



CREDERE ASSOCIATES, LLC

776 Main Street
Westbrook, Maine 04092
Phone: 207-828-1272
Fax: 207-887-1051

December 7, 2012

NH Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
19 Pillsbury Street
Concord, NH 03301-3570

**RE : Request for Project Review
Ernie's Auto Property Environmental Cleanup and Demolition
180 East Main Street, Tilton, NH**

Dear DHR,

Credere Associates, LLC (Credere) is requesting that the DHR perform a Section 106 review of the referenced project. This project is an environmental cleanup being completed by the Town of Tilton funded by a United States Environmental Protection Agency (EPA) Brownfields Cleanup Grant (#96162501). The Town of Tilton, New Hampshire, has plans to redevelop the property into a trailhead and park to support the Winnepesaukee River Trail which is proposed to run past the site. A garage building and a cottage are present on the site. The site buildings are dilapidated and about to fall down so the Town would like to move forward aggressively and demolish the buildings.

The following attachments are included with this submittal:

- A completed "Request for Project Review Form"
- A figure showing the proposed Area of Potential Effects (APE)
- A completed Table 1 detailing projects in the area
- A completed Table 2: Properties with the APE; Not Yet Surveyed
- A photolog and several photographs of the APE

Details of the project are as follows:

- This is a new submittal.
- A file review was conducted at DHR on December 5, 2012.
- The project name is "Ernie's Auto Property Environmental Cleanup and Demolition"
- This property is not on the Federal or State list of historic properties. The buildings on the site are older than 1951. This information was determined during EPA funded due diligence Brownfields assessments conducted on the property.
- The project is located at 180 East Main Street, Tilton, NH
 - The City of Tilton references the property as Map U-04, Lot 71
 - NH State Plane coordinates of the project are: Easting 290982, Northing 4813505 UTM 19 (metric)
- The lead federal agency is the EPA

- The project is being funded under EPA Brownfields Grant No. BF-96162501
- Kathy Castagna is the EPA contact – (617) 918-1429
- The State Agency involved in the project is the NH Department of Environmental Services (NHDES).
 - The NHDES Site No. is 199311019
 - The NHDES Brownfields Project Manager is Ms. Jennifer Marts, P.G., (603) 271-0652
- The applicant/sponsor is the Town of Tilton, 257 Main Street, Tilton, New Hampshire, 03276
 - The applicant contact is Joyce Fulweiler, Town Administrator , (603) 286-4521 x101

After review of the New Hampshire Division of Historical Resources “Request for Project”, it is the opinion of the sponsor that the defined Area of Potential Effects (APE) should only include the Ernie's Auto property. While we know that the delineation of the APE should not be influenced by the property boundary, but in this case the proposed alternations to the property will occur only on the subject property and surrounding properties do not appear to be historically significant as they are residential and municipal in nature.

The entire subject property, which is the subject of this Section 106 review, is composed of one 0.8-acre parcel of land located at 180 East Main Street in Tilton, New Hampshire at the intersection of East Main Street and Copeland Road, and situated adjacent to the Winnepesaukee River. The subject property is referred to by the Town of Tilton as Map U-04, Lot 71 and is currently owned by the Town of Tilton. The subject property is zoned Mixed Use (MU). The property boundaries are depicted on the Northfield, NH United States Geological Survey Quadrangle included as **Figure 1**. **Figure 2** also depicts pertinent property details. **Attachment A** includes the Phase I Environmental Site Assessment (ESA) and Phase II ESA which provide some additional detail on the property and project. The Phase I ESA also includes current and historical documentation of the property including photographs, aerial photographs, and topographic maps. All historical information known by the applicant and Credere is included within the attached reports. Pictures are attached along with a photolog describing the referenced pictures.

The subject property is occupied by a garage building and a cottage which are vacant and in a state of significant disrepair. In fact, the garage building is in the process of slowly collapsing. Both buildings were constructed prior to 1951, but the exact dates are not known. The garage has a footprint of approximately 2,200 square feet and the cottage has a footprint of approximately 500 square feet.

