

## Central New Hampshire Regional Planning Commission

28 Commercial Street ♦ Concord, NH 03301

Telephone: (603) 226-6020 ♦ Fax: (603) 226-6023 ♦ [www.cnhrpc.org](http://www.cnhrpc.org)



### Application Information Sheet US EPA Brownfields Assessment Grant Application *R01-26-A-023*

1. Application Identification: Central New Hampshire Regional Planning Commission (also known as CNHRPC). 28 Commercial Street, Suite 3, Concord, New Hampshire, 03301-5061.
2. Website URL: [www.cnhrpc.org](http://www.cnhrpc.org)
3. Funding Requested:
  - a. Assessment Grant Type: “Community-Wide”
  - b. Federal Funds Requested: \$500,000 from EPA.
4. Location: All communities of the CNHRPC region, including: Allenstown, Boscawen, Bradford, Bow, Canterbury, Chichester, Concord, Deering, Dunbarton, Epsom, Henniker, Hillsborough, Hopkinton, Loudon, Pembroke, Pittsfield, Salisbury, Sutton, Warner, Webster. Target area communities include: Boscawen, Concord, Hillsborough, and Pittsfield. Communities are located in the counties of Hillsborough and Merrimack in the State of New Hampshire.
5. Target Area and Priority Site/Property Information.
  - List the target areas discussed in the Narrative: Allenstown, Boscawen, Concord, and Pittsfield.
  - Provide the address of the priority site(s) proposed in the narrative:
    - Allenstown – Town Garage, 161 Grantie Street.
    - Boscawen – Allied Tannery, Doherty Property, 20-28 Commercial Street.
    - Concord – 2 Granite Place.
    - Pittsfield - Freese Property: 16 Clark Street and 35 Clark Street.
6. Contacts:
  - a. Project Director: Matt Monahan, Senior Planner, 603-226-6020, Ext 104; [mmonahan@cnhrpc.org](mailto:mmonahan@cnhrpc.org). Central New Hampshire Regional Planning Commission, 28 Commercial Street, Suite 3, Concord, New Hampshire, 03301-5061.
  - b. Chief Executive: Michael Tardiff, Executive Director, 603-226-6023; [mtardiff@cnhrpc.org](mailto:mtardiff@cnhrpc.org). Central New Hampshire Regional Planning Commission, 28 Commercial Street, Suite 3, Concord, New Hampshire, 03301-5061.
7. Population: Population per town in 2024 Census ACS Five Year data: is as follows: Allenstown, 4,765; Boscawen, 4,153; Bradford, 1,722; Bow, 8,397; Canterbury, 2,467; Chichester, 2,811; Concord, 44,674; Deering, 1,922; Dunbarton, 3,186; Epsom, 5,020; Henniker, 6,267; Hillsborough, 6,089; Hopkinton, 6,146; Loudon, 5,740; Pembroke,

7,567; Pittsfield, 4,142; Salisbury, 1,504; Sutton, 2,067; Warner, 2,970; Webster, 1,979. Target area per 2024 Census ACS Five Year data: 57,734. Full CNHRPC region, per 2024 Census ACS Five Year data: 123,588.

8. Other Factors Summary: Within the target communities, priority sites are located along waterfronts as follows: In Allenstown, the Highway Garage abuts Bear Brook State Park and a notable wetland; in Boscawen, Allied Tannery sits on the banks of the Contoocook River; and, in Pittsfield, the Freese Property is located across the street from the Town’s public swimming area that feeds Whites Pond. Allenstown, Pittsfield, and Pittsfield are all well below 15,000 people. The proposed projects will improve local climate adaptation/mitigation capacity and incorporate resilience to protect residents and community investments, as well as utilize energy efficient measures and community solar.

<b>Other Factors</b>	<b>Page #</b>
Community Population is 15,000 or less	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The proposed brownfield site(s) is impacted by mine-scarred land	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1-2
The proposed site(s) is in a federally designated flood plain.	
The reuse of priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3-5
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	

9. Letter from state or tribal Environmental Authority: Enclosed.
10. Releasing Copies of Applications: CNHRPC concurs and will comply.



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



**Robert R. Scott, Commissioner**

EMAIL ONLY

January 14, 2026

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

Subject: Central New Hampshire Regional Planning Commission  
FY26 Proposal for EPA Brownfields Community-Wide Assessment Grant  
  
State Letter of Acknowledgement and Support

Dear Matt Monahan:

The New Hampshire Department of Environmental Services (NHDES) hereby acknowledges and expresses our support for Central New Hampshire Regional Planning Commission's (CNHRPC) proposal for an EPA Brownfields Community-Wide Assessment Grant.

Should your proposal be successful, NHDES will commit to providing a liaison to provide technical support. This assistance can include serving as a non-voting member of your advisory committee, helping vet proposed sites, and reviewing the various technical documents prepared pursuant to the grant.

