

Brownfield Reuse Planning

LRPC Program Overview



Planning Regionally – Growing Locally

LRPC's Current EPA Brownfield Assessment Grant

Awarded in 2023

Award Amount: \$475,000

Project Period: July 1, 2023 - September 30, 2027

Eligible Activities

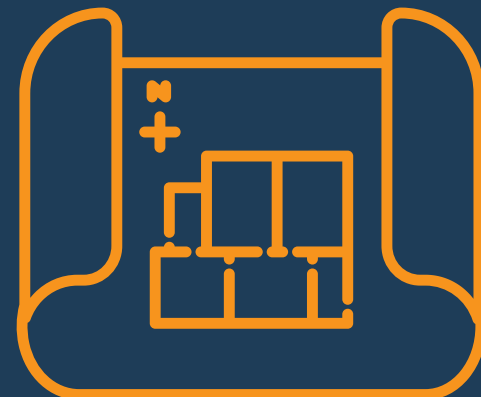
Assessments:

Phase I Environmental Assessment (ESA)
Phase II Environmental Assessment (ESA)
Hazardous Building Material Survey



Site Reuse Planning:

Community Visioning
Market Analysis
Conceptual Plan



Clean Up Planning:

Development of a cleanup and management plan



Assessment Overview

PHASE I ESA



Review Records

~ Examine past and current land uses through property photographs, maps and historical records



Review Government Databases

~ Examine ownership and environmental records related to managing or disposing of hazardous substances and petroleum products



Visually Inspect the Site

~ The Qualified Environmental Professional (QEP) visits the site and nearby properties to observe current conditions



Interview Municipality, Owners and Neighbors

~ QEP gather information on what they know about site operations involving wastes and chemicals



Assessment Overview

PHASE II ESA

If a Phase I determines there could be contamination, a Phase II would occur



Identify Chemicals of Concern

~ Determine contaminants likely to be present in soils, groundwater or vacant structures based on property history



Sample & Test soil, Groundwater

~ Develop a sampling plan, collect and analyze samples to determine type and the distribution of contaminants



Further Investigate Areas of Concern

~ Review results and target sampling to find localized hot spots and extent of contamination



Hazardous Building Materials Survey

A Hazardous Building Materials survey can be conducted whether a Phase II is needed or not as it is a tool to help facilitate a safe redevelopment or reuse

Identify Hazardous Materials

~ Determine whether structures on the brownfield site contains hazardous materials like Asbestos, Lead, Mold or PCBs.

Clean Up Planning Overview

Clean up planning is eligible under LRPC's current EPA Grant, is a necessary step in applying for an EPA Brownfields Clean Up Grant

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Remedial Action Plan (RAP)

A strategic document outlining the procedures to clean up contaminated property, ensuring it is safe for redevelopment



Site Investigation Summary

~ Detailed results of Phase I & II ESAs



Remediation Goals

~ Defined standards for cleanup based on future land use



Cleanup Methods

~ Selection of methods, including excavation, tank removal, capping and on-site treatment



Performance Monitoring

~ procedures for evaluating the effectiveness of the cleanup, especially for active systems like groundwater pump-and-treat

Clean Up Planning Overview

STEP TWO

Analysis of Brownfield Cleanup Alternatives (ABCA)

Compares cleanup options based on effectiveness, feasibility and cost

Purpose

~ Ensures selection of the most cost - effective and appropriate cleanup method, often considering “risk - based” approaches



Site Reuse Planning Activities under our EPA Brownfield Assessment Grant



Successful brownfields revitalization doesn't just happen. Its planned for

Site Reuse Assessment

Knowing the potential site reuse helps to plan efficient characterization and cleanup of contamination and prospectively target appropriate real estate markets.

HOW ?

Site characteristics & needs

Area economy & demographics

Physical, environmental conditions

Real estate market conditions

WHAT ?

Site walkthrough

Gathering & reviewing available site documentation

Interviews with key project members, elected leaders and land use staff

Developing an inventory of site assets & infrastructure

Assessing market conditions

Analyzing opportunities and constraints

Identifying potential brownfield site reuse options

WHEN ?

Can be initiated anytime during the Phase I or Phase II ESA process

A full Site Reuse Assessment can take 6 months or longer

Tamworth

Former Cloutier Property

Once an old Sawmill and a hub for a trucking company. The owner of the property was looking to gift the property to the town.



