



## BROWNFIELDS ASSESSMENT COOPERATIVE AGREEMENT

### FINAL CLOSE-OUT REPORT

**Cooperative Agreement Number:** BF-00A00023

**Reporting Period:** October 1, 2016 through September 30, 2019

**Date Submitted:** November 15, 2019

**Prepared for:**

Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC)  
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## **1. PROJECT PROGRESS - Cumulative**

### **Description of the Region**

In 2016, the Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC) received two Brownfields Assessment cooperative agreements from the U.S. Environmental Protection Agency (EPA): \$200,000 for the investigation of sites contaminated by hazardous substances and \$200,000 for the investigation of sites contaminated by petroleum. The following report provides a summary of accomplishments for both cooperative agreements.

The Upper Valley Lake Sunapee Region of western New Hampshire consists of 27 communities in Sullivan and Grafton Counties and is one of Northern New England's oldest industrial regions. Situated along the Connecticut River and its major tributaries (e.g., the Sugar River and Mascoma River), water provided early mills with power and efficient transportation to outside markets. During the late 1800s and early 1900s, the Upper Valley Lake Sunapee Region grew into a bustling industrial area with manufacturing factories dominating its largest cities, Claremont and Lebanon. While the region was best known for its innovations in precision machine tool manufacturing (the region was referred to as the "Precision Valley" for these innovations), the area was also home to numerous factories producing paper, textiles, and firearms.

By 1960, more than one-third of the region's employment was concentrated in manufacturing. In Sullivan County (home to the industrial center of Claremont), this figure was even higher, with 42.5% of employment concentrated in manufacturing. The region's household income was commensurate with state and national averages, and the population of the region and its primary industrial centers were growing steadily. However, by 1970, advances in technology, competition from other regions of the country, and global market influences began to impact the region's industrial employment base. This trend continued throughout the 1980s, 1990s, and early 2000s with the closing of regional manufacturers like Joy Manufacturing in Claremont. Today, industrial jobs represent only 12.2% of overall employment in the Upper Valley Lake Sunapee region. The Upper Valley Lake Sunapee region is a rural region. Twenty-four (24) of the 27 communities in the region have populations less than 10,000. By population, the largest of the 27 communities are the Cities of Claremont and Lebanon, the two communities hardest hit by the loss of manufacturing in the region.

Through the outreach and inventory process, over 70 potential Brownfields sites were identified in the target communities; and the follow sites were prioritized and assessed as part of the program:

#### **Hazardous Substances Sites**

- Lebanon former Public Works
- Lebanon former Public Works Annex
- Former Claremont National Bank
- Farwell Block, Claremont
- Topstone Mill, Claremont

### **Lebanon Former Public Works**

A highway garage was originally built at the Site in the early 1900s. The City has owned the Site since at least 1949, and the current building was constructed in 1953 with an addition constructed in 1966. In 1988, the City acquired an adjacent residential property to the north located between the USTs and Spencer Street, which was condemned and subsequently torn down due to the presence of petroleum in the residence's basement as a result of a leaking underground storage tank (LUST) at the Site. DPW remained at the Site through 2012 when it was vacated for a new facility. Since that time, the Site has only been used for miscellaneous cold storage.



The City of Lebanon is actively pursuing the revitalization of the Spencer Street corridor and recently published a request for proposals for the redevelopment of the Site. To facilitate cleanup and redevelopment UVLSRPC conducted a Phase I ESA of the Site that identified several former, abandoned, and active aboveground storage tanks (ASTs) and underground storage tanks (USTs), and abandoned hydraulic lift, floor drain system, previously identified contaminated soil and residual groundwater contamination. To further evaluate the Site a Phase II ESA was conducted that consisted of a ground-penetrating radar (GPR) survey, soil and groundwater

sampling, and a hazardous building materials survey (HBMS). The presence of one (1) previously abandoned-in place UST and one active UST was confirmed, contaminated soil was confirmed, and limited hazardous building materials were identified.

