

Central New Hampshire Regional Planning Commission

28 Commercial Street ♦ Concord, NH 03301

Telephone: (603) 226-6020 ♦ Fax: (603) 226-6023 ♦ www.cnhrpc.org

**Narrative Information Sheet**

1. Application Identification: Central New Hampshire Regional Planning Commission (also known as CNHRPC). 28 Commercial Street, Suite 3, Concord, New Hampshire, 03301-5061.
2. Funding Requested:
 - a. Assessment Grant Type: “Community-Wide”
 - b. Federal Funds Requested:
 - i. \$500,000 from EPA.
 - ii. \$200,000 waiver request: NA.
3. Location: All communities of the CNHRPC region, including: Allenstown, Boscawen, Bradford, Bow, Canterbury, Chichester, Concord, Deering, Dunbarton, Epsom, Henniker, Hillsborough, Hopkinton, Loudon, Pembroke, Pittsfield, Salisbury, Sutton, Warner, Webster. Target area communities include: Boscawen, Concord, Hillsborough, and Pittsfield. Communities are located in the counties of Hillsborough and Merrimack in the State of New Hampshire.
4. Target Area and Priority Site/Property Information.
 - Community-Wide Assessment Grant Applicants, Other Than Tribes:
 - List the target areas discussed in the Narrative: Concord and Pittsfield.
 - For each target area that is smaller than a city/town, list the census tract number(s) within the target area: Concord Census Tracts 321, 322 and 441
 - Provide the address of the priority site(s) proposed in the narrative:
 - Concord - Concord Industrial Park, 14-16 and 18 -30 Langdon Ave, Concord Airport.
 - Pittsfield - Freese Property: 16 Clark Street
 - Community-Wide Assessment Grant for States and tribes Applicants: NA
 - Site-Specific Assessment Grant Applicants: NA
5. Contacts:
 - a. Project Director: Matt Monahan, Senior Planner, 603-226-6020, Ext 104; mmonahan@cnhrpc.org. Central New Hampshire Regional Planning Commission, 28 Commercial Street, Suite 3, Concord, New Hampshire, 03301-5061.
 - b. Chief Executive: Michael Tardiff, Executive Director, 603-226-6023; mtardiff@cnhrpc.org. Central New Hampshire Regional Planning Commission, 28 Commercial Street, Suite 3, Concord, New Hampshire, 03301-5061.
6. Population: Population per town in 2021, according to the Decennial Census/ACS 2017-2021 is as follows: Allenstown, 4,704; Boscawen, 3,947 Bradford, 1,543; Bow, 8,227; Canterbury, 2,280; Chichester, 2,677; Concord, 43,552; Deering, 1,789; Dunbarton,

3,006; Epsom, 4,834; Henniker, 5,671; Hillsborough, 5,962; Hopkinton, 5,941; Loudon, 5,601; Pembroke, 7,298; Pittsfield, 4,129; Salisbury, 1,577; Sutton, 2,147; Warner, 2,923; Webster, 2,016. Population per Census Tract, according to EPA’s EJ Mapper Tool, Concord Census Tract 321, 3,602, Concord Census Tract 322, 3,925 and Concord Census Tract 441, 3,925. Target area Concord census tracts total, 9,993. Full CNHRPC region, per Decennial Census/ACS 2017-2021, is 119,824. Target area town of Pittsfield plus Concord Census Tracts 321, 322 and 441 is 14,136.

7. Other Factors Summary: Within the target communities, priority sites are located along waterfronts as follows: in Pittsfield, the Freese Property is located across the street from the Town’s public swimming area that feeds Whites Pond and in Concord, the Former Concord Industrial Park is in close proximity to the Merrimack River with the railyard and interstate highway in between. The Concord Census Tract community population is less than 10,000, as well as the Town of Pittsfield. The proposed projects will improve local climate adaptation/mitigation capacity and incorporate resilience to protect residents and community investments, as well as utilize energy efficient measures and community solar. The historic 1888 Concord Gasholder building, which held coal gas, a major source of light and heat to the City of Concord until 1953, is located in the target area of Concord Census Tract 321.

Other Factors Checklist	Page #
Community Population is 10,000 or less	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The proposed brownfield site(s) is impacted by mine-scarred land	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The proposed site(s) is in a federally designated flood plain.	NA
The reuse of priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2
The reuse of the priority site(s) will incorporate energy efficiency measures.	2
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	2
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	NA
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	2

8. Letter from state or tribal Environmental Authority: Enclosed.
9. Releasing Copies of Applications: N/A.



The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES



Robert R. Scott, Commissioner

EMAIL ONLY

November 8, 2023

Matt Monahan, Senior Planner
Central New Hampshire Regional Planning Commission
28 Commercial Street, Suite 3
Concord, NH 03301

Subject: Central New Hampshire Regional Planning Commission
FY24 Proposal for EPA Brownfields Community-Wide Assessment Grant

State Letter of Acknowledgement and Support

Dear Matt Monahan:

The New Hampshire Department of Environmental Services (NHDES) hereby acknowledges and expresses our support for Central New Hampshire Regional Planning Commission's (CNHRPC) proposal for an EPA Brownfields Community-Wide Assessment Grant. Should your proposal be successful, NHDES will commit to providing a liaison to provide technical support. This assistance can include serving as a non-voting member of your advisory committee, helping vet proposed sites, and reviewing the various technical documents prepared pursuant to the grant.