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

Sincerely,

Melinda S. Bubier  
Brownfields Coordinator  
Hazardous Waste Remediation Bureau

Tel: [\(603\) 271-2183](tel:6032712183)

Email: [Melinda.S.Bubier@des.nh.gov](mailto:Melinda.S.Bubier@des.nh.gov)

cc: Katy Deng, EPA New England - Region 1  
Meena Mortazavi, EPA New England - Region 1  
Jeffrey Marts, P.G., Administrator, NHDES-HWRB

## **(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **Target Area and Brownfields**

(1)a. Overview of Brownfield Challenges and Description of Target Area: The Central New Hampshire Regional Planning Commission's (CNHRPC) region (the geographic boundary of this application) consists of 20 communities in and around New Hampshire's capital of Concord. The region is part of two counties: Merrimack (18 communities) and Hillsborough (two communities). The region has an industrial past of mills built to take advantage of the hydropower of the Merrimack, Contoocook, and Suncook rivers and the shipping corridor of the railroad. As was the case in much of New England, vibrant 19th century villages formed around these mills and rivers, which now face the impacts of the contamination and blight caused by numerous abandoned mills and industries left behind as a result of the progressive departure of these industries. The loss of jobs has reduced the economic base of the small towns in the region, which lack resources to evaluate and remediate these properties to promote revitalization. The presence of brownfields – suspected or actual – is preventing redevelopment and threatening the health of nearby residents and the environment. This grant will provide resources and contribute towards economic development in the region.

New Hampshire Department of Environmental Services (NHDES) records show that there are well over 2,000+ potential brownfield sites within the CNHRPC service area. Per NHDES, these include everything from hazardous waste generators, remediation sites, solid waste facilities, underground storage tanks, asbestos disposal sites, environmental monitoring sites (secured and unsecured), and areas of "local potential contamination." Allenstown and Pittsfield contain nearly 100 sites each, Boscawen 75, and Concord 300+. The target areas are small and include the region's sensitive populations making brownfield impacts significant.

The Target Areas for this grant include the capital City of Concord and the Towns of Allenstown, Boscawen, and Pittsfield. **TA 1 – Concord:** Concord (pop. 44,674 per 2024 ACS) is the state capitol and is the economic, political, and cultural center of the CNHRPC region. The proximity of Concord to the Merrimack River and an abandoned rail yard has resulted in Concord having a significant homeless population, which the City estimates to be between 450-500 individuals. Also notable, Concord is working to address the cost of housing in the City which, like the state and the country, has seen an increase in cost and a decrease in the number of available units. Assessing the newly acquired 2 Granite Place parcel will allow for development to help ease housing pressures. **TA 2 -Pittsfield:** The Town of Pittsfield (pop. 4,142 per 2024 ACS) was incorporated in 1768, and also had industry such as saw, grist, and cotton mills, as well as shoemaking. With the arrival of the railroad in 1869, Pittsfield became the commercial center of Suncook Valley. Pittsfield was known for its beautiful landscape, farming, and shoe manufacturing, and with access to rail, the local Suncook Valley railroad joined the Boston and Maine system. Much less industry exists today in Pittsfield while brownfields remain. The Freese Property, located near the town swimming pond and in its former economic core, depresses property tax value, limits economic growth, and threatens the water quality in the swimming pond. **TA 3 – Allenstown:** Allenstown (pop. 4,765 per 2024 ACS) is located down the Merrimack River from Concord, at its confluence with the Suncook River. Suncook Village is a downtown area shared with neighboring Pembroke, and it is the epitome of the 19<sup>th</sup> century economic past. Old mills have long since ceased their operations, leaving lower-income housing and minimal jobs in their wake. Allenstown has, over the years, used zoning changes to revitalize the area which has allowed for some redevelopment of mills into multi-family housing. Suncook is also an urbanized area and falls under an MS4 General Permit. Additionally, the Allenstown Wastewater Treatment Plant is located in Suncook and it serves both Allenstown and Pembroke. Within this area is the Town's Highway garage which proves challenging with MS4 compliance and threatens nearby wetlands and the forest that abut Bear Brook State Park, a mobile home park, and the nearby assisted living facility. **TA 4 – Boscawen:** Boscawen (pop. 4,153 per 2024 ACS) is situated on the Contoocook River and, like Allenstown, has seen a decline of its industry along the river leaving dilapidated mills behind. Commercial Street, in particular, has been home to a notable brownfields property Allied Tannery. This site is located on the Contoocook River and in a residential area and used to drive the local economy. Now, dilapidated buildings and soils with heavy metals remain. Also nearby is a gravel pit that has nearly completed its usefulness. The tannery site is

made up of three parcels, one of which has been assessed and is currently being cleaned up with EPA funds, another has been cleaned up with private funds and is being redeveloped, and the third lot lies vacant.

(1)b. Description of Priority Brownfield Site(s): Within the Target Areas there are several properties in need of assessment. These include: 2 Granite Place in Concord, the Freese Site in Pittsfield, the Town Highway Garage in Allenstown, and the Doherty Property on Commercial Street in Boscawen. These sites were chosen, broadly speaking, for their potential for redevelopment, prior knowledge of contamination activities, impact on the surrounding neighbors, and their overall impact on their community and sensitive populations.

**Allenstown:** To the northeast of Suncook Village and within the MS4 district sits the Town's Highway Garage located near a 100-plus unit mobile home park and an assisted living facility for senior citizens, wetlands, and forest that abut Bear Brook State Park. The 9.1 acre property is listed as an active hazardous waste generator by the State, which threatens MS4 compliance as well as nearby residents and the environment. Assessing, and then cleaning up of the property will allow Allenstown to remain in compliance with the MS4 permit, protect nearby residents, and contribute to the redevelopment of Suncook.

