



GRAFTON COUNTY COMMISSIONERS

603-787-6941
603-787-2656 Fax

3855 Dartmouth College Highway Box 1
North Haverhill, NH 03774

Application Information Sheet
FY26 EPA Community-wide Assessment Grant

R01-26-A-024

1) Applicant Identification

Grafton County, New Hampshire
3855 Dartmouth College Hwy.
North Haverhill, NH 03774

2) Applicant Website: <https://graffton-county.com>

3) Funding Requested

- a. Community-Wide Assessment Grant FY26
- b. Requested amount from EPA: \$500,000.00

4) Project Location

- a. Grafton County, Belknap County and Merrimack County communities within the Pemigewasset River watershed and corridor.
- b. County: Grafton County, NH and additional counties (Belknap/Merrimack) that are within the Pemigewasset River watershed and corridor.
- c. New Hampshire

5) Target Area and Priority Site Information

- Target Area: all of Grafton County and communities that are apart of the same watersheds. Watersheds include Pemigewasset River, Squam Lake, Lake Winnepesaukee, Baker River & Connecticut River.
- Addresses of Priority Sites: **6 Priority Sites Identified for assessment**
 - 1) 32 Railroad Square, Plymouth, NH
 - 2) 12 Hitchner Rd. (The Hitchner Property), Plymouth, NH
 - 3) 22 Mill St. Ashland, NH
 - 4) Lot 166 Mechanic St. Ashland, NH
 - 5) 1 Hill Ave, Ashland, NH
 - 6) 93 Memorial St. Franklin, NH
- Include a map of target area (optional)

6) Contact Information

- a. Project Director
Name: Shanna B. Saunders
Phone Number: 603-279-5334

COMMISSIONERS

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(603) 632-7179

Martha S. McLeod

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Mailing Address: 103 Main St. Suite 3, Meredith, NH 03253

- b. Chief Executive
 - Name: Martha S. McLeod
 - Phone Number: 603-787-6941
 - Email: jlibby@grafftoncountynh.gov
 - Mailing Address: 3855 Dartmouth College Hwy.
North Haverhill, NH 03774

7) Population

Grafton County Population: 91,118
Number of Municipalities: 54
Priority Site towns and populations: Ashland (1,082), Bristol (1,911), Plymouth (4,730)

Belknap County Population: 63,705
Number of Municipalities: 11
Priority Site towns and populations: Laconia (16,871)

Merrimack County Population: 153,808
Number of Municipalities: 27
Priority Site towns and populations: Franklin (8,741)

#8 Other Factors	Page #
Community Population is 15,000 or less.	Page 4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water 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.	Pages- 1 through 3
The priority site(s) is in a federally designated flood plain.	Page(s)- 1
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Page(s)- 4-5
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Page(s)- 3

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At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, for priority site(s) within the target area(s).	N/A
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	Page(s)- 5

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The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES



Robert R. Scott, Commissioner

EMAIL ONLY

January 16, 2026

Julie Libby, County Administrator
Grafton County Government
North Haverhill, NH 03774

Subject: Grafton County
FY26 Proposal for EPA Brownfields Community-Wide Assessment Grant

State Letter of Acknowledgement and Support

Dear Julie Libby:

The New Hampshire Department of Environmental Services (NHDES) hereby acknowledges and expresses our support for Grafton County's 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 Grafton County. Please contact me should you have any questions.

Sincerely,

Melinda S. Bubier
Brownfields Coordinator
Hazardous Waste Remediation Bureau

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

Email: Melinda.S.Bubier@des.nh.gov

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

Project Area Description and Plans for Revitalization

1.A. Overview of Brownfield Challenges and Description of Target Area.

The County Government of Grafton County, New Hampshire (NH) is in the northwest portion of the state consisting of 39 municipalities. Grafton County is the second largest County in the state by area (1,749.7 mi²) with 41.1mi² of that area being water. The Target Area for this grant is focused within the 28 Communities that intersect with EPA's HUC 8 Pemigewasset and Winnepesaukee River Watersheds. Early industrial growth in these areas resulted in historic mill buildings and freight rail corridors along some of the state's largest water resources. Now abandoned or in disrepair, this historic urbanization poses environmental and public health risks throughout lower Grafton County. This includes the Target Areas of Plymouth, Ashland, Bristol, Franklin and Laconia. The County Government of Grafton County is focused on Education, Quality of Life, Economic Development, Tourism, and Recreation and is looking to utilize this Brownfield Grant to address and improve upon each of those focuses by utilizing the expertise and experience in brownfields project management of Lakes Region Planning Commission (LRPC). The Pemigewasset River Watershed begins in the ski-country of the White Mountains and runs south through the towns of Plymouth, Ashland, Bristol and Franklin where it connects with the west flowing Winnepesaukee River from Laconia and Tilton. Just south of Franklin, the Pemigewasset-Winni River confluence becomes the mighty Merrimack River that powered great mill towns such as Manchester and Nashua NH, as well as Lowell and Lawrence MA. Although funding has been flowing into the larger communities, these smaller communities are often forgotten. We seek now to direct funds to these Grafton County communities that are seeing great development pressure since the urban exodus of the COVID-19 pandemic.