While we cannot commit to providing specific funding for future work at sites addressed under this assessment grant, please note that NHDES anticipates receiving additional funding pursuant to the Infrastructure Investment and Jobs Act that will be used for contaminated site cleanup as well as making cleanup grants available pursuant to a grant competition in 2024.

We look forward to continuing our working relationship with CNHRPC. Please contact me should you have any questions.

Sincerely,

Melinda S. Bubier
Brownfields Program
Hazardous Waste Remediation Bureau
Tel: (603) 271-1169
Email: Melinda.S.Bubier@des.nh.gov

ec: Joyce Sawicki, Project Planner, CNHRPC
Dorrie Paar, EPA New England – Region 1
Jeffrey Marts, P.G., Administrator, NHDES-HWRB
Amy Renzi, P.G., State Sites Supervisor, NHDES-HWRB
Scott Drew, P.G., NHDES-HWRB

EPA Community-wide Assessment Proposal Narrative

PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a.i. Overview of Brownfield Challenges and Description of Target Area(s): The Central New Hampshire Regional Planning Commission's (CNHRPC) region (the geographic boundary of this application) consists of 20 communities in and around New Hampshire's capital of Concord. The region is part of two counties: Merrimack (18 communities) and Hillsborough (two communities). The region has a proud industrial past of mills built to take advantage of the hydropower of the Merrimack, Contoocook, and Suncook rivers and the shipping corridor of the railroad. As was the case in much of New England, vibrant 19th century villages formed around these mills and rivers, which now face the impacts of the contamination and blight caused by the numerous abandoned mills and industries left behind as a result of the progressive departure of these industries. The loss of jobs has shrank the economic base of the small towns in the region, which lack resources to characterize and cleanup these properties to promote revitalization. This grant will provide resources and contribute towards economic development in the region. The two Target Areas for this grant include Census Tracts 321, 322 and 441 within the Capital City of Concord, New Hampshire, and the Town of Pittsfield. The proximity of Concord to the Merrimack River and to portions of the abandoned rail yard has resulted in Concord having a significant homeless population, which the City estimates to be between 450-500 individuals. Concord Census Tracts 321 and 322 define the City's South Opportunity Corridor and is recognized as a unique part of the City's Master Plan. Concord's Municipal Airport is located further to the east in Census Tract 441, is considered the gateway to New Hampshire and is part of the City's 2021 Airport Capital Improvement Plan. The railroad legacy in the southern area left behind abandoned rail tracks, several freight buildings, and the repair shops and to the east in disadvantaged Census Tract 441, the existing airport terminal building contains hazardous materials present throughout. Today, the city seeks to redefine the Corridor's role by rehabilitating historic rail properties in the South Opportunity Corridor, the goal being light industrial and flexible uses compatible with, and adjacent to commercial and residential areas including affordable workforce housing and a connection of the downtown area with the river. Also planned is a new terminal building at the Concord Municipal airport with a vision for the future that considers community, sustainability, image and function. The Town of Pittsfield was incorporated in 1768, and also had industry such as saw and grist and cotton mills, as well as shoemaking, and with the arrival of the railroad in 1869, Pittsfield became the commercial center of the Suncook Valley. Pittsfield was known for its beautiful landscape, farming, and shoe manufacturing, and with access to rail, the local Suncook Valley railroad joined the Boston and Maine system. Much less industry exists today in Pittsfield while brownfields remain.

1.a.ii. Description of the Priority Brownfields Site(s): In the Concord Target area, there are several properties, land, and buildings in need of environmental assessment and there are concerns about environmental conditions and the subsequent homeless population occupying these vacant brownfield sites.

Concord Industrial Park site: CNHRPC has identified a 28.85 acre parcel at 18-30 Langdon and a 3.79 acre parcel at 14-16 Langdon Ave in need of additional brownfields assessment to determine the extent of contamination following the discovery of several abandoned underground petroleum storage tanks along Langdon Ave, where redevelopment for housing is already taking place. Some of these abandoned petroleum tanks are suspected to be associated

with the former Concord Steam coal gasification plant when the transition from coal to fuel oil took place in the city of Concord. Due to its location along the rail corridor and its proximity to the river, the Concord Industrial Park Site is strategically important for redevelopment and further site assessment is necessary in order for the City to proceed with their master plan efforts. The Target Area of Pittsfield is roughly 7 acres in size and we have identified three contaminated sites along Clark Street in the downtown area. The Freese site (16 Clark St.), Town Garage (36 Clark St.), and the Steam Plant (17 Clark St.) are all key parcels in updating and implementing the vision of the planning charrette completed a decade ago and they are located near White's Pond. The abandoned industrial sites and their suspect soil, groundwater, and sediment contamination need due diligence site assessment to occur in order for these sites to be redeveloped. Taken together, all of these sites represent the majority of the charrette area allowing for long-planned crucial downtown revitalization. The priority site is described below.