**Boscawen:** The 150-plus year old Allied Tannery site is made up of three properties, one Town-owned and two privately held. It is also across the street from several residences and is not far from some higher-density residential areas and is located near a portion of the Norther Rail Trail. Using CNHRPC's previous assessment grant, the Town was able to assess its portion of the mill which is currently being cleaned up with EPA funding. The Dratner Property was cleaned up by the property owner and redeveloped. The Doherty Property is the focus of this grant and is 1.2 acres. Recently, a Phase I assessment was completed for the Doherty Property by a neighboring property owner across the river in Concord who had an interest in buying it, but declined to do so after the assessment was completed. This, coupled with the number and scope of the contamination identified by the previous CNHRPC assessment work for the tannery suggests that the site is in need of further assessment and eventual cleanup which will be the final step to breathe new life into the area (a focus of the Town's economic development efforts), further environmental justice, and allow for productive reuse of the site.

**Concord:** The target site for Concord, known as 2 Granite Place, is a 153 acre parcel of land whereby the City would like to reserve 18.2 acres for future residential development and the remainder will be conservation land. It is located in a residential area near conservation land as well as state offices. The city purchased the property in December 2025, and due to tight timelines did not have the opportunity to conduct Phase I and Phase II site work. On the site, there is a portion (roughly 0.5 acres) that has stored large amounts of road salt and similar materials, open to the elements. A large city cemetery also abuts the site. Given the presence of the salt and nearby cemetery, the brownfield status of the site is unclear. With the question unanswered, the City cannot proceed with development. Conducting Phase I and II assessments on the site will allow the City to either: 1) develop the property, or 2) clean up the site and then develop it. New Hampshire is in the midst of a housing affordability crisis, and the development of housing on the site would go a long way to helping the City address the gap in housing stock.

**Pittsfield:** Freese Site, Pittsfield, 16 Clark Street: The Freese site consists of a 6.5 acre parcel and is currently developed with two wood-framed structures of varying quality and three additional structures, also of varying quality: a former scale house; a leanto storage shed; and the remnants of a former boiler house and associated coal bin. Several commercial and industrial tenants have occupied the site. Previous CNHRPC assessment work has been done, and a new grant will help continue the work. Volatile organic compounds were identified in the groundwater at the Freese site and continued groundwater monitoring is necessary to verify that the groundwater contamination is not migrating offsite. Asbestos is present in soils on the site and site soil management can be tailored to reuse plans. Additionally, other Recognized Environmental Conditions (REC) have been identified on site, including asbestos, arsenic, and polycyclic aromatic hydrocarbon (PAH) impacted soils.

(1)c. Identifying Additional Sites: We have identified several additional sites for eligible activities throughout the region. They include an old railroad depot, a former elementary school, and two riverfront sites undergoing brownfields assessment by NHDES following EPA Removal Actions. In addition, we will continue to conduct community engagement activities within the region to identify additional sites. We will regularly run NHDES contaminated site listing reports as new contamination discoveries are made. Prioritization criteria will include site proximity to sensitive receptors (such as but not limited to groundwater, soil, air, at risk human populations, residential areas, children's play areas, open space recreational areas, rivers, lakes, and ponds), within close proximity to underserved and/or disadvantaged communities, and the potential for redevelopment and community input. The short list of sites will be evaluated by a Brownfields Advisory Committee consisting of CNHRPC staff, Qualified Environmental Professional, and stakeholders representing the target areas to develop priority sites for assessment post the completion of the sites in this application.

### **Revitalization of the Target Area**

(1)d. Reuse Strategy and Alignment with Revitalization Plans: The reuse strategy is to assess, then clean up the properties and steer reuse and redevelopment with local plans and priorities, which include a mix of commercial, residential, and recreational uses. The priority sites in all four communities are directly tied to land use strategies or community priorities, some new, and some that have been in the process of implementation for several years. In Allenstown, the community is in the process of implementing its current MS4 Stormwater Management Plan and its Notice of Intent to comply with the MS4 General Permit. Additionally, Suncook has been at the heart of the community's redevelopment efforts through its most recent master plan and rezoning efforts. Assessing and cleaning up the Highway Garage is consistent with implementation of recent planning and zoning efforts. For Boscawen, the Tannery is at the heart of a multi-pronged redevelopment effort. The Town recently approved new zoning in the area as well as a Tax Increment Financing (TIF) District. Additionally, a well-attended, public workshop was held where residents weighed in on future uses and this information was incorporated into the zoning and a neighborhood plan chapter for their new master plan. Assessing and then cleaning up the Doherty Property would be the final property to cleanup to move these plans forward. In Concord, the 2 Granite Place parcel is being targeted by the city for both redevelopment to address the housing crisis and the creation of conservation land. Such topics are broadly addressed in the City's master plan. For Pittsfield, the Freese property is at the core of post planning efforts focusing on the revitalization of the heart of downtown and the community's latest master plan from 2018. The revitalization effort paused when previous assessment grant funding was exhausted. Additional assessment funds will allow the Town to continue the revitalization effort.