The developed portions of the subject property which are not covered by the above mentioned structures are occupied by asphalt-paved and gravel parking areas, and an overgrown lawn and vegetated area located along the eastern and southern property lines. The subject property 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.

The building structures contain asbestos, lead paint, and polychlorinated biphenyl's (PCBs). The shallow soil over most of the property are contaminated with polycyclic aromatic hydrocarbon (PAHs) and the subsurface soil at 4 to 6 feet in the area of monitoring well MW-5 is contaminated with lead and arsenic (see **Figure 2**). The Town of Tilton received an EPA cleanup grant in the amount of \$200,000 to clean up the property. The first step in the cleanup involves the immediate demolition of the buildings. The buildings to be demolished are depicted on the **Figure 2**. Plans call for the removal of the concrete foundations to a depth of 1 foot below grade.

There are two future activities that will also involve the ground disturbance. These are as follows:

- Lead and arsenic contaminated soil identified in the vicinity of well MW-5 may be excavated and removed (see **Figure 2**) if remedial alternative is selected. The excavation would be dug to a depth of approximately 8 feet and up to 50 tons of lead and arsenic contaminated soil will be excavated and removed from the site. The excavation would be backfilled with common borrow once the removal work is complete.
- As a final step in the project, current plans call for a 'cover system' to be placed over the PAH contaminated soil that are present in the shallow soil over much of the property. Typically a cover system involves placing a marker layer consisting of a geotextile fabric down over the area to be cover and then one foot of clean soil is place on top of the marker layer. The cover soil is then seeded and loamed to prevent erosion.

In consideration of the ground disturbing activities, the Town of Tilton and Credeire are not aware of any archaeological resources within the project area. We are aware that a large portion of the river bank has been previously mapped as 'fill' indicating that it has previously been disturbed. However, this property is located directly adjacent to the Winnepesaukee River so the potential exists for archaeological resources to be present in undisturbed areas. Old dam remnants are present on the adjacent property to the west.

If you have any questions or comments on this request for project review, please do not hesitate to contact me at (207)828-1272, x15 or Joyce Fulweiler, Town Administrator at (603) 286-4521 x101.

Sincerely,


Richard S. Vandenberg, CG, PG
Senior Project Manger
Enclosures

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
19 Pillsbury Street, Concord, NH 03301-3570

DHR Use Only	
R&C #	_____
Log In Date	___ / ___ / ___
Response Date	___ / ___ / ___
Sent Date	___ / ___ / ___

Request for Project Review by the New Hampshire Division of Historical Resources

- This is a new submittal
 This is additional information relating to DHR Review & Compliance (R&C) #:

GENERAL PROJECT INFORMATION

Project Title Ernie's Auto Property, EPA Brownfields Project #96162501

Project Location 180 East Main Street

City/Town Tilton Tax Map U-04 Lot # 71

NH State Plane - Feet Geographic Coordinates: Easting 290982 Northing 4813505
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact (if applicable) U.S. EPA, Kathy Castagna, 617-918-1429
(Agency providing funds, licenses, or permits)
Permit Type and Permit or Job Reference # EPA 96162501

State Agency and Contact (if applicable) NHDES is the state agency - Ms. Jennifer Marts
Permit Type and Permit or Job Reference # 199311019

APPLICANT INFORMATION

Applicant Name Town of Tilton

Mailing Address 257 Main Street Phone Number 286-4521

City Tilton State NH Zip 03276 Email townadmin@tiltonnh.org

CONTACT PERSON TO RECEIVE RESPONSE

Name/Company Richard Vandenberg, Credere Associates, LLC

Mailing Address 776 Main Street Phone Number 812-5695

City Westbrook State ME Zip 04092 Email rvandenberg@credere.com

This form is updated periodically. Please download the current form at <http://www.nh.gov/DHR/review>. Please refer to the Request for Project Review Instructions for direction on completing this form. Submit one copy of this project review form for each project for which review is requested. Include a self-addressed stamped envelope to expedite review response. Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: <http://www.nh.gov/DHR/review> or contact the R&C Specialist at christina.st.louis@dcr.nh.gov or 603.271.3558.