Freese site: The Freese site consists of a 6.5 acre parcel and is currently developed with two wood-framed structures and three additional structures: a former scale house; a lean to storage shed, and the remnants of a former boiler house and associated coal bin. Several commercial and industrial tenants have occupied the site. Volatile organic compounds have been identified in the groundwater at the Freese site and continued groundwater monitoring is necessary to verify that the groundwater contamination is not migrating offsite. Asbestos is present in soils on the site and site soil management can be tailored to reuse plans. Additionally, other REC's have been identified on site, including asbestos, arsenic, and PAH impacted soils.

iii. Identifying Additional Sites We have already identified several additional sites for eligible activities throughout the geographic boundary identified in 1.a.i. They include an old railroad depot, a former elementary school, and two river front sites undergoing brownfields assessment by NHDES following EPA Removal Actions. In addition, we will continue to conduct community engagement activities within the region to identify additional sites. We will regularly run NHDES contaminated site listing reports as new contamination discoveries are made. Prioritization criteria will include site proximity to sensitive receptors (such as but not limited to groundwater, soil, air, at risk human populations, residential areas, children's play areas, open space recreational areas, surface waters, rivers, lakes, and ponds), and the potential for redevelopment and community input.

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: Priority sites are tied directly to reuse/community plans that are vital to the communities and will utilize adaptation strategies for climate change such as using existing buildings, and retrofitting with energy efficient measures and infrastructure which strengthens the resilience of the community. In addition, community power from solar is already being considered in Concord. The Pittsfield site is included in a revitalization charrette for the community's downtown, and the Freese property is one of the two largest parcels in the downtown area. The 2010 charrette targeted the heart of the community's downtown and is also noted in the most recent Pittsfield 2018 Master Plan. Both documents envision the area as a mixed-use, reuse of existing downtown buildings, pedestrian friendly core in harmony with the nearby wetlands, White's Pond, and the school. In Concord, the former Concord Industrial Park located in Concord Census Tract 322 is part of the City of Concord's South Opportunity named in their Corridor Master Plan dated 2015. It is within walking distance of downtown Concord, and is already the site of corporate office space, a climbing gym, and

newly constructed work force housing. The two parcels that are the priority sites for this grant will be incorporated in the overall vision for the redevelopment, with target end uses including residential affordable work force housing, walkways, and recreational paths along and across the Merrimack River, and building improvements into office and commercial space. The consideration of this site for brownfields assessment and subsequent cleanup and redevelopment will finally facilitate the planned connection of Concord's downtown to the river.

1.b.ii. Outcomes and Benefits of Reuse Strategy: Cleaning up the parcels will directly affect our disadvantaged communities. Census Tract 441 in Concord is disadvantaged and includes the City's municipal airport (also in need of environmental assessment) and is adjacent to Census Tracts 322 and 321. Concord is addressing New Hampshire's housing shortage at the Railyards at Langdon Avenue and also along Pembroke Road in disadvantaged Census Tract 441. Projects on both sites will incorporate energy efficiency measures and renewable energy such as solar panels. In addition, housing opportunity in our capital city will be increased, thereby helping the homeless situation in Concord. The Pittsfield Charrette envisions a mix of commercial/retail uses with green space and possible residential and redevelopment will utilize impervious coverage, decreasing the demand on existing stormwater infrastructure in the town promoting climate resilience. Implementing the charrette will provide jobs, support environmental justice (by addressing environmental threats impacting sensitive populations), and support a clean town swimming pond increasing the quality of life of Pittsfield residents. Cleanup of target sites in general will help prevent the further spread of petroleum and hazardous waste contamination in the rivers, marshes, and ponds, and on abutting lots and create a safer community for residents, opening access to the rivers and the rail corridor to recreation. Reuse of all sites will restore lost tax revenue as New Hampshire municipalities rely solely on property taxes for revenue.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: Assessment dollars will provide funding to position these parcels for additional assessment, cleanup, and redevelopment. As a regional planning commission, CNHRPC is strategically able to coordinate and further these efforts with already established community engagement activities and with circuit rider reviews as our role is to assist towns further their goals. We recognize that redevelopment projects can be very costly, especially with ever increasing costs of materials and labor. Furthermore, Pittsfield and Concord have demonstrated need - they had higher 2021 tax rates than the average tax rate for Merrimack County, per the NH Economic and Labor Market Information Bureau (NH ELMIB). Median family income is also lower in the targeted areas when compared to Merrimack County. Pittsfield and Concord Census Tracts 322 and 441 are 79%, 63%, and 64% of the county average, respectively, per Census 2022 ACS data. In Pittsfield, CNHRPC helped to leverage funding for PlanNH to create a Design Charette in 2010 however, it needs to be updated, post-COVID. Moving forward, it is anticipated that in both Concord and Pittsfield, additional funds can come from private financing, cleanup grants, and the state's petroleum reimbursement funds. In Concord, funding efforts are underway to preserve the historic buildings within the target area and to evaluate, modernize and cleanup the contaminated airport terminal building.

