

PO Box 175  
Chesterfield, NH 03443



603-363-4624  
[www.nhchesterfield.com](http://www.nhchesterfield.com)

**Application Information Sheet**  
**U.S. EPA Brownfield Cleanup Grant Application**

1. Applicant Identification  
Town of Chesterfield  
490 Rt. 63  
Chesterfield N.H. 03443
2. Website URL  
[www.chesterfield.nh.gov](http://www.chesterfield.nh.gov)
3. Funding Requested
  - a. Grant Type - Cleanup
  - b. Federal Funds Requested - \$1,500,000
4. Location  
Spofford, Village of Chesterfield  
Cheshire County  
New Hampshire 03462
5. Property Information  
409-411 NH-9A  
Spofford NH 03462  
Map Blk/Lot Sub 00006A 00D006 000000  
Map Blk/Lot Sub 00006A 00D005 000000  
Map Blk/Lot Sub 00006A 00D005 000001  
NHDES Site # 198400088
6. Contacts
  - a. Project Director  
Alissa Thompson  
603-363-4624 X 13  
[townadmin@nhchesterfield.com](mailto:townadmin@nhchesterfield.com)  
490 Rt. 63, Chesterfield NH 03443
  - b. Chief Executive/Highest Ranking Elected Official  
Alissa Thompson  
603-363-4624 X 13  
[townadmin@nhchesterfield.com](mailto:townadmin@nhchesterfield.com)  
490 Rt. 63, Chesterfield NH 03443

7. Population

Population: 3,592 American Community Service (ACS) data

8. Other Factors Checklist

**Applicants claiming one or more of the other factors below must provide a summary in the Narrative on the applicable other factor(s). Please identify which of the below items apply to your community/proposed project by noting the corresponding Narrative page number. If none of the Other Factors apply to your community/proposed project, please provide a statement to that effect. EPA may verify this information prior to selection.**

<b>Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	Page 1, section 1.a.
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	Page 3, section 1.g.
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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).	Page 1, section 1.a. & 1.b. Page 2, section 1.b. Page 3, section 1.d.
The proposed site(s) is in a federally designated flood plain.	N/A
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	N/A
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	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

9. Releasing Copies of Applications

No confidential, privileged, or sensitive information is included within our application.

## 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

### Target Area and Brownfields

#### a. Overview of Brownfield Challenges and Description of Target Area

Chesterfield, NH (the Town) is a small, historic town in southwestern New Hampshire (Cheshire County) where landscape, history, and community life remain closely intertwined. Settled in the mid-18th century, the Town retains a distinctly New England character defined by open farmland, wooded hills, and a historic village center. The Town is a “**micro-community**” with a population of approximately 3,660 according to the US Census Bureau. **Spofford Village (the Village), Block Group 3; Census Tract 9715, the Target Area for this grant**, is a community of lovingly maintained, Revolutionary War–era homes. The Town’s early economy was fueled by the Village’s strong industrial core. By the turn of the 20th century, the importance of the Village as a manufacturing center began to decline, leaving the former industrial Village center, including the Target Site, *abandoned since 2005*.

Only 20 feet from the heavily traveled NH Route 9A, the Target Site has been a major blight and burden on the Town for years. Despite prior US Environmental Protection Agency (EPA) and New Hampshire Department of Environmental Services (NHDES) interventions, the former owners abandoned the property, exposing the community and its environment to residual soil and groundwater contamination, including chlorinated volatile organic compounds (CVOCs), heavy metals (chromium, lead, etc.), polycyclic aromatic hydrocarbons (PAHs), petroleum constituents, 1,4-dioxane, per- and polyfluoroalkyl substances (PFAs), and hazardous building materials (HBMs)—including asbestos, lead-based paint, and polychlorinated biphenyls (PCBs)—and ongoing structural decay. The former owners stopped paying taxes and disappeared, leaving the Town saddled with over \$500,000 in uncollected taxes and penalties. With overwhelming community support, the Town acquired the Target Site via tax deed, making the Town eligible to apply for this EPA Grant for the cleanup that it otherwise could not afford. Without this EPA Grant, the Town will never have the ability nor resources to clean up this lingering blighted Target Site, protect the community from this public health and welfare challenge, remove this persistent barrier to economic revitalization in the Target Area, and prevent further decline to the surrounding residential neighborhood.

