

**Town of Tilton**

257 Main Street  
Tilton, NH 03276  
603.286.4521 Town Hall  
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www.tiltonnh.org

**Board of Selectmen**

Normand Boudreau  
Patricia Consentino  
Katherine Dawson  
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Sandra Plessner

November 28, 2011

Environmental Management Support, Inc.  
Attn. Mr. Don West  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

**RE: FY12 EPA Cleanup Grant Application**

Dear Mr. West:

The Town of Tilton, New Hampshire is pleased to submit this application seeking \$200,000 for hazardous waste cleanup of town-owned property located at the entrance of our core downtown area, abutting the Winnepesaukee River. The site originally housed a saw mill and box factory in the mid 1800's and early 1900's when water powered mills were the lifeblood of our communities. Since the mid 1900's this site has been used as a former gas station/ used car lot/auto repair business. The Town purchased the site with the assistance of the Tilton Conservation Commission and the Winnepesaukee River Trail Association, Inc. Our joint vision is to redevelop the site into downtown greenspace with river front trail access and the landing point for the "The "Missing Link Bridge" thereby connecting the multi-purpose trail between the Towns of Tilton, Northfield and the City of Franklin.

In order to achieve this goal, the Brownfields cleanup grant will be used for the remediation of contaminated soils, removal of hazardous materials from two derelict and dilapidated buildings for demolition and redevelopment as green space. The trail access and Missing Link Bridge will be completed with funds that have already been awarded to the Town of Northfield and the Winnepesaukee River Trail Association, Inc. by the New Hampshire Department of Transportation's Transportation Enhancement (TE) Program.

In support of our application, we wish to draw your attention to the letters of support from our partners in this project: the Winnepesaukee River Trail Association, Inc., Health First Family Care Center, Caring Community Network of the Twin Rivers (Franklin/Tilton/Northfield), The Tilton Main Street Program and the Belknap County Economic Development Council. They believe as strongly as we do that this project meets all aspects of community sustainability. Not only does our project remove hazardous substances from our soil and groundwater and blight from the gateway to our downtown village area, but the reuse as greenspace and trail access will improve the health of our citizenry and visitors by providing outdoor exercise and recreational opportunities. Additional benefits of having trail access is that it provides an alternative transportation route for low income person's lacking vehicles and/or access to rural public transportation services; reduces traffic and

carbon dioxide emissions along US/State Routes 3&11 - one of the most heavily travelled east/west routes in the state of New Hampshire; improves connectivity by drawing increased numbers of people to each communities downtown commercial/retail businesses, thereby enhancing each communities' economic viability.

- a. **Applicant Identification:** Town of Tilton, 257 Main Street, Tilton NH 03276. The Town is a municipal government incorporated in the State of New Hampshire in 1769 and as such is an eligible community under the definition of "general purpose government".
- b. **DUNS Number:** 040229692
- c. **Funding Requested:**
  - i. **Grant type:** Clean up
  - ii. **Federal Funds Requested:** \$200,000. The Town understands that there is a 20% cost share and is requesting a waiver of 10% or \$20,000 of the cost share due to financial hardship. The Town is able to provide 10% of the cost share through in-kind donations of labor and/or materials.
  - iii. **Contamination:** Hazardous Substances
- d. **Location:** The project will occur at 180 East Main Street, Tilton, Belknap County, New Hampshire.
- e. **Property Name/Address:** Former Ernie's Auto Sales property, 180 East Main Street, Tilton, New Hampshire 03276.
- f. **Contacts:**
  - i. **Project Director:** Main point of contact is Joyce M. Fulweiler, Town Administrator, 257 Main Street, Tilton, NH 03276 (603) 286-4521 x 101; [townadmin@tiltonnh.org](mailto:townadmin@tiltonnh.org)
  - ii. **Chief Executive/Highest Ranking Official:** Patricia Consentino, Chairman Board of Selectmen, 257 Main Street, Tilton, NH 03276 (603) 286-4521 x 100; [boardofselectmen@tiltonnh.org](mailto:boardofselectmen@tiltonnh.org)
- g. **Date Submitted:** November 28, 2011
- h. **Project Period:** Three (3) years from the date of the grant award.
- i. **Population:** 3,578 (U.S. Census, 2010 for Tilton)
- j. **"Special Considerations Checklist:** Please see the attached Special Considerations checklist from Appendix 3 of the FY12 EPA Cleanup Grant Guidelines.

We thank you in advance for your consideration of our grant proposal. If you should have any question, or require clarification of any element, please do not hesitate to contact me.

Sincerely,

  
Joyce M. Fulweiler  
Town Administrator

cc: Diane Kelley, EPA Region 1 Brownfields Coordinator  
5 Post Office Square, Suite 100, Mail Code OSRR7-2  
Boston, MA 02109-3912

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**Ranking Criteria for Assessment Grants**

1. Community Need

1. a. (i) Community Need (Health, Welfare, and Environment)

The Ernie's Garage property is planned to be redeveloped by the Town of Tilton and the Winnepesaukee River Trail Association as a trail head, kayak launch, and provide a critical linkage and river crossing for the existing Winnepesaukee River Trail. The trail will be used by the residents in the Towns of Tilton and Northfield and the City of Franklin, New Hampshire, the target communities for this grant. This grant will be used to address the significant environmental issues in order for the planned redevelopment to become a reality. We have already leveraged in excess of \$500,000 in Federal transportation enhancement money for the redevelopment and only need these cleanup grant funds to create enough momentum to move forward.

Once heavily industrialized through water powered industry in the 19<sup>th</sup> to early 20<sup>th</sup> century, the target areas of this grant application were once the home of many mills which produced toxic chemicals, and left serious environmental degradation to the areas and its water sources. Tilton and Northfield have always shared a 'downtown center' and in 1884 there were over 27 manufacturing facilities along the shared portion of the river. The remaining blight and un-remediated environmental issues from this significant industrial past have without question impacted the target areas and the people that live in and around them.

While some environmental cleanup is going on in the target communities, there are not enough resources to meet the needs of the target communities. Examples of on-going cleanups include: in 2000 Northfield, there was a \$4 million superfund cleanup on-going of the Former Surette Battery Site; in 1998 EPA funded the cleanup of the Former Turchin property in Tilton; and in 2004 Tilton's Peabody Mill was cleaned up as a part of the State of New Hampshire's Brownfield program which required Tilton to bond approximately \$300,000 further negatively leveraging the Town.

A recent inventory conducted by Lake's Region Planning Commission Brownfields Assessment program identified seven (7) potential high priority Brownfields sites occupying an estimated 12 acres in Tilton and another ten (10) potential high priority Brownfields sites occupying an estimated 20 acres in Franklin. Review of New Hampshire Department of Environmental Services records indicates that there are roughly another 4 to 6 potential Brownfields sites in Northfield occupying 8 to 10 acres.

These Brownfields sites consist of former gas stations, bulk oil facilities, dry cleaners, foundry operations, former manufacturing facilities, former mill sites, auto repair facilities, and auto salvage yards. Contaminants like gasoline, oil, dry cleaning solvent known as tetrachloroethylene, metals, polycyclic aromatic hydrocarbons (PAHs), and other hazardous substances remain in the soil and groundwater of these Brownfields sites waiting to be identified and cleaned up. During the significant amount of time it will take to identify these contaminated sites and clean them up, they are likely impacting the sensitive populations of the target areas.

The subject of this cleanup grant, **Ernie's Garage**, is impacted by PAHs and metals that must be cleaned up before the Rail Trail is constructed or else visitors to the park will potentially be exposed to this contamination. Brownfields sites in the target areas, including the Ernie's Garage site, have likely significantly impacted the health of people in these areas. While community-wide data is hard to come by, a 2009 Cancer Report Card prepared by the New Hampshire Department of Health and Human Services indicates new cancer rates for bladder, breast, colorectal, lung, melanoma of the skin, and prostate cancers are all higher than the national rates.

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According to an NH Dept. of Health and Human Services Asthma Control Program report (October 2007), asthma rate per 100 New Hampshire residents are at 10.0 and 10.5 for Belknap and Merrimack Counties. In fact, hospitalizations for asthma for Belknap County are higher in children than adults (8.3 per 10,000 versus 7.2 per 10,000).

The prevalence rate of diabetes in the region is 9.1% which is significantly higher than the state rate of 7.2% and the cardio vascular diseases prevalence rate of the region is 30.3%. The high incidents of illness related to obesity are a result of the lack of exercise and poor diet caused partially by the legacy of the millworker lifestyle

According to a 2008 study prepared by the NH Childhood Lead Poisoning Prevention Program, Franklin was identified along with 6 other New Hampshire communities as being a high risk area for childhood lead poisoning. Franklin had the second highest prevalence of confirmed elevated lead blood levels at 3.9% of participants. Two important factors cited include percentage of pre-1950 housing stock (50.9%) and percentage of children enrolled in Medicaid or other federal assistance program (i.e. percentage of low income families).

The concern as it relates to these incidents of disease in our target areas is that the Brownfields sites, and Ernie's Garage is no exception, are located in and around the downtowns which are generally inhabited by a disproportionately large number of elderly, women of childbearing age, and children that are attracted by the low rents found in these areas. We already know these communities are home to larger populations of the elderly than found elsewhere in NH or nationally so there are more seniors at risk.

1. b. (i) Financial Need

The decline of manufacturing in Tilton and the other target communities has had significant economic impacts. While New Hampshire and in particular southern New Hampshire has been doing fairly well economically compared to the rest of the United States, the more rural, central areas of our state like Tilton, Northfield and Franklin are in worse shape in nearly every category, when compared to the rest of New Hampshire and the nation as a whole. New Hampshire is the only state in the nation that does not have an income tax or a sales tax. As a result, municipalities must rely almost solely on the property tax. This fact more than any other severely limits the ability of municipalities to cover environmental cleanup costs.

	<b>Tilton Target Community</b>	<b>Franklin Target Community</b>	<b>Northfield Target Community</b>	<b>New Hampshire</b>	<b>National</b>
<b>Population:</b>	<b>3,578</b>	<b>8,712</b>	<b>5,102</b>	<b>1,316,470</b>	<b>308,745,538</b>
<b>Unemployment:</b>	<b>7.2%</b>	<b>7.7%</b>	<b>6.3%</b>	<b>5.3%</b>	<b>9.6%<sup>1</sup></b>
<b>Poverty Rate:</b>	<b>7.6%</b>	<b>11.2%</b>	<b>4.7%</b>	<b>8.6%</b>	<b>14.3%</b>
<b>Percent Minority:</b>	<b>1.1%</b>	<b>3.8%</b>	<b>n/a</b>	<b>6.1%</b>	<b>26.7%</b>
<b>Per Capita Income</b>	<b>\$19,776</b>	<b>\$21,106</b>	<b>\$23,972</b>	<b>\$30,640</b>	<b>\$ 26,530</b>
<b>Other: Median Household Income</b>	<b>\$49,231</b>	<b>\$46,644</b>	<b>\$58,955</b>	<b>\$60,734</b>	<b>\$50,221</b>
<b>Other: Persons Over Age 65</b>	<b>16.5%</b>	<b>15.1%</b>	<b>13.9%</b>	<b>13.5%</b>	<b>13%</b>

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**Sources:**

**Population – US Census Bureau**

**Unemployment Rate – New Hampshire Economic and Labor Market Information Bureau, 2010**

**Families Below Poverty Level - Inflation Adjusted (ACS 2006 -2009)**

**Per Capita Income – Inflation Adjusted (ACS 2006 -2009)**

**Median Household Income - Inflation Adjusted (ACS 2006 -2009)**

**Median Age – American Community Survey 2005-2009**

**Person Over Age 65 – US Census**

**<sup>1</sup> Bureau of Labor Statistics**

**Note: Statistic on Northfield percent minority is not available**

Specifics on the financial need of each of the target communities are included below:

- **Tilton** – Tilton is in significant financial need as evidenced by its per capita income, which is lowest of all the target areas at \$19,776. Based on data from the 5-year American Community Survey 2005-2009, Tilton's per capita income is very low compared to the state and national averages. Tilton's unemployment rate (7.2%) is higher than the New Hampshire rate (5.3%). Tilton has an annual operating budget of only \$5 million. In 2011, of that, \$3.6 million had to be raised in property taxes which is over 70% of our operating budget. This severely limits our available resources and financial ability to fund the environmental cleanup by ourselves.
- **Franklin** – Franklin's need is evident in the fact that its poverty rate (11.2%) is the highest of the target areas and is dramatically higher than the NH average (8.6%). Franklin's per capital income is the second lowest of the target areas at \$21,106 which is much lower than the state and national averages.
- **Northfield** – Data reviewed suggests that the Northfield also has significant need. Northfield's per capita income (\$23,972) while higher than the other target communities is still significantly lower than the state average (\$30,640). Unemployment in Northfield (6.3%) is also higher than the NH rate (5.3%).

The poor financial condition of the state and target communities shifts the financial burden on our taxpayers, especially our elderly citizens of which our target areas have a disproportionately large percentage of (14.7%). In addition, to make matters worse, the State of NH cut funding to municipalities to meet its own budget deficit greatly reducing the amount of assistance to our towns. As examples, the Town of Tilton has lost the following anticipated revenue from the State: NH Shared Revenue – We have received \$0 dollars – a loss of \$132,000 to far; NH DES Water Pollution Grant - \$900,000 was cut which was to be used to offset a \$4.2 million sewer line extension along Lake Winnisquam and Silver Lake (to protect our water resources which is so vital to our community's economic vitality); and NH DES Hazardous Waste Cleanup Grant - \$112,900 – to offset the site cleanup of the Old Town Highway Garage. These are current obligations that must now be funded by the Tilton taxpayers. In addition, the Town of Tilton has excessive debt service over the past 10 years. In this regard, the tax payers have financed four capital projects to extend sewer lines, bonded the Riverfront Park Cleanup/Reconstruction and purchased a new building to replace the police station. This severely limits our ability to draw on other sources of funding to conduct this cleanup.