1.c.ii. Use of Existing Infrastructure: Both priority sites in target area communities are located where existing sewer and water are available or could be extended. Also, as they are in core areas of each town, they will utilize existing stormwater, water supply and wastewater treatment

infrastructure. Further, each of the sites are located in areas with sufficient capacity to absorb any potential redevelopment. Finally, all of the sites have access to existing electrical and telecommunications infrastructure and will consider the addition of energy efficient measures. All of the sites represent adaptive and classic infill redevelopment opportunities by utilizing existing infrastructure to the maximum extent possible. No infrastructure needs or upgrades are anticipated, however, resilient, and adaptive measures will be considered as opportunities arise.

COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a.i. The Community's Need for Funding: This grant will provide funding to assess, cleanup, and reuse the identified priority sites in the target communities and throughout the remainder of the region, as applicable. First, each of the Target Communities lacks the ability to generate public funds to cleanup these sites. Pittsfield and Concord Tracts 322 and 441 have median family incomes 18% to 37% less than that of Merrimack County. While the median household income in the City of Concord overall is \$73,156, below the state average of \$83,449, and in the Target Census Tracts, it is even lower, at \$46,648. Furthermore, the target Communities' tax rates were between 9% and 20%, higher than Merrimack County averages in 2022 and in 2022, Pittsfield had 16% less of a commercial tax base than the county averages per NH ELMIB. This is an issue as New Hampshire communities rely solely on property taxes for tax revenue and there already is a shortage of affordable housing in both Target Areas. The priority sites need further assessment, cleanup/remediation, and reuse/redevelopment funds and this assessment grant can open the door for our priority sites and others. In Pittsfield, the Freese site needs further assessment and an updated redevelopment charrette. The adjacent Steam Plant site requires Phase I and Phase II assessment work. In Concord Census Tracts 321, the Concord Industrial Park is located near many of the city's homeless encampments, and current redevelopment has resulted in the discovery of new petroleum contamination sources needing assessment. Given the results of previous assessment work at the Freese and Town Garage sites in Pittsfield, and at the Concord Industrial Park multiple Recognized Environmental Conditions (RECs) from previous assessment work have been identified. Property-specific reuse planning is needed for all the properties as well. To date, there are some general plans in place for all of the areas around the priority sites: Pittsfield sites are located within and next to the redevelopment charrette for downtown (mixed use/infill/recreation), Concord's Opportunity Corridor Master Plan proposes a mix of uses. What is needed though, is a parcel-specific reuse plan for each Priority Site that provides further detailed clarity for the various master plans and charrettes, which is what this grant will help provide. This will pull a variety of pieces together in each of these sites, which is an important and necessary step.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: The Target Area consists of the Town of Pittsfield and Concord Census Tracts 321, 322 and 441, all of which are located in downtown areas. The EPA's Environmental Justice Screening and Mapping Tool (EJ Mapper) shows that Pittsfield is in the 74th percentile (US) for those over the age of 64, Tract 321, 322, and 441 were in the 73rd, 61st, and 53rd percentile for unemployment (US) respectively. EJ Supplemental Index indicates that lead paint was in the 66th percentile (US) for Pittsfield, Tract 321 saw an 86th percentile (US) for Underground Storage Tanks for Pollution Sources, for Tract 322 was in the 62nd percentile (US) for Lead Paint EJ Indicator, and Tract 441 was in the 62nd percentile (US)

for Underground Tanks EJ Indicator. In Pittsfield there is an impaired waterway - Whites Pond (the town swimming area), churches, public housing, subsidized housing, and schools. In Concord, NHDES OneStop, the state's contaminated Sites database, shows over 1,000 contaminated sites. The Concord tracts are also along the Merrimack River, the second largest river in the state is impaired waterway next to the rail corridor where the majority of the homeless encampments exist. In these areas, the revitalization of brownfield sites will directly address several threats to these populations, including impaired waterways as well as lead paint and arsenic threat exposures (both were identified at known brownfield sites within these cores).

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions: Sensitive populations within these areas face health risks due to their proximity to brownfields. Although the homeless population is not shown in the EJ Mapper it is likely that they have higher incident of disease and adverse health conditions too. Concord Census Tracts 321, 322 and 341 show 80 to 90 percentile for Low Life Expectancy, Asthma, Cancer, and Persons with Disabilities. The EJ Mapper also indicates that Pittsfield is at the 87th percentile town wide. According to the CDC, lead paint can be a major hazard for young children, especially those under the age of 6, and there are significant populations in cores that are under the age of 5 (between 46% and 54% per the EPA EJ Mapper) and where pre 1978 housing exists, which is region wide. Prior Phase II assessment of Pittsfield's Freese Property showed high levels of arsenic in the soils at the water table. Given that White's Pond is across the street, coupled with a high percentage of children under the age of 5, this is of particular concern. Reuse plans for these areas (the Pittsfield Charrette, Concord Opportunity South Corridor Master Plan) focus on reuse, recreation, open space, creating walkable clean safe affordable livable communities. This grant will facilitate brownfields cleanup resulting in the reduction of associated health burdens.