In late 2019 or early 2020, the City of Lebanon plans to demolish the 1966 building addition, remove the identified USTs, and remove the known contaminated soil and existing Activity and Use Restriction (AUR) to facilitate the redevelopment. Cleanup work is expected to cost approximately \$75,000 and redevelopment costs are expected to be in the \$5M to \$10M range.

### **Lebanon Former Public Works Annex**

The Site was developed in 1920 and has been owned by the City since at least 1938 and was used by the New Hampshire Department of Transportation (NHDOT) between that time and 1980, when DPW began using the Site as an annex to its main Public Works facility on Spencer Street. The Site was still in use by the DPW through approximately 2013 and remained vacant. The City was seeking to divest the property redevelopment, therefore, UVLSRPC conducted a Phase I ESA and Phase II ESA that identified hazardous building materials, associated lead paint and PCB impacted soil around the building, and contaminated soil controlled under an AUR.



The City recently sold the Site to the adjoining property owner, Geokon, who manufactures geotechnical instrumentation, as part of a business expansion project. Geokon recently demolished the Site building, removed the contaminated soil, constructed a new cold storage shed, and converted the Site into a new employee parking lot to support a new office building. Geokon invested \$62,500 to purchase the Site, \$51,000 in cleanup costs, and over \$5.2M in redevelopment costs. The expansion of Geokon also supported 35 new permanent jobs.



### **Former Claremont National Bank**

The Site was developed by at least 1876, when it was purchased by Claremont National Bank/Sullivan Savings Bank. The Site building was formerly shared with the Water Works office and a lockup (police holding cells) in the eastern portion of the Site. By 1948, the Site building appeared to have been renovated and matched its current configuration. The Site continued operations as Claremont National Bank through at least 1966. By 1971, the Site building was redeveloped as the Pleasant Restaurant, which operated for an unknown duration. The Site building has largely been vacant since approximately 1985 with a brief occupation by an auction company in approximately 2003. A Phase I ESA and Phase II ESA were conducted at the Site that identified significant amounts of asbestos-containing materials throughout the building, fuel oil ASTs, and other building materials that required proper management. The project received approximately \$70,000 in Brownfields RLF subgrant funds from the Capitol Region Development Corporation to abate the asbestos within the building. The project is planned to be redeveloped into a community arts center and is seeking to procure CDBG funds for construction.



### **Farwell Block, Claremont**

The Farwell Block site was constructed by at least 1854 and was used for residential and professional/retail purposes throughout its history, including a clothing shop, a drug store, a dry goods store, a shoe store, an undertaker, a restaurant, a market, a cobbler, a saloon, a bank, a barber, a shoe shine, a Red Cross office, a chiropractor, a Western Union office, a realtor's office, an insurance agency, a driving school office, and a military recruiting station, as well as several apartments. Due to the age of the building, a Phase I ESA was conducted to determine if any potential recognized environmental

conditions were present and if a Phase II ESA was necessary prior to redevelopment of the site. Some potential hazardous building materials were identified; however, the scale of the project did not warrant further testing at the time. The Site is currently being renovated into new dental offices for a local business. Renovations of the building leveraged approximately \$300,000.



### **Topstone Mill, Claremont**

The 2.9-acre Site is located within a mixed-use commercial and residential area in the center of Claremont. The Site includes two buildings: a large mill building and a dilapidated former garage. The mill building is 5-stories and was built in approximately 1912. The Site mill building was a shoe factory until 1956 when the City of Claremont acquired the Site. The building has been occupied by various tenants since that time. According to a previous report, railroad tracks were historically located along the eastern edge of the Site building between the mill building and the historical boiler house and were removed in the late 1990s. Additionally, the northeastern portion of the property historically functioned as a rail yard. The property has been acquired by several different entities over the last 25 years; however, Topstone Holdings LLC is the current owner and has owned the property since July 31, 2006. Topstone Holdings planned to redevelop the building for mixed uses; however, the potential presence of hazardous substances proved to be a road block. A Phase II ESA was performed that identified hazardous building materials throughout the building, and a significant plume of PCE in groundwater at the upgradient edge of the property. The Site was referred to the New Hampshire DES for additional off-site investigation to determine the source of the PCE and the results are pending.