(1)e. Outcomes and Benefits of Reuse Strategy: Outcomes and benefits of the reuse strategies will have positive outcomes for economic development, recreation, undeveloped property, and local resiliency to weather and natural disasters. In Allenstown, it will facilitate the cleanup of a dilapidated town property that will protect the health and environment wellbeing of those living nearby, and protect the wetlands and forests while helping ensure compliance with the MS4 General Permit. Protecting the forest and wetlands will also ensure that they can continue to be used for outdoor recreation and that the nearby Bear Brook State Park is protected. In Boscawen, reuse of the Allied Tannery, including the Doherty Parcel, will contribute to economic development, housing development, and recreation on the river and nearby Northern Rail Trail. In Concord, reuse will facilitate the development of much needed housing and conservation land. The Pittsfield Freese Property will directly contribute to economic development in the economic core of the Town's downtown. Assessment, cleanup, and reuse of all of the sites will promote environmental justice, given the presence of sensitive populations and promote resiliency by reducing nonpoint pollution from stormwater runoff. With the increase in the number and intensity of storm events in New Hampshire and the county, nonpoint pollution is a notable concern, which can be highlighted by Allenstown's (and nearby Pembroke's) increased MS4 stormwater requirements. Lastly, cleanup and redevelopment of the parcels can contribute to an increase in the local tax base which would be beneficial for these cash-strapped communities.

## **Strategy for Leveraging Resources**

(1)f. Resources Needed for Site Reuse: CNHRPC is well positioned to help Allenstown, Boscawen, Concord, and Pittsfield secure additional resources to assist with assessment, cleanup, and reuse if this assessment grant is awarded. Regional Planning Commissions (RPCs) are political subdivisions of the State of New Hampshire and are eligible to apply for several grants, including EPA assessment funds, US Economic Development Agency (EDA) grants, and other grants available to government agencies. With regard to EDA funding, CNHRPC has completed a Comprehensive Economic Development Strategy (CEDS) which is a threshold requirement for EDA funding. Within the CEDS, brownfields projects have been listed as regional priority projects. Assessment funds provided by EPA with CNHRPC's two previous grants have led directly to additional fundings for the communities as well. In Boscawen for example, the assessment funds led to an EPA cleanup grant which is currently underway. New Hampshire Department of Environmental Services (NHDES) has also indicated that they plan on contributing cleanup funds to Allied Tannery. In addition, the assessment work for Town-owned parcel at Allied Tannery inspired one of the abutting private landowners (the Dratner Property) to assess his building and clean it up (lead abatement). In Allenstown, the previous grant application initiated the cleanup and redevelopment of a property simply due to inquiry – CNHRPC was engaged with ownership in determining whether or not they would be interested in assessment work and the owner chose to assess, cleanup, and redevelop the property into an apartment building on their own. In Pittsfield, the 2010 charrette plan guiding redevelopment was developed with the help of CNHRPC and funded through a grant written by CNHRPC. In Concord, CNHRPC's previous assessment grant was used for Phase I and Phase II assessment work on an industrial property on Langdon Avenue and since, there have been developers inquiring about the site. With these assessment funds, CNHRPC can build upon past successes and has demonstrated the ability to secure addition funds from EPA, but also NHDES and use assessed properties to generate private investment for assessment, remediation, and reuse.

(1)g. Use of Existing Infrastructure: All priority sites in target area communities are located where existing sewer and water are available or could be extended. They will utilize existing stormwater, water supply, and wastewater treatment infrastructure. Further, each of the sites is located in areas with sufficient capacity to absorb any potential redevelopment. Finally, all of the sites have access to existing electrical and telecommunications infrastructure and will consider the addition of energy efficient measures. All of the sites represent adaptive and classic infill redevelopment opportunities by utilizing existing infrastructure to the maximum extent possible. No infrastructure needs or upgrades are anticipated; however, resilient, and adaptive measures will be considered as opportunities arise.

## **(2) COMMUNITY NEED AND ENGAGEMENT**

### **Community Need**

(2)a. The Community's Need for Funding: This grant will provide funding to assess and lead to cleanup, and reuse of the identified priority sites in the target communities and throughout the remainder of the region, as applicable. Median Family income and taxes are primarily the barriers that prevent the communities funding assessment, cleanup, and reuse. These are directly due to the small nature of the communities and the fact that property taxes are the sole revenue source for New Hampshire communities (there is no income tax or sales tax). With regard to income, the 2024 ACS saw the state of NH with a Median Household Income (MHI) of \$99,782. Allenstown, Boscawen, Concord, and Pittsfield saw MHIs of \$80,219, \$76,625, \$83,701 and \$66,823, respectively. Also of note, two census tracts located near the site in Concord had an MHI of \$61,061 (tract 324) and \$73,917 (tract 441). The income gap between the state MHI and each of the communities highlights a gap in income that limits the ability to generate revenue from property owners to assess, clean up, and reuse the sites. With regard to taxes, three of the communities exceed the county rate of \$20.57: Allenstown, \$25.42, Concord, \$27.69, and Pittsfield, \$29.87. Boscawen's rate is \$19.26, though it should be noted it has exhausted its ability to provide cleanup match for the Town's parcel at Allied Tannery. Taken together, the low incomes relative to the state suggest a limit on landowners' ability to assess, cleanup, and redevelop sites, and each municipality has high tax rates relative to the county, or they have already exhausted what can be spent on addressing brownfields.