## **2. Project Description and Feasibility of Success**

### **2. a. (i) Project Description Including Current Conditions**

The 0.8 acre Ernie's Garage site was used as an automobile repair garage and used car lot for many years. It was originally used as a sawmill in 1859 and a box factory in 1892. The property is

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bounded to the north by the busy Route 3/11, the south by the Winnepesaukee River, east by a residential property and west by a vacant lot.

The vision for this redevelopment is for this once gas station, used car lot, and auto repair station, to become a landing site for the Missing Link Bridge which will span the adjacent Winnepesaukee River connecting the Northfield and Tilton portions of the 5.1 mile Winnepesaukee River Trail system. This will include the bridge, pathway, parking, and greenspace to access the river. This link from Tilton to the Bicycle rail trail system will serve as a multi modal, intercommunity, alternative transportation link. When this redevelopment is complete, the trail system will run from Tilton through Northfield to Franklin along a portion of an active rail line and the remainder a mixture of state abandoned rail road bed, public property and private easements.

The site will also have a car top boat access on this beautiful downstream stretch of the Winnepesaukee River allowing for canoes, kayaks and other small boats to be put in or taken out of the river. All of this sits on a stretch of river that during industrial times was all but lost to use for the citizens of the community.

The site is located just two blocks from the center of downtown Tilton on the busy Route 3 corridor and the Winnepesaukee River. This is an ideal location to give people an in-town respite from the hustle and bustle of daily life. The greenspace will feature wonderful river views, have an information kiosk with trail directional information, as well as information on the former water powered mills that once dominated the river from Tilton to Franklin. The open greenspace, trail and pedestrian bridge crossing the river will be ADA accessible. Survey data suggests that this redeveloped site will attract use by every segment of the population, young and old, rich and poor, local and regional. Additionally, the redeveloped Ernie's Garage site will encourage healthy outdoor living activities for many of our low income people and in particular the elderly and the youth that have no other venue for recreational opportunities/destinations outside the area. This site is within safe walking/biking distance to the downtown centers of Tilton, Northfield and Franklin. This is especially advantageous to low income persons who need affordable rental housing and access to retail stores/services for those who do not own a vehicle.

The aerobic activity that is achieved from walking or bike riding will be very positive for the large numbers of individuals with diabetes, cardio vascular disease, and childhood and adult obesity. The addition of recreational opportunities providing exercise helps with weight reduction and control of the spread of these illnesses. The improvement in the aesthetics in the neighborhood combined with remediating its hazardous materials encourages use of the riverfront by the area residents to absorb its calming effects and the sights and sounds of the water.

The Ernie's Garage site was assessed through the Lakes Region Planning Commission Brownfields Assessment Program prior to being acquired by the Town. The hired consultant conducted both Phase I and Phase II Environmental Site Assessments. Data collected from these studies revealed that the site is contaminated with hazardous substances including the following: asbestos, lead-based paint, arsenic and lead, and polycyclic aromatic hydrocarbons (PAHs). These contaminants must be remediated prior to the planned site redevelopment to mitigate the exposure pathways. In addition, the site is occupied by two small buildings which are in immediate need of demolition as they are public safety hazards and a long term danger at the site.

In response to the findings of these assessments, the Tilton Select Board took action to secure the site in a community effort with assistance from volunteers from the Winnepesaukee River Trail Association. The windows of the buildings were boarded up, a cautionary fence was put around the

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entire perimeter including the affected areas and hazardous waste, and no trespassing signs were heavily plastered on the building and on the grounds. In addition, cleanup of the non-hazardous materials on the site including some construction debris, boards, bricks and broken glass were removed and recyclable scrap metal and tires were brought to the Town transfer station for recycling. This included 3 truckloads of materials. To ensure the long-term security of the property, inspections of the site are conducted on a bi-weekly basis and a report is provided to the Town's Select Board. The property is also located across the street from the Tilton Police Department where they make regular drive bys of the site to ensure the site is secure.

2. a. (ii.) Proposed Cleanup Plan

The proposed cleanup has several key components:

- 1) Removal of universal and hazardous waste from within the buildings including floor tiles containing asbestos, and asbestos wrap on furnaces by a licensed contractor, and properly disposing of the material at an appropriate disposal facility.
- 2) Demolition of the wooden building structures of the buildings to facilitate the soil removal phase. The foundation will be ground up to be used as fill in other areas of the property where contaminated soil is removed.
- 3) Removal of up to 150 tons of lead and arsenic contaminated soil from the site.
- 4) Covering the PAH contaminated soil that was encountered to eliminate the direct contact exposure pathway to site visitors.
- 5) Conducting bi-annual groundwater sampling of four on-site monitoring wells for dissolved arsenic to provide trend analysis of groundwater quality of residual contamination as a part of monitored natural attenuation program that will be required by NHDES.

Please note that each of these cleanup actions will be completed in accordance with New Hampshire DES Env-Or 600 (Soil Remediation Standards), NHDES Env-Sw 900 (asbestos), and Env-Wm 100-1000 (lead paint). During cleanup activities and building abatement, engineering controls will be utilized, including area containment during asbestos and lead paint abatement, dust suppression during soil removal activities, and the use of temporary fencing to protect the public during construction activities. Aggregate building materials will be reused as fill on site to reduce the amount of transportation and conserve energy. Contaminated soil would be brought to the local asphalt plant for recycling into new paving materials to be used in local roadways.

During clean up, barrier fencing will be used to secure the site to protect the public during cleanup and demolition activities. Environmental engineers will specify the appropriate handling and disposal of all hazardous materials and would continue to monitor the site after cleanup is complete in accordance with NHDES requirements. Once all hazardous materials are removed, the site will be reclaimed for use as greenspace. Areas with excavation and contaminated soil removal will be back filled with clean soil and raised back to normal ground levels. The community involvement portion of the project (see Task III below) will be used to inform area residents of work to be completed.

To assure proper cleanup, specific details of the process would be distilled into an RFP for bidders who would compete to clean up the property including the engineering. Restoring the site will be performed by local contractors with some additional volunteer assistance. The time and effort and/or materials from these volunteers will be recorded and counted as soft match.

Institutional controls in the form of a deed restriction will be filed (if required) with the Belknap County Registry of Deeds to ensure that future construction, remediation, or landscaping at the property do not disturb contaminated soils, such as the installation of utilities, where necessary, and

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will prohibit the extraction of contaminated groundwater. This will help ensure that future occupants of the property are aware of any contaminated soil or groundwater remaining below-grade at the site.

Once remediation is completed, a remediation summary report will be submitted to the NHDES. A "Certificate of Completion" will be obtained from the NHDES documenting that the cleanup was completed in accordance with state standards.

**2. b. Budget for EPA Funding**

**2. b. (i) Budget Table**

The Town of Tilton will utilize EPA funding to conduct cleanup activities at the Ernie's Garage site. Our proposed budget for hazardous substance cleanup grant is presented below.

<b>EPA Brownfields Hazardous Substance Assessment Budget</b>					
	<b>Task I</b>	<b>Task II</b>	<b>Task III</b>	<b>Task IV</b>	
<b>Item</b>	<b>Cooperative Agreement Oversight</b>	<b>Cleanup and Abatement Activities</b>	<b>Public Meetings and Community Involvement</b>	<b>EPA and NHDES Coordination and Final Reporting</b>	<b>Total</b>
Personnel	\$1,000	\$0	\$2,000	\$1,000	\$4,000
Travel	\$3,000	\$0	\$0	\$0	\$3,000
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$0	\$185,000	\$2,000	\$6,000	\$193,000
<b>Total</b>	<b>\$4,000</b>	<b>\$185,000</b>	<b>\$4,000</b>	<b>\$7,000</b>	<b>\$200,000</b>
<i>20% Cost Share</i>	<i>\$5,000</i>	<i>\$28,000</i>	<i>\$4,000</i>	<i>\$3,000</i>	<i>\$40,000</i>

The Ernie's Garage Cleanup project consists of the following tasks to be covered under the Hazardous Substance Cleanup Grant:

**Task I – Cooperative Agreement Oversight** includes costs to implement the Brownfields program including development of fact sheets, development of necessary reports and work plans, and to complete the necessary reporting requirements to EPA including the Assessment, Cleanup and Redevelopment Exchange System (ACRES) reporting as well as regular EPA quarterly reports. This also includes travel costs to attend the National Brownfields conference held every 18 months. These costs are broken down as follows:

Labor: 20 hours X \$50/hour = \$1,000

Travel/Lodging: 2 people x \$1,500 per person = \$3,000

The Town will provide additional in-kind service to meet its cost share obligation. This will include additional cooperative agreement oversight as an in-kind service at an estimated amount of \$5,000 (100 hours x \$50 per hour).

Outputs will include a Program Fact Sheet, Quarterly EPA Reports, and ACRES Property Profile Forms.

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**Task II – Cleanup and Abatement Activities** includes consultant and contractor costs for soil remediation, the removal and disposal of asbestos and lead containing building components from within the building, semiannual groundwater monitoring for arsenic, and restoration of the site after site remediation.

This budget allocates all costs to contractual items to complete the remediation and abatement activities of the site and is further broken down as follows:

1. \$20,000 for ABCA development, engineering, design, and bidding;
2. \$70,000 for Soil Disposal and Capping Remediation of onsite Contaminated Soils
3. \$20,000 for Asbestos Abatement;
4. \$30,000 for Lead-Based Paint Abatement (includes building demolition);
5. \$15,000 for Site Restoration Following Completion of work;
6. \$15,000 for Oversight of Remediation;
7. \$15,000 for Semiannual Groundwater Monitoring;

The Town will provide additional in-kind service to meet its cost share obligation. Work will include volunteers during cleanup assistance as well as volunteer assistance during site restoration at an estimated amount of \$8,000 (160 hours x \$50 per hour). The additional cost share of \$20,000 will be met from direct financial contributions from the Town.

Outputs from this task include bidding documents, a quality assurance project plan, and disposal manifests associated with the above activities.

**Task III: Public Meetings and Community Involvement** includes notifying adjacent land owners of cleanup schedules and progress, and holding two public meetings (pre and post cleanup activities) to educate and update the community regarding the cleanup and redevelopment activities. This task will also include regular briefings with the Town Selectman to keep them up to date on project progress. See **Section 3.a** for more details regarding the proposed community outreach program.

This task estimates \$4,000 for Town and Consultant costs to implement the community outreach portion of the project as well as preparing for and presenting at the public meetings. This is estimated at:

Town Labor: 40 hours X \$50/hour = \$2,000

Consultant Labor: 20 hours x \$100/hour = \$2,000

The Town will provide additional community outreach services as an in-kind service at an estimated amount of \$4,000 (80 hours x \$50 per hour) to meet the cost share.

Outputs from this task include development of a Community Relations Plan outlining the community outreach program to be implemented, handouts during public meetings, as well as the preparation and publication of meeting minutes documenting the results of the public meetings.

**Task IV – EPA & NHDES Coordination and Final Reporting** includes Consultant costs for ongoing coordination with the EPA Brownfields Program and the NHDES. Subtasks will include general communications, submission of ongoing status reports, and submitting a final remediation summary report documenting that cleanup has been properly completed.

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This task estimates \$7,000 for Town staff and consultant time for assisting in the preparation of periodic status reports and a remediation summary report at the conclusion of work. This is estimated at:

Town Labor: 40 hours X \$50/hour = \$1,000

Consultant Labor: 60 hours x \$100/hour = \$6,000

The Town will provide additional coordination and communications with the EPA and NHDES as an in-kind service at an estimated amount of \$3,000 (60 hours x \$50 per hour) to meet the cost share.

Outputs include the remediation summary report from the Consultant as well as periodic status summary reports.

2. b. (ii) Plan for Tracking and Measuring Progress

Our plan for tracking and measuring progress towards achieving the expected project outcomes is fairly straight-forward and easy as it employs the EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) database. The ACRES database is used to track the expected project outcomes presented in **Sections 4a and 4b** including jobs created, other funds leveraged, private investment dollars leveraged, and acres of greenspace created. In addition, EPA quarterly reports will also be used to track progress.

Progress will also be monitored on Winnepesaukee River Trails and the Town of Tilton websites. Photographs with pertinent details will be routinely placed on both websites. In addition, the applicant has already engaged the local newspaper to monitor the progress of the remediation and redevelopment. Health effects will be monitored through the Caring Community Network of the Twin Rivers.

2. b.(iii) Leveraging

The cleanup portion of the project will be completed within the \$200,000 requested grant award and \$40,000 match. However, we are pleased to say that several other sources of funding will be leveraged to complete the trail construction and pedestrian bridge portion of the redevelopment of the Ernie's site. A total of \$585,624 will be leveraged from a variety of sources including: \$488,020 from the Town of Northfield who is municipally managing NH Department of Transportation Alternative Transportation Enhancement grants, the Winnepesaukee River Trail Association, Inc. who is providing matching funds of \$97,604. These funds will build the bridge and abutments that meet up in the new greenspace formed by the Ernie's garage site cleanup which will be a tremendous benefit to the project.