1.B. Description of the Priority Brownfield Sites

There are 5 Priority Target areas for this grant which include 4 post- industrial towns along the Pemigewasset River corridor and the City of Laconia on the Winnepesaukee River corridor. Please note, for space reasons, we are highlighting the top 6 priority sites throughout the 3 Target areas of Plymouth, Ashland and Franklin. We have 8 more priority sites identified in total.

Plymouth Target Area (Priority): Much of Plymouth's downtown was once a heavily industrialized area with an active rail yard used for freight, abutting the Pemigewasset River. Land east of Plymouth's Main Street lies within the FEMA Flood zone and has experienced extensive flooding events over the years, with the most recent being in April 2024 ([LINK](#) to news footage) where the river crested 12 feet above normal , as well as a near historic flooding event occurring in December 2023, cresting 16 feet above normal. The first priority site is in the Plymouth Target area, **32 Railroad Square, which is** adjacent to the town's Skate Park, This location has an extensive history of being used for a sawmill, rail yard, and a town dump yard. The lot at 32 Railroad square has been vacant for many years. This site is an identified priority due to its previous usage, and because the town is weighing the option to take ownership of Railroad Sq. which would allow the town to maintain control and redevelopment of the area. The second priority site of this application is **The Hitchner Property** located at 12 Hitchner Road in Plymouth. It has long been identified as a priority for brownfields, and an environmental assessment was completed in 2019. At the time the Town chose not to move forward with a Phase II Assessment. This site was chosen as the second priority site in this target area because the Town is now looking at this site as a potential new site for a highway garage with public walking trails along the River.

Ashland Target Area (Priority): Ashland's mill district includes large, underutilized buildings that are confirmed fire threats and sources of vandalism and blight. The third priority site for this application is the former LW Packard Mill at **22 Mill Street**. The LW Packard historic woolen textile manufacturer owned several Mills and buildings in the Mill Street and Mechanic Street area of

Ashland, in the early 1900's. Arsenic, PFAS chemicals, petroleum and hazardous building materials such as asbestos, lead based paint, and PCB-containing materials have already been found in the original LW Packard Mill. Since LW Packard Mill extends along the River, it poses risks to environment and human health from deterioration. The Town has taken other LW Packard properties by tax deed, such as the fourth and fifth priority sites of this application: **Lot 166 Mechanic Street and 1 Hill Ave (Off Mill St)**, these abandoned buildings have remained underutilized for decades and little is known about potential contamination making these sites priorities for assessments. The Town of Ashland at a recent Planning Board Meeting ([Ashland Planning Board - 1/15/26](#)) identified these properties along Mill and Mechanic Street as well as others as priorities for Brownfields grant. **Franklin Target Area (Priority):** Franklin has a history of working with the EPA and NHDES Brownfields Programs. For years the City of Franklin has been working on the dilapidated mills at the confluence of the Pemigewasset and Winnepesaukee Rivers, located off of Central Street and behind Downtown and the City Hall. The sixth priority site of this application is the Armory building, at **93 Memorial Street**, adjacent to the current Stanley Mill Brownfields Site. The Armory was built in 1930 as a government Armory but later used as light manufacturing facility and has been identified by the city as its next priority site. This site was taken by City tax deed several years ago. This building, rich in architectural detail, is also on the River, and has potential for reuse as housing.

The remaining two priority target areas of **Bristol** and **Laconia** share similar characteristics of historical uses along the identified watersheds with active Brownfields activities. Between the two municipalities, there are 8 more additional sites identified as priorities.