(2)b. Health or Welfare of Sensitive Populations: In addition to nearly 600 sites identified in NHDES records discussed in 1.a above, CNHRPC used the Public Environmental Data Partners version of the Environmental Justice Screening and Mapping Tool (AKA EJ Mapper) based on the EPA’s version from last year to assess the impacts of brownfields on sensitive populations. When compared to the State of New Hampshire, the EJ Mapper identified the following sensitive populations in the target areas: low income persons (Allenstown: 90-95 percentile; Boscawen: 50-80 percentile; Concord: 50-80 percentile; and, Pittsfield: 80-90 percentile), unemployed (Allenstown: 80-90 percentile; Boscawen: 90-95 percentile; Concord: 80-90 percentile; and, Pittsfield: 50-80 percentile), and those with less than a high school education (Allenstown: 50-80 percentile; Boscawen: 50-80 percentile; Concord: 90-95 percentile; and, Pittsfield: 80-90 percentile). Two notable environmental burdens were identified in these area when compared to the state: lead paint (Allenstown: 80-90 percentile; Boscawen: 50-80 percentile; Concord: 80-90 percentile; and, Pittsfield: 50-80 percentile) and drinking water noncompliance (Concord and Pittsfield 80-90 percentile). In addition, all of the communities are in the 80-100 percentile for climate change risk compared to the nation. Assessment, cleanup, and reuse of these properties can directly remove lead paint and eliminate contaminated groundwater and nonpoint runoff through remediation of any kind. Redevelopment with a focus on housing, recreation, and economic development will also support quality of life those with low incomes and provide jobs for the unemployed and those with less than a high school education. Lastly, redevelopment will also contribute to climate change resiliency through modern construction and stormwater treatments.

(2)c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: As mentioned in item b above, there is a predominance of low income persons, the unemployed, and those with less than a high school education, in addition to environmental issues like lead paint and noncompliant drinking water. These areas also correspond to health disparities in the EJ mapper:

	Low Life Expectancy Percentile	Asthma Percentile	Cancer Percentile	Disabilities Percentile
Allenstown	60-80	80-100	40-60	60-80
Boscawen	80-100	60-80	80-100	40-60
Concord	40-60	40-60	40-60	60-80
Pittsfield	60-80	80-100	40-60	80-100

Assessing, cleaning up, and redeveloping the sites identified will directly eliminate buildings with lead paint which can impact all of these health conditions. Redevelopment with modern stormwater treatments will limit nonpoint pollution to water sources, also addressing these health conditions.

(2)d. Economically Impoverished/Disproportionately Impact Populations: In addition to the environmental and health issues described in b and c above impacting sensitive populations, there is also a critical services gap compared to the state that is identified in the EJ Mapper, housing burdens: Allenstown: 60-79 percentile; Boscawen: 40-59 percentile; Concord: 60-79 percentile; and, Pittsfield: 80-99 percentile. This tracks with the housing and housing affordability statistics identified in the 2023 CNHRPC Housing Needs Assessment (<https://cnhrpc.org/wp-content/uploads/2023/11/RHNA-FINAL-2023.pdf>) and numerous studies compiled by the New Hampshire Housing Finance Authority, notably the October, 2025 “Who Can Live In New Hampshire” study (<https://www.nhhfa.org/publications-data/publications-reports/>). As all of the community development plans/reuse strategies impact housing in some way (Allenstown will ensure cleaner water near an assisted living facility and mobile home park, Boscawen and Concord envision housing as part of redevelopment, and Pittsfield will ensure cleaner surface water and envisions mixed use redevelopment), revitalization and development will directly address the housing burden in all communities – and state-wide.

**Community Engagement**

(2)e. Project Involvement and (2)f Project Roles: CNHRPC will engage each community via priority site owners, abutters, the general public, and organizations. Site owners and abutters will be personally invited to Brownfield Advisory Committee

(BAC) meetings; the public is invited via meetings published in accordance with NH RSA 91:A. A virtual option for all BAC meetings will also be provided. EPA staff, NHDES staff, the BAC, and a representative of the CNHRPC Executive Committee will be involved as well as other key partners including the Greater Concord Chamber of Commerce, the Upper Merrimack River Local Advisory Committee, CATCH Neighborhood Housing, the Capital Region Development Council, and the Concord Coalition to End Homelessness. Contact names are tabulated below. The BAC will be asked to provide counsel related to all aspects of the CNHRPC brownfields program. The BAC itself has been in place for prior assessment grants and was made up of representatives from each target community, environmental organizations, economic development organizations, and the public at large. The CNHRPC regional BAC that will be established with this grant will add to that list representatives from each of the target areas themselves, ideally, from as close to the target properties as possible. CNHRPC will strive to ensure that at-risk communities within these areas are asked to join the BAC and will seek translation services, should they arise, from Ascentria Care Alliance.