To date, over \$65,000 of the above referenced matching funds have already been raised from local contributions, fund raising events and small local grants. In addition, a capital campaign will be carried out in March through May 2012 to raise the remaining matching funds balance from a combination of private individuals, small businesses, corporations and municipalities already secured and are waiting to be used once the cleanup of the site is completed. Letters showing amounts and sources of the major grants and donations are included in **Attachment iii**. In addition, if unforeseen circumstances arise that require additional leveraging costs for a particular portion of the cleanup effort, the Town will aggressive seek these funds from a variety of sources including:

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- NHDES Brownfields Revolving Loan Fund (RLF) – If these requested EPA Brownfields Cleanup grant funds are not adequate to complete the entire cleanup at the Ernie's Garage Sales property, the NHDES's Brownfields Revolving Loan Fund can be used to provide an RLF sub-grant (up to \$200,000) to complete the remaining amount of cleanup work at the property.
- Capitol Region Development Council (CRDC) RLF - CRDC has an EPA funded Brownfields Revolving Loan Fund that could be leveraged to assist with the cleanup should these funds not be able to cover the entire cleanup. CRDC has other funds in addition to their Revolving Loan Fund that can be used during redevelopment. Subgrants would be available for the project in amounts up \$200,000 to support this project.
- NHDES 128A Money – If these requested EPA Brownfields Cleanup grant funds are not adequate to complete the entire cleanup at the Ernie's Garage Sales property, the Town will petition NHDES for an allocation of their 128A money of which they can use on Brownfields assessments and cleanup projects. Typically, NHDES has up to \$25,000 of money for use on project like Ernie's Garage Sales Site if the need presents. The Town's ability to acquire this money will be dependent on NHDES funding levels and worthiness of the project.
- Lakes Region Planning Commission Brownfield Assessment Grant -LRPC might be capable of providing \$25,000 worth of additional funds to the project for any unaccounted for necessary characterization that has to be done.

2. c. Programmatic Capability and Past Performance

2. c. (i) Programmatic Capability

Over the years, Tilton has developed an excellent system for efficiently and effectively managing, tracking, administering and reporting on projects completed using federal grants. This oversight was provided by the affected Department Head, the department staff, who maintained daily records and provided progress reports, the Town Treasurer and the Town Finance Director, who oversaw the financing aspects and the Town Administrator, who reviewed and advised the Selectmen on the status of the projects based on the compilation of all reports.

This EPA clean up grant will be managed by Joyce Fulweiler, Town Administrator for the Tilton Board of Selectmen. She has had more than 20 years of experience in managing federal and state grants including NHDOT bridge projects, NHDOT Transportation Enhancement projects, CDBG infrastructure improvement grants, and FLWC recreational grants. Financial accounting and reporting will be managed by Timothy Pearson, Finance Director. Other experienced staff includes Dennis Allen, Director of Public Works and Robert Cormier, Chief of Police, Augusta Marsh, Land Use Coordinator who will provide administrative support.

Should there be employee turnover, we have several experienced members of the Board of Selectmen who can immediately assume the responsibility for managing and implementing the project. The use and support of our project partners will also ensure a seamless transition of management if needed

In addition the Lakes Region Planning Commission and NHDES will provide project oversight which will ensure a seamless transition of management, if needed. In the case where additional expertise is required, (abatement contractors, environmental consulting, etc.), the Town of Tilton follows our procurement policy which is established in accordance with the provisions of OMB

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circular No.A-102 and applicable state and federal laws. The Town believes in a competitive procurement process and generally issues a Request for Qualifications (RFQ) to solicit consultant responses. In this regard, any RFQ's issued for cleanup work will be reviewed by a selection committee selected by the Town and the top firms will be interviewed by the Board of Selectmen. The successful selection of a consultant will provide the Town with the technical expertise and resources to successfully execute the project.

**2. c. (ii) Adverse Audits**

The Town of Tilton has a long history of successfully managing federal and state grants in order to implement successful infrastructure projects over the past 17 years. No adverse audit findings or other problems have been raised during any of these programs.

**2. c. (iii) Past Performance**

1. The Town of Tilton has never received an EPA Brownfields Grant.
2. The Town of Tilton has extensive experience in the management of, and compliance with, different assistance and grant programs. Recent examples include the following:

**Contaminated Sites:**

- In 2004, the Town bonded \$300,000 to participate in the NHDES Brownfields Program to clean up contaminants at the former Peabody Mill site.

**Sewer Projects:**

- USRDA – 1995 Sewer and Road Improvements Noyes Road and Northern Shores \$450,000 loan
- USRDA – 1999 Sewer Improvements on Andrews Road \$384,250 loan
- USRDA – 2002 Sewer Improvement Project Route 3 (Laconia Road) \$465,000 loan
- USRDA - 2007 Sewer Improvement Project Lochmere \$2,552,000 loan

**Other Projects:**

In 2006 the Town completed the redevelopment of the Peabody Mill site into Riverfront Park. The total project cost was \$1,323,800 which was financed as follows: \$600,000 Tilton Bond, \$396,800 HUD Grant, \$100,000 NH DRED – US Land and Water Conservation Grant, \$ 30,000 USDA Community Facilities Grant, \$ 50,000 donations from local individuals and businesses, \$147,000 in-kind donation services and materials.

In 2010, the Town completed a \$350,000 HUD Community Development Block for infrastructure improvements to the White Rock Mobile Home Park Cooperative.

**3. Community Engagement and Partnerships**

**3 a. Plan for Involving Affected Community**

The 5.1 mile Winnepesaukee River Trail would not be where it is today without our established partnerships and the support and hard work of hundreds of volunteers. Effective community involvement has been our hallmark and continued community involvement is critical to complete the linkage of the Northfield and Tilton sections of the Rail Trail at Ernie's Garage.

The Town of Tilton with the support of the Winnepesaukee River Trails Association has brought this project from the point of imagination to its present state where the site has been acquired, permits are being submitted, and funding for redevelopment of the Ernie's Garage site is in place. Now the site must be cleaned. The partnership between the Town of Tilton and the Winnepesaukee River Trails Association is a powerful force in the region. The project is already wholeheartedly

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supported by many community groups who have pledged their support of funding, social capital, volunteer power, and political capital to see the project to fruition. In 2011 alone, together we have raised over \$10,000 from our Annual Taste of Trails event, received grants totally \$20,000 from the City of Franklin and two charitable foundations, volunteer hours for trail maintenance activities totaled over 300 hours. Our efforts have gained recognition and approval from large sectors of the community, business, units of governments, citizens and organizations alike.

As the cleanup project gets underway additional community engagement methodologies will be utilized to build interest and support for the cleanup and reuse of the Ernie's site as greenspace. The major mechanisms to be used will include at least two public meetings to discuss the use, design, process of cleanup, and the efforts to protect the neighborhood and the community. The towns in this region have a long tradition of governing through town meetings. Citizens know that when important items like this one are brought to public meeting, it truly is an opportunity to attend, express their point of view, be heard and have an impact on the outcome of the project.

In addition, the Tilton Board of Selectmen meets on weekly basis and always allows time to hear the general public's concern on a variety of issues. During cleanup they will solicit questions about the cleanup activities on a weekly basis to keep the public apprised of the ongoing work.

Fact sheets, project summaries and other written items will be assembled and distributed to community partners and interested community members. Items will be posted on the Town of Tilton, Lakes Region Planning Commission and Winnepesaukee River Trails Association websites. In addition, Winnepesaukee River Trails Association has a Facebook page which will be leveraged to get the word out about project activities on almost a daily basis. The Facebook page will also allow the public, in the form of site visitors, interact and provide feedback. Abutters, our involved community based organizations, neighborhood organizations, and our state environmental and health agencies will be direct mailed written items.

While languages other than English are rarely heard in this region, should citizens require other languages, translators will be provided to fully engage all in the discussion.

As a means of further engaging the community, volunteers will be recruited during final stages of the cleanup to assist with the basic, but labor-intensive work of spreading loam and seeding the area, to hold soil in place and prevent dust and erosion. This has been effective on other portions of the Trail and builds additional community support for the project.

3. b. i Efforts to develop partnerships with local/state/tribal environmental and health agencies

In addition to the Winnepesaukee River Trails Association, Tilton has developed two additional partnerships as part of the planning for the cleanup and redevelopment of the Ernie's Garage site. Tilton has partnered with the New Hampshire Department of Environmental Services (NHDES) Brownfields Program which is our state environmental agency. Tilton has also sought out and partnered with Caring Community Network of the Twin Rivers (CCNTR) which is the local public health network. These partners have actively been involved throughout the planning and development of the project and will continue to provide critical input and support throughout the cleanup and redevelopment of the project.

The NHDES provides review of all technical submittals and assessment reports, and will provide guidance on the remedial actions to ensure that the site will receive a "Certificate of Completion" after remediation is completed. In addition, Keith Dubois, Brownfields Program Coordinator has committed to providing a technical liaison to attend our steering committee meetings and to review draft technical documents

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The CCNTR is the public health network for the Tilton area providing community needs assessment and health improvement planning. CCNTR is a perfect partner because the State of New Hampshire Department of Health and Human Services is overextended and does not have the resources to partner on projects like this. They have identified cardiovascular disease and obesity to be a critical health issue of the area. They were also instrumental in identifying and developing the Winnepesaukee Rail Trail as a key means to fight these ailments as well as supporting the acquisition and redevelopment of the Ernie's garage site as a key project to further the development of this rail trail. They will continue to be a key partner in the community's fight against heart disease and obesity and provide long term monitoring of the health effects of the cleanup of the Ernie's site. CCNTR will also get involved if situations arise where an immediate risk to human health is identified during cleanup activities. In this regard, they will provide us with exposure data on the identified risk and assist us with notifying the public of these issues.

The combined resources of the CCNTR and NHDES as well as our other community based organizations (see **Section 3.c**) provides a uniquely qualified team to identify, consider, address, and communicate public health issues during the redevelopment process at the Ernie's Garage site.

*3.b.ii Other relevant federal and state governmental agencies:* We have partnered New Hampshire Department of Transportation, specifically the T2 grant program, to obtain funding for the development of the Ernie's site into greenspace, trail access, and a pedestrian bridge. In addition, while not federal or state in nature our partnerships with the Winnepesaukee River Trail Association, Inc. who is providing the matching funds and the Town of Northfield who is municipally managing the T2 grant are strong and grower stronger around this project.

*3.b.iii Local environmental job training grantee:* We are not aware of any EPA Job Training grantees or other job training programs in the area that would be applicable to this project. However, if a Brownfields or other Training Program were to be established in the future, we will work with the program to incorporate that into the Ernie's Garage cleanup. The request for proposal used to solicit the cleanup contractor will stipulate that any contractor working on this project shall consider prospective employees from the pool of qualified individuals looking for work in the Tilton, Northfield, and Franklin area.

**3. c. Community-Based Organizations**

The attached letters of support and commitment show specific examples of how community groups and organizations will be involved with and support the effort. The following five (5) community-based organizations are committed to the Ernie's Garage cleanup and redevelopment project:

***Winnepesaukee River Trails Association*** – is non-profit organization whose mission is to develop, maintain and encourage utilization of alternative transportation/recreational trails in the Twin Rivers Region and to coordinate activities with state-wide and regional alternative transportation trail systems. They believe that by preserving and increasing access with a positive physical health approach to the Winnepesaukee River and its natural surroundings, the trail will: bring together the communities of Franklin, Tilton and Northfield, connect with regional trail systems, and offer increased access to many scenic, recreational and historical sites in the area. This group is committed to follow through on the construction of the bridge and trail approaches with funds from other Federal grants and matching funds which is ready in hand for the completion and connection of this new greenspace to the River Trail. Additionally the Winnepesaukee River Trail Association is committed to providing volunteer support during the restoration of the site after cleanup work is completed.

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*Caring Community Network of the Twin Rivers* – is a multi-agency and community resident group that works on large-scale community improvement, public health, safety and community empowerment programs in the Twin Rivers and Lakes Regions of New Hampshire. Caring Community Network of the Twin Rivers has pledged to assist with setting up and/or hosting community meetings, gathering additional support from local individuals and groups.

*Winnepesaukee River Paddlers* - is focused on protecting waterways and increasing awareness about paddling sports including kayaking and canoeing. They will be involved in the Ernie's cleanup project because the finished redevelopment will include a kayak/canoe launch. They have pledged to assist with final site loaming and seeding of the site once the cleanup is completed, and to provide technical assistance on the design of the small car top boat access for the green space.

*Belknap County Economic Development Corporation (BCEDC)* - is a non-profit regional development corporation serving the businesses and eleven municipalities in Belknap County, New Hampshire. It is funded by public and private donations. The primary mission of the Council is to promote the economic vitality of Belknap County by providing coordination and leadership in facilitating sustainable economic growth and the preservation and creation of quality jobs. BCEDC is committed to working with our downtown merchants to obtain financial and technical assistance to grow their businesses as a result of the increased use of the trail by our citizens and out of state visitors.

*Tilton Main Street Program (TMSP)* - is a non-profit organization made up of volunteers, merchants, and citizens who believe the downtown economy is vital to the overall health of the Town of Tilton. TMSP works with merchants to build their customer base, to raise funds for downtown improvements, and organize events, all with the goal of reinvigorating the downtown and maintaining it as a community center. The Main Street Program will help to provide technical assistance on signage, historical information and fundraising.

Letters of support from our community based organization are included in **Attachment iii**.

#### 4. Project Benefits

##### 4. a. Welfare and/or Public Health

The physical cleanup of the Ernie's Garage site removes hazardous materials thus eliminating the risk of illness caused by direct contact with these contaminants. The reuse of the site once cleaned up and redeveloped into greenspace will provide significant benefits to improving the environment, welfare and health of the target community.

The Brownfields funds will be used to provide direct environmental benefits to the environment by remediating the environmental contaminants identified for the site. Extensive amounts of soil contamination, asbestos, and lead paint are required to be remediated at the site. These contaminants will have direct contact, ingestion, and inhalation exposure risks and some cause cancer, and neurological disorders along with various other adverse health effects. The compounds identified during the previous investigations will be compared to established risk-based standards and will be remediated as necessary to protect human health and the environment based on these standards. The direct outcome of this project will be the removal of an estimated 150 tons of contaminated soils and hazardous building materials.