Summer 2024 - Phase I ESA Completed

Spring 2025 - Phase II ESA Completed

Phase II findings did not indicate any clean-up activities necessary

Summer 2025 - Reuse Planning discussions started between the Town & LRPC

Utilizing Nobis & their procured land use consultant Environmental Design & Research (EDR), a preliminary meeting was held to determine the scope:

- Tamworth wanted to have the event designed to be a listening session, where ideas can be shared and gathered to be used for future reuse & Master Planning.
- Town officials were considering several options including Open Space & a new Public Safety Building
- Tamworth knew there was a desire from the community to explore Housing, Recreation and Solar as other potential uses of the property
- There should be a focus of making the event Family Friendly
- LRPC encouraged using the site to host the event, bringing the community together to experience the property that the Town now owned for the first time

EVENT FLYER



Let's Gather COMMUNITY VISIONING

Join us in a one-of-a-kind community visioning and listening session with a walking tour to guide the vision of the newly acquired town property at 374 Tamworth Road!



Monday, 29
September
2025



Sessions
Start @ 5pm



374 Tamworth
Road

Food for thought will be provided (Grilled Burgers & Hotdogs). There will also be yard games and a kids coloring table! So, gather your friends and family to join in on the fun of creating a vision that serves all!

Results will be presented at the Select Board Meeting the following day!



Tuesday, 30
September
2025



5:00 pm



Tamworth Town Office
Conference Room



QUESTIONS? CONTACT EMILY NOLAN:
admin@tamworthnh.gov

A look back at our
2008 Master Plan!