Organization & Type of Organization	Point of Contact	Role
Concord Chamber of Commerce/ Business Advocacy <u>Mission Statement:</u> “Connect, Grow, Impact”	603-624-2508	BAC/Business Advisor
Upper Merrimack River Local Advisory/Clean Water & Environmental <u>Purpose Statement from River Plan:</u> “Preserve and enhance the water quality and natural, scenic, cultural and recreational values of the river corridor”	Michele Tremblay, 603-796-2615 ; <a href="mailto:MLT@naturesource.net">MLT@naturesource.net</a>	BAC/Environmental Advisor
Catch Neighborhood Housing/ Affordable Housing <u>Mission Statement:</u> “Creating communities where every person is confident of a safe and affordable home.”	Tom Furtado, 603-223-0810; <a href="mailto:tfurtado@catchhousing.org">tfurtado@catchhousing.org</a>	BAC/Affordable Housing Advisor
Capital Reg. Development Council./Economic Development <u>Mission Statement:</u> “Your creative resource for small business financing, real estate development and technical assistance.”	Stephen Heavener, 603-496-1875; <a href="mailto:sheavener@crdc-nh.com">sheavener@crdc-nh.com</a>	BAC/Economic Advisor
Ascentria Care Alliance/Low Income/Disabled/Refugee Advocacy <u>Mission Statement:</u> “Empowering People. Strengthening Communities.”	603.224.8111	ESL/Sensitive Population Advisor
Concord Coalition to End Homelessness/Homeless Advocacy <u>Mission Statement:</u> “Ending Homeless is Possible.”	Karen Jantzen; <a href="mailto:karen@concordhomeless.org">karen@concordhomeless.org</a>	BAC/Homeless Advisor

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

place, neighbors will be consulted informally and formally during the permitting process via abutter notification as required by state law. Progress is communicated via the CNHRPC website, newsletter, FAQs, and meetings with local boards.

**(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**Description of Tasks/Activities and Outputs (Items (3).a through (3).d**

Project Implementation will follow the proven systems and procedures of two previous successful grants implemented by CNHRPC:

<b>Task/Activity: Project Management</b>
<p><u>3.a. Project Implementation:</u> CNHRPC will be responsible for the programmatic implementation of the grant including: BAC membership, developing an RFP/RFQ for QEP services, advertising and selecting a QEP in accordance with fair and open competition requirements of 2 CFR 200, 2 CFR 1500, and the DBE participation requirements of 40 CFR 33.; quarterly EPA reporting in ACRES, MBE/WBE reporting, attending the Brownfields conference. EPA grant resources will be used for project implementation; BAC members provide volunteer services at no cost to the grant; NH DES and EPA staff are funded separately. No significant non-EPA grant resources are anticipated for this item.</p>
<p><u>3.b. Anticipated Project Schedule:</u> BAC update Q1, and QEP selection Q2, Quarterly reporting: Fall 2026 through Fall 2029.</p>
<p><u>3.c. Project Lead:</u> Mike Tardiff (CNHRPC) with QEP assistance.</p>
<p><u>3.d. Outputs:</u> Request for Proposals/Request for Qualifications at lowest cost; ACRES/Quarterly Reports; MBE/WBE Reports.</p>
<b>Task/Activity: Outreach and Community Involvement</b>
<p><u>3.a. Project Implementation:</u> CNHRPC and our QEP will work with our project partners and NHDES to update and expand our inventory of brownfields; and the inventory will be shared with the BAC and the public, as appropriate. The BAC will review/update site selection criteria and rank additional high priority sites for assessment, while moving forward with the priority sites noted in this proposal. During this process we will communicate and consult with local community officials, business leaders, community organizations, other project partners, and the general public about brownfields, brownfields redevelopment, and the CNHRPC brownfields assessment program. No significant non-EPA grant resources are anticipated for this item.</p>
<p><u>3.b. Anticipated Project Schedule:</u> Fall/Winter 2026 through Fall 2029.</p>
<p><u>3.c. Project Lead:</u> Matt Monahan (CNHRPC) with QEP assistance.</p>
<p><u>3.d. Outputs:</u> Inventory including maps, meeting materials/minutes, marketing material, website/social media content.</p>
<b>Task/Activity: Site Assessments</b>
<p><u>3.a. Project Implementation:</u> Phase I ESAs will be performed on a minimum of eight (8) high priority sites. All Phase I ESA will be completed in accordance with ASTM 1527-21 and EPA’s “All Appropriate Inquiry” (AAI) rule. We also anticipate a minimum of nine (9) high priority site QAPPs, nine (9) Phase II ESAs, and two (2) Hazardous Building Material Inventories (HBMI). Phase II ESAs will be done in accordance with ASTM 1903-19 and NHDES regulations. Depending on remaining funds, additional Phase Is, QAPPs, and II ESAs will be conducted following the same scope as above. No significant non-EPA grant resources are anticipated for this item.</p>
<p><u>3.b. Anticipated Project Schedule:</u> Winter/Spring/Summer 2026/2029.</p>
<p><u>3.c. Project Lead:</u> QEP w/ support from Matt Monahan (CNHRPC).</p>
<p><u>3.d. Outputs:</u> EPA eligibility documents, NHDES petroleum eligibility determinations, and minimum eight (8) Phase I ESAs, nine (9) QAPPs, nine (9) Phase II ESAs, and two (2) HBMI.</p>
<b>Task/Activity: Reuse Planning</b>
<p><u>3.a. Project Implementation:</u> We anticipate that a minimum of two (2) high priority sites will have Analysis of Brownfields Cleanup Alternatives (ABCAs) and Reuse Plans conducted as part of this task. ABCAs will be conducted in accordance with both NHDES and EPA guidelines. Depending on availability of remaining funds additional Cleanup and</p>

Reuse Plans will be conducted following the same scope as above. No significant non-EPA grant resources are anticipated for this item.