(3) Promoting Environmental Justice

3.a) Identification of Environmental Justice Issues

These contain sensitive populations that are subject to various environmental threats including impaired waterways, lead paint, and even wastewater discharge. Per the EJ Mapper, these areas contain larger numbers of low-income persons (36th - 55th percentile), seniors over 64 (55th - 81st), and those with less than a high school education (56th - 80th). Industrial concentration has also been more prevalent in these areas. Per Census 2021 ACS data, the prior 20 years have seen a 30% decrease in manufacturing in Pittsfield. The redevelopment plans for all of the areas include a variety of a mix of uses including residential, recreational, and economic. These focal points would provide jobs and quality of life benefits to these populations where the currently don't exist. Without this funding, local governments lack the resources to fully address these challenges. Environmental justice will be served by prioritizing the assessment of sites in these core areas. The remaining funds may be used to assess sites in other CNHRPC communities.

3.b. Advancing Environmental Justice: This grant can advance environmental justice by funding the identity contamination along the Merrimack River and rail yard in Concord Census Tracts 321, 322, and 441. There are a significant number of homeless persons that currently reside in these areas. However, because the homeless population is mobile, it is difficult to obtain data on this sensitive population. One could argue that the homeless population has already been displaced, unable to afford housing and taking temporary and migrant residence in these abandoned rail and river corridors. In 2015 CNHRPC updated their regional plan and connected

with several members in the community including the Friendly Kitchen (a local non-profit food service feeding the homeless), where we held a several workshops to include the feedback and concerns of the underserved homeless population in the planning process. In 2020, the State of New Hampshire passed a statute allowing Accessory Dwelling Unit (ADU's) to be constructed on single family houses, once zoning is approved at the town or city level. Concord is already proactive in creating housing of this type in this area. With Brownfields grant assistance additional housing can be built in the Former Concord Industrial Park Area after the petroleum and hazardous waste contamination is assessed. The location is within walking distance of downtown as many of the areas displaced citizens, unable to afford housing, do not have automobiles and walk or bike to their place of work. In Pittsfield, there is a high number of single parent low income families in need of affordable housing as well.

2.b. Community Engagement.

2.b.i Project Involvement & 2.b.ii Project Roles: CNHRPC will engage each community via priority site owners, abutters, general public, and organizations. Site owners and abutters will be personally invited to Brownfield Advisory Committee (BAC) meetings; the public invited via meetings published in accordance with NH RSA 91:A. A virtual option for all BAC meetings will also be provided. EPA staff, NHDES staff, the BAC, and a representative of the CNHRPC Executive Committee will be involved as well as other key partners including the Greater Concord Chamber of Commerce, the Upper Merrimack River Local Advisory Committee, CATCH Neighborhood Housing, the Capital Region Development Council, the Concord Coalition To End Homelessness. Contact names are tabulated below. The BAC will be asked to provide counsel related to all aspects of the CNHRPC brownfields program.

2.b.iii. Incorporating Community Input: CNHRPC will continue to implement an outreach plan that 1) addresses target stakeholders; 2) develops/distributes outreach materials, and 3) implements new outreach strategies. Target stakeholders include priority site landowners, abutters, local government leaders, community organizations, residents, local town and city staff and committees dealing with environmental and/or redevelopment issues. Other key stakeholders will include the private and non-profit development community, commercial realtors, NH General Court legislators, Chambers of Commerce representatives, state agencies such as NHDES, local economic development committees, and the Local River Advisory Committees; and groups that represent economic development or community revitalization interests, historic preservation, environmental clean-up or justice and smart growth. Strong community input requires outreach and connections with a wide variety of groups, and often will involve specific outreach to stakeholders on a one-to-one basis. BAC meetings will continue to be in person and virtual. CNHRPC has found that virtual meetings allow for greater public participation across its work areas and brownfields are no different. The brownfields program webpage will continue to be maintained on CNHRPC's website for the public. Redevelopment planning of specific parcels will include feedback from residents in the area. This will be both informal and formal, including hybrid meetings. Before redesign takes place, neighbors will be consulted informally and formally during the permitting process via abutter notification as required by state law. Progress is communicated via the CNHRPC website, newsletter, FAQs, and meetings with local boards.

Organization/ group	Point of Contact	Role
Concord Chamber of Commerce	Tim Sink, 603-624-2508; tsink@concordnhchamber.com	BAC

Upper Merrimack River Local Advisor ¹	Michele Tremblay, 603-796-2615; MLT@naturesource.net	BAC
Catch Neighborhood Housing	Tom Furtado, 603-223-0810; tfurtado@catchhousing.org	BAC
Capital Reg Development Cncl.	Stephen Heavener, 603-496-1875; sheavener@crdc-nh.com	BAC
Ascentria Care Alliance	603.224.8111	ESL
Concord Coalition to End Homelessness	Karen Jantzen, karen@concordhomeless.org	BAC

TASK DESCRIPTION, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs.

3.a.i. Project Implementation: Project Implementation will follow two previous successful grants implemented by CNHRPC:

Task/Activity: Task 1 - Cooperative Agreement Oversight: Project Implementation:

CNHRPC will be responsible for the programmatic implementation of the grant including: BAC membership, developing an RFQ for QEP services advertising and selecting a QEP to execute the Program; quarterly EPA reporting in ACRES, MBE/WBE reporting, attending the Brownfields conference. EPA grant resources will be used for project implementation; BAC members provide volunteer services, NH DES and EPA staff are funded separately.