Event Entrance



Concept Maps Set -up

Bear Camp Center
Food Set -up



Kids Coloring Table



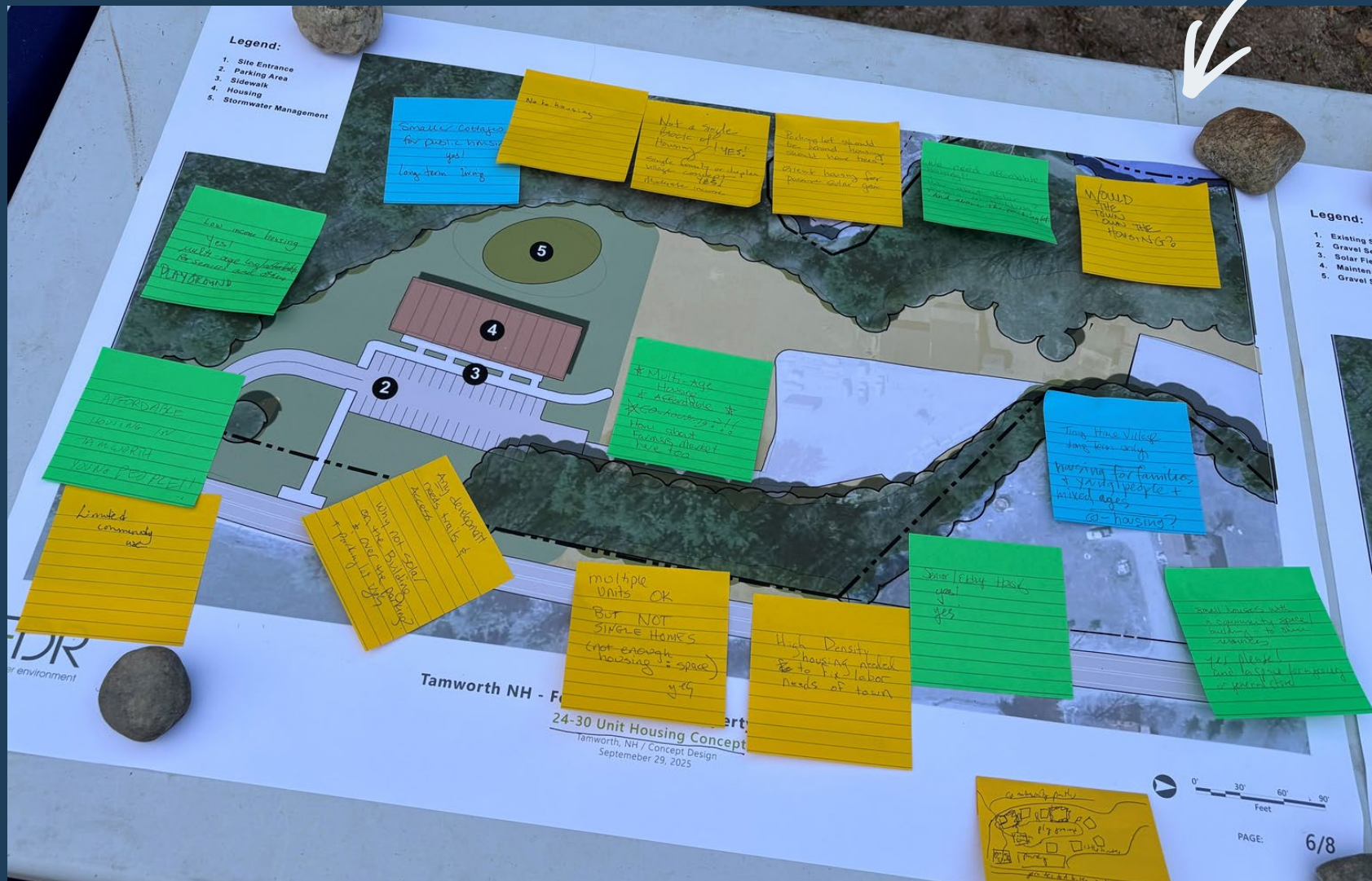
Community Engagement



Food Table



EDR Concept Presentation



Housing Concept

#1 Most discussed

Positive Comments included support of Housing, especially long term, low income, workforce, generational, density but without looking dense.

Concerns - still pro housing, but interested in incorporating trails, solar, playground to encourage public use & incentives.

(1) Negative Comment asking for no to Housing

Composite Concept

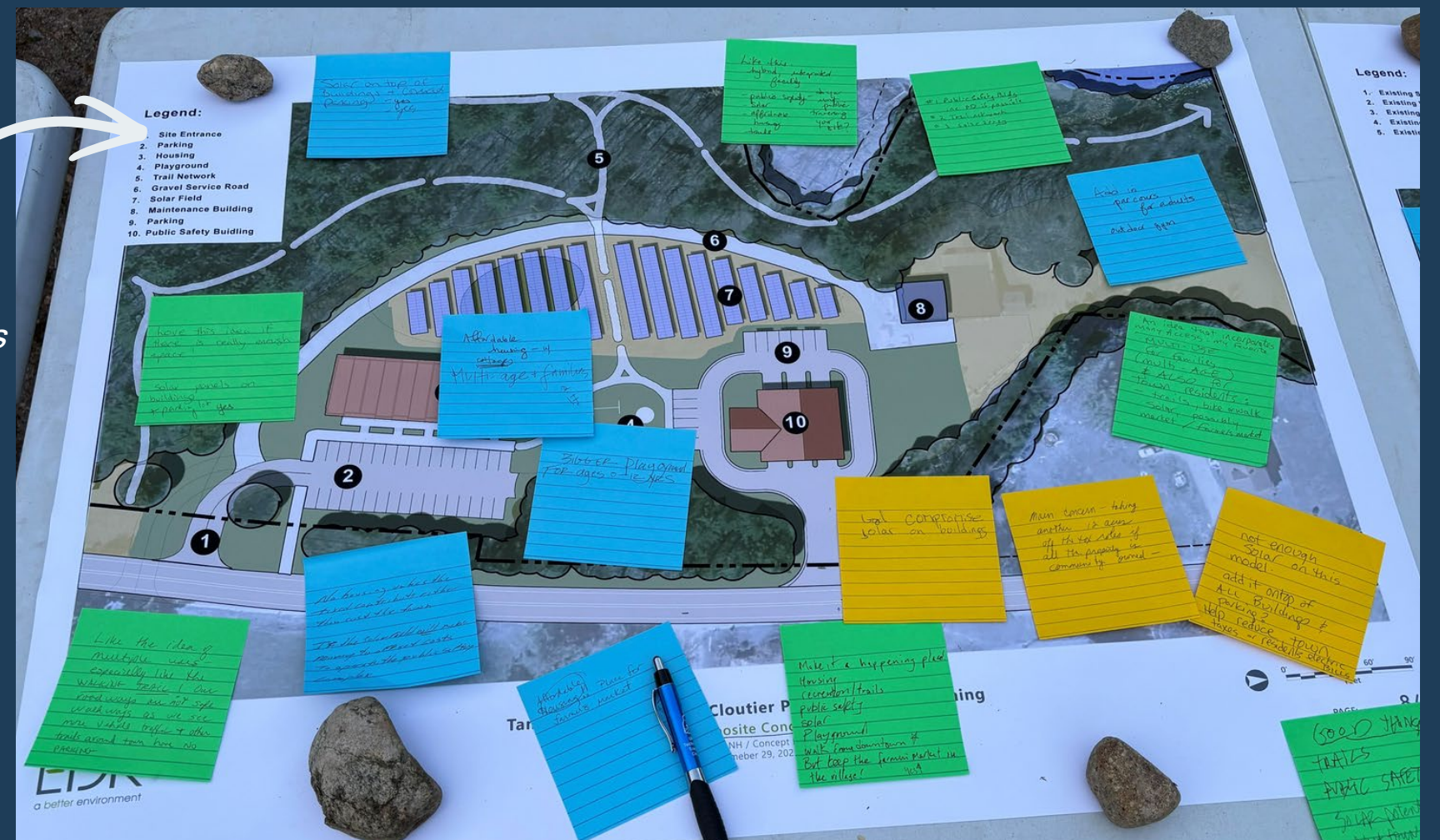
Includes Housing, Public Safety, Solar & Trail networks