Removal of these contaminants and redevelopment of the property will mitigate potential contaminant exposure to target area residences and visitors which will directly result in an improvement in human health and the surrounding environment, in particular the adjacent

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Winnepesaukee River, as well as lead to significant social benefits.

Sensitive populations in the target community will be protected during cleanup activities through the implementation of appropriate health and safety plans, appropriate notifications to the public (e.g. flyers and door to door notices), site controls (e.g. signage, barriers, traffic control, flaggers for heavy equipment, dust suppression), and appropriate storm water erosion control. In addition, our community outreach program discussed in **Section 3.a** will inform the area sensitive populations of the work to be conducted and the measures to be implemented to protect the public.

Oversight of assessment and cleanup activities will be completed by the NHDES. This program will directly communicate requirements of applicable federal and/or state programs and will ensure that environmental contaminants are being properly remediated and public health risks are being properly addressed during the cleanup.

The physical process of remediating and redeveloping the site will provide direct public health benefits through removing the exposure pathways to contaminants at the site and subsequent adverse impacts to exposure to toxins and by removing the safety concerns associated with the dilapidated building. All exposure routes to contaminated soils, asbestos, and lead paint will be eliminated as part of this project.

Redevelopment of the site for greenspace provides outdoor recreational opportunities with no cost to the residence of the immediate neighborhood, an indirect health benefit of the project. The high incidences of cardiovascular disease, diabetes and obesity are well documented in the target community (see **Section 1a**). Once constructed, the new greenspace provides the opportunity for residents from the nearby neighborhood and from the towns of Tilton, Northfield, Franklin and other surrounding towns, easy access to this free green space for a brisk walk on the trail, a bike ride or a kayak or canoe down the river. These 3 forms of aerobic activity and exercise have documented evidence of reducing the burdens of illness of these major diseases. The additional benefit of a cool down in a restful seat in the greenspace, watching the water, listening to its sounds, after physical activity adds to the stress reduction and overall benefit from the reclaimed space.

Regarding social benefits to the target community, the redevelopment of the Ernie's Garage site will cleanup a contaminated site and remove a significant blight in the downtown area. This project will help implement the vision for construction of a riverfront trail head and kayak launch for this Brownfields site. We strongly believe that this project will serve to enhance the quality of life within the area by providing opportunities to recreate within the downtown area as well as provide alternative transportation options (walking and biking) for connecting the communities of Tilton, Franklin and Northfield.

In addition, the Ernie's Garage site is located at a transition point from the downtown district, which is commercial and municipal, to a residential neighborhood. The removal of blight caused by the removal of the Ernie's Garage building and the creation of the new greenspace in this location makes for smooth transition and adds to the sense of community for the residential neighborhood and central downtown areas alike. This will help create vibrant, sustainable, and healthy communities for these three towns.

The finished redevelopment will provide enormous benefits to the target area's sensitive populations as the finished trail head will be an access point to the Winnepesaukee River Trail where people will be able to easily connect to the river and nature, and become healthier through exercise. People suffering from asthma, cardio vascular disease, and obesity will realize improved lung function and lose weight through regular exercise.

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4. b. Economic benefits and/or greenspace

4. b. (i) Economic benefits

Ernie's Garage is currently vacant. In addition, lack of maintenance and upkeep at this site has created a blighted appearance and a complete loss of tax valuation for Tilton for this site. The economic benefits of the cleanup and redevelopment of the Ernie's Garage site will be realized through the removal of blight in the area as well as providing alternative transportation options for residents to get to their jobs (several residents have been observed on the trail who do not have automobile transportation and use the trail to bike to their jobs). The waterfront park will also be used as a destination to attract visitors and residents that will help increase local business revenues and building valuations in the downtown area. This improvement will lead to higher wages and lower unemployment for the target area residents.

We hope the indirect long-term outcomes from this project and rail trail as a whole will include a projected increase of 5% in the downtown area retail revenues over a 5 year period, a corresponding 5% increase in valuation of downtown properties (and associated property tax revenues), and an increase in median income of 5% for the target area.

4. b. (ii) Other Non-Economic Benefits

The biggest potential non-economic benefit of the redevelopment will be the development of greenspace trail head serving the Winnepesaukee River Trail which is at its heart a 'rail trail'. More importantly this project completes a section of the trail that will eventually connect to an even longer rail trail known as the "WOW Rails to Trails" which runs to nearby Laconia New Hampshire to the east and the "Northern Rail-Trail" which runs to the west. This will further enhance the recreational opportunities in our region and the state since the New Hampshire economy relies so heavily upon tourism.

Having trails in the center of communities like the proposed project will help encourage people to use the downtowns of our target areas more often because the trail runs directly past the target area downtowns. Other similar trails have seen an increase of business activity along the trails which keeps people interconnected with the downtowns. We believe that this should in turn, help in a small way create employment opportunities and fill unused housing and commercial spaces which will ultimately take the pressure off the need for sprawling development.

4. c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

While the site is being leveled there will be no infrastructure to reuse. During remediation, green remediation techniques will be encouraged in the RFP including construction and demolition recycling, debris sorting, and conservation and reuse of resources where possible. Heavy equipment will be sought that use biodiesel. Disposal options will be evaluated to determine the best alternative as it relates to its carbon footprint. The project's overall carbon footprint will be calculated and tallied and disseminated to our community based partners.

We believe that the sweet spot of this project is sustainability because as a proposed trail head it will be an important connection point for the target areas that we envision will allow for more walkable and bikeable areas in our target areas which is one of the tenants of smart growth. The trail will also connect users to other modes of transportation. Local buses will stop at the trail head picking up and dropping off park users. Parking areas in the park will intentionally use locally provided pervious materials instead of asphalt to promote infiltration rather than runoff. Landscaping will be locally provided and low impact in nature.

## ATTACHMENT

### THRESHOLD DOCUMENTATION

#### 1. Applicant Eligibility

- 1.a. The Town of Tilton is a duly established and authorized general purpose unit of local government incorporated within the State of New Hampshire in 1769.
- 1.b. The Town affirms that it is the sole owner of the property located at 180 East Main Street in the Town of Tilton, said property being the subject of this Grant application. The Town purchased the property by fee simple deed recorded at the Belknap County Registry of Deeds on January 31, 2011

#### 2. Letter from the State Environmental Authority

Attached to this documentation package of materials is the letter from the New Hampshire Department of Environmental Services acknowledging that the Town of Tilton intends to submit this grant application for cleanup funds associated with planned cleanup activities at the subject property.

#### 3. Site Eligibility

##### a. Basic Site Information:

- (a) Name: Former Ernie's Auto Sales Property
- (b) Address: 180 East Main Street, Tilton, NH 03276
- (c) Current Owner: Town of Tilton as of January 31, 2011
- (d) The applicant is the current owner of the site.

##### b. Status & History of Contamination at the Site:

- (a) Pursuant to the June 2, 2011 Draft Phase II Environmental Site Assessment data the site is contaminated by hazardous substances.
- (b) The site is currently vacant with no activities or use taking place anywhere on the Site. Historically, the site and associated buildings have housed several different uses including:
  - Gasoline Station (approximately 1939 to 1970)
  - Used Car Dealership
  - Auto Repair Garage
  - Automobile Salvage Yard
  - U-Haul Truck Rental Business
- (c) The Site contains the following known contaminants exceeding applicable New Hampshire standards: Soil - Arsenic, lead, polycyclic aromatic hydrocarbons; Groundwater – Arsenic; Building Materials – polychlorinated biphenyls, asbestos, and lead based-paint.
- (d) The Site appears to have been contaminated through a combination of poor management of the auto related uses and activities and a lack of environmental safeguards being in place for the care and maintenance of the fluids and materials

used to carry-out the auto related uses and activities. The nature and extent of the contamination is known.

c. Site Ineligible for Funding:

- (a) Pursuant to the June 2, 2010 Phase I Environmental Site Assessment, the Former Ernie's Auto Sales is not listed or proposed for listing on the National Priorities List.
- (b) To the best of our knowledge, and based on a search of the Belknap County Registry of Deeds records that was done when the Town purchased the property is not currently subject to any unilateral administrative orders, court orders, administrative orders, or judicial consents decrees issued to or entered into by parties under CERLA.
- (c) The property is not subject to the jurisdiction, custody, or control of the United States Government. The property is owned by the Town of Tilton; it was purchased by on January 31, 2011.

d. Sites Requiring a Property-Specific Determination:

Based on our review of the property-specific determination criteria, the Town of Tilton has determined that this Site is not subject to this determination review process because none of the criteria apply.

e. Environmental Assessment required for Cleanup Proposals:

The Town of Tilton received assistance from Lakes Region Planning Commission in the form of Phase I and Phase II Assessments of the Former Ernie's Auto Sales Property as part of the acquisition of the property. The Phase II Environmental Site Assessment was completed by LRPCs consultant on June 2, 2011 and following New Hampshire Department of Environmental Services approval. The Phase II Environmental Site Assessment was completed in accordance with ASTM Standard Practice E 1903-97 (2002) which is considered an equivalent practice to ASTM Standard Practice E 1903-11. A Supplemental Phase II ESA was completed in July 2011 to better define the limits of the lead and arsenic contaminated soils. A Supplemental Phase II ESA report has been drafted and is currently in New Hampshire Department of Environmental Services (NHDES)/EPA review.

The Phase II ESA tasks completed during these assessments included the following:

1. A ground penetrating radar (GPR) survey of the subject property was conducted to confirm or dismiss the presence of the reported underground storage tanks on the subject property, to determine the outlet location of the floor drain in the garage, and to locate other subsurface structures.
2. Surficial soil samples were collected at specific locations to evaluate the identified recognized environmental conditions.
3. Six (6) soil borings were drilled to evaluate the identified RECs and determine the nature and extent of fill materials at the subject property.
4. Five (5) of the soil borings were completed as groundwater monitoring wells (MW-1,

MW-2, MW-3, MW-5, and MW-7).

5. One (1) test pit was excavated by hand to determine the contents of the suspected fill pile in the southeast corner of the subject property.
6. Asbestos and lead-based paint surveys were conducted for the subject property buildings to identify asbestos containing materials and painted surfaces containing lead-based paint.
7. Four (4) potential polychlorinated biphenyl's containing bulk products were identified within the buildings. One sample of each potential polychlorinated biphenyl's containing bulk product was collected and submitted for off-site laboratory analysis of polychlorinated biphenyl's.
8. Supplemental soil borings were drilled and soil samples collected to better define the extent of lead and arsenic soil contamination noted in subsurface soils at the Site.

f. CERCLA 107 Liability:

The Town of Tilton has determined, in consultation with Credere Associates, LLC, that the Town is eligible for cleanup funding as the Town is not responsible for cleanup costs at the subject property principally because they qualify as a *bona fide prospective purchaser* having completed a Phase I Environmental Site Assessment in strict accordance with ASTM Standard Practice E 1527-05 which meets the requirements of the U.S. EPA Standards and Practices for All Appropriate Inquiries (AAI); Final Rule (40 CFR Part 312). This determination is also based on the following information:

- i. The owner of the property is Town of Tilton which is a local government established in the State of New Hampshire;
- ii. The Town purchased the property on January 31, 2011 and as indicated above and performed appropriate due diligence prior to acquiring the property. The Phase I ESA was completed and was current at the time of the property transaction.
- iii. There are no activities on the property and since the Town acquired the property they ensured that no activities have occurred.
- iv. The Town has never leased the property for any business or residential uses since assuming ownership.
- v. The Town has never allowed or permitted any business or commercial entity to use any portion of the property, nor has the Town accepted any hazardous substances for transport to, or disposal at, the subject site.

g. Enforcement or Other Actions:

The Town of Tilton is not aware of, nor has the Town discussed, any outstanding environmental enforcement actions related to this subject property. Further, the Town of Tilton is not aware, or received copies, of any inquiries or orders from any state or federal agencies related to the contamination of, or hazardous substances at, the subject property.

h. Information on Liability and Defenses/Protections:

- i. Property Information:  
The Town of Tilton purchased this property on January 31, 2011 via negotiated purchase and sale agreement from the Helen M. Belair Trust (see attached deed recorded at the Belknap County Registry of Deeds Book/Page 2689/577). The Town has fee simple ownership of the property. The Town of Tilton had no familial, contractual, corporate or financial relationship with any past owners of the property. There are no records or other information in the Town that would demonstrate any other business or commercial interests or arrangements with Ms. Patricia Garcia, Trustee of the Helen M. Belair Trust.
- ii. Timing and Contribution toward Hazardous Substances Disposal: The Town affirms and declares to the best of our knowledge that all substances were disposed of prior to the Town assuming ownership of the property. The Town also affirms and declares that it did not allow, authorize, encourage, arrange for, or contribute to, the disposal of any hazardous substances after we assumed ownership of the property.
- iii. Pre-Purchase Inquiry: The Town affirms that a Phase I Environmental Site Assessment in accordance with ASTM Standard Practice E 1527-05 was conducted (dated November 2, 2010) prior to acquiring the property. The assessment was conducted by Crede Associates, LLC of Westbrook, Maine. Funds used to conduct the assessment was provided by Lakes Region Planning Commission's EPA funded Brownfields assessment program.
- iv. Post-Acquisition Uses: The Town of Tilton has not authorized, allowed, or permitted any uses or activities on the property since it assumed ownership on January 31, 2011.
- v. Continuing Obligations: The Town of Tilton is taking appropriate steps to monitor the subject site and prevent any future dumping or other contamination. We have completed the following activities:
  - Secured the building to prevent access;
  - Performed regular inspections, carried out by the Winnepesaukee River Trail Association, Inc. of the buildings and the overall site;
  - Requested the Town's Police Department to add the property to their regular patrol routes. The property is located directly across the street from the Tilton Police Department. The Town strictly enforces no trespassing and no parking on the property.