Only 600 feet south of the Target Site is the *Village Children’s Center, a high target sensitive receptor*, potentially exposing developing young children to a variety of harmful contaminants. A *CVOC groundwater plume* originating at the Target Site has migrated off-site for years, impacting the drinking water wells of five private residences in the Target Area, as well as **Partridge Brook**. The Town plans to remediate the Target Site and transform it into a public park and community gathering space, directly addressing existing health and safety concerns while providing safe, accessible opportunities for physical activity, social engagement, and improved quality of life. Reinvestment in this long-neglected property will help catalyze broader revitalization in the Target Area by supporting future residential and commercial development that relies on strong community assets such as parks and open green space.

#### b. Description of the Priority Brownfield Site(s)

The Target Site is a former industrial property located at **409 and 411 Route 9A** in the center of the Village consisting of **three contiguous parcels (Lots D6, D5, and D5.1 see map attached)** totaling approximately **0.94 acres**. **Partridge Brook**, a protected waterway, flows through the Target Site, and **Spofford Lake**, a valued community resource, is located upstream within walking distance. The Target Site is NOT located in a federal FEMA flood zone. Historic industrial use of the Target Site included textile manufacturing, automotive-related operations, and electronics manufacturing. A **State of New Hampshire Historical Marker (No. 216)** recognizes the **Pierce Shops**, textile mills established on the site in the 1880s, as historically significant. The only remaining structure is a roughly **4000 sq. ft., two-story industrial brick building constructed in 1929** (the Site Building), historically used as a Ford dealership, the Spofford Garage, and **Electro-Sonics, Inc.**, who manufactured printed circuit boards there and in the former **wood-framed mill building constructed in 1810** and demolished in **2005** as part of an EPA emergency response action.

Wastewater generated during historic operations was discharged, directly or indirectly through a failing leaching field, into **Partridge Brook**, resulting in documented impacts to surface water and sediment. **NHDES enforcement actions began in the 1960s**. Response actions completed to date include **EPA removal of CVOC-contaminated shallow soils** beneath the former wood-framed mill building footprint in 2005 and an **NHDES-led cleanup of petroleum-impacted soils**. These actions were limited due to the depth of contamination and concerns regarding the structural stability of the remaining Site Building.

*NHDES has chosen this project as a priority focus for funding with their EPA Community-Wide Assessment Grant and has spent approximately \$175,000 for assessment and cleanup planning at the site.* A **2025 Supplementary Site Investigation** confirmed that **CVOCs, heavy metals, and PAHs** continue to exceed **NHDES standards** in soil, groundwater, and soil vapor at the Target Site, and sediments within **Partridge Brook**, with potential to impact the **Connecticut River** downstream. The on-site CVOC groundwater plume continues to migrate off-site, affecting drinking water wells serving **five private residences** within the Target Area. A **2011 Phase II Environmental Site Assessment** and a **2023 structural engineering report** identified extensive **HBM**s, including **asbestos, lead-based paint (LBP), and PCB-containing materials**, and continued deterioration of **structural integrity**, which led the Town to **condemn the Site Building as a health and safety hazard**. Cleanup and remediation of soil, groundwater and **HBM**s at the Target Site are required to reduce risks to the community's health and nearby sensitive receptors, transforming the Target Site from a public health hazard to a significant community asset. However, the effort to clean up the Target Site necessary to allow for recreational use under state regulations is **financially infeasible without an EPA Cleanup Grant**.

## **Revitalization of the Target Area**

### **c. Reuse Strategy and Alignment with Revitalization Plans**

Located in the center of the Village, along a heavily traveled roadway, the abandoned and condemned Site Building has been an ongoing hazard and eyesore in the community for decades, deteriorated to the point that it poses a risk of structural collapse, continued environmental release, and threats to public health and safety. Remediation of the Target Site is necessary to eliminate these hazards and enable the property to serve the community. The Town's reuse strategy proposes redevelopment of the Target Site into a community park to meet the recreational, social, and economic needs of the Village, the Town, and visitors. The Town has worked with the University of Connecticut Technical Assistance to Brownfields (UConn TAB) Municipal Technical Assistance Program and the University of New Hampshire (UNH) Civil Engineering program, both of which evaluated site constraints and provided guidance on reuse planning and redevelopment strategies. Over the past three years, the Town has continued to engage residents and stakeholders to solicit input on reuse of the Target Site and has reached out to nonprofit organizations to support future implementation.

In keeping with the **Town's 2016 Master Plan**, the reuse strategy will maintain the Town's rural character by creating safe, open, and accessible green space to promote wellness and biodiversity, along with playground and family recreation areas. The plan envisions flexible-use plazas and shaded seating areas for informal gatherings, cultural activities, and neighborhood events, as well as space to support food trucks and farmers' markets that increase access to fresh food and stimulate the local economy. Remediation and reuse of the Target Site is also expected to spur reinvestment in the Village, including the dilapidated General Store building immediately adjacent to the Target Site, by making surrounding properties more feasible and attractive for redevelopment and helping restore the Village's historic charm and sense of community pride.