1.C. Identifying Additional Sites

The partnership between Grafton County and LRPC allows flexibility in not only personnel involved in this project, but geographic areas involved in this project. It also allows for greater growth and development of the Brownfields Advisory Committee (BAC). This combined perspective at work on the BAC will allow additional sites to be identified not only within LRPC's member communities (numbering 31) but Grafton's communities, (numbering 39). LRPC brings to the table a historic list of nearly 150 potential sites in the region that have been identified via windshield survey or by the BAC. Should EPA award the grant to Grafton County, the BAC will vet the existing list and make appropriate additions and subtractions. No less than annually, the list will be re-reviewed for accuracy and readiness, as well as to add new sites.

1.D. Reuse Strategy and Alignment with Revitalization Plans

Grafton County and LRPC recognize the importance of reuse planning to assure assessment funds allocated to a site are not wasted. Reuse planning allows the community and the property owner to come into alignment as to the future of the site. This helps cement support for the project and allows for identification of gap funding and integration of the site back into highest and best use for public good. LRPC has demonstrated successful re-use planning for brownfields sites like those in Laconia and Tamworth and have the experience and capability of effective public outreach to guide the re-use of brownfields properties.

In Plymouth's target area there is a master planning process in the works for their river front area from Railroad Square. With a scholarship from [PlanNH](#) they will be conducting a community-wide charette for the area and incorporating the potential ownership transfer of Railroad Square. The identified priority projects in this area lend themselves to a reuse of greater public good by connecting the community more to their river front by expanding greenspace and making it more flood resilient.

Ashland's Target area has been highlighted by their Economic Development Committee that has been working on Town Wide Revitalization Plans along the waterfront. They have a grant through

Northern Border Regional Commission to conduct a Strategic Plan of the area which will be used to align Brownfields reuse planning with economic development. In recent years, local affordable housing developers Lakes Region Developers have been working with the town in bringing new housing in the area. Ashland has long sought redevelopment of the LW Packard Mill in order to address and improve existing infrastructure and address water quality concerns.

Franklin's Target area has been ahead of the curve with economic development. In the late 1990's Franklin City Council started its own Development Corp., known as FBIDC. This organization has been working on the Downtown and understands it takes the cooperation of many different entities and funding sources. Previous Brownfields work has resulted in Chinburg Developers investing in the former Steven's Mill with approximately 150 residential units and commercial spaces including a brewery and a yoga studio. The current Brownfields project at Stanley Mill received Clean Up funding from the EPA in 2022 and has been working with NHDES and the EPA on containment plan for the contaminants. The reuse strategy for Priority site 6 of this application at 93 Memorial Street will build off these successes.

1.E. Outcomes and benefits of Reuse Strategy

All of the target communities are post-industrial economies where manufacturing was once the economic driver and now, as mills have closed, all of these Riverfront communities have fallen into economic distress. In addition, the historic infrastructure along the river is continually under threat from the impacts of flooding and natural disasters. These assessment funds will allow movement and potential redevelopment of these riverfront properties into mixed use structures, built according to the newest codes or open space allowing a buffer to flooding impacts.

Plymouth's target areas, Plymouth is home to Plymouth State University, so the impact of students and staff in the economy of Plymouth is vital. Reuse and redevelopment of underutilized or vacant riverfront parcels on Main Street will provide a greater depth of local resources for shops and restaurants for University population as well as potential housing opportunities for off campus student housing.

Ashland is one of the most economically depressed communities in the State, with the abandoned or underutilized mills being the center of the downtown blight. As we have seen in other communities, revitalization of an immense brick and mortar, dilapidated and abandoned structure into something resilient and thriving can be the catalyst that can propel a community forward into greater investment in its downtown. Ashland is uniquely positioned with much of its revitalization planning having occurred in only the past few years and/or programed in the next few upcoming months. The community energy is higher than its ever been and between the Community Charette, the redrafting of their Master Plan, they are well positioned for assessment funding to help catapult their historic mill infrastructure forward and in a way that improves resilience to natural disasters.

Franklin has already shown a history of working with developers committed to investment and reuse of existing historic infrastructure. Between Chinburg Developers and the innovative Mill City Park, urban blight has been changed to housing, businesses, greenspace, an amphitheater built into the slopes, revitalizing and buffering areas of downtown formally prone to flooding. One of the larger communities in Grafton County, Franklin houses much of the social service network as well as the area hospital.

Bristol has already aligned itself with adaptive reuse of town properties, that have had positive results in the community including renewable energy like solar arrays, and community gardens and most recently a new community center. In the summer of 2022 they constructed a 230KW solar array adjacent to the towns Wastewater Treatment Facility which was designed to provide 90% of the energy required to operate the facility. Grafton Co. Would like to replicate this in other communities.