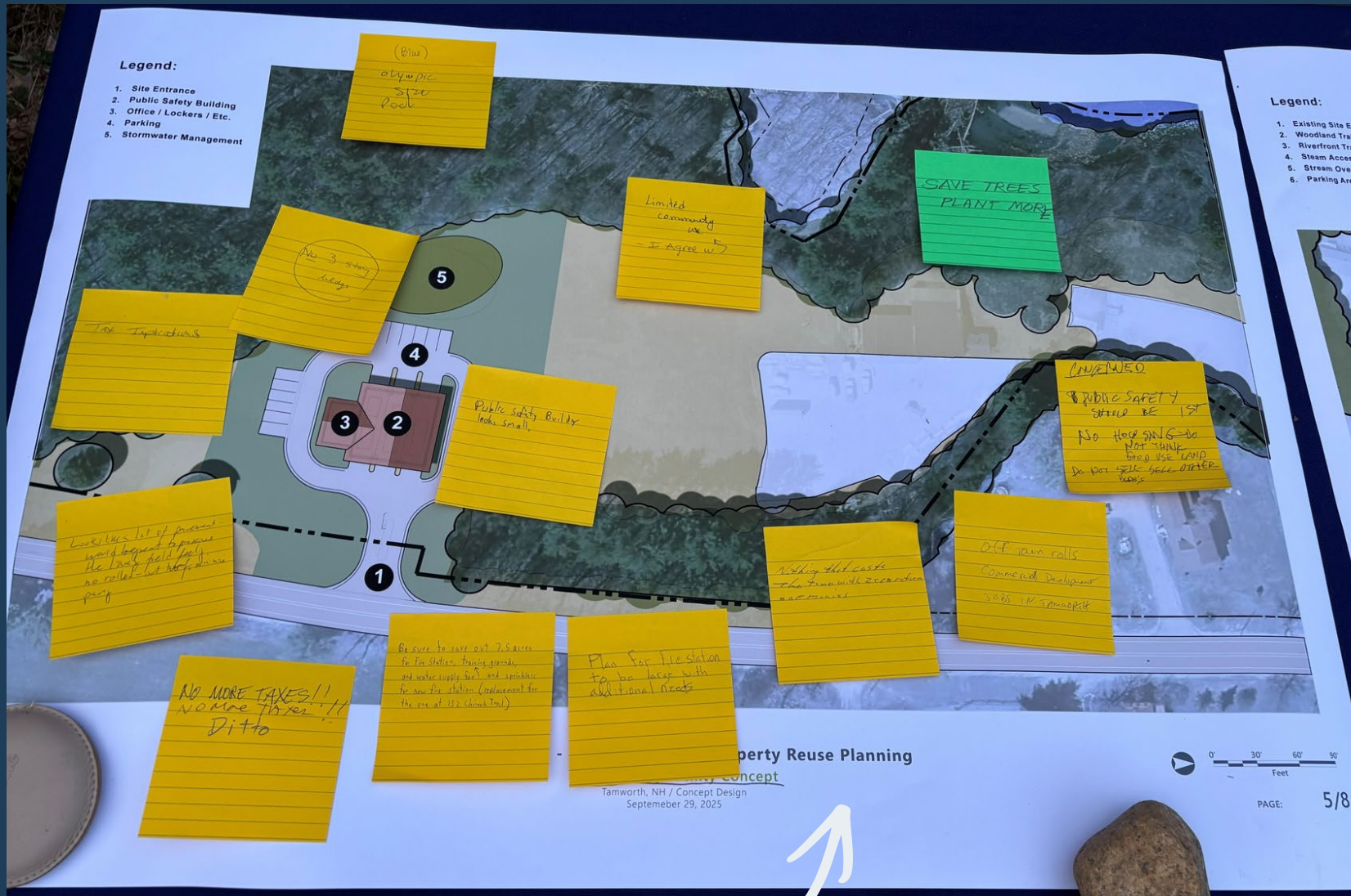
#2 Most discussed

Positive Comments included support of maximizing use of land.