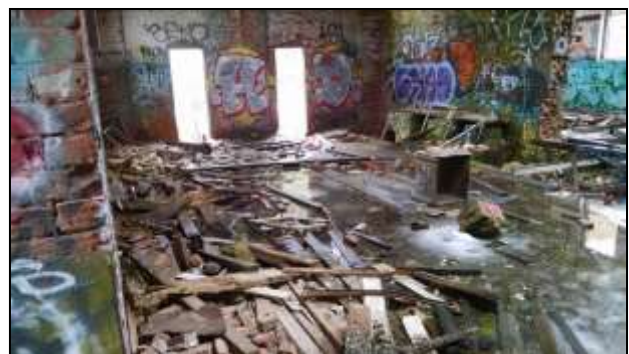


### **Petroleum Sites**

- Ambargis Mill, Newport
- Jolly Farmer Products, Lempster
- Densmore Brickyard, Lebanon
- Sullivan Machinery

### **Ambargis Mill, Newport**

The 2.8-acre Site is bordered by the Sugar River to the east and south and by the New Hampshire Department of Resources and Economic Development recreational trail and residences to the west and north. The Site is developed with an approximately 11,670-square foot abandoned mill building. The Site building is deteriorating, and the wood roof has collapsed in most of the northern half of the building. The Site is accessed from Greenwood Road via an unpaved driveway. The remainder of the Site is wooded. By at least 1892, the Site was developed as a sawmill and by 1906 also contained a small store and residence. The Site was later operated by the Draper Company after 1906 and the Nutting Company after 1928 (possibly brick manufacturers), Surplus Textiles Sales after 1958, and The Hartford Woolen Company, Inc. through January 1960, when the previous owner, Mr. Christi Ambargis, acquired it. Mr. Ambargis operated a fuel blending operation with used oil stored in aboveground storage tanks (ASTs) and drums throughout the Site. Historical information does not indicate when the fuel-blending business started, but it operated through the early 1990s to 1996. The Town acquired the Site in May 2000 through tax lien. Since 1996, the Site building has been abandoned.





Previous investigations from 1998 to 1999 estimated 155 cubic yards of oil-contaminated soil in the vicinity of the two former 10,000-gallon ASTs northwest of the Site building. Between 1999 and 2000, NHDES removed 98.78 tons (approximately 65 cubic yards) of oil-contaminated soil from that area, indicating the previous estimate of contaminated soil was likely high, and EPA removed numerous drums and other containers from the building. A Targeted Brownfields Assessment further identified PAHs in the vicinity

of the Site building and hazardous building materials throughout the mill. A Phase II ESA was conducted to further evaluate the extent of the contamination, which was determined to be ubiquitous across the site. Cleanup planning activities including a draft ABCA, CRP, conceptual remediation design, and surveys were also conducted to facilitate redevelopment of the Site as a water front park. The Town of Newport is currently seeking a Brownfields Cleanup grant to clean up the site, which is estimated to cost nearly \$600,000.

### **Jolly Farmer Products, Lempster**

The Site was initially developed for residential use beginning in circa 1908. Residential use remained on-Site until 1966 when the Site was purchased by Jolly Farmer Products. Jolly Farmer Products developed the Site with a generator building, three greenhouses, one of which was later converted to a vehicle refueling pad with an adjacent concrete AST containment shack, a garage, and an office, and installed several USTs. Jolly Farmer Products operated at the Site through 2003. The Town of Lempster eventually acquired the Site in 2007 and is the current owner. The garage/office building was destroyed by fire in 2006. The burn debris is reportedly



comingled with asbestos. The material was relocated to the southwestern corner of the developed area of the Site. The stockpiled debris was covered with plastic sheeting and currently remains at the Site. The Town of Lempster is planning to create a municipal complex at the Site; therefore, a Phase II ESA was conducted to determine, what, if any contamination remained at the Site that would need to be addressed. A former fuel oil delivery truck was found to be buried and re-purposed as a septic holding tank and petroleum related VOCs and SVOCs were identified in the former UST and fueling areas. The Site was referred to the NHDES' Petroleum Reimbursement Program for ongoing groundwater monitoring and supplemental investigation and the NHDES has expended approximately \$11,000 to date. The Town is currently planning to appropriate funds to relocate the Town Hall and other community services to the Site.