1.F. Resources need for site reuse

US EPA and NH Department of Environmental Services (NHDES) are a constant resource to any Brownfields project. LRPC has partnered with the Monadnock Economic Development Corporation regarding discussions about a revolving loan with one of its partner communities. In addition, Grafton Co. and LRPC have working relationships with several private development companies including Lakes Region Developers who have worked on developing affordable housing in Laconia and Ashland and Chinburg Developers who specialize in redevelopment and restoration of Mill buildings and have invested in Brownfields projects in Laconia and Franklin. In addition, Grafton Co and LRPC have used the UCONN Tab resource in past projects as a resource in support of reuse strategies. Both also have a history of working with Communities that are innovative and motivated themselves, to seek additional funding for projects. A perfect example of this is the Stevens Mill and Mill City Park Project in Franklin that leveraged EPA, USDA, NHDOT grants as well as Municipal support, business sponsorship and fundraising from stakeholders and citizens.

1.G. Use of existing infrastructure

All of the target areas are within existing downtown areas of the respective community. In all cases except the smaller community of Bristol, roadway as well as public water and sewer infrastructure is available for the redevelopment effort. Infrastructure is supported by municipal appropriation and/or enterprise funds as well as strategic planning and asset management support from the New Hampshire Department of Environmental Services.

2. Community Need and Community Engagement

2.A. The Community's Need for Funding

Within the target communities, Franklin, Laconia and Plymouth have been designated as IRS Opportunity Zones because they are all economically distressed communities with high poverty levels. New Hampshire homeowners pay the 4th highest average property tax rate in the country , as well as limited financial aid from the state for municipalities. These factors has forced the target communities to prioritize municipal spending on only the necessities like basic infrastructure, roads and emergency services. Brownfield funding assistance will greatly improve economic investment in these economically disadvantaged communities, create jobs and provide a better way of life for the residents that reside here. Communities like Ashland and Bristol have populations under 5,000 people and lower than average median household incomes which result in cost burdens when taxes must increase. This leaves little room for municipal spending on brownfields assessment work, which could greatly improve not only the economy for these smaller communities but the health conditions by residents affected by contamination.

2.B. Health and Welfare of Sensitive Populations

The target communities have a history of old industrial facilities, old railroads used for industry and logging, underground storage tanks and vehicle service centers. These sites have left behind contaminated soils, toxic debris and contaminated ground water. The current state of these sites has the potential to expose the residents to toxic conditions like vapor intrusion and non-potable drinking water, which could greatly affect the sensitive populations living in the target communities. The target communities are Ashland, Bristol, Laconia, Plymouth and Franklin. All five of these target communities have a sensitive population of low-income individuals. All the target communities have lower Median Household Incomes (MHI) than the New Hampshire State average of \$99,782 (MHI) and are below the national US average of \$81,604 (MHI) according to the United States Census Bureau. The Median Household Incomes of the target communities are \$41,429 (Ashland), \$60,972 (Bristol), \$68,427 (Laconia), \$77,368 (Plymouth) and \$69,870 (Franklin), respectively.

While Median Household Incomes are low for these target communities, poverty rates for all target communities are higher than the New Hampshire State Average of 7.2%. The poverty rates for all target communities above the state average are 28.4% (Ashland), 11.8% (Bristol), 12.1% (Laconia), and 16.4% (Plymouth), respectively. Not all of these communities have higher poverty rates than the national poverty rate average of 12.1%, but Ashland and Plymouth are higher than the national average and Laconia is equal to the national poverty rate. This information shows that the target communities are economically distressed and would benefit from assessing and eventually cleaning up/redeveloping brownfields properties that could bring economic value back to these communities.

2.C. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Within the target area region, there were two notable asbestos manufacturers, Mattison/Amatex in Meredith, and Quinn-T manufacturing located in Tilton, NH. Both companies provided asbestos products throughout the state for use in manufacturing and for residential construction fill. The Occupational Safety and Health Administration (OSHA) has stated that two principal types of cancer can be caused by exposure to asbestos, lung cancer and mesothelioma, indicated a major health risk for those exposed. The Town of Ashland contains more sensitive populations {children under the age of 5 years (4%) and adults over the age of 65 (25%)} than the rest of the State. Ashland also ranks high for underground storage tanks (74th percentile nationally), lead paint (81st percentile nationally) and non-compliant drinking water (97th percentile nationally) according to Environmental Justice Community Report ([LINK](#)). This information shows us that Ashland's sensitive populations are directly impacted by contamination and low quality drinking water. Not only do the target communities contain old infrastructure and contamination risks, they also have an above or equal average to the state's average of residents without healthcare (4.5%) according to the US Census Bureau. The percentage of residents without healthcare for each target community is Ashland (6%), Bristol (4.5%), Laconia (7%), Franklin (4.3%) and Plymouth (5.8%) respectively. These statistics show that the sensitive populations are not only at serious health risk but do not have the necessary means to address health issues that may arise.