Task/Activity: Task 2 – Outreach, Engagement, Inventory, and Site Selection:

CNHRPC and our QEP will work with our project partners and NHDES to update and expand our inventory of brownfields; and the inventory will be shared with the BAC and the public, as appropriate. The BAC will review/update site selection criteria and rank additional high priority sites for assessment, while moving forward with the priority sites noted in this proposal. During this process we will communicate and consult with local community officials, business leaders, community organizations, other project partners, and the general public about brownfields, brownfields redevelopment, and the CNHRPC brownfields assessment program.

Task/Activity: Task 3 – Phase I and II Environmental Site Assessments: Phase I ESAs will be performed on a minimum of eight (8) high priority sites. All Phase I ESA will be completed in accordance with ASTM 1527-13/21 and EPA’s “All Appropriate Inquiry” (AAI) rule. We also anticipate a minimum of ten (10) high priority site QAPPs, and Phase II ESAs will be conducted as part of this task. Phase II ESAs will be done in accordance with ASTM 1903-11 and NHDES regulations. Depending on availability of remaining funds additional Phase Is, QAPPs, and II ESAs will be conducted following the same scope as above.

Task/Activity: Task 4 – Remediation & Reuse Planning: We anticipate that a minimum of two (2) high priority sites will have Analysis of Brownfields Cleanup Alternatives (ABCAs) and Reuse Plans conducted as part of this task. ABCAs will be conducted in accordance with both NHDES and EPA guidelines. Depending on availability of remaining funds additional Cleanup and Reuse Plans will be conducted following same scope as above.

3.a.ii. Anticipated Project Schedule: Project schedule to be implemented by CNHRPC:

Task/Activity: Task 1 - Cooperative Agreement Oversight: BAC update Q1, and QEP selection Q2, Quarterly reporting: Fall 2024 through Fall 2027.

¹ UMLAC has been an enthusiastic and vital member of the BAC in the past, though due to the constraints of the short grant submittal timeline was not able to convene before 11/13 to formally vote.

Task/Activity: Task 2 - Outreach, Engagement, Inventory, and Site Selection: Fall/Winter 2024 through Fall 2027.

Task/Activity: Task 3 - Phase I and II Environmental Site Assessments: Winter/Spring/Summer 2024/2025.

Task/Activity: Task 4 - Remediation & Reuse Planning: Fall/winter 2024 to 2027, (ongoing).

3.a.iii. Task/Activity Lead: Project lead will be as follows:

Task/Activity: Task 1 - Cooperative Agreement Oversight: Mike Tardiff (CNHRPC) with QEP assistance.

Task/Activity: Task 2 - Outreach, Engagement, Inventory, and Site Selection: Matt Monahan (CNHRPC) with QEP assistance.

Task/Activity: Task 3 - Phase I and II Environmental Site Assessments: QEP w/ support from Matt Monahan (CNHRPC).

Task/Activity: Task 4 - Remediation & Reuse Planning: QEP and Matt Monahan (CNHRPC).

3.a.iv. Outputs: Project implementation will follow CNHRPC's previous EPA grants CNHRPC:

Task/Activity: Task 1 - Cooperative Agreement Oversight: Request for Qualifications; ACRES/Quarterly Reports; MBE/WBE Reports.

Task/Activity: Task 2 - Outreach, Engagement, Inventory, and Site Selection: Inventory including maps, meeting materials/minutes, marketing material, website/social media content.

Task/Activity: Task 3 - Phase I and II Environmental Site Assessments: EPA eligibility documents, NHDES petroleum eligibility determinations, and minimum eight (8) Phase I ESAs, QAPPS, and ten (10) Phase II ESAs.

Task/Activity: Task 4 - Remediation & Reuse Planning: Minimum 2 ABCAs/Reuse Plans.

3.b. Cost Estimates Development of Cost Estimates: Cost estimates for QEP assistance is based upon past experience. Matt Monahan, CNHRPC Senior Planner will be the project lead, responsible for BAC support, QEP coordination, CNHRPC reuse planning activities, and local outreach. Mike Tardiff, CNHRPC Ex. Director will provide administrative support and participate in all project activities, as necessary. Vincent Pagano, CNHRPC Principal Planner will provide mapping support, BAC coordination support and participate in reuse planning activities.

TASK 1: Cooperative Agreement Oversight: Exec. Dir at 140 hrs @ \$61.90/hr=\$8,666, Sr. Planner 160 hrs @ \$54.61/hr=\$8,737 (total personnel & fringe \$17,384); airfare (\$1,200), hotel (\$375/night x2 nights) and meals (\$120/day x3 days) for 2 staff persons to attend the Brownfields Conference, and QEP support contractual costs (\$8,000).

TASK 2: Outreach, Engagement, Inventory and Site Selection: Exec. Dir 150 hrs @ \$61.90/hr=\$9,285, Sr. Planner 220 hrs @ \$54.61/hr=\$12,014, Regional Planner 150 hrs @ \$38.23/hr=\$5,734 (total personnel & fringe \$27,014); 500 miles at \$0.655 per mile; \$250 for document production supplies (copies, postage); and QEP support contractual costs (\$12,000).