### **Densmore Brickyard, Lebanon**

The Site comprises three parcels totaling 133.5 acres. The Site reportedly operated under the Densmore Brick Company from the late 1800s to 1960s for brick manufacturing, which included washing the bricks with muriatic acid and drying the bricks in kilns. Densmore Brick Company operations ceased in the 1960s, and the Site was used primarily for storage. At peak operations, the Site contained seven buildings and five kilns. A portion of the Site was subsequently redeveloped as The Burning Log, a wood fuel supplier. The Burning Log utilized the onsite warehouse buildings for storage of wood materials from the late 1980s through the 1990s.



It is unclear when The Burning Log ceased operations. Hodges transferred ownership of the Site to C.R. Wilson Properties (Wilson Properties) in 1989. Wilson Properties did not utilize the Site and transferred ownership to the current owners, Lane NH Holdings, LLC, in 2004. The Site is currently not maintained and is considered by the City to be abandoned but is targeted for redevelopment as housing. A Phase I ESA was performed for the Site to determine if any additional assessment or cleanup is necessary. Findings of the assessment indicated that all known contamination has previously been cleaned up; however, there was the potential for hazardous building materials to be present that may require abatement prior to demolition.

### **Sullivan Machinery, Claremont**

The Site was developed with a tannery as early as 1877 and as the Maynard Shoe Company as early as 1894 at the end of the current Maynard Street. Sullivan Machinery Company acquired a large tract of land—of which the Site is part of—on the north side of the Sugar River around 1903 and began building the Sullivan Machine Company buildings. Construction of a large machine works complex began in 1907 and was completed by 1909 in the eastern portion of the Site. The complex was used to manufacture iron, brass and steel castings and machine parts for production equipment. In 1918, a power plant was built on the western portion of the complex and the former Maynard Shoe Company building was used for storage. Coal storage was located just north of the power plant. Coal was dumped by trolleys and carried by an electric crane along a track to the engine room of the power plant. By 1948, Sullivan



Machinery Company and other machine companies merged to become Joy Manufacturing Company, which primarily manufactured mining equipment, and the former shoe company building was removed. Joy Manufacturing operated through 1978. The City of Claremont obtained the property in 1991 and began redevelopment as a park. The mill buildings were demolished in the mid-1990s and a portion of the Site and vicinity have been used as a public park since that time. The City is seeking to expand the park along the entirety of the waterfront, so a Phase I ESA and cleanup planning/visioning was conducted to facilitate future Phase II investigations.

## 1.1 Status of Activities During the Performance Period

### Task 1: Cooperative Agreement Oversight

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**Procure Qualified Environmental Professional:** UVLSRPC published a Request for Qualifications (RFQ) in September 2016, with responses due on October 1, 2016. The RFQ was posted on UVLSRPC's website and e-mailed to regional contractors or those who requested to be placed on the bidders list. A total of five contractors submitted proposals, which were reviewed by a team consisting of the following individuals:

- Steve Schneider, UVLSRPC's Executive Director
- Amber Boland, UVLSRPC's GIS Coordinator/Planner
- Scott Osgood, Town of Enfield Planner
- Kurt Beek, City of Claremont
- David Harris, Dartmouth College
- David Brooks, City of Lebanon Director of Planning & Zoning

The top three firms were interviewed by the review team on December 7, 2016. Credere Associates, LLC of Westbrook, Maine was selected as the most qualified environmental professional and was contracted to assist UVLSRPC with the Brownfields program.

