perform the Phase I at a cost of up to \$3,900. Stephen Heavener moved to recommend the Phase I not to exceed \$3,900 pending EPA eligibility approval. The motion was seconded by Derek Horne and approved.

Site Nomination, 51 Depot Street, Goffstown

Kate Emma Schlosser introduced the site and noted that she and Jack Munn had recently meet with the owners at Northeastern Sheet Metal in Goffstown and that they were interested in having a Phase II ESA conducted on their property. Kate mentioned that the site was the former Highway Garage for the

Town of Goffstown and some previous but out of date Phase II assessment had occurred in the past, exposing both hazardous and petroleum waste. There are several ground water monitoring wells on the site. Pat Donovan did not believe that a Phase I ESA had been conducted and that a new Phase I and possibly a Phase II was also needed to review monitoring wells and extend of RECs. At this time she advised that a Phase I could be prepared at a cost not to exceed \$4,500. Steven Heavener inquired if Northeastern Sheet Metal was planning a building expansion. Pat Donovan confirmed they were planning a building expansion. Steven Heavener moved to recommend Phase I not to exceed \$4,500, pending EPA eligibility approval. Marc Flattes second and motion was approved.

Status/Update Fletcher Mountain Phase I Report

Kate updated the Committee on the DRAFT Phase I Report. She showed where the potential RECs are located and the layout of the four parcels. She added the assignment of Northeastern Sheet Metal to the Phase I Report as they are currently negotiating the purchase of two of the lots. Also Jack noted that another interested adjacent property owner Ace Hardware is looking to purchase one of the parcels and clarification may be needed if Ace Hardware should also be added to the Phase I Report as well. Chris Lombard noted that the entire area potentially could benefit from area wide planning grant which could be used to help the town with the village district visioning and planning work. She noted that this grant is open now and is due in September.

Derek Horne offered to contact the Goffstown Industrial Corporation and Town Planning Department to see about setting up a meeting to review and discuss the idea of an area wide plan and if would benefit the town. Kate indicated that she plans to send the Phase I report to NH DES and EPA for review and comment before finalizing it and this would give Ace Hardware time to decide if they want to be added to the report or not.

Site Nomination, 28 Depot and 17 Church Street, Goffstown

Kate next reviewed the two parcels that Northeastern Sheet Metal is interested in purchasing and noted that they are interested in a Phase II investigation. She will prepare a work plan and cost estimate for the Phase II but thought it would be in the range of \$50 - \$60,000. She suggested perhaps if permissible to conduct grab samples instead of drilling monitoring wells as the site is proposed for a new building. NH DES indicated that this is a potential option but they would need to see the overall QAPP before deciding. EPA also has to sign off on the work plan.

Inventory Update

The attendees reviewed a brief summary of potential brownfields sites that have been gathered during consultation with the Towns of Derry, Hooksett, and Windham. Consultation with the remaining towns in the region is planned, if possible, for the next quarter. Further outreach will be completed, including publishing a newsletter article for distribution.

The meeting adjourned at 5:15 PM.