Concerns - still not maximizing tax revenue, playground is too small

Lots of ideas how to use solar differently like on buildings & parking structures





Public Safety Concept

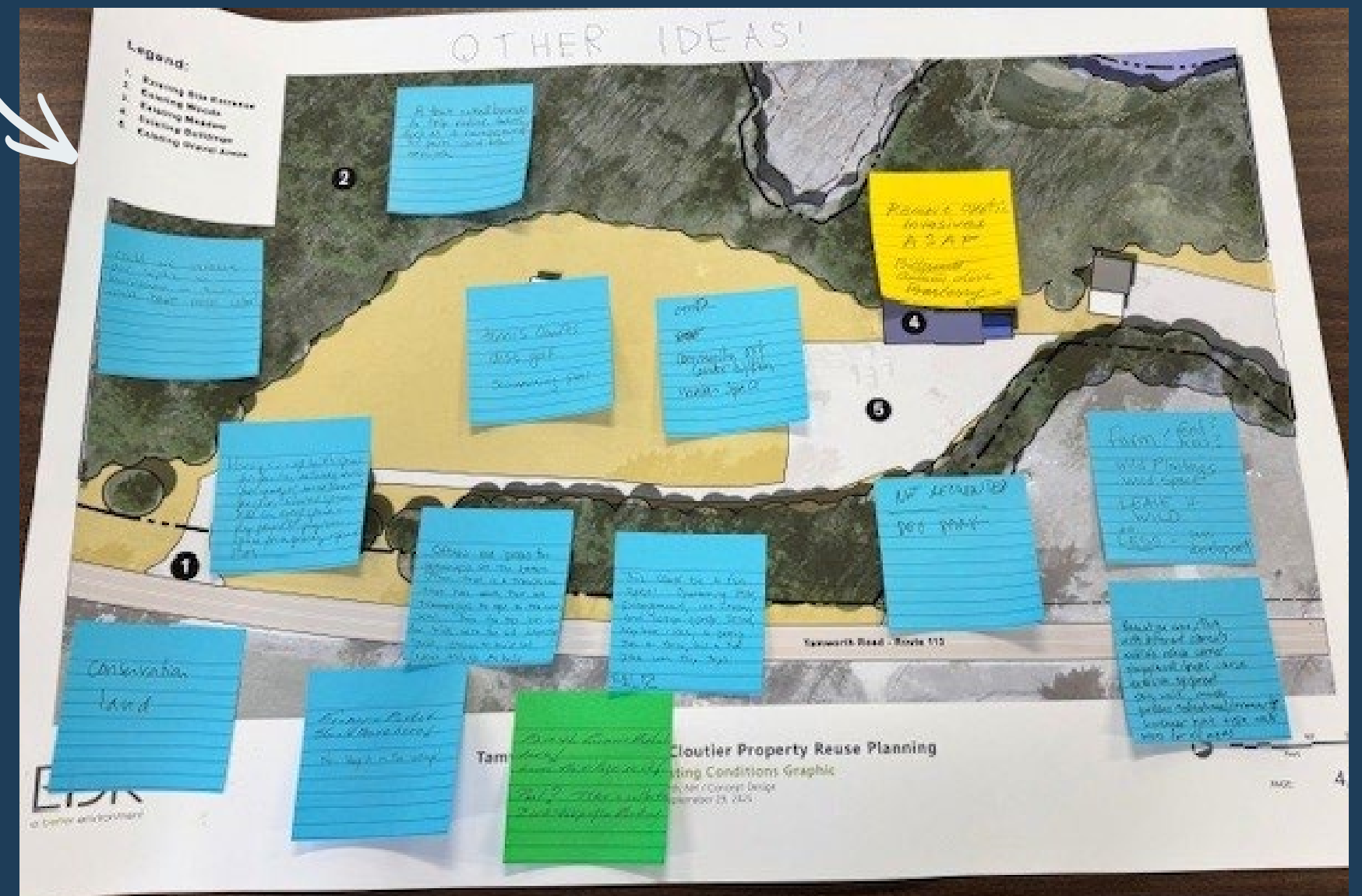
#3 Most discussed

Positive Comments included support of Public Safety building, but felt the building should be bigger.