**Reporting:** Reports EPA were filed on a quarterly basis. MBE/WBE forms were annually. Property profiles in the ACRES database were updated on a continuous basis.

**Records:** Separate charge codes, invoices, and reporting forms were developed to differentiate work funded under the petroleum and hazardous substances grants. Where both pools of funds supported one activity, the cost was divided evenly.

**Training:** During the period of performance, Amber Boland and Steve Schneider participated in the following state and national training events:

- 2016 New Grantee Workshop at the EPA Region 1 Office in Chelmsford, Ma on June 30.
- 2017 National Brownfields Conference in Pittsburgh.

### Task 2: Advisory Committee Development and Community Outreach

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Total UVLSRPC for this work was approximately \$11,143 and contractual work for this task was approximately \$18,389.

**Establish Brownfields steering committee comprised of representatives of target communities and community-based organizations (CBOs):** UVLSRPC established a Brownfields Advisory Committee (BAC) consisting of the previously listed team.

**Develop Marketing Materials:** A color brochure and FAW fact sheet was created during the FY16 program for property owners, lenders, and developers. In addition, the Brownfields program was highlighted on UVLSRPC's website and social media outlets.



**Implement outreach strategy in target communities:** UVLSRPC implemented the outreach strategy by regularly convening the BAC, providing site nomination forms to communities throughout the region, and one-on-one meetings with stakeholders in each target and other communities. Phase I and Phase II results were presented to the BAC, who represented the selected site's locations, and through direct communication with other Site's locality's Selectboard members and Town Managers.

### **Task 3: Site Identification and Selection**

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Total UVLSRPC for this work was approximately \$2,229 and contractual work for this task was approximately \$18,870.

**Site identification:** An Excel spreadsheet and Trello® online workspace were created to inventory potential sites. Over 70 initial potential sites were either identified through windshield surveys, site nomination forms, or other research.

**Site Prioritization and Eligibility Determination:** The QEP assisted the BAC in the prioritization of sites for assessment. A total of four hazardous substance sites and three petroleum sites were selected for assessment.

### **Task 4: Phase I and Phase II Assessments**

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**Phase I Environmental Site Assessments:** Total contractual Phase I work completed during the performance period was \$23,106: \$11,187 for Hazardous sites and \$11,919 for Petroleum sites. A total of five Phase I Assessments were completed for 27.27 acres of land.

Phase I assessment activities included the following tasks:

- Hosting meeting with QEP, property owner, and/or municipal officials to discuss enrollment
- Obtaining access agreement from property owner
- Preparing eligibility determination form
- Performing Phase I investigation
- Preparing draft Phase I report
- Submitting draft Phase I report to project team for review and comments
- Revising draft Phase I report based on comments
- Preparing final Phase I report
- Distributing final Phase I report to NHDES, EPA, and other project stakeholders
- Meeting with property owner, developer, and/or municipal officials to review Phase I results

**Phase II Environmental Site Assessments:** Total contractual Phase II work completed during the performance period was \$230,030: \$141,113 for Hazardous sites and \$88,916 for Petroleum sites. A total of six Phase II Assessments were completed.

Phase II activities included the following tasks:

- Obtaining EPA approval to proceed with Phase II
- Meeting with property owner, developer, and/or town officials to discuss Phase II
- Submitting draft site-specific QAPP addendum to project team for review and comments
- Obtaining EPA and State approval

- Submitting final site-specific QAPP addendum to project team
- Monitoring site work and communicating concerns with EPA and NHDES
- Preparing draft Phase II report
- Submitting draft Phase II report to project team for review and comments
- Revising draft Phase II report based on comments
- Preparing final Phase II report
- Distributing final Phase II report to NHDES, EPA, and other project stakeholders
- Meeting with property owner, developer, and/or municipal officials to evaluate Phase II findings and implement additional investigations as appropriate to delineate extent of contamination

**Remediation and Reuse Planning:** Total contractual remediation and reuse planning work completed during the performance period was \$27,017 and reuse plans were prepared for two sites including

- Conceptual Riverwalk/Engineered Cover System Design for the former Sullivan Machinery Company power plant site; this will assist in proper Phase II ESA SSQAPP design and additional cleanup planning efforts.
- Conceptual Waterfront Park/Engineered Cover System Design for the former Ambargis Mill Site; this was supported by a boundary and topographic survey to develop draft Bid Specifications for cleanup and to further support the application for a Brownfields Cleanup Grant for the site.