3.b. Anticipated Project Schedule: Fall/winter 2026 to 2029 (ongoing).

3.c. Project Lead: QEP and Matt Monahan (CNHRPC).

3.d. Outputs: Minimum 2 ABCAs/Reuse Plans.

(3)e. Cost Estimates: Cost estimates for QEP assistance are based on past experience. Cost estimates for CNHRPC staff are based on salaries and fringe benefits for the project team, as follows: Matt Monahan, CNHRPC Senior Planner, will be the project lead, responsible for BAC support, QEP coordination, CNHRPC reuse planning activities, and local outreach. Mike Tardiff, CNHRPC Exec. Director will provide administrative support (which will be less than 5% of the overall budget) and participate in all project activities, as necessary. Craig Tufts, CNHRPC Senior Planner, will provide mapping support, BAC coordination support and participate in reuse planning activities.

TASK 1: Cooperative Agreement Oversight: Executive Director at 140 hrs @ \$66.60/hr=\$9,324, Senior Planner 120 hrs @ \$61.25/hr=\$7,347 (total personnel & fringe \$16,671); airfare (\$1,000), hotel (\$375/night x 2 nights) and meals (\$120/day x 3 days) for 2 staff persons to attend the National Brownfields Conference, and QEP support contractual costs (\$10,000).

TASK 2: Outreach, Engagement, Inventory and Site Selection: Executive Director 120 hrs @ \$66.60/hr=\$7,992, Senior Planner 220 hrs @ \$61.25/hr=\$13,746, Senior Planner 50 hrs @ \$61.25/hr=\$3,063 (total personnel & fringe \$27,527); 500 miles at \$0.725 per mile; \$200 for document production supplies (copies, postage); and QEP support contractual costs (\$14,000).

TASK 3: Phase I & II Environmental Site Assessments: Executive Director 40hrs @ \$66.60/hr=\$2,664, Senior Planner 80hrs @ \$61.25/hr=\$4,900, Senior Planner 30 hrs @ \$61.25/hr=\$1,838 (total personnel & fringe \$9,398); 725 miles at \$0.725 per mile; \$200 for document production supplies (copies, postage); and includes QEP expenses of 8x \$4,655 for each Phase I ESA and 10x \$32,275 for each Phase II ESA (\$360,000).

TASK 4: Remediation and Reuse Planning: Costs are Executive Director 150 hrs @ \$66.60/hr=\$9,990, Senior Planner 160 hrs @ \$61.25/hr=\$9,801, Senior Planner 30 hrs @ \$61.25/hr=\$1,838 (total personnel & fringe \$21,625); 250 miles at \$0.725 per mile; \$200 for document production supplies (copies, postage); and include QEP expenses of 8 x \$5,000 per plan (\$40,000).

Budget Categories	Project Tasks (\$)				Total
	(Task 1)	(Task 2)	(Task 3)	(Task 4)	
Personnel	\$12,005	\$17,661	\$6,769	\$15,572	\$52,007
Fringe Benefits	\$4,666	\$6,866	\$2,629	\$6,053	\$20,215
Travel	\$2,110	\$363	\$526	\$181	\$3,178
Supplies	\$0	\$200	\$200	\$200	\$600
Contractual	\$10,000	\$14,000	\$360,000	\$40,000	\$424,000
Total Direct Costs	\$28,781	\$39,090	\$370,124	\$62,006	\$500,000
Total Indirect Costs	\$0	\$0	\$0	\$0	\$0
Total Budget	\$28,781	\$39,090	\$370,124	\$62,006	\$500,000

(3)f. Plan to Measure and Evaluate Environmental Progress and Results: Results will be measured in ACRES, including funds leveraged, number of meetings attended, meeting participation, and number of sites moved to the next phase of cleanup and redevelopment. CNHRPC's role as a regional planning commission in advancing and coordinating efforts for

affordable housing, economic and brownfields redevelopment through partnership and collaboration cannot be underestimated. These efforts have measurable outcomes improving the health and quality of life for sensitive populations.

#### **(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **Programmatic Capability**

(4)a. Organizational Capacity: CNHRPC is a regional planning commission created by the state legislature representing twenty communities including the capital of Concord. CNHRPC manages/implements multiple state and federal grants as part of its annual work program across a variety of topic areas (transportation, environmental, economic development, regional planning, demographic/housing analysis to name a few) and has had no adverse grant audit findings. Analytical, strategic and community planning, community engagement, stakeholder analysis, project management, and community development are at the core CNHRPC's programmatic capacity given the diversity of its work programs. CNHRPC manages, on average, \$500,000 in grant funds on an annual basis and has never had an adverse audit finding.