The Town intends to: (1) comply with all state and local land use restrictions and other controls; (2) assist and cooperate with any party performing the cleanup of, and provide access to, the property; (3) comply with all information requests and administrative subpoenas that have been, or may be, issued relative to the property; and provide all legally required notices. The Town worked cooperatively with the Lakes Region Planning Commission and the State of NH Department of Environmental Services on investigations and activities prior to the Town assuming ownership of the property and will plan to continue to do so.

4. Cleanup Authority and Oversight Structure

- a. The Town of Tilton will enroll the property and the proposed cleanup tasks in a voluntary response action cleanup program established by the State of New Hampshire. Cleanup tasks and the oversight structure to insure that the work is conducted in full compliance with all applicable federal and state laws and regulations will be overseen by a qualified and licensed firm with the technical expertise to perform said tasks.
- b. If it is necessary to access any adjacent property for the purpose of conducting any approved cleanup activities then the Town, with the support and guidance from the qualified and licensed firm, will contact the appropriate property owner(s) and seek their permission to perform the sampling, monitoring, or other applicable activities. The property owner(s) will be provided with all applicable information and reports to make sure that they are fully apprised of the issues that impact their property.

5. Cost Share

The Town acknowledges the 20% cost share for this cleanup grant, however this would place an undue financial hardship on the Town. Therefore the Town is petitioning the EPA to waive one-half of the required cost share as the Town is able to contribute in-kind services valued at \$10,000 in the form of volunteer labor, materials and services from non-federal sources. In addition, the Town will use volunteers from outside community based organizations outlined in the ranking criteria of the application to assist with the reclamation the property after cleanup is complete. Please see the attached document titled, "**Hardship Waiver Request**" that is attached to this Threshold Criteria Documentation package.

6. Community Notification

The Town of Tilton affirms that it is submitting this Cleanup Grant application in conformance with all the community notification requirements. As evidence, please see the following attachments:

- a) A copy of the Draft Analysis of Brownfields Cleanup Alternatives;
- b) A copy of the ad placed in our local newspaper, The Winnisquam Echo on Thursday, November 10, 2011 for the public meeting. The notice was also posted on the Town's website, the Public Meeting Kiosk and at Town Hall; emailed to all Town Departments, all members of Town Boards/Committees and Commissions; the Tilton/Northfield Fire Department and mailed USPS to the two property owners abutting the site.
- c) A set of summary of the comments received at the public meeting, or otherwise received in writing;
- d) A set of the Town's responses to the comments. These responses have all been incorporated into the project narrative or other materials submitted by the Town as part of this application package;

e) A set of the public meeting minutes;

As noted, the Draft Analysis of Brownfields Cleanup Alternatives was available for comment prior to the public meeting held on November 17, 2011. Additionally, a draft of this application package was made available on the Town website, at the Town Hall and at the public meeting.

**ATTACHMENT ii**

**LETTER FROM THE STATE ENVIRONMENTAL AUTHORITY**



The State of New Hampshire  
**DEPARTMENT OF ENVIRONMENTAL SERVICES**



Thomas S. Burack, Commissioner

November 14, 2011

Patricia Consentino  
Chairman Tilton Board of Selectmen  
Tilton Town Hall  
257 Main Street  
Tilton, NH 03276

**Subject:** **Town of Tilton** – Application for USEPA Brownfields Cleanup Grant  
State Letter of Acknowledgement and Support

Dear Ms. Consentino:

The New Hampshire Department of Environmental Services (Department) hereby acknowledges and expresses our support for the "Proposal for Brownfields Cleanup Grant" for a total of \$200,000 submitted by the Town of Tilton for the current grant competition round. It is our understanding that the Cleanup Grant will be used for the cleanup of the Ernie's Auto Sales Property located at 180 East Main Street in Tilton.

If your proposal is successful, the Department will commit to providing a technical liaison to attend your steering committee meetings and to review draft technical documents. While the Department cannot commit to providing specific funding for future work at sites identified or addressed under this grant, the Department would consider providing additional assistance in the form of cleanup funding or grants of technical assistance as our funding and commitment limitations will allow at the time.

Please contact me if you have any questions regarding this letter.

Sincerely,

H. Keith DuBois, P.G.  
Brownfields Program Coordinator  
Tel: (603) 271-2987  
Fax: (603) 271-2181  
Email: [hdubois@des.state.nh.us](mailto:hdubois@des.state.nh.us)

cc: Diane Kelley, USEPA Region 1  
Joyce M. Fulweiler, Tilton Town Administrator

**ATTACHMENT iii**

**LETTERS OF SUPPORT FROM COMMUNITY BASED ORGANIZATIONS  
DOCUMENTATION INDICATING LEVERAGED FUNDS ARE COMMITTED**



# winnepesaukee river trail

PO Box 464, Franklin, NH 03235

## Officers

President  
Rick Silverberg

Vice President  
Ken Norton

Treasurer  
Kathy Zink

Secretary  
Carolyn Hurst

## Directors

Eliza Conde  
Community Volunteer, Northfield  
286-8319

Marcia Feener  
Feener Associates LLC  
Community Volunteer, Franklin  
934-4430

Carolyn Hurst  
Beck & Bellucci, Inc.  
Gr. Franklin  
Chamber of Commerce  
934-5236

David Hurst  
Beck & Bellucci, Inc.  
Gr. Franklin  
Chamber of Commerce  
934-5236

Iris Ianno  
Community Volunteer, Tilton  
286-9925

Charles North  
Community Volunteer, Franklin  
934-6693

Ken Norton  
Friends of the  
Winnepesaukee River, Tilton  
225-5359

Rick Silverberg  
Health First Family  
Care Center & CCNTR  
934-0177

James Zimmerman  
Techra LLC  
Community Volunteer, Gilford  
293-8188

Kathy Zink  
Katherine Broughton Zink  
Community Volunteer, Franklin  
934-2111

Environmental Management Support, Inc.  
Attn: Mr. Don West  
8601 Georgia Avenue,  
Suite 500 Silver Spring, MD 20910

Dear Mr West,

Winnepesaukee River Trail Association (WRTA) is writing this letter to express our commitment as a partner with the Town of Tilton, NH on their clean up of the Browns Filed Grant Site known as Ernie's Garage site along the Winnepesaukee River and Route 3 in Tilton, NH.

The Winnepesaukee River Trail Association has worked with the Towns of Tilton, Northfield and city of Franklin for several years on the long term development of a multi use alternative transportation trail and greenway that runs through the municipalities on an old railroad bed and across several old industrial sites; connecting the towns and forming a new recreational resource and transportation network along the river corridor. In the Clean up of Ernie's the Winnepesaukee River Trail Association is committed to assisting with the planning and development of the future use for the site for these recreational and transportation purposes. We are also committed to the raising of match money for the new bridge that will cross the river in this location and the development of recreational and transformational amenities on the Ernie's site.

Additionally, we will provide volunteers who will be assisting with portions of the clean up that are not hazardous and with the reuse of the site. Through this type of joint effort and shared work this piece of idle old gas station site and used car lot will be cleaned and turned in to a useful asset for the community which will promote outdoor recreation, walking and biking. This will have the multiple benefits of: 1. Eliminating the present hazards, which may be attributable to some illnesses such as asthma and others in the region. 2. Promoting Healthy Eating Active Living (HEAL) and particularly walking and bicycling which helps to greatly reduce peoples stress and impact on reducing their weight which has the secondary effect of impacting on two of our major health risk factors in the community which are high levels diabetes and high levels of cardio vascular disease.

The Winnepesaukee River Trail Association has already raised \$50,000 of \$100,000 dollars towards the development of the matching funds for the bridge for the reuse of this site and will work vigorously with the Town of Tilton on developing the matching funds for this grant.

On behalf of the Winnepesaukee River Trail Association.  
Sincerely,

A handwritten signature in black ink, appearing to read 'Richard D. Silverberg', written over a horizontal line.

Richard D. Silverberg  
Chairman of the Board

# HEALTH FIRST FAMILY CARE CENTER

841 CENTRAL STREET, FRANKLIN, NH 03235

October 21, 2011

RE: Browns Field Grant Clean Up Grant Reviewers EPA  
Environmental Management Support, Inc.  
Attn: Mr. Don West  
8601 Georgia Avenue,  
Suite 500 Silver Spring, MD 20910  
Phone 301-589-5318 (Note: Overnight mail must include phone number)

Dear Mr West,

Health First Family Care Center (HFFCC) is a federally qualified health center (FQHC) serving everyone in the Twin Rivers Region for primary care medical services regardless of their ability to pay. HFFCC sees large numbers of people for medical care that have incidents of asthma, obesity and high levels of diabetes and cardio vascular disease. We are very familiar with the positive benefits of improving recreational opportunities in the communities that are free or low cost and alternative transportation options that give people the opportunity for increased exercise in the outdoors, and the positive impacts that these have on reducing obesity, cardio vascular disease and diabetes.

We are also know that the Ernie's site includes several known asthma triggers and potential carcinogens and are always interested in seeing these removed from the environment to help reduce these incidences of illness in the community.

As a direct provider of medical care HFFCC also recognizes the importance and value of safe neighborhoods and clean living environments which will be enhanced by the elimination of this Brown Fields contamination and reuse of this parcel as a multi modal transportation; recreational access to the Winnepesaukee River Trail and green space along the Winnepesaukee River in the center of Tilton, NH.

We fully support this application and look forward to working with the Town of Tilton and the other partnering groups such as Winnepesaukee River Trail Association and CCNTR on this endeavour.

On behalf of Health First Family Care Center.

Sincerely,



Carol Plumb  
Chairman of the Board of Directors



Caring Community Network of the Twin Rivers

Working together to promote Public Health

841 Central Street, Franklin NH 03235 Telephone (603) 934-0177

Fax (603) 934-2805 WWW.ccntr.org

October 21, 2011

RE: Browns Field Grant Clean Up Grant Reviewers EPA

Environmental Management Support, Inc.

Attn: Mr. Don West

8601 Georgia Avenue,

Suite 500 Silver Spring, MD 20910

Phone 301-589-5318 (Note: Overnight mail must include phone number)

Dear Mr West,

The Caring Community Network of the Twin Rivers (CCNTR) is a private not for profit public health network located in the Twin Rivers Region of Central, NH which includes the towns of Tilton, Northfield and the City of Franklin as well as 11 others.

CCNTR is very pleased to write this letter of support and commitment to working with the Town of Tilton on the clean up and later reuse and development of the Ernie's Garage site located on Route 3 and along the Winnepesaukee River in the Town of Tilton, NH.

CCNTR is very concerned with the high incidents of asthma, lead and other environmental hazards in the communities and also is involved in doing prevention activities around the results of our sedentary lifestyles and the growing incidents of obesity in the community with concomitant incidences of high cardio vascular disease and diabetes in the Twin Rivers Region. We strongly believe that the clean up and development of sites such as Ernie's that will contribute to the reuse of these parcels along the rivers in the area. They can then act as hubs for multi modal alternative transportation and recreational use. They have many benefits for the community in providing free recreational walking, bicycling and river access for paddling. Removing the impact of the environmental hazards currently on the site and improving the cardio vascular condition and reducing risk of diabetes in the population, make for a heartier community.

CCNTR has a long history of working collaboratively with the towns in the region and we fully support this effort and look forward to working with the Town of Tilton on this effort.

On behalf of the Caring Community Network of the Twin Rivers.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Wells', is written over a horizontal line.

Jim Wells

Chairman of the Board



## Tilton Main Street Program

291 Main Street, Tilton, NH 03276

Phone: 603-286-8668

www.tiltonmainstreet.org

November 7, 2011

Environmental Management Support, Inc.

Attn: Mr. Don West

8601 Georgia Avenue,

Suite 500

Silver Spring, MD 20910

RE: Browns field Clean Up Grant Reviewers EPA

Dear Mr. West,

The Tilton Main Street Program (TMSP) is submitting this letter to affirm its support for the Town of Tilton's clean up of the Browns Field Site known as Ernie's Garage on Route 3 along the Winnepesaukee River in Tilton, NH.

TMSP is a non-profit organization committed to the revitalization of the historic downtown of Tilton as a community center, and as part of this mission, to the development of a friendly, healthy, economically viable, and attractive Main Street. Tilton's historic downtown is a vital part of the town's identity, history, and sense of community. This Browns Field Site known as Ernie's Garage borders the downtown's historic district.

TMSP has worked with the town on a variety of projects to improve access to or economic traffic in the downtown area. TMSP has invested significant funds to develop a plan, with much public input, to build a river walk behind the businesses abutting the river on the South side of Main Street. Funds have been allocated for this project, TMSP has the town's support, and the project is in the early stages. The clean up of the above-mentioned Browns Field site dovetails nicely with TMSP's river walk improvement efforts.

TMSP strongly supports the town's efforts to clean up this site for a variety of reasons. In addition to the obvious benefits of eliminating a health hazard containing known carcinogens, connecting existing sections of the Winnepesaukee River Trail, and creating a needed opportunity for free or low cost outdoor recreation, TMSP believes that this investment will have a positive economic impact on Tilton's historic downtown. A safe, attractive green space adjacent to downtown will enhance the experience of visitors to the downtown, will encourage business owners to invest in and improve their downtown properties, and will entice new businesses to locate in the historic district. We believe that the development of Riverfront Park, adjacent to the west end of Tilton's historic downtown, has born this out. Even in this down economy, new businesses are moving into Riverfront Place, adjacent to the park, and property owners are making improvements to buildings in the western edge of downtown.

TMSP looks forward to working with the Town of Tilton and other partner groups on this very important effort to improve the health, safety, and economic vitality of Tilton's downtown.