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

Project Boundaries and Description

- Attach the relevant portion of a 7.5' USGS Map (photocopied or computer-generated) **indicating the defined project boundary.** (See RPR Instructions and R&C FAQs for guidance.)
- Attach a detailed narrative description of the proposed project. (See attached Letter)
- Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) (Informative photo captions are requested.)
- A DHR file review must be conducted to identify properties within or adjacent to the project area. Provide file review results in **Table 1** or within project narrative description. (Blank table forms are available on the DHR website.)
File review conducted on 12//5/2012.

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? Yes No See Photolog
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s): >50 Years

- Photographs of **each** resource or streetscape located within the project area, with captions, along with a photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? Yes No
If yes, submit all of the following information:

- Description of current and previous land use and disturbances. See attached letter
- Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.) See Attached letter

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

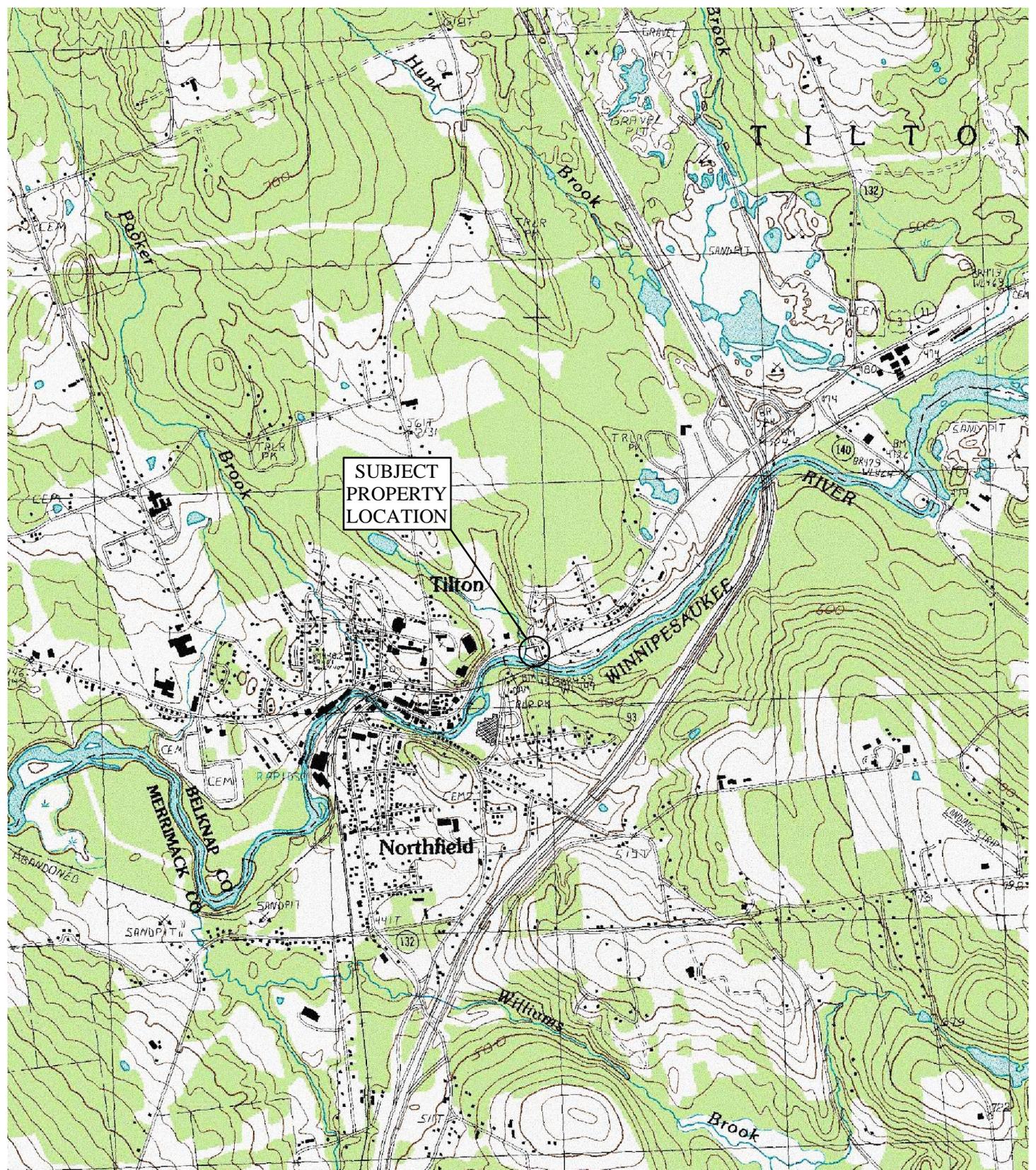
DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

