

BROWNFIELDS NEW HAMPSHIRE

Success Stories



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Former Exit 17 RV Center, Lebanon

Success in the Petroleum Remediation Program

Overview

Each remediation project presents a unique set of obstacles that may slow progress and require substantial effort and funding to overcome. In situations where the responsible party is either refusing or may not have the financial means to conduct the required corrective action work, the New Hampshire Department of Environmental Services has the authority to step in and complete the project using remediation contractors. In this case, the owner of the former Exit 17 RV Center was unwilling to conduct the investigation related to a petroleum release discovered during removal of the underground storage tanks.

At A Glance:

Site Location: Lebanon, N.H.

Site Profile: Former service station, motorcycle shop, and RV sales facility

Petroleum Fund Assistance:
\$15,000 of Petroleum Reimbursement Funds for Initial Site Characterization

History

In November of 1997, to comply with DES's underground storage tank (UST) rules, the owner of the former Exit 17 RV Center removed four gasoline USTs that had not been used in over 30 years. The tanks were discovered during construction of a nearby bridge when a crane sunk into the soil between the USTs. Although he had the tanks removed in 1997, a UST closure report was not submitted until October 23, 2003. The closure report revealed evidence of a petroleum release in soil samples collected from the base of the tank excavation. The owner claimed financial hardship and was unwilling to take the initiative to establish Petroleum Reimbursement Fund eligibility. After four years of no action and several attempts to assist the owner, DES was able to gain access to the property and conduct the investigation using one of our remediation contractors.



Condition of the property prior to redevelopment.

Environmental Site Investigation

Because a release was discovered beneath the USTs, DES required soil and groundwater sampling within and downgradient of the former tank grave to determine the extent of contamination. Difficult drilling conditions were encountered during monitoring well installation and the direct-push drill rig was unable to achieve an adequate sampling depth. A second mobilization was required with a hollow-stem auger drill rig to collect soil samples at a depth that would coincide with the base of the tanks and install monitoring wells that intercept the water table. The results of the sampling found that soil and groundwater quality met applicable standards and no additional investigation or remediation was required.



Sampling to determine current soil and groundwater quality.

One main issue remained: how was DES to recover costs for the investigation. By removing the USTs and submitting a closure report, the facility owner achieved compliance and the investigation costs were eligible for reimbursement. DES was able to recover the expenses from the Petroleum Reimbursement Fund. The owner was still responsible for payment of the fund deductible. Because DES was able to explain the fund guidelines and outstanding corrective action requirements to all parties involved in the early phases of the property transaction, payment of the deductible was included as a condition of the sales

agreement. DES received payment following the sale of the property and issued a Certificate of No Further Action.

Redevelopment Success

The former Exit 17 RV Center is located approximately two miles outside the city of Lebanon on 88 Riverside Drive, just off Exit 17 of I-89. The easy access to the interstate and proximity to Lebanon and Hanover make this an ideal location for a commercial property. The environmental investigation was timely since a



Former Exit 17 RV Center before redevelopment.



The new Stoney Brook Veterinary Hospital.

local veterinarian had just begun to research the property as a potential site for a clinic that would serve the Upper Valley. The potential environmental impact from the former USTs was jeopardizing funding for the proposed construction project. Results of the investigation showed that soil and groundwater quality in former UST areas met applicable standards. This satisfied the lender's due diligence requirements and the property transaction was able to move

forward. “Even though I struggled with securing the finances to complete this project, DES’s field project manager Josh Whipple was a big help in guiding me through the process and showed me that the redevelopment of the property could happen as long as the environmental issues were resolved,” said Dr. Kim Jones, owner of the new veterinary hospital. DES was able to close the leaking underground storage tank project and construction of the new Stoney Brook Veterinary Hospital is now complete and open for business.

For further assistance please contact the
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