Sincerely,

Vincent Paratore  
Chair, TMSP



**BELKNAP COUNTY ECONOMIC DEVELOPMENT COUNCIL**

One Mill Plaza, Laconia, NH 03246 • 603-524-3057 • fax 603-524-0314 • www.bcedc.org

November 10, 2011

Brownfields Clean Up Grant Reviewers  
US Environmental Protection Agency  
Environmental Management Support, Inc.  
Attn: Mr. Don West  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

Dear Mr. West:

I am pleased to submit this letter of support for the Town of Tilton's \$200,000 Clean Up Grant Application for the Ernie's Garage site on Route 3, adjacent to the Winnepesaukee River in Tilton, NH. Clean up of this parcel will complete a project that has been underway for many years to link downtown Tilton to the Winnepesaukee River Trail, a multi-use recreational trail linking Tilton to the neighboring towns of Franklin and Northfield.

All three of these riverfront communities have struggled to re-make their downtowns in the wake of significant losses in manufacturing since the 1970s. In recent years, they have leveraged grant funding and new partnerships to make significant progress in building the infrastructure they need to bring visitors and spending into their downtowns to enhance the business climate in their Main Street districts. The Winnepesaukee River Trail and repairs to a bridge linking the trail on one side of the river to the Ernie's Garage parcel on the other side have already been funded by the NH Department of Transportation. In addition, the Tilton Main Street Program is working to build a river walk that will run from the Ernie's Garage site all along the riverfront side of the Main Street district, creating an attractive riverfront connector allowing visitors to experience Main Street in a new way.

Belknap County Economic Development Council believes that clean up of the Ernie's Garage parcel will provide a significant boost to Tilton's Main Street district by improving aesthetics and connectivity for visitors. Not only will this investment clean up a long-standing hazard, it will also support development of new Main Street businesses that will fill vacant storefronts and provide new work opportunities for local citizens.

Thank you in advance for your consideration of Tilton's grant application.

Sincerely,

**Carmen R. Lorentz**  
Executive Director



THE STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION

RECEIVED  
AUG 15 2006



CAROL A. MURRAY, P.E.  
Commissioner

JEFF BRILLHART, P.E.  
Assistant Commissioner

II A

Commissioner's Office  
Tel: (603) 271-3734

August 7, 2006

AUG 14 2006

Richard D. Silverberg  
Vice-Chair  
841 Central Street  
Tilton - Northfield, NH 03235

Re: Tilton - Northfield  
Transportation Enhancement Application No: 06-55TE

Dear Mr. Silverberg:

The New Hampshire Department of Transportation (NHDOT) is pleased to inform you that based on recommendations submitted by the Transportation Enhancement Advisory Committee and the Commissioner of the NHDOT, the Governor's Advisory Commission on Intermodal Transportation (GACIT) has approved your application for the use of Transportation Enhancement Funds. Your project to:

**Construct steel arch bridge over the Winnepesaukee River**

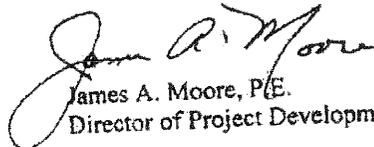
will be included in the State's Ten-Year Transportation Improvement Plan. The Preliminary Engineering for this project is scheduled for fiscal year 2008, Right-of-Way is programmed for fiscal year 2009, and the construction is programmed for fiscal year 2011.

The total cost of the project is \$288,300.00 and the applicant is responsible for a matching amount of \$57,660.00.

You have indicated on the application that you will municipally manage the project. I have attached a TE/CMAQ manual, which includes information about Municipal Management of projects.

You will be contacted relative to project scope and the necessary financial arrangements before any work is initiated. Should you have any questions, please contact Ram Maddali, Bureau of Planning and Community Assistance at 271-2107.

Sincerely,

  
James A. Moore, P.E.  
Director of Project Development

cc: Lakes RPC  
Ram Maddali, NHDOT

# NEWS RELEASE

STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION

George Campbell, Jr., Commissioner

**For Immediate Release**

July 8, 2010

**Contacts:**

Tom Jameson  
Planning & Community  
Assistance Bureau  
(603) 271-3462  
Public Information Office  
(603) 271-6495

**TRANSPORTATION ENHANCEMENT AWARDS ANNOUNCED**  
***17 COMMUNITIES TO RECEIVE \$6.8 MILLION FOR PROJECTS***

The New Hampshire Department of Transportation announces the selection of projects totaling \$6.8 million in funding awards to 17 communities across New Hampshire based on recommendations by a Transportation Enhancement (TE) Advisory Committee. TE projects include pedestrian and bicycle paths, and historic preservation or restoration of transportation-related structures. A total of 54 applications were reviewed amounting to \$22 million.

Participating communities agree to pay at least 20% of the cost of the project. Funding for the following selected projects will be spread out over the next three years starting with federal fiscal year 2011, which begins October 1, 2010:

<b>Bristol</b>	Pedestrian and bicycle improvements in Central Square	\$397,600
<b>Plymouth</b>	Pedestrian improvements from South Main St. to Green St.	\$200,000
<b>Whitefield</b>	Pedestrian and bicycle improvements in downtown area	\$40,096
<b>Goffstown</b>	Rail trail - four project improvement sites along rail corridor	\$316,288
<b>Bennington</b>	Pedestrian improvements - sidewalks in Village area	\$476,800
<b>Salem</b>	Rail Trail improvements in Derry, Windham, and Salem	\$1,272,000
<b>Bradford</b>	Bicycle and pedestrian improvements phase 1	\$516,220
<b>Manchester</b>	Trestle rehabilitation and rail trail improvements	\$189,200
<b>Winchester</b>	Construct sidewalks and a pedestrian bridge	\$253,920
<b>Exeter</b>	Historic restoration of 1890 Baggage Building	\$282,240
<b>Northfield</b>	Construct rail trail and bridge over Winnepesaukee River	\$199,720
<b>New London</b>	Bicycle and pedestrian improvements in Elkins Village	\$638,672
<b>Nashua</b>	Rail trail improvements from Main St. to Quincy St.	\$280,104
<b>Lebanon</b>	Bicycle and pedestrian improvements along NH 120	\$433,766
<b>Somersworth</b>	Pedestrian improvements - sidewalks along Market St.	\$379,477
<b>Dublin</b>	Bicycle and pedestrian improvements	\$548,040
<b>Newmarket</b>	Pedestrian improvements - Sky bridge over NH 108	\$440,000

##

Public Information Office – P.O. Box 483 – 7 Hazen Drive – Concord, New Hampshire 03302-0483  
Telephone: (603) 271-6495 Fax: (603) 271-3914 web address: [www.nhdot.com](http://www.nhdot.com)

**ATTACHMENT iV**

**DOCUMENTATION OF COMMUNITY NOTIFICATION:**

**-COPIES OF ADVERTISEMENTS**

**-RESPONSE TO COMMENTS**

**-MEETING MEETINGS**

**-SIGN-IN SHEET**

**Town of Tilton**

257 Main Street  
Tilton, NH 03276  
603.286.4521 Town Hall  
603.286.3519 Fax  
[www.tiltonnh.org](http://www.tiltonnh.org)

**Board of Selectmen**

Normand Boudreau  
Patricia Consentino  
Katherine Dawson  
Joseph Jesseman  
Sandra Plessner

**Town of Tilton  
Board of Selectmen  
Public Meeting Notice**

The Town of Tilton is currently applying for an EPA Brownfields Cleanup Grant for cleanup of environmental contaminants at 180 East Main Street, Tilton, NH (formerly known as Ernie's Auto Sales property) Map/Lot U04-71. The Cleanup Grant will be for the remediation of contaminated soils and removal of hazardous building materials from the site.

A draft grant application and draft Analysis of Brownfields Cleanup Alternatives (ABCA) will be available to the public for review and comment from November 14, 2011 through November 28, 2011. The draft will be available at the Tilton Town Hall and the Town website [www.tiltonnh.org](http://www.tiltonnh.org). Comments or questions should be submitted to the Selectmen's Office via Joyce Fulweiler, Town Administrator at 286-4521 x 101 or [townadmin@tiltonnh.org](mailto:townadmin@tiltonnh.org) by November 28, 2011.

In addition the Town will hold a Public Meeting in conjunction with a regularly scheduled Selectmen's meeting on Thursday, November 17, 2011 at 6:00 p.m. at the Tilton Town Hall, 257 Main Street, Tilton, NH 032756. The purpose of the meeting is to obtain feedback and comments on the grant application. All interested residents are invited and encouraged to attend the public meeting and will be given an opportunity to be heard at that time.

*The Town of Tilton complies with the Americans with Disabilities Act regulations. Please contact the Selectmen's Office 286-4521x 101 if you need special assistance in order to attend this meeting.*

**OBITUARIES**

**Florence Rita (Perreault) Mercier, 93**

LACONIA — Florence R. Mercier, 93, a longtime resident of Laconia, died at her home Thursday, Nov. 3, 2011, with her four daughters at her side, following a period of failing health.

Florence was born in Rochester, Jan. 20, 1916, daughter of Joseph and Angeline (Lavoie) Perreault. She moved to Laconia in 1940. For over 22 years, Florence worked as an inspector with the former Cormier Hosiery Mill in Laconia. She was an active lady, and enjoyed life to the fullest, spending as much time with family and friends as she could, living on her own until her death. She was a longtime parishioner of Sacred Heart Church in Laconia, and member of the Ladies of Sacred Heart.

She was predeceased by her first husband, Benoit Doucet, and her second husband, Robert Mercier.

Her family includes four daughters (Theresa Doucet-Watson and husband Walter of Laconia, Suzanne Baker of Laconia, Camille Morse of Tilton and Pauline Doucet of Laconia); step daughters Linda Shaw, Valerie Belyea and Tina Hunter; stepsons Robert N. Mercier, Jr. and Ronald F. Mercier.



Florence Mercier

brother Philip Perreault of Rochester; grand and great-grandchildren, nieces and nephews.

Calling hours were held Monday from 6 to 8 p.m. at the William F. Smart, Sr. Memorial Home, Franklin-Tilton Road in Tilton. A Mass of Christian Burial was celebrated Tuesday at 11 a.m. at St. Andre Bessette Parish-Sacred Heart Church, 291 Union Ave. in Laconia. Burial followed in Sacred Heart Cemetery in Laconia.

Those wishing may make memorial contributions in Florence's name to Community Health and Hospice, 780 North Main St., Laconia, NH 03246.

For more information, go to: smartfuneralhome.com.

**Leif Jones Ellingsen, 61**

NORTHFIELD — Leif Jones Ellingsen, 61, of Northfield, died unexpectedly at home on Nov. 1, 2011.

He was born in Huntington, N.Y. on March 23, 1950, and grew up in Northport, N.Y. He married Maureen (McGarry) Ellingsen, also of Northport, and they lived in Colorado for several years before settling in New Hampshire in 1962. He received an MBA from New Hampshire College in 1992, and was a longtime employee of Concord Hospital in Concord. He served on the Winnisquam Regional School Board from 1993 to 1997, and was actively involved in the local sports played by his two children, coaching recreational soccer, Little League, and Babe Ruth Baseball, and serving as official scorekeeper for the Winnisquam Regional High School varsity field hockey and baseball teams. He was also an avid Red Sox fan and

Civil War enthusiast. He was predeceased by his mother, Gwendolyn (Jones) Ellingsen; his father, Raymond J. Ellingsen; and his sister, Karen (Ellingsen) Forest, all of Northport, N.Y.

He is survived by his wife, Maureen (McGarry) Ellingsen of Northfield, and children Erik Ellingsen of Alexandria, Va. and Victor (formerly Erin) Ellingsen of Atlanta, Ga.

A calling hour was held at Paquette-Neun Funeral Home, 104 Park St., Northfield, from 6 to 7 p.m. on Monday, Nov. 7, 2011. A private burial followed. For directions or to sign the online guestbook, please visit [www.neunfuneralhomes.com](http://www.neunfuneralhomes.com).

In lieu of flowers, donations may be made to the Tilton-Northfield Little League, or to the Concord-Merrimack County SPCA.

**Public invited to Turkey Plunge lunch**

LACONIA — The Seventh Annual Salvation Army Turkey Plunge will take place on Saturday, Nov. 19 at the Opeechee Cove Beach, just off North Main Street in Laconia.

In addition to the family fun and excitement of plunging, or cheering for your favorite plunger, a highlight of the event each year has been the post-Plunge luncheon.

This year the lunch will be held at the Laconia Middle School and will, once again, be served by the Culinary Arts students from Lakes Region Community College.

While those who take the Plunge enjoy a free lunch, the public is cordially invited to join in the festivities for a lunch donation of \$5 per person. All proceeds,



Laconia Middle School Principal Jim McCollum, Salvation Army Captain Stephen Warren and Salvation Army Board Chair and Plunge Committee member Alison Whynot.

homeless shelter in Belknap County. The food served is all donated from some of the area's finest restaurants.

This year, as they have since the first Turkey Plunge, the Beetle Family from Patrick's Pub and

Eatery will donate food. Joining Patrick's in their generosity will be Fratello's, "O" Steak & Seafood, T-Bones, Hart's, Kitchen Cravings, the Culinary Program from the College and, new this year, the Wine-ing Butcher. Beverages for the Plunge and luncheon have been donated by Coca Cola of the Lakes Region and La-go of Meredith; both in their seventh year of supporting the Plunge. The Plunge gates open at Opeechee at 10:30 a.m., with the Plunge to start, under the expert guidance of WLNH's Pat Kelly, around noon. The lunch at the Middle School cafeteria follows at approximately 1 p.m. Come out with the family and enjoy a fun Plunge and a great lunch.