2.D. Economically Impoverished/Disproportionately Impacted Populations

Reducing the risk of these contaminated properties, and planning for reuse with resiliency and economic development will provide an opportunity for reducing health disparity that directly affects cancer rate and lead paint exposure impacting the sensitive populations. The reuse strategy for the project will promote the reuse of sites for green spaces, affordable housing, energy efficiency and flood compliance upgrades and renewable energy implementation that the sensitive populations will benefit from. By implementing these reuse strategies, the sensitive populations will have less exposure to harmful materials, more opportunities for energy efficient housing and reduced utility costs.

2.E. Project Involvement

Grafton County will involve several local organizations and entities that would be relevant to the proposed project. A list of organizations is shown below with potential involvement:

Lakes Region Planning Commission: LRPC will be a **subrecipient** for this grant project and will help Grafton County with selecting a qualified engineer for the project as well as administration work for managing project objectives/deliverables.

Qualified Engineer: The project budget will support the services of a qualified environmental engineer to conduct assessment work at each site. The engineer will be selected through a competitive RFP bid process.

Lakes Region Community Developers: This non-profit has worked in the local region for developing affordable housing which is a priority for the communities.

Chinburg Properties: Another potential developer in the region that works to develop affordable housing.

NH Department of Environmental Services: The state agency will play a key role for reviewing brownfield work and as a potential match source through the state Brownfields program for moving assessed properties into cleanup.

Partnering Communities in New Hampshire: Ashland, Bristol, Franklin, Laconia, Plymouth

2.F. Project Roles:

Town	Entity's Mission	Contact	Special Involvement
Town of Ashland	To assess properties that pose contamination threats to human health and nearby water resources. The focus of redevelopment will be reuse for public good, resiliency and economic development.	Town Administrator: Ronald Beard Townadmin@ashland.nh.gov 603-968-4432	<ul style="list-style-type: none"> • Community outreach for the BF program with residents. • Focus on LW Packard properties on the River • Development of a reuse plan riverfront and Econ Dev • Community engagement
City of Franklin	To assess properties that pose contamination threats to human health and nearby water resources. The focus of redevelopment will be reuse for public good, resiliency and economic development.	City Planner: David Chunn dchunn@franklinnh.org 603-934-2341	<ul style="list-style-type: none"> • Continuing current efforts of redevelopment for housing Downtown • Development of a reuse plan for assessed properties. • Community engagement
City of Laconia	To assess properties that pose contamination threats to human health and nearby water resources. The focus of redevelopment will be reuse for public good, resiliency and economic development.	Economic and Housing Dev. Dir. Joia Hughes jhughes@laconianh.gov 603-527-1270	<ul style="list-style-type: none"> • Community outreach for discussing the BF program with residents. • Id'ing properties for assessment, specific to riverfront parcels • Community engagement
Town of Plymouth	To assess properties that pose contamination threats to human health and nearby water resources. The focus of redevelopment will be reuse for public good, resiliency and economic development.	Town Planner Joseph Perez jperez@plymouthnh.gov 603-536-1731	<ul style="list-style-type: none"> • Continuing Brownfields outreach with residents. • Id'ing properties for assessment and flood mitigation • Development of a reuse plan for assessed properties which may include solar.

Town of Bristol	To assess properties that pose contamination threats to human health and nearby water resources. The focus of redevelopment will be reuse for public good, resiliency and economic development.	Town Administrator Christina Goodwin townadmin@bristol.nh.gov 603-744-3354 x114	<ul style="list-style-type: none"> • Community outreach for discussing the BF program with residents. • Id'ing properties for assessment • Development of a reuse plan for assessed properties. • Community engagement
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2.G. Incorporating Community Input:

Grafton County and LRPC will work with the target communities to promote outreach, education and information regarding project updates with the local resident population. Outreach will be conducted through attending town meetings, selectboard meetings, commissioner meetings, completing website updates, having direct correspondence with residents and property owners. Grafton County will work with each target community representative to engage residents based on their input for best outreach methods for their respective communities. Grafton County will also collaborate with LRPC to enhance their already existing Brownfields advisory board to include stakeholders from the target communities as well as representatives from Grafton County.