TASK 3: Phase I & II Environmental Site Assessments: Exec. Dir 40hrs @ \$61.90/hr=\$2,476, Sr. Planner 80hrs @ \$54.61/hr=\$4,368, Regional Planner 40 hrs @ \$38.23/hr=\$1,529 (total personnel & fringe \$8,354); 500 miles at \$0.655 per mile; \$250 for document production supplies (copies, postage); and includes QEP expenses of 8x \$4,655.25 for each Phase I ESA and 10 x \$32,275.8 for each Phase II ESA (\$360,000).

TASK 4: Remediation and Reuse Planning: Costs are Exec. Dir 160 hrs @ \$61.90/hr=\$9,904, Sr. Planner 160 hrs @ \$54.61/hr=\$8,737, Regional Planner 120 hrs @ \$38.23/hr=\$4,587 (total personnel & fringe \$23,206); 500 miles at \$0.655 per mile; \$250 for document production supplies (copies, postage); and include QEP expenses of 8 x \$5,000 per plan (\$40,000).

Budget Categories	Project Tasks (\$)				Total
	(Task 1)	(Task 2)	(Task 3)	(Task 4)	
Personnel	\$12,246	\$19,028	\$5,887	\$16,346	\$53,508
Fringe Benefits	\$5,137	\$7,986	\$2,467	\$6,860	\$22,450
Travel	\$2,310	\$328	\$328	\$328	\$3,293
Supplies	\$0	\$250	\$250	\$250	\$749
Contractual	\$8,000	\$12,000	\$360,000	\$40,000	\$420,000
Total Direct Costs	\$27,694	\$39,341	\$368,682	\$63,534	\$500,000
Total Ind. Costs	\$0	\$0	\$0	\$0	\$0
Total Budget	\$27,694	\$39,341	\$368,682	\$63,534	\$500,000

3.c. Plan to Measure and Evaluate Environmental Progress and Results. Results will be measured in ACRES, including funds leveraged, number of meetings attended, meeting participation, and number of sites moved to the next phase of cleanup and redevelopment. CNHRPC's role as a regional planning commission in advancing and coordinating efforts for affordable housing, economic and brownfields redevelopment through partnership and collaboration cannot be underestimated. These efforts have measurable outcomes improving the health and quality of life for target area sensitive populations.

PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability.

4.a.i. Organizational Capacity: CNHRPC is a regional planning commission created by the state legislature representing 20 communities including the capital of Concord. CNHRPC manages/implements multiple state and federal grants as part of its annual work program across a variety of topic areas (transportation, environmental, economic development, regional planning, demographic/housing analysis to name a few) and has had no adverse grant audit findings.

4.a.ii. Organizational Structure: CNHRPC's 20 member communities pay annual dues (all communities are members in good standing) and send representatives to participate in quarterly meetings. An Executive Committee drawn from the RPC's commissioners conducts the monthly business meetings. Staff consists of five plus the Executive Director. For this grant, the BAC will continue to make all policy and five selection decisions. BAC staff support for administrative and financial management of the program will continue to be undertaken by Matt Monahan and Mike Tardiff at CNHRPC. Staff will manage the QEP who provide the technical guidance, conduct assessments, and manage subcontractors as needed (technical support, etc.).

4.a.iii. Description of Key Staff: BAC is drawn from member towns, partner organizations, EPA and NHDES. Matt Monahan has 17 years at CNHRPC as a Senior Planner working with municipalities in various roles. He holds an MPA from the University of New Hampshire, an MA in Economic Development from Southern NH University, and an MA in Strategic Intelligence from the National Intelligence University. He is also an officer in the Coast Guard Reserves managing a team of 12. Mike Tardiff has 27+ years of planning experience; 18 with CNHRPC as Executive Director where he manages a staff of five, provides administrative and financial management, and engages in strategic planning for member communities. Mr. Tardiff

also holds a MA in Regional Planning from Clemson University. QEP will be a professional engineering firm/firms with in-house capacity for the assessment/reuse planning. The QEP will contract with licensed subcontractors, as needed, prioritizing qualified MBE-WBE firms.

4.a.iv. Acquiring Additional Resources: CNHRPC has not needed to acquire additional expertise or resources in either of the previous two grants. Previous QEPs had adequate in-house abilities or subcontractors for additional services (i.e., lab analysis) and it is anticipated that the QEP selected for this grant will have similar resources available. In the event that additional resources are needed (e.g., legal counsel, etc.), CNHRPC would utilize the RFQ process to procure them.

4.b Past Performance and Accomplishments.

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: CNHRPC has successfully managed two EPA assessment grants totaling \$700,000 at eight (8) brownfields in five (5) towns including target areas and priority sites. The first was completely spent with numerous Phase I and Phase II assessments completed. The second was nearly completely spent though some funds remained due to COVID delaying 1 project and the scope/budget for other projects exceeding remaining funds. ACRES reporting is complete and on time for both projects.