**Local shuttle service looking to share good fortune**

BY DONNA RHODES  
DRHODES@SALMONPRESS.COM

TILTON — Lakes Region Airport Shuttle on Main Street in Tilton is celebrating ten years of serving Central New Hampshire with all types of transportation services, and now would like to share their success with those who are less fortunate by conducting a food drive.

Owner Don St. Gelais said he has sent out letters to the many Chamber of Commerce businesses seeking help in making this year's drive bigger than ever.

"As a company, we've had food drives in the past, but this year, we want to really make a difference," said St. Gelais.

He and his employees have set a goal to collect 2,000 pounds of nonperishable items, which will then be shared with several food pantries in the Lakes Region.

St. Gelais felt the goal was certainly achievable, and

with the help of other businesses, the men and women of Lakes Region Airport Shuttle hope to surpass that amount so they can assist even more pantries.

"We'll certainly be publicly acknowledging any business who comes forward to help us meet this goal," St. Gelais said.

Sites designated to benefit from their efforts so far are the Calvary Bible Church in Meredith, the Laconia Salvation Army, First Trinity Pantry in Sanborn and the Northfield-Tilton Congregational Church.

"We're always open for other suggestions of places to consider, too," St. Gelais said.

While a major focus of the food drive is to involve local businesses and companies, he said residents, schools and other organizations who would like to participate are also welcomed.

As a transportation service, St. Gelais said his employees will even assist by picking up any contributions a company or group accumulates for the drive.

"If anyone has a bag of food to donate, we travel central New Hampshire all the time and we'll gladly make arrangements to pick it up," St. Gelais said.

Lakes Region Airport Shuttle began ten years ago with two vehicles in the fleet. Today, they have grown to 16 vehicles, 24 employees and a wide variety of services. From trips to the airports in Manchester or Boston, transporting special needs children to and from school or driving couples or groups who want to enjoy a special carefree evening of dinner and theater in Boston, St. Gelais said they are equipped to handle most needs.

"We've done a lot of trips to places like wineries or shopping excursions in North Conway, too. We'll consider any type of transportation needs with availability," he said.

But, from now until Jan. 31, their biggest drive is an ambition to stock the shelves of local pantries for the long winter ahead. Arrangements for pick up of nonperishable food items can be made by calling 1-888-386-6181 or through their Web site, [www.lairportsuttle.com](http://www.lairportsuttle.com). Donations of even just one item to help those less fortunate may also be dropped off at their office, located at 450 W. Main St. in Tilton.

"There are other food drives going on this time of year, but there is also a big need. As part of our ten year anniversary, we really hope we can surpass our goal with the help of businesses and local residents," St. Gelais said.

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**Spend a night at The Lodge to help Operation Santa Claus**

BELMONT — From Nov. 16 through Nov. 26, your night out can help provide holiday presents to New Hampshire's neediest children.

During those dates, The Lodge will share its proceeds with Operation Santa

Claus, a volunteer-run holiday charity which expects to help more than 3,000 New Hampshire children this year.

The Lodge at Belmont offers a Sports Bar, entertainment, nightlife and casino games. See everything they

have to offer at [www.thelodgeatbelmont.com](http://www.thelodgeatbelmont.com). (Closed Thanksgiving Day)

Operation Santa Claus is sponsored by the State Employees' Association of New Hampshire, SEIU Local 1984. For more than 50 years, our union has helped bring

the holiday spirit to the state's neediest children, identified by Health and Human Services caseworkers. For more information about the program, visit our Web site at [www.seiu1984.org](http://www.seiu1984.org).

**St. Joseph announces "Surviving the Holidays" program**

BELMONT — St. Joseph Catholic Church in Belmont invites those affected by troubled family dynamics this holiday season to "Surviving the Holidays," a special program for those who are separated and divorced.

Come to view a helpful video, share your thoughts, enjoy refreshments and receive a booklet to take home

with you on Saturday, Nov. 19 from 6 to 8 p.m. (snow date Wednesday, Nov. 23, 6 to 8 p.m.) in the church hall on Main Street in Belmont. The cost of the program is \$5,

and scholarships are available. To register, contact Ginny at 286-7066 or the parish office at 267-6174.

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and scholarships are available. To register, contact Ginny at 286-7066 or the parish office at 267-6174.

You do have choices when choosing **CREMATION**

Make sure you've made the right one.

**WB Wilkinson-Beane**  
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**Town of Tilton Board of Selectmen Public Meeting Notice**

The Town of Tilton is currently applying for an EPA Brownfields Cleanup Grant for cleanup of environmental contaminants at 180 East Main Street, Tilton, NH (formerly known as Ernie's Auto Sales property) Map/Lot U04-71. The Cleanup Grant will be for the remediation of contaminated soils and removal of hazardous building materials from the site.

A draft grant application and draft Analysis of Brownfields Cleanup Alternatives (ABCA) will be available to the public for review and comment from November 14, 2011 through November 28, 2011. The draft will be available at the Tilton Town Hall and the Town website [www.tiltonnh.org](http://www.tiltonnh.org). Comments or questions should be submitted to the Selectmen's Office via Joyce Fulweiler, Town Administrator at 286-4521 x101 or [townadmin@tiltonnh.org](mailto:townadmin@tiltonnh.org) by November 28, 2011.

In addition the Town will hold a Public Meeting in conjunction with a regularly scheduled Selectmen's meeting on Thursday, November 17, 2011 at 6:00 p.m. at the Tilton Town Hall, 257 Main Street, Tilton, NH 03276. The purpose of the meeting is to obtain feedback or comments on the grant application. All interested residents are invited and encouraged to attend the public meeting and will be given an opportunity to be heard at that time.

The Town of Tilton complies with the Americans with Disabilities Act regulations. Please contact the Selectmen's Office 286-4521 x101 if you need special assistance in order to attend this meeting.

**Town of Northfield Public Hearing**

November 15, 2011 • 6:30 PM  
Northfield Town Hall, 21 Summer Street, Northfield

To hear input concerning proposed revisions in the Ordinance Regulating the Use of the Knowles Pond Conservation Area and Access to Knowles Pond from the Town Property and Highways. Copies of the proposed revision may be found at Northfield Town Hall and at [www.northfieldnh.org](http://www.northfieldnh.org).

**WARREN F. LAKE**  
Attorney at Law  
Elder Law, Estate Planning & Probate  
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AGENDA

THURSDAY, NOVEMBER 17, 2011- Board of Selectmen's meeting

4:30PM

1. 4:30PM CALL TO ORDER
2. 4:30PM PUBLIC WORKS DIR., DENNIS ALLEN
3. 5:00PM APPROVAL OF SELECTMEN'S MINUTES OF 9/29/2011
4. 5:15PM REPORTS FROM SELECTMEN
5. 5:45PM TOWN ADMIN. JOYCE FULWEILER-AGENDA ITEMS
6. 6:00PM PUBLIC MEETING RE: EPA BROWNFIELDS CLEANUP GRANT FOR CLEANUP OF ENVIRONMENTAL CONTAMINANTS AT 180 E. MAIN STREET, Tilton, NH (formerly known as Ernie's Auto Sales) property) Map/Lot U04-71. The purpose of the meeting is to obtain feedback and comments on the grant application.
7. 7:00PM PARKS COMMISSION-BUDGET
8. 7:30PM  
OLD BUSINESS
  - GRANGE
  - BUDGET

POLICY: DEADLINE FOR SUBMISSION OF NEW BUSINESS ITEMS SHALL BE IN BY END OF NORMAL BUSINESS HOURS ON THE MONDAY PRECEDING A REGULAR MEETING.

Tilton Board of Selectmen  
Ernie's Auto Sales EPA Brownfields Cleanup Grant  
Public Meeting Sign In Sheet  
Meeting Date, November 17, 2011  
Tilton Town Hall

Jane Salwinski

Chlorine A. W. Kuller

Richard Capp

Richard Smith

Demetrius Rhodes

Kathi Mitchell

Chuck Mitchell

Demetrius Rhodes

John Fogg

Rick Vandenberg <sup>credere</sup>



**Tilton Board of Selectmen's Public Meeting**  
**Tilton Town Hall, 257 Main Street, Tilton, NH 03276**  
**November 17, 2011**

**Minutes**

Present: Selectmen Patricia Consentino, Selectman Sandra Plessner, Sel. Normand Boudreau, Sel. Katherine Dawson and Sel. Joseph Jesseman. Also present Town Administrator Joyce Fulweiler, Administrative Assistant Catherine Woessner, Police Chief Robert Cormier, Richard Silverberg, Chairman Winnepesaukee River Trail Association, Inc. and Richard Vandenberg, Credere Associates working with the Lakes Region Planning Commission's Brownsfield Assessment Program. A sign up sheet was distributed to the public members in attendance.

Chairman Consentino opened the public meeting at 6:00 p.m. She explained that the Town of Tilton is applying for an EPA Brownsfield Cleanup Grant for the cleanup of environmental contaminants on Town owned property at 180 East Main Street which was formerly known as Ernie's Auto Sales. The clean up grant will be for the remediation of contaminated soils and removal of the hazardous buildings from the site. A draft of the application and the draft Analysis of Brownsfield Cleanup Alternatives (ABCA) were posted on the Town's website and available at the Town Hall on November 14<sup>th</sup> and are available for public review and comment through November 28<sup>th</sup>. Updates and revisions will continue to be posted on the Town website [www.tiltonnh.org](http://www.tiltonnh.org) and are also available here at the Town Hall. The purpose of the meeting is to obtain the public's feedback on the proposal which will assist the Town in preparing the grant application. She introduced Rick Silverberg, Chairman of the WRTA, Inc. and Richard Vandenberg, an environmental engineer with Credere Associates who has been working with the Lakes Region Planning Commission's Brownsfield Assessment Program to prepare the environmental site assessments on this property.

Mr. Silverberg explained the Tilton Selectmen, the Tilton Conservation Commission and the WRTA have a vision for the parcel. Once all of the contaminated and hazardous materials are removed from the soil and the buildings are removed, the site will become green space with access to the Winnepesaukee River Trail Multi-purpose trail and the "Missing Link Pedestrian Bridge" that will connect the Towns of Tilton, Northfield and City of Franklin. One of the major benefits of this project, in addition to removing the hazardous materials is that the reuse of the site will have a great health impact on our citizens by making available and encouraging accessible outdoor exercise and recreational opportunities. He cited a number of statistics on the high incidence of obesity, high blood pressure and diabetes in our community. Joyce Fulweiler added that this project will also help to revitalize our downtown village area. She referenced the letters of support the project has received from NHDES, Caring Community Network of Tilton, Health First, the Winnepesaukee River Trail Association, the Main Street Program and the Belknap County Economic Development Council. Mr. Vandenberg presented a proposed plan showing what the site would look like once it was redeveloped. He also answered questions of the public as to the nature and extent of the contaminants on the site. The Selectmen spoke in favor of the grant application and encouraged the public if they have any comments, to please submit them to the Town Administrator so they can be incorporated into the grant application.

There being no further questions or responses from the public, the Chairman closed the public meeting on the grant application at 6:30 p.m.

**Public Comments Received:**

Following the public meeting, the Chairman of the Conservation Commission and a Commissioner provided written edits to the draft application to the Town Administrator. They also provided information from the Tilton Conservation Commission's Natural Resource Inventory which lists all of the potential contamination sites in Tilton, NH.

**Responses to Comments Received:**

The Town Administrator incorporated their edits into the final grant application with the exception of the number of parking spaces as the Selectmen at this time are proposing 12 parking spaces in the gravel parking area instead of 8.

**ATTACHMENT V**

**DRAFT ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES**



# **DRAFT - Analysis of Brownfields Cleanup Alternatives/Remedial Action Plan**

**Former Ernie's Garage Site  
180 East Main Street  
Tilton, New Hampshire**

*Prepared for:*

**Town of Tilton**

**257 Main Street  
Tilton, NH 03276**

**November 14, 2011**

*Submitted by:*

**Crede Associates, LLC  
776 Main Street  
Westbrook, ME 04092**

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## **1. INTRODUCTION AND BACKGROUND**

### **1.1 SITE LOCATION**

The Ernie's Auto Sales Property is located at 180 East Main Street in Tilton, New Hampshire (the Site).

### **1.2 PREVIOUS SITE USES AND PREVIOUS CLEANUP AND REMEDIATION**

The Site is composed of one 0.8-acre parcel of land located at 180 East Main Street in Tilton, New Hampshire, which is situated adjacent to the Winnepesaukee River. The Site is currently owned by the Town of Tilton. The Site is currently occupied by a garage building and a cottage which are vacant and in disrepair. Both buildings were constructed prior to 1951, but the exact dates are not known. The Site was formerly operated as a gas station from approximately 1939 until the 1970s. An automobile body shop, used automobile repair shop, automobile salvage yard, used automotive sales, and a U-Haul truck rental business have also reportedly occupied the Site.

The developed portions of the Site which are not covered by the above mentioned structures are covered by asphalt-paved and gravel parking areas, and a lawn and vegetated area located along the eastern and southern property lines. The Site is bound to the east by a residential property, to the south by the Winnepesaukee River, to the west by a vacant gravel lot, and to the north by the Tilton Police Department.

Based on New Hampshire Department of Environmental Services (NHDES) records, two (2) 3,000-gallon and one (1) 4,000-gallon gasoline USTs and one (1) 2,000-gallon waste oil UST were previously removed from the Site in 1993 and contamination was observed in soil and groundwater from the tank graves. Approximately 30 cubic yards of contaminated soil was removed from the Site following the tank removal work.