- Insufficient information to initiate review.** Additional information is needed in order to complete review.
- No Potential to cause Effects No Historic Properties Affected No Adverse Effect Adverse Effect

Comments: _____

If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature: _____ Date: _____



USGS 7.5 MINUTE NORTHFIELD, NH QUADRANGLE (1987)

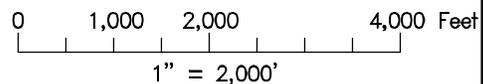
DRAWN BY: SWC DATE: 12/7/12
 CHECKED BY: RSV/JSS PROJECT: 10001087

FIGURE 1 - SITE LOCATION MAP



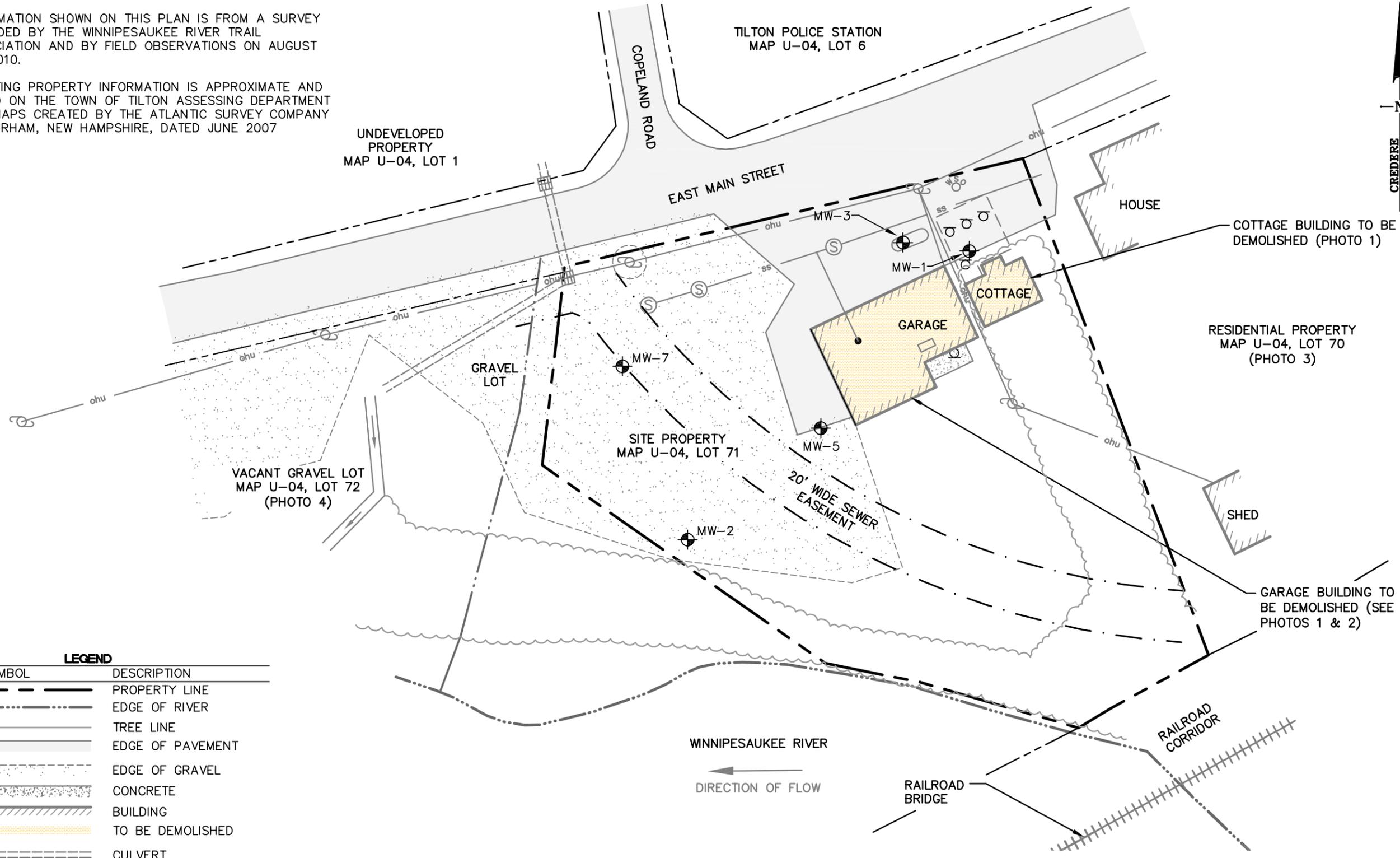
Creder Associates, LLC
 776 Main Street
 Westbrook, Maine 04092
 Tel. (207) 828-1272
 www.crederllc.com

