



# CREDERE ASSOCIATES, LLC

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March 29, 2013

Ms. Joyce Fulweiler  
Town of Tilton  
257 Main Street  
Tilton, New Hampshire 03276

Subject: **Community Relations Plan  
Ernie's Auto Sales Property  
180 East Main Street, Tilton, New Hampshire**

Dear Ms. Fulweiler:

Enclosed for your use is a copy of the Community Relations Plan for the above referenced Site located in Tilton, New Hampshire. This plan will require review and approval by the United States Environmental Protection Agency (U.S. EPA) and the New Hampshire Department of Environmental Services (NHDES) prior to implementation.

Please do not hesitate to contact me at (207) 828-1272 Ext. 35 if I can provide clarification or additional information regarding this Community Relations Plan.

Very truly,  
**Credere Associates, LLC**

Rip Patten, PE  
Vice President/Environmental Engineer

cc: Kathleen Castagna, U.S. EPA  
Jennifer Marts, NHDES

**Community Relations Plan  
for  
Ernie's Auto Sales Property  
180 East Main Street  
Tilton, New Hampshire  
NHDES Site# 199311019**

*Prepared for:*

Town of Tilton  
257 Main Street  
Tilton, New Hampshire 03276

*Prepared By:*



776 Main Street  
Westbrook, Maine 04092

March 29, 2013

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## **1. OVERVIEW OF THE COMMUNITY RELATIONS PLAN**

The purpose of this Community Relations Plan is to describe the strategy that will be employed by the Town of Tilton, New Hampshire to address the needs and concerns of the residents who will potentially be affected by the proposed remediation and redevelopment of the Ernie's Auto Sales Property (the Site).

This Community Relations Plan outlines how the Town of Tilton has involved and will continue to involve affected residents, Town of Tilton officials, and local organizations in the decision-making process regarding the redevelopment at the Site.

Active residents involved in neighborhood issues are important resources for the success of the Community Relations Plan because they have an understanding of the Site and they hold positions of responsibility within the community. The Town of Tilton regards these citizens as key points of contact and communication. The long-term success of the redevelopment of the Site will be enhanced by informed citizen involvement in each step of the cleanup and redevelopment process.



## 2. SPOKESPERSON AND INFORMATION REPOSITORY

The Spokesperson for this project is Ms. Joyce Fulweiler, Town Administrator, who may be contacted at:

Tilton Town Hall  
257 Main Street  
Tilton, New Hampshire 03276  
603-286-4521  
[townadmin@tiltonnh.org](mailto:townadmin@tiltonnh.org)

The information repository for this project, including the environmental assessments, remediation plans, and other information is located at:

Tilton Town Hall  
Attn: Ms. Joyce Fulweiler  
257 Main Street  
Tilton, New Hampshire 03276  
603-286-4521  
<http://www.tiltonnh.org>

Hours: Monday through Friday 8:30 AM to 4:15 PM, Thursday to 5:30 PM

The same information is available at the New Hampshire Department of Environmental Services (NHDES) located at:

NHDES Hazardous Waste Remediation Bureau  
Attn: File Review Section  
29 Hazen Drive; PO Box 95  
Concord, NH 03302-0095  
(603) 271-8808  
(603) 271-8013 (fax)

The information can also be viewed on the internet at the NHDES OneStop database at:  
<http://www2.des.state.nh.us/DESOnestop/SiteDocuments.aspx?SiteNumber=199311019>

All public meetings will be held at the Tilton Town Hall located at the following address:

Tilton Town Hall  
257 Main Street  
Tilton, New Hampshire 03276



### 3. SITE DESCRIPTION

#### 3.1 SITE DESCRIPTION

The Site is composed of one 0.8-acre parcel of land located at 180 East Main Street in Tilton, New Hampshire. The Site is currently owned by the Town of Tilton and is situated adjacent to the Winnepesaukee River. Although exact dates were not determined, 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.

All Site buildings were demolished in January 2013. The remaining features on the Site include a mixture of asphalt-paved and gravel parking areas, and lawn and vegetated areas located along the eastern and southern property lines.