### **1.3 SITE ASSESSMENT FINDINGS**

Phase I and Phase II Environmental Site Assessments (ESAs) were performed at the Site by Credere Associates, LLC (Credere) in 2010 and 2011 on behalf of the Lakes Region Planning Commission's Brownfields Assessment Grant (Grant #BF-96111801). Pertinent findings of these ESAs are described below:

Credere performed a Phase I ESA for the Site in November 2010, which revealed evidence of six (6) recognized environmental conditions (RECs). The identified RECs were associated with the former uses of the Site as a gas station and automobile repair facility between the 1930's and 1980's, the release from former USTs onsite, floor drains observed in the garage building, reported dumping and filling onsite, and stressed vegetation observed onsite.

Credero performed a Phase II ESA where additional soil and groundwater analysis of samples collected from soil borings and groundwater monitoring wells in the location of the former USTs. In addition, the Phase II ESA was focused on assessing all the recognized environmental conditions identified during the Phase I ESA. A brief description of the Phase II findings is as follows:

- No contamination directly attributable to the former documented UST release was detected in the collected Phase II ESA samples; however, concentrations of arsenic exceeding the NHDES Ambient Groundwater Quality Standards (AGQS) were detected in multiple groundwater samples collected from the Site. The detected arsenic in groundwater may be the result of a release of hazardous substances related to Site activities, the result of changes in the geochemistry of groundwater related to past releases of petroleum, or could be related to a background condition. The presence of arsenic in groundwater represents a potential health risk to future Site workers and users.
- Concentrations of lead and arsenic exceeding the NHDES Soil Remediation Standards (SRSs) were detected in subsurface soil adjacent to the west side of the garage building. The extents of the contaminated soil were delineated during a supplemental Phase II ESA, which indicated that approximately 225 square feet of soil to a depth of approximately 6 feet (50 cubic yards) require remediation.
- Concentrations of polycyclic aromatic hydrocarbons (PAHs) exceeding the NHDES SRS were noted in multiple surficial and subsurface soil samples across the Site. These PAHs were attributed to the presence of asphalt, coal, and ash materials that were identified in these samples and are considered "background" as defined by New Hampshire Certified Administrative Rule Env-Or 602.03. Although these PAHs are not subject to the NHDES SRS (per Env-Or 602.03), they represent a health risk and should be appropriately managed during Site redevelopment.
- Asbestos, lead-based paint, and polychlorinated byphenyls (PCBs) were detected in building materials at the Site, which should be appropriately managed during Site redevelopment.

#### **1.4 PROJECT GOAL**

The Town of Tilton, in association with the Winnepesaukee River Trails Association, intends to develop the Site into a riverfront park and trailhead for the riverfront trail system.



## **2. APPLICABLE REGULATIONS AND CLEANUP STANDARDS**

### **2.1 CLEANUP OVERSIGHT AND RESPONSIBILITY**

The cleanup will be overseen by an environmental professional in coordination with the NHDES. All documents prepared for the Site will be submitted to the NHDES under the Site #199311019.

### **2.2 CLEANUP STANDARDS FOR MAJOR CONTAMINANTS**

The cleanup standards for the Site will be the NHDES SRS and AGQS.

### **2.3 LAWS AND REGULATIONS APPLICABLE TO THE CLEANUP**

Laws and regulations that are applicable to this cleanup include the Brownfields Revitalization Act, the Federal Davis-Bacon Act, the state environmental law, and town by-laws. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed. In addition, all appropriate permits and manifests will be obtained prior to commencement of the work.



### 3. EVALUATION OF CLEANUP ALTERNATIVES

To address contamination at the Site, three different cleanup alternatives were considered and are described below:

- Alternative 1: No Action
- Alternative 2: Excavation and offsite disposal of contaminated subsurface soil, covering of contaminated surficial soil, bi-annual groundwater monitoring, and demolition and disposal of hazardous building materials in the form of asbestos, lead-based paint, and PCB-containing building materials.
- Alternative 3: Excavation and offsite disposal of all contaminated surficial and subsurface soil, groundwater pump and treat system, and demolition and offsite disposal of hazardous building materials in the form of asbestos, lead-based paint, and PCB-containing building materials.

#### 3.1 COST ESTIMATE OF CLEANUP ALTERNATIVES

To satisfy the U.S. Environmental Protection Agency (EPA) requirements, the effectiveness, feasibility, and cost of each alternative were considered prior to selecting a recommended cleanup alternative.

##### 3.1.1 Effectiveness

- Alternative 1: This alternative is not effective in controlling or preventing the exposure of receptors to contamination at the Site
- Alternative 2: Excavation and offsite disposal of contaminated subsurface soil is an effective method of eliminating the direct contact exposure pathway to Site visitors and workers and will also be effective at eliminating a potential source of arsenic contamination detected in Site groundwater. Covering the PAH contaminated surficial soil at the Site is an effective way of eliminating the direct contact exposure pathway to Site visitors. Bi-annual groundwater monitoring for arsenic to provide valuable information regarding the quality of the groundwater over time. This information will be useful in making decisions regarding groundwater at the Site in the future. Removal and offsite disposal of all universal waste and hazardous building materials in the form of asbestos, and lead-based paint containing building materials is an effective way of eliminating all exposure pathways to Site visitors and workers. Please note that this alternative requires that the wooden building structures be demolished prior to lead and arsenic soil removal to facilitate the excavation work.
- Alternative 3: Excavation and offsite disposal of all contaminated surficial and subsurface soil is an effective method of eliminating all exposure pathways to the contaminated media. This method will also eliminate a potential source of arsenic contamination detected in Site groundwater. This alternative is an effective method of



remediating the contaminated groundwater at the Site, but will take many years to achieve the desired result. Removal and offsite disposal of hazardous building materials in the form of asbestos, lead-based paint, and PCB-containing building materials is an effective way of eliminating all exposure pathways to Site visitors and workers.

### 3.1.2 Feasibility and Ease of Implementation

- Alternative 1: This alternative is easy to implement as no actions will be conducted.
- Alternative 2: This alternative would utilize standard construction and transportation techniques for the excavation, disposal, and covering of contaminated soil, standard sampling techniques for collection of groundwater samples from previously installed groundwater monitoring wells at the Site twice per year, and standard demolition and disposal techniques by qualified personnel for the removal and disposal of hazardous building materials. This alternative is technically practical and easily implementable at the Site.
- Alternative 3: This alternative would utilize standard construction and transportation techniques for the excavation and disposal of contaminated soil and the installation of a groundwater collection system, pumps, treatment cells, a pump house, and a power source. Regular maintenance of the groundwater treatment system would also be required to assure proper functionality. Standard demolition and disposal techniques by qualified personnel would be necessary for the removal and disposal of hazardous building materials. This alternative is technically practical; however, the implementation of the groundwater pump and treat system is not feasible considering the redevelopment goals of the Site and the fact that a public water supply is available to the Site.

### 3.1.3 Cost Effectiveness

- Alternative 1: There would be no cost associated with Alternative 1.
- Alternative 2: The cost of Alternative 2 is estimated to be approximately \$185,000.
- Alternative 3: The cost of Alternative 3 is estimated to be approximately \$756,000.

## 3.2 RECOMMENDED CLEANUP ALTERNATIVE

The recommended cleanup alternatives for each type of identified contamination at the Site are presented below:

Alternative 2 is the recommended cleanup alternative for the Site because it is considered the most practical alternative to mitigate the risk posed by the contamination considering the proposed redevelopment scenario, reliability, effectiveness, feasibility, ease of implementation, and cost. Alternative 1 cannot be recommended because it does not address the risks posed by the contamination. Alternative 3 is not recommended because it involves removal of additional contaminated soil that can be more practically managed onsite. Alternative 3 also involves the design, construction, operation, and maintenance of a groundwater pump and treat system which is not a practical remediation technique



considering the proposed redevelopment at the Site and that a public water supply is available at the Site.



**ATTACMENT Vi**

**DOCUMENTATION OF NON-PROFIT STATUS**

**NOTE: LEFT INTENTIONALLY BLANK – NOTHING ATTACHED/NOT  
APPLICABLE**

**ATTACHMENT Vii**  
**DOCUMENTATION OF APPLICANT ELIGIBILITY**

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APPLICABLE**

**ATTACHMENT Viii**  
**JUSTIFICATION FOR CLEANUP COST-SHARE WAVIER**

### Attachment VIII Hardship Waiver Request

The Town of Tilton is seeking a Hardship Waiver from 10% of the cost share required as part of the FY 2012 Brownfields Cleanup Gant program. The town will provide cost share funds for the tasks outlined in the budget contained in the Narrative Proposal. We hope that the information presented in this request will clearly demonstrate that the poor state of our economy, lack of personal income in the target areas and the Town's high debt service load will prevent us from contributing all the required cost share portion of the Ernie's Clean Up project. Evidence supporting our inability to financially meet the full 20% cost share is included below.

A. Below is a table of current data that includes both the unemployment rate and the Per Capita Income for our target areas.

	<b>Tilton Target Community</b>	<b>Franklin Target Community</b>	<b>Northfield Target Community</b>	<b>New Hampshire</b>	<b>National</b>
Population:	3,578	8,712	5,102	1,316,470	308,745,538
Unemployment:	7.2%	7.7%	6.3%	5.3%	9.6% <sup>1</sup>
Poverty Rate:	7.6%	11.2%	4.7%	8.6%	14.3%
Percent Minority:	1.1%	3.8%	n/a	6.1%	26.7%
Per Capita Income	\$19,776	\$21,106	\$23,972	\$30,640	\$ 26,530
Other: Median Household Income	\$49,231	\$46,644	\$58,955	\$60,734	\$50,221
Other: Persons Over Age 65	16.5%	15.1%	13.9%	13.5%	13%
<u>Sources:</u> Population – US Census Bureau Unemployment Rate – New Hampshire Economic and Labor Market Information Bureau, 2010 Families Below Poverty Level - Inflation Adjusted (ACS 2006 -2009) Per Capita Income – Inflation Adjusted (ACS 2006 -2009) Median Household Income - Inflation Adjusted (ACS 2006 -2009) Median Age – American Community Survey 2005-2009 Person Over Age 65 – US Census <sup>1</sup> Bureau of Labor Statistics Northfield minority percentage is not available.					

As evidenced by this data, the Towns in the target areas have higher unemployment rates and in particular Franklin has a substantially higher poverty rate compared to the state. In addition, the per capita incomes for Tilton, Franklin, and Northfield are dramatically lower than both the state and the nation. These data clearly show that the populations of the target areas are significantly lagging behind both the state and nation. We believe that this also demonstrates that the Target areas, including Tilton, have poorer populations with fewer individuals employed, which puts more of a strain on the target areas because this translates to lower taxes collected.

- B. The Town of Tilton is a rural community with only 3,578 residents. We have an annual operating budget of only \$5 million. Our low annual budget severely limits our resources and financial ability to fund the cleanup by ourselves. New Hampshire is the only state in the nation that does not have an income tax or a sales tax. As a result, municipalities must rely almost solely on the property tax. In the Town of Tilton, in 2011 \$3.5 million had to be raised in property taxes – which is over 70% of our budget. This places a tremendous burden on our taxpayers, especially our elderly citizens. We must stretch our property tax dollars even further because the State cut funding to municipalities to meet its own budget deficit. In addition, the Town of Tilton has recently lost the following anticipated revenue from the State:
- a. NH Shared Revenue – We have received \$0 dollars – a loss of \$132,000 to far.
  - b. NH DES Water Pollution Grant - \$900,000 was cut which was to be used to offset a \$4.2 sewer line extension along Lake Winnisquam and Silver Lake to protect our water resources which is so vital to our community's economic vitality.
  - c. NH DES Hazardous Waste Clean up Grant - \$112,900 – to offset the site cleanup of the Old Town Highway Garage. These are current obligations that must now be funded by the Tilton taxpayers.
  - d. In addition, the Town of Tilton has excessive debt service as over the past 10 years the tax payers have financed 4 capital projects to extend sewer lines to protect our water quality, bonded the Riverfront Park Cleanup/Reconstruction and purchased a new building to replace our police station. Three times this year, the voters rejected a bond issue to retrofit the building for the police station so our officers continue to work out of the unsafe and overcrowded existing building.

These severe reductions in state tax revenues, coupled with a declining economy, high unemployment and an increase in tax liens and tax deferrals for the elderly and disabled, have left the Town cash strapped for providing municipal services and taking on any new capital projects.

It should be noted that in January of 2011, the Town of Tilton, through its Tilton Conservation Commission paid all of the acquisition costs for the Ernie's property which totaled over \$70,000. This has left no cash resources to help pay for the clean up.

Tilton would not likely be able to go forward with the cleanup project if the cost share waiver was not approved. In Tilton and the other target areas there are no discretionary monies in the current FY 12 or FY 13 budgets to capitalize the cost share. While we believe that cleaning up this site and putting it back in use is in the best interest of the target area communities and its residents, if the cleanup funding sought by the Town through this application is not obtained, the Former Ernie's Auto will likely sit vacant until some outside funding can be obtained.

**ATTACHMENT IX**

**PROPERTY-SPECIFIC DETERMINATION REQUEST**

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**ATTACHMENT X**

**PETROLUUM ELIGIBILITY DETERMINATION INFORMATION**

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APPLICABLE**

**ATTACHMENT Xi**  
**SPECIAL CONSIDERATIONS CHECKLIST**

### Appendix 3 Special Considerations Checklist

Please identify (with an **X**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection of the grant.

- Community population is 10,000 or less
- Federally recognized Indian tribe
- United States territory
- Applicant assisting a Tribe or territory
- Targeted brownfield sites are impacted by mine-scarred land
- Targeted brownfield sites are contaminated with controlled substances
- Community is impacted by recent natural disaster(s)
- Community demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
- Community experiencing plant closures (or other significant economic disruptions), including communities experiencing auto plant closures due to bankruptcy
- Applicant is a recipient of a HUD/DOT/EPA Partnership for Sustainable Communities grant
- Community is implementing green remediation plans