

What are Brownfields?

Brownfields are defined by the US Environmental Protection Agency (EPA) as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substances, pollutants or contaminants.” These sites are often abandoned or underutilized properties that are vacant due to concerns about liability for environmental contamination. In many cases, these sites are impacted by a variety of contaminants such as heavy metals, asbestos, solvents, petroleum products, and/or polychlorinated biphenyls (PCBs).

Brownfields could include sites which have or had gas stations, dry cleaning shops, or other industrial or business facilities.

Beginning in 1993, the US Environmental Protection Agency (EPA) has helped assess more than 25,000 properties, leveraged more than 117,500 jobs and made nearly 64,000 acres ready for anticipated reuse. The Brownfields program has changed many of America’s communities from desolation to beacons of hope.

For more information, please contact:



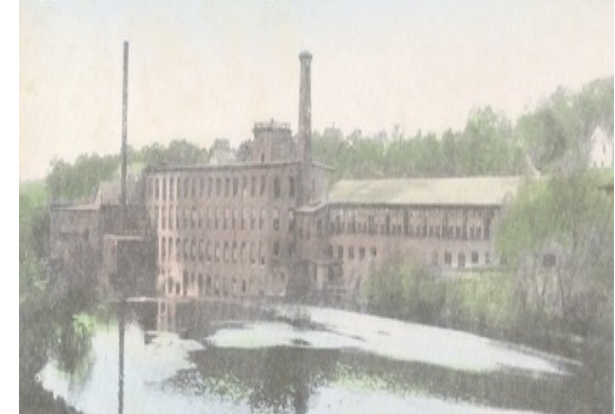
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Brownfields Assessment Program

Brownfields Assessment Program

Upper Valley Lake Sunapee RPC



How Are Brownfields Identified?

Community members play an important role in identifying Brownfields. Once people have a good understanding of what constitutes a brownfield, they often identify potential sites within their community. Citizens can notify their municipality or the regional planning commission (RPC) of these sites which may then be included in the brownfields assessment program.

How Can People Get Involved?

Municipal involvement as well as citizen involvement is critical to the success of any Brownfields redevelopment project – which is the ultimate goal. Public participation begins during the initial stages of a Brownfields Assessment program through involvement with the Brownfields Advisory Committee. The Advisory Committee works with the RPC to oversee the Brownfields inventory process, establish selection criteria, rank sites and select for eligibility and finally help promote the Brownfields Assessment program.

What is an Eligible Site?

Most sites with a real or perceived environmental concern would be eligible to participate in the Brownfields Assessment Program, but there are some restrictions. The RPC works with a Qualified Environmental Professional (QEP), the Brownfields Advisory Committee, the US EPA and sometimes the NH DES to determine a site's eligibility.

Regional Examples:

Lebanon: Former Exit 17 RV Center is located two miles from downtown Lebanon. An underground storage tank was found to have leaked and soil and groundwater sampling was required to determine the extent of contamination. The sampling found that both the soil and groundwater met the required standards and no further investigation or remediation was required. The property was redeveloped into a veterinary hospital.



Image of the site before Brownfields work.



And an image of the veterinary hospital after the lender's due diligence was satisfied.

Claremont: The redevelopment of the downtown "Monadnock Manufacturing Company's Cotton Mills" occurred beginning with the utilization of a \$200,000 Brownfields Assessment Grant, included \$25 million in private investments and another \$15 million in City investments.



Brownfields Assessment Process:

Site Identification and Inventory

Development of site inventory, site evaluation, ranking, & selection



Phase I Assessments

Historical review of history, ownership and uses. Site walkthrough and owner/occupant interviews.



Phase II Assessments

Field Investigations to confirm presence and extent of soil/groundwater contamination and risk evaluation conducted to assess need for environmental cleanup. This could also include asbestos and lead based paint assessments.



Phase III Remedial Options Evaluated

Various remedial options evaluated. Cleanup costs are estimated.

Select properties are then "shepherded" and enrolled in the State Brownfields Response Program. Future cleanup conducted with assistance from EPA or state cleanup costs.