3. Description of Tasks/Activities and Outputs

3.A.B.C.D. Project Implementation, Anticipated Project Schedule, Task/Activity Lead,

Outputs: Below is a list and description of the tasks/activities required to implement the Grafton County Brownfields project.

<p><u>Task/Activity #1: QEP and Cooperative Agreement Oversight</u></p>
<p>a. <u>Project Implementation:</u> Grafton County will select a QEP for the project. Grafton County will provide a subaward to LRPC who will provide technical support for completing all project tasks (Tasks 1-4). The subrecipient LRPC, will provide oversight for cooperative agreements for the priority sites and assist with inventorying additional properties. Brownfield Advisory Committee (BAC) meetings will be held as needed.</p>
<p>b. <u>Anticipated Project Schedule:</u> Within the first year, procure a QEP and finalize partnership agreements for target communities.</p>
<p>c. <u>Task/Activity Lead:</u> Grafton County Staff, LRPC Staff (sub awardee)</p>
<p>d. <u>Outputs:</u></p> <ul style="list-style-type: none"> • Hire a QEP • Cooperative Agreement oversight • Hold BAC meetings
<p><u>Task/Activity #2: Community Engagement</u></p>
<p>a. <u>Project Implementation:</u> Host public forums in all target communities. Collaborate with planning departments and selectboards in target communities for Brownfields education and site selection. Encourage and engage with local input from the community through online presence, public meetings and social media.</p>
<p>b. <u>Anticipated Project Schedule:</u> Public forums, social media and online engagement will start within the first 6 months of the grant and will be on-going throughout the project duration (4 years).</p>
<p>c. <u>Task/Activity Lead:</u> LRPC Staff (sub awardee)</p>

<p><i>d. Outputs:</i></p> <ul style="list-style-type: none"> • Public meetings and outreach sessions in target communities re: brownfields education • Grafton County, LRPC and municipal website and updates, Online social media outreach posts, surveys and flyers. • Public technical assistance for questions and inquires
<p>Task/Activity #3: Site Identification and Inventory</p>
<p>a. <i>Project Implementation:</i> The subrecipient LRPC will work with the newly strengthened BAC and the hired QEP to identify and inventory new brownfield sites within the target area. Windshield surveys may be performed. Historic site lists will be vetted.</p>
<p>b. <i>Anticipated Project Schedule:</i> This task will start within the first six months of the grant project and will be ongoing throughout the project duration (4 years).</p>
<p>c. <i>Task/Activity Lead:</i> LRPC Staff and QEP</p>
<p><i>d. Outputs:</i></p> <ul style="list-style-type: none"> • Planning meetings with BAC and QEP to review eligible sites identified in initial investigation (9 sites identified for Phase 1 ESA's) • Identify new brownfield sites eligible for phase 1 assessment (Identify 1-2 additional properties for phase 1 ESA)
<p>Task/Activity #4: Complete Phase 1, Phase 2 Assessments</p>
<p>a. <i>Project Implementation:</i> Grafton County's subrecipient LRPC and the QEP will pursue Phase 1 ESA's for the target area priority sites. LRPC will work with the QEP and the community/property owner to complete Phase 2, and reuse planning for brownfield sites assessed.</p>
<p>b. <i>Anticipated Project Schedule:</i> Within the 1st year, we anticipate 5 phase 1 ESA's and 1-2 phase 2 ESA's. Each Phase 1 assessment takes between 4-6 weeks to be completed, not including site access agreements. Phase 1 completion will determine the timeline for Phase 2 assessment. In the NE, Phase 2 assessment work can be delayed due to weather. Phase 2 assessment may take 10-14 weeks. All Phase 2 site assessments will be done by year 4.</p>
<p>c. <i>Task/Activity Lead:</i> LRPC staff, Grafton County Staff and QEP</p>
<p><i>d. Outputs:</i></p> <ul style="list-style-type: none"> • Completed (10) Phase 1 ESA reports • Complete (8) Phase 2 ESA reports
<p>Task/Activity #5: Reuse Planning</p>
<p>a. <i>Project Implementation:</i> . Community engagement for planning out initial steps for brownfield reuse strategies Reuse planning may also take between 10-14 weeks and will be completed as Phase 2 assessments are completed and target properties qualify for cleanup. The budget will allow for up to 3 reuse plans which will be focused on the priority sites.</p>
<p>b. <i>Anticipated Project Schedule:</i> Year 3 and 4 of the grant.</p>
<p>c. <i>Task/Activity Lead:</i> LRPC Staff, Grafton County Staff and QEP</p>
<p><i>d. Outputs:</i> 3 completed reuse plans, including community engagement events</p>