Concerns - It would keep the property off tax rolls, and the fear of new taxes.

(1) Negative Comment asking for no Public Safety Building

Other Ideas - Existing Conditions Graphic



Several comments in support of moving Farmers Market, and a Pool

Dog Park, Conservation, Makerspace, Disc Golf, Tennis Courts

Bristol

Former Gould House

A portion of the building is an historic landmark in Bristol, the property was expanded and converted to light commercial retail space used for lumber and hardware stores as well as a restaurant.

Tapply Thompson Community Center (TTCC) has various types of funding through HUD & USDA to purchase the building and to expand their services.

Late winter 2026 TTCC reached out to LRPC to learn more about how our EPA Funding can align with HUD & USDA community outreach and design requirements.

On top of learning about re-use planning, Nobis will conduct a Hazardous Building Materials Survey to inform the demolition of portions of the building.

Summer 2025 - Phase I ESA Completed
Phase I findings did not indicate the need for a Phase II ESA



Preliminary Event Details

June 2026 - LRPC with the help of Nobis's procured consultant EDR will host an evening event on the new property at 90 Lake Street to present various concepts to the community. The idea will be to take the input from the community and help develop a fully realized re-use plan for the future.

August 2026 - LRPC will participate in the Bristol Old Home Day to present -out the event that occurred in June to the public.

September 2026 - LRPC will participate in the Bristol Old Home Day to present -out the event that occurred in June. to the public.