#### 3.2 FUTURE SITE USE

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

#### 3.3 SURROUNDING LAND USE

The Site is located in a mixed use area of Tilton. Adjoining properties include the following:

*North:* The Site is bordered to the north by the intersection of East Main Street and Copeland Road. Beyond East Main Street to the east of Copeland Road is the Tilton police station (up-gradient). To the west of Copeland Road is an undeveloped wooded lot.

*East:* The Site is bordered to the east by a residence (upgradient to cross-gradient).

*South:* The Site is bordered to the south by the Winnepesaukee River (downgradient).

*West:* The Site is bordered to the west by a vacant gravel lot (cross-gradient).

References to upgradient, downgradient, and cross-gradient indicate the perceived location of these features relative to the implied or inferred direction of regional groundwater flow, which is to the southwest.

### **3.4 SUMMARY OF ENVIRONMENTAL CONDITIONS**

Based on the work completed to date at the Site, the following remaining environmental conditions require remediation prior to Site redevelopment:

1. Arsenic and lead contaminated soil is present in the area of soil boring SB-5 at a depth of 4 to 6 feet below ground surface (bgs).
2. Polycyclic aromatic hydrocarbon (PAH) contaminated soil is present in the area of five (5) surficial soil samples (SS-2, SS-4, SS-5, SS-7, and TP-1) and one subsurface soil sample (SB-5).
3. An abandoned hydraulic lift system was identified beneath the recently demolished Site building.
4. Arsenic contaminated groundwater is present at the Site.



## 4. COMMUNITY BACKGROUND

Tilton is located on the Winnepesaukee River in Belknap County, New Hampshire. Tilton is served by Interstate 93, U.S. Route 3, and state routes 11, 132, and 140. Tilton is considered the gateway to the Lakes Region of the state, and a large commercial and retail district has sprung up at the intersection of the five aforementioned routes, just off Exit 20 of I-93. The historic village of Tilton is located a short distance to the west of the new commercial development, on the northern banks of the Winnepesaukee. The subject of this cleanup grant, Ernie's Auto Sales Property, is impacted by PAHs, arsenic, and lead that must be cleaned up before a Rail Trail is constructed or else visitors to the park will potentially be exposed to this contamination.

The population of Tilton was 3,567 at the 2010 census, growing 16 percent since the census of 2000. The racial makeup of the town in 2010 was 96.1% White, 0.7% African American, 0.4% Native American, 1.4% Asian, 1.0% Hispanic or Latino, 0.2% from other races, with 1.3% from two or more races. Based on the 2010 census data for Belknap County, 95.6% of county residents speak English as a primary language at home.

The Site is located on the main thoroughfare near the Town Hall and the population center of Tilton. The Tilton Town Hall is the public meeting place and information repository, and the primary language of the area is English. Therefore it is easily feasible for nearby residents to view activities ongoing at the Site and review available Site documentation without any special transportation, accessibility, or language needs. However, if a special need arises, the Town of Tilton will arrange for translation services and/or transportation on an as-needed basis.

### 4.1 COMMUNITY INVOLVEMENT

In 2012, the Town of Tilton appointed the Brownfields Advisory Committee to develop options for cleaning up and reusing the Site. The Advisory Committee consists of the five members of the Tilton Board of Selectmen, representatives of the Tilton Conservation Commission, the Town Administrator, and members of the Winnepesaukee River Trail Association. The Advisory Committee had several public meetings to discuss the acquisition and cleanup of the Site, which provided the opportunity to receive input from the community. In addition, a kickoff meeting for the Site cleanup was also held for the project on November 29, 2012 to discuss the Brownfields process and the proposed approach for cleaning up the Site.

In addition, the Winnepesaukee River Trail Association plans to manage a new trailhead on the property and has published brochures indicating the Site will be used as the next phase of development for their trail system. The Town of Tilton also makes all available documents including, but not limited to, environment reports, meeting announcements, U.S. EPA agreements, and conceptual plans for the project available on the Town of Tilton Website at <http://www.tiltonnh.org>.