3.E. Cost Estimates

Budget Categories		Project Tasks (\$)					Administrative Costs % of EPA requested funds	Total
		Task 1: QEP, Subaward and Cooperative Agreement	Task 2: Community Engagement	Task 3: Site Identificaiton and Inventory	Task 4:Phase 1,2 and Reuse Planning	Task 5: Reuse Planning		
Direct costs	Personnel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fringe Benefit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Travel	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,000.00	\$ -	\$ 8,000.00
	Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Supplies	\$ 500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ -	\$ 4,000.00
	Contractual	\$ -	\$ -	\$ -	\$ 375,000.00	\$ -	\$ -	\$ 375,000.00
	Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Other (LRPC subaward)	\$ 17,600.00	\$ 17,600.00	\$ 17,600.00	\$ 17,600.00	\$ 17,600.00	\$ -	\$ 88,000.00
	Total Direct Costs	\$ 19,100.00	\$ 20,600.00	\$ 20,600.00	\$ 395,600.00	\$ 19,100.00	\$ -	\$ 475,000.00
	Indirect Costs (5%)	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 25,000.00	\$ 25,000.00
Total Budget (Total Direct Costs + Indirect Costs)		\$ 24,100.00	\$ 25,600.00	\$ 25,600.00	\$ 400,600.00	\$ 24,100.00	\$ 25,000.00	\$ 500,000.00

3.F. Plan to Measure and Evaluate Environmental Progress and Results

Throughout the grant project, meetings, public outreach events, stakeholder engagement and the brownfield inventory will be documented and tracked. Progress and results will be measured through the completing of Phase 1 & 2 ESA’s and reuse plans completed. Quarterly meetings will be scheduled with the QEP to evaluate and track site assessment progress on projects. We will also use ACRES and the work plan to track milestones completed. We are aiming to complete five phase 1 ESA’s and two Phase 1-2 ESA’s with in the first year for the priority sites. Grafton County will attempt to identify the number of jobs created, leverage of funding from economic reuse, number of acres assessed and greenspaces created. If project milestones are not met, we will consult with the stakeholders, subrecipient (LRPC), brownfields advisory committee and EPA Project officer to correct the actions to become successful.

4. Programmatic Capability and Past Performance

4.A. Organizational Capacity

Grafton County has unique abilities to leverage partnerships within the Pemigewasset and Winnepesaukee watersheds. With a history of strong working relationships in the communities of Plymouth, Ashland, and Bristol, Grafton County is uniquely positioned as their technical support and guidance offers data processing, public communications and can support the guidance of identifying potential brownfields sites. Grafton County intends to enter into a subrecipient agreement with the LRPC for management of the federal award. LRPC has a decades long history of Brownfield partnerships with EPA funding, most recently including a 2016 Community Assessment Grant closed out in 2020 and a nearly closed out 2023 Community Wide Assessment grant. Grafton Co and LRPC are experienced with Federal Grants including hiring qualified contractors, federal regulations related to competitive procurement and federal reporting. Both maintain strong volunteer and municipal staff capacity to fulfill grant requirements.

4.B. Organizational Structure

Grafton County and LRPC have partnered on many other previous grants including multiple CDBG and a CDFA grant. The partnership is seamless with Grafton taking the roll as the Grant administrator and LRPC taking the role of the subrecipient project manager. LRPC is the face of the project to the communities and the consultant (TBD) and Grafton County acts as the fiduciary and the grant administrator, filing required reports.

4.C. Description of Key Staff

Grafton County Administrator Julie Libby and County Treasurer Michael Cryans will head up the Grafton team. The County Administrator administers the Commissioners’ Office and supervises Commissioners’ Office staff and operation.

Shanna B. Saunders is LRPC’s Executive Director and previously worked for the City of Laconia on the municipal side of LRPC’s Brownfields work. She participated in the Assessment and Reuse Planning for the Laconia State School as well as several other Brownfields Assessments. She then

worked in Somersworth NH for several years obtaining assessment funding and an EPA Clean-up Grant for the riverfront Bretton's Cleaners site. Shanna will be overseeing the Brownfields work under this grant.

Carl Carder, LRPCs Financial Administrator, has 30 years of experience working at Citizens Bank and 11 years at LRPC and will oversee grant invoices in a timely manner.