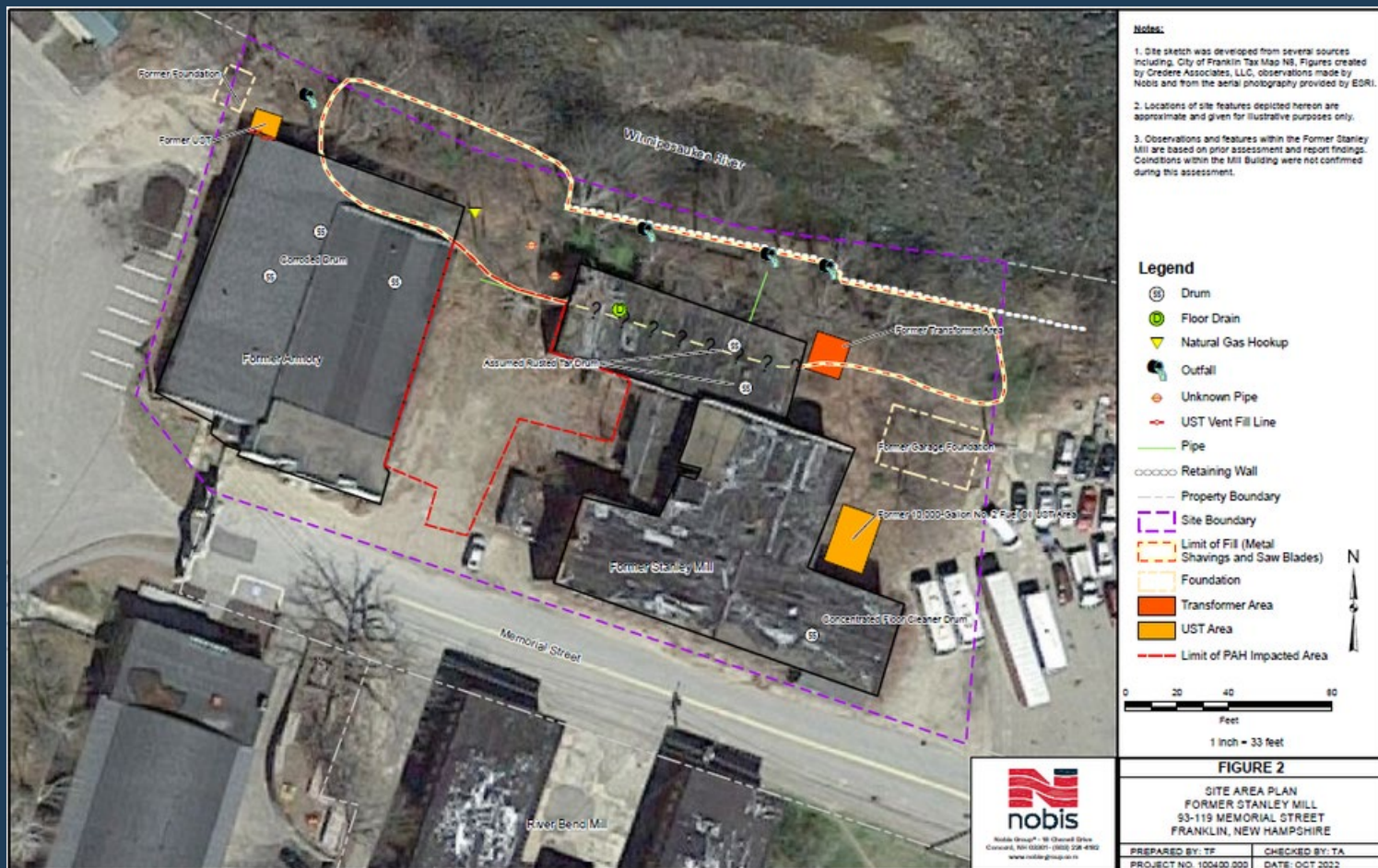
Franklin

Former Stanley Mill



Operated as a Hacksaw Manufacturing Facility from the early 1900s to circa 1980

- ✓ 1999 - Underground Storage Tank (UST) closure and removal
- ✓ 2014 - 1st Phase I ESA completed and identified several Recognizable Environmental Conditions (RECs)
- ✓ 2015 - 1st Phase II ESA was completed
- ✓ 2018 - Targeted Brownfields Assessment & Remedial Action Plan (RAP) was performed to further assess contamination onsite
- ✓ 2022 - Updated Phase I ESA was completed to assist in the City of Franklin's acquisition of the property
- ✓ 2024 - The City of Franklin applied for & recieved an EPA Brownfield Clean Up Grant to assist in the demolition and remediation of the property
- ✓ 2025 - An engineered Cap design was created for Asbestos Containing Material (ACM) that was a result of the demolition of the former Mill. An updated RAP & a Remediation Work Plan (RWP) was conducted to assist in the remediation of the property



2026 - A Solid Waste Waiver is being submitted to NHDES in order to keep the hazardous waste on the property verse being removed.



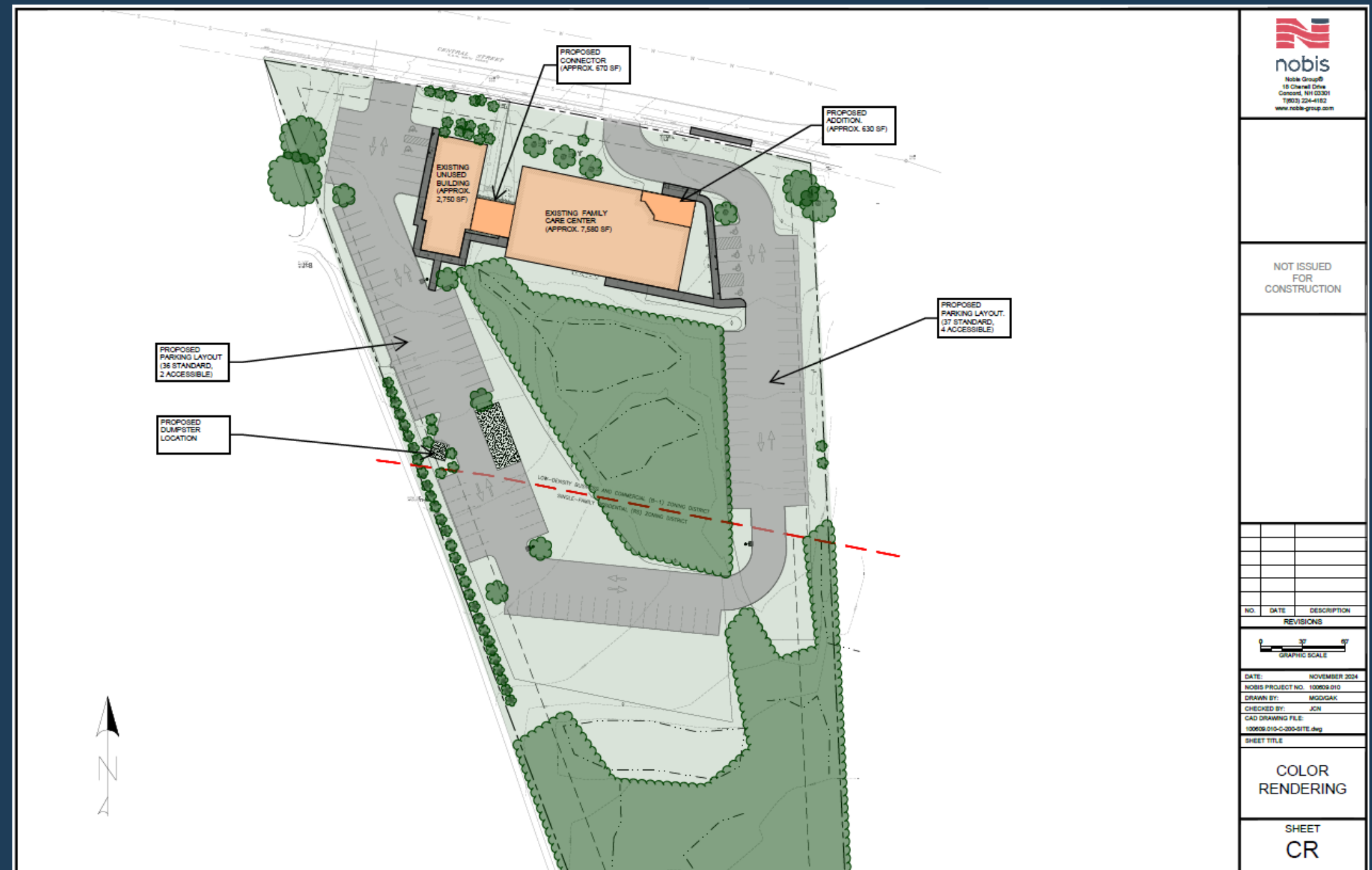
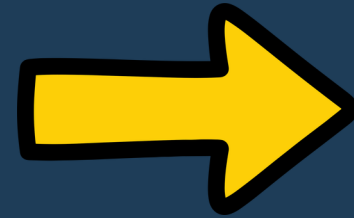
The Plan

