



LRPC Brownfields Program Overview



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Introduction

- Nobis Group was selected to be LRPCs Qualified Environmental Professional for implementing the Brownfields Grant
- Multidisciplinary engineering firm (civil, environmental, geotech) based in Concord NH
- Currently hold contracts with multiple RPCs, NHDES, and EPA for Brownfields across New England (and beyond!)
- I'm a NH licensed PG with 28 years of experience

LRPC Brownfields Assessment Grant

- LRPC awarded a Community-Wide Assessment Grant from EPA in 2023
- \$475K for petroleum and hazardous substance sites
- Collaborative approach with NHDES and EPA
- Currently have ongoing projects in Ashland, Tamworth, and Franklin
- Seeking eligible Brownfields sites!

Brownfields Program Overview

- Established in 2002 - Small Business Liability Relief and Brownfields Revitalization Act
- Provides support to communities for revitalization of underutilized properties with environmental stigma
- Intended to assist with identification, assessment and cleanup planning for redevelopment
- Brownfields is a collaboration between EPA, NHDES, LRPC, and stakeholders

LRPC Brownfields Assessment Services

LRPC offers services to assess properties whose redevelopment will positively impact local economy and community

- Phase I/II Environmental Site Assessments
 - Key components for environmental due diligence
- Hazardous Building Materials Surveys
 - Asbestos, Lead-based Paint, PCBs
- Cleanup Planning
- Community Outreach
- Reuse and Redevelopment Planning

Brownfields Key Requirements

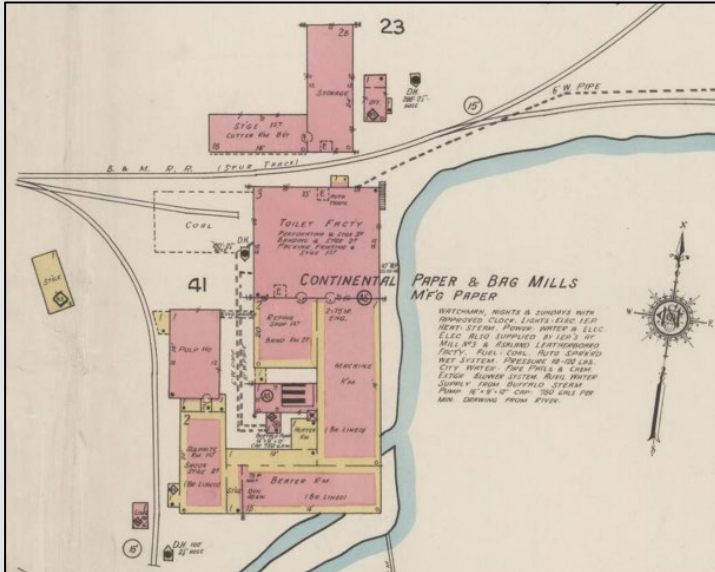
- Property where expansion, redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant
- Property owner is willing to provide access
- Property meets Brownfields eligibility requirements
- Stakeholders have a concept or need for reuse

Brownfields at Work.... In Ashland!



- 26-acre property near downtown Ashland with over a century of industrial use
- Located in a mixed commercial/residential area
- Interest in redevelopment for affordable housing
- Non-profit community developer requested assessment support to identify concerns for development and reuse

Brownfields at Work.... In Ashland!



Sanborn Fire Insurance Map
1923

- **1850:** Developed for paper mill operations
- **1970s:** Paper mill operations ceased
- **Early 1980s:** Acquired by private developer for future development
- **1980s -1990s:** Property vacant, remaining buildings subjected to vandalism and fires
- *Previous investigations included limited soil and groundwater sampling, and removal of three underground storage tanks (USTs)*

Brownfields at Work.... In Ashland!



- Nobis completed a Phase I ESA – Under review by NHDES and EPA
- *Identified multiple Recognized Environmental Conditions:*
 - *Improper disposal of unknown drums and other debris across site*
 - *Multiple piles of unidentified waste materials*
 - *Potential use of aqueous fire -fighting foam to fight fires at the site*
 - *Historical groundwater exceedances of metals*
 - *Fill material across the site containing ash, coal, coal tar, and other urban materials*
- A Phase II assessment scope is being finalized for investigating the identified RECs

Brownfields at Work.... In Tamworth!



- 12.5-acre commercial/industrial property in Tamworth located in a predominantly residential area
- Former sawmill operations, followed by use as a trucking company with associated automotive maintenance
- Current owner used the property predominantly for storage of farm equipment and other items
- Property offered to the Town as a donation and the Town has requested assessment support to evaluate possible environmental concerns

Brownfields at Work.... In Tamworth!



- Nobis completed a Phase I ESA – Under review by NHDES and EPA
- *Identified multiple Recognized Environmental Conditions:*
 - *Potential use of aqueous fire -fighting foam to fight fires at the site*
 - *Identification of two former aboveground storage tanks (ASTs) with no removal/closure documentation*
 - *Drum of unknown material with apparent release*
 - *Historical operations that involved lumber dipping/treatment*
- A Phase II assessment scope is being finalized for investigating the identified RECs

Brownfields at Work.... In Franklin!



- 1.2-acre property with a former mill and armory in downtown Franklin
- Mill was developed in late 1800s for manufacture of hacksaw blades and operated until circa 1980
- Armory constructed circa 1920 and operated as storage until 1980s
- Multiple areas of prior environmental concern including floor drains, industrial waste materials, and urban fill
- Acquired by the City of Franklin in 2022 with intent to clean up the site and prepare it for beneficial reuse

Brownfields at Work.... In Franklin!



- *August 2014:* Phase I ESA
- *October 2014:* Phase II ESA
- *September 2018:* Targeted Brownfields Assessment and Remedial Action Plan
- *October 2022:* Phase I ESA (for City acquisition)
- *Specific environmental concerns identified:*
 - *Soil and groundwater contamination from historical releases*
 - *Presence of up to 8 feet of discarded hacksaw blades along 300 feet of the riverbank*
 - *Urban -impacted fill materials*
 - *Hazardous building materials (asbestos, lead -based paint, PCB containing materials)*

Brownfields at Work.... In Franklin!



- Brownfields assessments completed with the approved cleanup plan assisted the City in receiving \$3 million in funding in support of demolition and remediation at the site
- *LRPC is currently supporting a number of planning tasks in support of the cleanup:*
 - *Update to the Remedial Action Plan/Assessment of Brownfields Cleanup Alternatives*
 - *Preparation of cleanup sampling plan and Community Involvement Plan required by EPA*
 - *Excavation and riverbank restoration design and specifications for remediation along the Winnepesaukee River*
 - *Remediation contractor bid support and selection*
- A Phase II assessment scope is being finalized for investigating the identified RECs

Questions?



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