### **1.1.1 Green and Sustainable Site Assessment Efforts**

The UVLSRPC Brownfields program has implemented the following green and sustainable assessment techniques:

- All Phase II assessment work was conducted by local contractors and consultants, which lowered fuel consumption, emissions, and overall energy use.
- When possible, laboratory analytical methods were preferentially selected to reduce solvent and chemical usage as well as the volume of generated waste materials.
- The assessment activities were completed specifically to support environmentally sustainable site re-use, including the re-use of existing buildings and infrastructure, in-fill development, green buildings, and the use of engineering and institutional controls.

### **1.2 Modifications to the Workplan**

There were no modifications to the workplan necessary during the performance period.

### **1.3 Resources Leveraged**

As of September 30, 2019, our program has leveraged \$5,884,704 in additional assessment, cleanup, and redevelopment. The project has also leveraged 1.3 cleanup jobs and over 40 redevelopment jobs. All leverages have been reported in ACRES; however, notable leverages include:

- \$308,250 for the cleanup and redevelopment of the Farwell Block site in Claremont
- \$5,330,600 for the additional assessment, cleanup, and redevelopment of the 4 Suzor Court site, which resulted in 1 cleanup and 35 redevelopment jobs
- \$112,000 in redevelopment at the Topstone Mill site.

## 2. PROJECT FUNDS EXPENDED

Nearly all funding was expended except for \$10,778 of hazardous substance and \$20,045 of petroleum funds due to various project timelines and constraints and the award of new Brownfields assessment funding in 2019.

## 3. BUDGET AND OVERALL PROJECT STATUS

The overall project was completed on time and within budget. Approximately \$10,000 of hazardous substance and \$20,000 of petroleum funds remained unexpended due to the timing of eligible projects; however, numerous other high priority projects remain in the inventory.

## 5. PROPERTY-SPECIFIC INFORMATION

Property Name Address	Haz/Petro	Eligibility Approval Date	Outputs			
			Phase I - Final Date	QAPP Addenda Approval Date	Phase II Report - Final Date	Cleanup Planning - Final Date
Public Works Annex 4 Suzor Court Lebanon, New Hampshire	Haz	4/11/17	8/9/17	9/7/17	2/12/18	N/A
Public Works 20 Spencer Street Lebanon, New Hampshire	Haz	4/7/17	N/A	9/12/17	3/6/18	N/A
Ambargis Mill 8 Greenwood Road Newport, New Hampshire	Pet	6/8/17	N/A	9/8/17	5/11/18	9/30/19
Claremont National Bank 56 Opera House Square Claremont, New Hampshire	Haz	2/15/17	6/13/17	6/21/17	12/4/17	N/A
Densmore Brickyard 174 Hanover Street Ext. Lebanon, New Hampshire	Pet	7/1/19	9/18/19	N/A	N/A	N/A
Farwell Block 46-54 Opera House Sq. Claremont, New Hampshire	Haz	1/31/18	5/4/18	N/A	N/A	N/A
Jolly Farmer Products 929 NH Route 10 Lempster, New Hampshire	Pet	4/24/17	N/A	9/7/17	6/14/18	N/A
Sullivan Machinery Spring and Maynard Sts. Claremont, New Hampshire	Pet	9/16/19	Draft 9/30/19	N/A	N/A	9/30/19
Topstone Mill 101 Mulberry Street Claremont, New Hampshire	Haz	2/22/17	N/A	9/14/17	5/16/18	N/A