



SITE IDENTIFICATION

PHASE I ASSESSMENT

PHASE II ASSESSMENT

SRPC BROWNFIELDS



RETURNING BROWNFIELDS IN THE STRAFFORD REGION TO PRODUCTIVE USE



A brownfield is defined by the Environmental Protection Agency as "real property, where the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." Examples of brownfields include former gas stations, mills or industrial buildings, dry cleaners, leaking underground storage tanks, or schools with lead or asbestos.

SRPC has received two separate \$200,000 grant awards from EPA to establish and maintain a Brownfields Assessment Program from 2015-2018. The Brownfields Program funds hazardous substances and petroleum assessments.

The goal of the program is to work with member communities on the identification, assessment, and redevelopment of vacant or underutilized properties.

The Brownfields Program benefits both individual sites and the community. The Phase I and Phase II Assessments are the first steps on the path to cleanup and redevelopment or reuse. Current and future property owners benefit from a detailed and documented record of any contamination present on the site. The assessment protects future owners from liability and opens the door to cleanup grants and loans. There is no cost to property owners to participate in the assessment program.

The community benefits when reinvestment in blighted property occurs, leading to increased tax base, new businesses, housing, and jobs. Brownfield cleanup also mitigates public health and safety hazards and can significantly improve the quality and aesthetic appeal of the community.

THE ASSESSMENT PROCESS

SITE IDENTIFICATION

There are many known brownfields within Strafford County. These sites include abandoned mill buildings, former dry cleaning facilities, defunct gasoline service stations, auto repair facilities, old schools, and many other blighted properties. Sites will be identified through the Site Nomination Process, as well as through community meetings and NHDES data.

- ▶ Database of potential brownfield sites and identification of community's highest priority sites

SITE PRIORITIZATION

The Brownfields Advisory Committee, made up of members from SRPC's member communities, along with some key organizations is the decision-making body for the program. SRPC staff, along with EPA staff and NHDES staff provide administrative support and guidance. SRPC's Qualified Environmental Professional (QEP) provides technical assistance and guidance to the program.

The BAC will prioritize sites for assessment based on a number of factors. The potential for redevelopment is a key factor in site selection. This is a voluntary program and owner willing to participate is required.

- ▶ Selection of ~10 sites for Phase I Assessment

Site Selection Criteria

- Priority site for community
- Owner interest
- Cost of Phase II
- Redevelopment Potential

PHASE I ENVIRONMENTAL SITE ASSESSMENT

The purpose of the Phase I is to determine the likelihood that some form of environmental contamination is present at the site through:

- A visual site assessment
- Interviews with past and present owner and occupants
- A review of environmental liens, historical documents, and contamination records

- ▶ Protection of prospective purchaser, innocent landowner, or contiguous property owner from future liability for contamination currently present

PHASE II ENVIRONMENTAL SITE ASSESSMENT

A field investigation of contamination that includes:

- Performing soil borings or test pits and collecting soil samples
- Installing groundwater monitoring wells and collecting groundwater samples
- Analyzing all soil and groundwater samples for the presence of contaminants
- Assessing the presence of hazardous building materials (ex. lead, asbestos)

- ▶ Comprehensive report of recent contaminants and recommendation for Phase III Investigation and/or Remedial Action Plan

NEXT STEPS

- Phase III Investigation Additional funding sources for site assessment and cleanup include: US EPA grants, Regional Economic Development Center, Brownfields Revolving Loan Fund, the NHDES Brownfields Program, and the Capital Region Development Council Brownfields Revolving Loan Fund.
- Cleanup
- Redevelopment

LEARN MORE & GET INVOLVED

More information is available at: <http://strafford.org/econdev/brownfields.php>

To learn more about getting involved with the BAC or nominating a site for assessment, contact:

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