## **4.2 KEY COMMUNITY CONCERNS**

To date, the public has voiced much encouragement and support for the proposed redevelopment plans and no specific concerns have been identified. However, the redevelopment is located within a partially residential area and procedures to address dust and contaminated media migration will be highlighted during the public process.



## 5. CONTINUED COMMUNITY INVOLVEMENT

The Town of Tilton will utilize its existing partnership with the U.S. EPA, the NHDES, and the Winnepesaukee River Trail Association to provide continued community involvement for the Ernie's cleanup and redevelopment project. The U.S. EPA and NHDES have provided regulatory oversight of the Brownfields assessment process and will oversee cleanup throughout the project.

The Town of Tilton will be scheduling at least three public meetings to present the proposed cleanup and redevelopment of the Site to the community.

The first meeting will be held during the 30 day comment period for the Analysis of Brownfields Cleanup Alternatives (ABCA) and prior to the initiation of soil remediation activities at the Site. This meeting will serve to educate the public on the cleanup process, the potential benefits of Site redevelopment, inform the local stakeholders of the results of the previous environmental assessments, describe what remedial measures are to be implemented at the Site, and to solicit input from the public on their concerns and desires for the Site. It will also be an opportunity to present the draft ABCA for the Site to the public and solicit their feedback prior to commencing Site remediation.

A public notice will be placed on the Town of Tilton website and the local newspaper (Winnisquam Echo) announcing the intended soil remediation and redevelopment activities at the Site, and to notify residents of the upcoming public meeting. The public notice will announce that the information repository for this project, including the environmental assessments, and other environmental information, are located at the Town of Tilton offices and are available for viewing during normal business hours. The public notice will also announce the start of the thirty-day public comment period on the draft ABCA and the date of the public meeting to discuss the draft ABCA.

The Town of Tilton will accept comments on the ABCA during the comment period and will provide written responses which will become part of the administrative record. The information repository will be updated with the inclusion of all meeting minutes, status reports, and other communications.

Comments can be submitted at the meetings or in writing to the following address:

Tilton Town Hall  
Attn: Ms. Joyce Fulweiler  
257 Main Street  
Tilton, New Hampshire 03276  
603-286-4521  
[townadmin@tiltonnh.org](mailto:townadmin@tiltonnh.org)

Hours: Monday through Friday 8:30 AM to 4:15 PM, Thursday to 5:30 PM



At least two additional public meetings will be held during the remediation and redevelopment process to provide project status updates and solicit input from the public. This is anticipated to occur during source area soil removal activities and during long-term soil remediation activities. Additional meetings will be scheduled as needed based on community input and input from the Advisory Committee. These meetings will likely coincide with regularly scheduled Selectman's meetings.

## **5.1 PROPOSED SCHEDULE**

The following schedule will be followed for the implementation of the cleanup project:

- April 8, 2013 – Start 30 day public comment period for the draft ABCA.
- April 15, 2013 – Public meeting at 7 PM at the Tilton Town Hall regarding the draft ABCA. This meeting will be held during the regularly scheduled Tilton Conservation Commission meeting. The draft ABCA will be discussed beginning at 7 PM.
- May 8, 2013 – Public comment period ends and finalize ABCA.
- May 13, 2013 – Begin cleanup at the Site.
- May 23, 2013 – Update Town Selectmen, Advisory Committee, and the public regarding the progress of the on-going remediation during the regularly scheduled Town Selectmen's meeting. The meeting will commence at 4:30 PM.
- Summer 2013 – Submit Interim Remedial Action Implementation Report documenting remedial activities completed to date.
- Summer/Fall 2013 – Update Town Selectmen, Advisory Committee, and the public regarding the progress of remediation activities. As with the previous meeting, this outreach will occur during the regularly scheduled Town Selectmen's meeting. The date and time of this meeting will be posted on the Town's website at least one week prior.
- Fall 2013 – Implement long-term soil remediation activities.
- Fall/Winter 2013 - Submit Remedial Action Implementation Report documenting long-term soil remediation activities