**ERNIE'S AUTO
 SALES PROPERTY**
 180 EAST MAIN STREET
 TILTON, NH
 NHDES #199311019



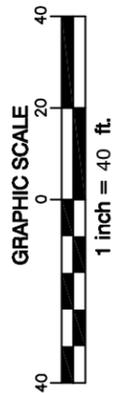
NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS FROM A SURVEY PROVIDED BY THE WINNIPESAUKEE RIVER TRAIL ASSOCIATION AND BY FIELD OBSERVATIONS ON AUGUST 26, 2010.
2. ABUTTING PROPERTY INFORMATION IS APPROXIMATE AND BASED ON THE TOWN OF TILTON ASSESSING DEPARTMENT TAX MAPS CREATED BY THE ATLANTIC SURVEY COMPANY OF DURHAM, NEW HAMPSHIRE, DATED JUNE 2007



LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
-.-.-.-	EDGE OF RIVER
---	TREE LINE
---	EDGE OF PAVEMENT
-.-.-.-	EDGE OF GRAVEL
▨	CONCRETE
▨	BUILDING
▨	TO BE DEMOLISHED
---	CULVERT
+	RAILROAD TRACK
⊕	ABOVEGROUND STORAGE TANK
⊙	UNDERGROUND STORAGE TANK
○	OBSERVED OBJECT
⊙	SOIL BORING/MONITORING WELL LOCATION

**FIGURE 2
DETAILED SITE PLAN**



ERNIE'S AUTO SALES PROPERTY
180 EAST MAIN STREET
TILTON, NEW HAMPSHIRE
NHDES# 199311019

DRAWN BY: SWC/WTE DATE: 12/7/2012
CHECKED BY: RSV/JSS PROJECT: 12001162

CREDERE ASSOCIATES, LLC
776 MAIN STREET
WESTBROOK, MAINE 04092
TEL: 207.828.1272
FAX: 207.887.1051
WWW.CREDERELLC.COM



NH DOT Project and Number and/or Project Title: Ernie's Auto Property, EPA Brownfields Grant #96162501	DHR R&C #:
---	------------