Matt Rose, LRPCs Environmental Planner has 3 years of grant management experience including the close out of the 2020 grant as well as the first half of the 2023 grant, and Glenn Trefethen, LRPCs Transportation Planner, has successfully implemented several federal grants from the EPA and USDA over the past year. Both may help with executing technical assistance.

4.D. Acquiring Additional Resources

Should Grafton Co and/or LRPC require additional counsel or advice NHDES and US EPA contacts are always readily available. In addition, we are very familiar with the UCON TAB and/or other TAB resources (such as when it was NJIT TAB). In addition, Grafton Co and LRPC understand the need to obtain the services of a qualified environmental professional (QEP) to implement the assessment project. Similar to the last contractor solicitation, the consultant for the LRPC Brownfields Assessment program will be selected using a qualification-based selection (QBS) process. This includes review of applications by a committee and a decision based on criteria reflective of qualifications and not cost. Cost is then negotiated.

4.E. Currently has or previously received an EPA Brownfields Grant

This would be Grafton County's first EPA Brownfields grant. The chosen subrecipient LRPC has successfully managed a Brownfields Assessment Program for decades. Assessment grants have been completed in compliance with all grant requirements and objectives. Roughly 80% of grant funds were allocated towards environmental activities to move towards site revitalization. Outcomes and outputs were accurately reflected in ACRES at the time of this application submission. Below are accomplishments for the past 3 grant rounds that LRPC has been awarded.

4.E.1. Accomplishments

FY13 Cooperative Agreement #: BF96176301 - \$200,000 Hazardous – Project Period from 10/01/2013 through 09/30/2016: Completion of 4 Phase I ESAs, 4 Phase II ESAs, and cleanup planning. This grant leveraged \$85,000 in redevelopment and NHDES contributed additional petroleum assessment funds for tanks identified during the assessments. All outputs and outcomes are accurately reflected in ACRES. Remaining: \$0

FY16 Cooperative Agreement # BF-00A00022 - \$200,000 Hazardous Substance and \$200,000 Petroleum - Project Period from 10/01/2016 through 9/30/2020: Completion of 6 Phase I assessments for six sites and 4 Phase II assessments. This grant leveraged a total of \$338,278 from a variety of sources. All outputs and outcomes are accurately reflected in ACRES. Remaining: \$0

FY 23 Cooperative agreement BF-00A01368-0 - \$475,000 Hazardous Substance – Project Period from 07/01/2023 through 09/30/2027: Completion of 6 Phase I ESAs, four 4 Phase II ESA's, 1 cleanup planning with Remedial Action Plan (RAP) and Asbestos Containing Material (ACM) Cap Design for Stanley Mill, and a reuse planning event with Tamworth. funds will be used for additional assessments in outside of Grafton County, including additional Town-owned sites in Tamworth and Laconia, and reuse planning for Bristol. Project in Process Complaint with Workplan, Schedule, Terms, Conditions of Grant and Reporting. Grant Funds Remaining: \$289,000 Q2 Year 3.

4.E.2. Compliance with Grant Requirements

LRPC has filed all appropriate quarterly reports. For all grants in the past two decades or so. Outcomes and outputs were accurately reflected in ACRES at the time of this application submission.

Threshold Criteria Responses

- 1) The applicant is a County of the State of New Hampshire (Grafton County).
- 2) The Entity of Grafton County is tax exempt under RSA 72:23.
- 3) The Entity of Grafton County does not lobby the federal government. The Entity of Grafton County is tax-exempt because we are a government entity.
- 4) Community Involvement- Outreach and gathering input from our target community populations may consist of town meetings, selectboard meetings, commissioner meetings, website updates, direct correspondence with residents and property owners. We will encourage community/resident involvement by conducting outreach through social media, website announcements and town bulletins to increase attendance at planning and information sessions.
- 5) Grafton County is a first-time applicant for the Brownfields Community-Wide Assessment Grant and does not have any available balance on assessment or multipurpose grants.
- 6) At this time, a contractor for the project has not been selected and will be selected through an RFQ process once funding has been provided. At this time, a subrecipient has been selected (Lakes Region Planning Commission) to assist with all objectives associated with the project including hiring a QEP, inventorying BF sites, overseeing phase 1 assessment work including relations with property owners/site access agreements and working with the hired QEP to produce phase 2 ESA reports as well as reuse plans for assessed sites.
- 7) Named Subrecipient: Lakes Region Planning Commission
 - Unit of Government (Regional Planning Commission)
 - Tax exempt through RSA36:46