Due to contamination, options for reuse are restricted

The City will work with their partners to field interest in the redevelopment of this property

Through LRPC's EPA Assessment Grant they will utilize their QEP to create basic concept plans

LRPC & their QEP will participate in the Winni River Days to update the community on the work still being done on this property and to showcase the potential opportunities and restrictions on the reuse plan.



Market Study

The local economy and real estate market strongly affect long-term viability of a brownfield redevelopment

HOW ?

Study results will indicate economically feasible reuse options for the brownfield site

Help understand realistic, market driven future land use options for the brownfield site

WHEN ?

Complete early in reuse planning process

WHAT ?

A review of publicly available real estate and economic development data, including recent development activity in the area

Identify key trends and demographics

Solicit stakeholder input to identify community needs

Discuss market study results with local real estate and economic development professionals to obtain insights and feedback



Infrastructure Evaluation

Factors long-term infrastructure availability and location into potential site reuse scenarios, which expands or limits site reuse options

HOW ?

Provides availability and location of infrastructure servicing the brownfield site

Evaluation includes utilities (water, sewer, electric, broadband, gas, etc.) roads, nearby transit and on-site improvements.

Can range from a simple inventory of existing or available infrastructure to a detailed analysis of age, condition and capacity.

WHAT ?

Onsite infrastructure such as (fire and life safety; utilities such as boiler house, electrical substation; security; specialized industrial equipment, assets, services and chemicals)

Infrastructure serving the site (electric, natural gas, fiber optic, cable, water, sewer, storm water, wastewater systems and other utilities or resources)

WHEN ?

Typically part of a site reuse assessment, but can be completed independently early in the site reuse planning process.



Evaluation of Market Viability

Understanding the level of interest from parties interested in redeveloping the site guides the local decision-making process. Outside interest may dictate the feasibility of certain site reuse scenarios, which affects assessment, cleanup and reuse.

HOW ?

In -depth, formal process helps identify sources of serious interest in brownfield site redevelopment and range of potential end users.

Process typically includes the market through an expression of interest and/or request for proposals

WHAT ?

Expression of Interest (EOI) Process

A formal, often confidential, process to gauge interest in a brownfield and identify potential redevelopment opportunities.

Request for Proposals (RFP) Process

A formal, competitive process for obtaining acquisition and redevelopment offers for a brownfield site

WHEN ?

Early in the reuse planning by testing the market interest and assessing market viability.

Can be completed after the Site Reuse Assessment





QUESTIONS