RPR Table 1: PREVIOUSLY SURVEYED OR LISTED PROPERTIES

NH DHR Property Name / Historic District Name	NH DHR Inventory #	National Register-listed, Eligible, or Not Eligible	Date of Determination (mm/dd/yy)	National Register Criteria of Significance (if applicable)
<p>The property and adjacent properties nearby the Ernie's Auto property are not listed individually <u>or</u> included within a historic district. Tilton has a historic district but is more than ¼ mile away and not included in the viewshed of this property.</p> <p>In addition, no DHR files reviewed on 12/5/2012 indicated that the property and adjacent or nearby properties were ever consider to be listed.</p>	NA	NONE LISTED	NA	NA
**Add rows as necessary				

EPA Name and Number and/or Project Title: Ernie's Auto Property, EPA Brownfields Grant #96162501		DHR R&C #:
RPR Table 2: PROPERTIES WITHIN THE AREA OF POTENTIAL EFFECT; NOT YET SURVEYED		
Resource Identification (property address, parcel number, mile marker etc. with ability to link to mapping and photos)	Estimated Age	Basis for age: owner info., visual, municipal records etc.
Ernie's Auto Garage Building- 180 East Main Street, Tilton, NH Map U-04, Lot 71	Pre 1951	Records Review during Environmental Due Diligence
Ernie's Auto Cottage Building- 180 East Main Street, Tilton, NH Map U-04, Lot 71	Pre 1951	Records Review during Environmental Due Diligence
**Add rows as necessary		

NH DOT Name and Number and/or Project Title: Ernie's Auto Property, EPA Brownfields Grant #96162501	DHR R&C #:
--	------------

RPR Form RPR PHOTO LOG

Photo #	NH DHR Inventory # or Property Street Address; Include a brief description of the photograph if necessary.
1	Ernie's Garage building to be demolished, as viewed from the northeast corner of the property.
2	Ernie's Garage and cottage buildings to be demolished, as viewed from the entrance of Copeland Road, facing south.
3	View of abutting residential property (east), as viewed from the northeast corner of the property.
4	View of abutting residential property (north), as viewed from the northern portion of the property. This building is recent and serves as the Tilton Police Station.
5	View of residential property (northwest), as viewed from the northern portion of the property.
6	View of abutting vacant gravel lot (west), as viewed from the northwest corner of the property. This abutting property is owned by NHDOT and may serve as the future location of a pedestrian bridge that will cross the Winnepesaukee River.
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
	**Add rows as necessary.

PHOTOGRAPHIC LOG
Ernie's Garage Property,
180 East Main Street, Tilton, New Hampshire



Ernie's Garage building to be demolished, as viewed from the northeast corner of the property.

1

PHOTOGRAPHIC LOG
Ernie's Garage Property,
180 East Main Street, Tilton, New Hampshire



Ernie's Garage and cottage buildings to be demolished, as viewed from the entrance of Copeland Road, facing south.

PHOTOGRAPHIC LOG
Ernie's Garage Property,
180 East Main Street, Tilton, New Hampshire



View of abutting residential property (east), as viewed from the northeast corner of the property.

3

PHOTOGRAPHIC LOG
Ernie's Garage Property,
180 East Main Street, Tilton, New Hampshire



View of abutting residential property (north), as viewed from the northern portion of the property. This building is recent and serves as the Tilton Police Station.

4

PHOTOGRAPHIC LOG
Ernie's Garage Property,
180 East Main Street, Tilton, New Hampshire



View of residential property (northwest), as viewed from the northern portion of the property.

5

PHOTOGRAPHIC LOG
Ernie's Garage Property,
180 East Main Street, Tilton, New Hampshire



View of abutting vacant gravel lot (west), as viewed from the northwest corner of the property.