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

(4)c. Description of Key Staff: The BAC is drawn from member communities, partner organizations, EPA, and NHDES. Matt Monahan has 20 years at CNHRPC as a Senior Planner working with municipalities in various roles. He holds an MPA from the University of New Hampshire, an MA in Economic Development from Southern NH University, and an MA in Strategic Intelligence from the National Intelligence University. He is also a retired Coast Guard Reserve officer with extensive leadership and management experience. Mike Tardiff has 29+ years of planning experience, 20 of which are with CNHRPC as Executive Director where he manages a staff of five, provides administrative and financial management, and engages in strategic planning for member communities. Mr. Tardiff also holds a MA in Regional Planning from Clemson University. Craig Tufts has spent 20 years at CNHRPC working as a transportation planner, GIS specialist, and, among other things, community visioning facilitator. Mr. Tufts has a BA from Plymouth State University and an MA from Miami of Ohio. The QEP will be a professional engineering firm/firms with in-house capacity for the assessment/reuse planning. The QEP will contract with licensed subcontractors, as needed, prioritizing qualified MBE-WBE firms.

(4)d. Acquiring Additional Resources: CNHRPC will comply with federal fair and open competition and DBE requirements pursuant to 2 CFR 200, 2 CFR 1500, and the DBE participation requirements of 40 CFR 33. A Request for Qualifications process for the selection of a QEP is anticipated. Additionally, the lowest cost for services amongst the qualified professionals will be a consideration as well. CNHRPC will also ensure that MBE/WBE firms, or those with MBE/WBE subcontractors, are given the maximum opportunity to compete. Davis Bacon and fair wage and labor practices will be followed. CNHRPC has not needed to acquire additional expertise or resources in either of the previous two grants. Previous QEPs had adequate in-house capabilities or subcontractors for additional services (i.e., lab analysis) and it is anticipated that the QEP selected for this grant will have similar resources available. In the event that additional resources are needed (e.g., legal counsel, etc.), CNHRPC would utilize the RFQ process to procure them.

##### **Past Performance and Accomplishments**

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

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

In addition to providing direct brownfield assessment support in these communities, CNHRPC supports them in other ways that will support the implementation of the grant. In Pittsfield, CNHRPC provides master planning, ordinance and regulation development, and development proposal review services. In Boscawen, CNHRPC is currently assisting master plan development as well as the establishment of a Tax Increment Finance (TIF) District to fund infrastructure to support the effort. For the City of Concord, CNHRPC provides advisory and planning services for the community, including recreation and trail planning. In Allenstown, CNHRPC is assisting with Master Plan Development and has been providing assistance with MS4 planning and implementation since 2013. For all of the communities, transportation planning services in coordination with the New Hampshire Department of Transportation are also provided. Additionally, CNHRPC has, and continues to provide, housing needs assessment, regional planning services, and economic development services, including the development of a Comprehensive Economic Development Strategy (CEDS) with funds from the Economic Development Administration. All of these services will help CNHRPC understand both the local and the regional impact of redeveloping these brownfields and what opportunities and challenges may present themselves along the way.

(4)e.2. Compliance with Grant Requirements: CNHRPC's first grant was closed out on time with all funds expended in full compliance with the workplan, schedule, as well as terms and conditions. Quarterly reports were on time for the first grant. The second grant had a remainder of \$10,685.80, due to potential scopes of work exceeding this amount (phase II work on the Associated Electric site was estimated at approximately \$50,000) as well as delays due to COVID. With the exception of the remainder of funds, the second grant was in full compliance with the workplan, schedule, as well as terms and conditions. Quarterly reports for the second grant, with the exception of one (due to COVID 19) were all submitted on time. For both grants CNHRPC was in close contact with, and seeking, as needed, consultation with the assigned EPA Project Manager. CNHRPC has had no adverse findings with either grant.

## Central New Hampshire Regional Planning Commission

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### Threshold Criteria Response for EPA Assessment Grant

1. Applicant Eligibility:

- a. As a Regional Planning Commission, Central New Hampshire Regional Planning Commission (CNHRPC) is a Government Entity Created by State Legislature, as established by New Hampshire State Law. New Hampshire RSA 36:45 through 36:53 establishes planning commissions, including CNHRPC, as a political subdivision of the State. See attached RSA, also available here: <https://www.gencourt.state.nh.us/rsa/html/III/36/36-mrg.htm>
- b. 501(c)(4) Status: CNHRPC is not a 501(c)(4).

2. Community Involvement: CNHRPC will continue to use a comprehensive outreach plan consisting of three parts that 1) address target stakeholders; 2) develop and distribute outreach and educational materials, and 3) implement new outreach and education strategies. Target stakeholders include local government leaders, community organizations, residents, staff and committees dealing with environmental and/or redevelopment issues. Local governments are further prioritized in tiers. Other key stakeholders will include the private and non-profit development community, commercial realtors, NH General Court legislators, Chambers of Commerce, state agencies such as NHDES, local economic development committees, the Local River Advisory Committees, the general public involved through groups that represent economic development or community revitalization interests, historic preservation, environmental clean-up or justice and smart growth.

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

The program will use pamphlets, information packets, other literature and web-based information for communicating progress. Material conveys redevelopment opportunities, liability, Frequently Asked Questions and a program fact sheet outlining what the BAC does, how it helps and how state and other brownfields programs can be utilized in concert with the CNHRPC program. In addition, CNHRPC uses a monthly newsletter to discuss the program. In the event translation services are needed, CNHRPC will work to

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

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