(1) Accomplishments: CNHRPC coordination, planning and support plays a valuable role in our region to further region wide redevelopment efforts. Work remains at seven (7) of the eight (8) sites referred to in 4.b.i. including Phase II assessments, ABCAs and reuse planning. The assessment of sites conducted in our previous grants for the Towns of Boscawen and Hillsborough has resulted in additional public and private funds being leveraged. For example, the Town of Boscawen was awarded an EPA Brownfields cleanup grant in May 2021 to fund remaining cleanup tasks at the Allied Leather Site. Funds will be available to the Town once an EPA Removals emergency action has been completed. CNHRPC is currently assisting Boscawen to administer the EPA cleanup grant. The town of Hillsborough was recently awarded a NHDES Aquatic Resource Mitigation (ARM) grant to restore and protect aquatic resources at the Woods Woolen Mill Site, following previous EPA Removals emergency actions. In Pittsfield, our prior work at the Freese Property allowed for NH petroleum reimbursement funding. CNHRPC worked with NHDES to plan the necessary Phase I Assessments at the Former Concord Industrial Park after newly discovered petroleum contamination. The site was selected as a target site because it is located in the target area of Concord Census Tracts 321, 322 and 441 where brownfields redevelopment is underway and the site is already part of the NHDES Brownfields program. In January 2022, NHDES awarded the Abbott Downing Society a Brownfields Technical Assistance Grant for Phase I ESA and HAZ Building materials survey of the former Concord Stables property located on Warren Street (Census Tract 321) and the City recently submitted a cleanup grant application for this site. CNHRPC can successfully coordinate local, regional, state, and federal efforts to spark brownfields cleanup and redevelopment.

(2) Compliance with Grant Requirements: CNHRPC's first grant was closed out on time with all funds expended. The second grant had a remainder of \$10,685.80, due to potential scopes of work exceeding this amount as well delays due to COVID. Phase II work on the Associated Electric site alone was closer to \$50,000. ACRES was updated regularly; Phase I, Phase II, and other products have been completed. Quarterly reports, with the exception of one (due to COVID 19) have all been submitted on time. CNHRPC has had no adverse audit findings with any grant.

Central New Hampshire Regional Planning Commission

28 Commercial Street ❖ Concord, NH 03301

Telephone: (603) 226-6020 ❖ Fax: (603) 226-6023 ❖ www.cnhrpc.org



Threshold Criteria for Assessment Grants (Section III.B)

1. Applicant Eligibility: As a Regional Planning Commission, Central New Hampshire Regional Planning Commission (CNHRPC) is a Government Entity Created by State Legislature, as established by New Hampshire State Law. New Hampshire RSA 36:45 through 36:53 establishes planning commissions, including CNHRPC, as a political subdivision of the State. See attached RSA.
2. Community Involvement: CNHRPC will continue to use a comprehensive outreach plan consisting of three parts that 1) address target stakeholders; 2) develop and distribute outreach and educational materials, and 3) implement new outreach and education strategies. Target stakeholders include local government leaders, community organizations, residents, staff and committees dealing with environmental and/or redevelopment issues. Local governments are further prioritized in tiers. Other key stakeholders will include the private and non-profit development community, commercial realtors, NH General Court legislators, Chambers of Commerce, state agencies such as NHDES, local economic development committees, the Local River Advisory Committees, the general public involved through groups that represent economic development or community revitalization interests, historic preservation, environmental clean-up or justice and smart growth.

CNHRPC will continue to employ in person and virtual meetings with stakeholders as a way to develop the brownfields inventory as needed. This will continue to be done via face-to-face or virtual meetings, as needed, and through bi-annual Regional Brownfields Forums that will provide basic information about the program and when possible, demonstrate local examples of brownfields projects. A brownfields program webpage will continue to be maintained regularly on CNHRPC's website for the general public. Planning for the redevelopment of specific tracts of land will also include feedback from residents in the area. This will be both informal and formal in nature. Before redesign takes place neighbors will be consulted on a somewhat informal basis, and formally during the permitting process via abutter notification as required by NH State law.

The program will continue using pamphlets, packets, other literature and web-based information for communicating progress. Material conveys redevelopment opportunities, liability, Frequently Asked Questions and a program fact sheet outlining what the BAC does, how it helps and how state and other brownfields programs can be utilized in concert with the CNHRPC program. In addition, CNHRPC uses a monthly newsletter to discuss the program. In the event translation services are needed, CNHRPC will work to accommodate those needs as well as any cultural/hearing/reading needs as they arise.

Ascentria Care Alliance (social services facilitation and stakeholder) can provide assistance with meeting any accommodations that may be required. Many of the sites that will be included in the Brownfields Program are abandoned and/or derelict properties located primarily in our target areas; although based on our existing Brownfields inventory many more sites have been identified at various locations within the CNHRPC region. Many of the sites have benefited from other sources of state and federal funding to advance the process of assessment, cleanup and redevelopment. With new Brownfields funding, the focused target areas within the region can continue to be revitalized and become the catalyst to further invigorate sustainable redevelopment and growth throughout the region.

3. Named Contractors and Subrecipients: NA as Contractors/Subcontractors have not yet been procured.
4. Expenditure to Existing Grant Funds: The performance period for the most recent grant ended on September 30, 2021 and CNHRPC has no other open grants.