### **d. Outcomes and Benefits of the Reuse Strategy**

Implementation of the Target Site cleanup and reuse strategy will eliminate a long-standing source of blight and public safety risk in the center of the Village. Removal of the condemned Site Building and associated **HBM**s will reduce the risk of injury, fire, and uncontrolled release of contaminants into the environment, while discouraging trespassing and unsafe access to the property. These actions will significantly reduce exposure pathways for nearby residents and sensitive populations.

Environmental outcomes directly support **Pillar 1 of EPA's Powering the Great American Comeback Initiative—Clean Air, Land, and Water for Every American**—by addressing contaminated soil and groundwater, reducing the potential for air emissions by preventing potential airborne releases of hazardous

building materials, and protecting **Partridge Brook** and downstream resources, including the Connecticut River. Cleanup activities will improve environmental quality while advancing conservation as part of the proposed redevelopment and reuse of the site. The project also advances **Pillar 3—Permitting Reform, Cooperative Federalism, and Cross-Agency Partnership**—through coordinated cleanup and regulatory oversight involving the Town, EPA, and NHDES. Brownfields funding enables efficient remediation within established state and federal frameworks and supports collaboration across all levels of government.

Redevelopment of the Target Site as a public park and community gathering space will provide residents and visitors with safe access to recreational opportunities, promote physical activity and social interaction, and enhance quality of life. Revitalization of this highly visible property will help stabilize surrounding property values, encourage reinvestment in adjacent properties, and strengthen community pride, transforming the Target Site from an environmental liability into a lasting community asset.

### **Strategy for Leveraging Resources**

The Town has demonstrated a strong ability to leverage funding and technical assistance from multiple sources to advance brownfields assessment, cleanup planning, and reuse of the Target Area. To date, the Town has successfully combined State brownfields funding with regional planning assistance and university-based technical support to move the project forward. The Town will continue to leverage essential financial and technical resources, as needed, to support additional site assessment (if required), completion of remediation, and subsequent reuse.

#### **e. Resources Needed for Site Characterization**

In pursuit of this project, NHDES allocated approximately \$175,000 to complete site characterization and assessment activities at the Target Site. The Town also partnered with UConn TAB, UNH and the Southwest Regional Planning Commission (SWRPC) to support cleanup planning and reuse strategy development. No additional funding for site characterization is anticipated, but if supplemental characterization becomes necessary, the Town will leverage its partnerships with NHDES, UConn TAB, SWRPC, and the Monadnock Economic Development Corporation (MEDC) to secure additional technical or financial assistance.

#### **f. Resources Needed for Site Remediation**

The \$1,550,000 in EPA cleanup funding requested is expected to be sufficient to complete remediation of the Target Site necessary to fully address remaining environmental hazards and achieve regulatory compliance and closure. As documented in the attached Analysis of Brownfield Cleanup Alternatives (ABCA), the requested EPA funds will also make the Target Site viable for reuse and prepare it for redevelopment consistent with the community's vision. As a result of tax deeding the property, the Town has assumed responsibility for operation and maintenance of treatment systems serving five residential properties impacted by site-related contamination and will conduct post-remediation groundwater monitoring as required by the State.

#### **g. Resources Needed for Site Reuse**

The Town has a demonstrated history of community volunteers contributing time and financial resources to support local projects, including the Marsh House, the Stone House Tavern Museum, several projects at the Chesterfield Elementary School—such as multiple outdoor classrooms, a nature walk and playground—and maintaining 230 acres of Friedsam Town Forest. This established pattern of civic engagement and philanthropy provides a strong foundation for community-supported redevelopment and long-term stewardship of the Target Site. To date, the Town has received \$40,000 in pledged donations towards park development (estimated to cost \$50,000). The Town will also pursue support from established local nonprofit organizations known for funding environmental and community-based projects, including the Putnam Foundation and the Kingsbury Foundation, and will identify and secure additional leveraged resources as needed to implement the reuse plan.

#### **h. Use of Existing Infrastructure**

The Target Site is bordered by public roadways to the south and west, providing direct access for remediation and reuse activities. The Site Building must be demolished to access and remediate contaminated soils impacting groundwater and to eliminate ongoing health and safety risks. As is the case in the Village, no public water or sewer serve the Target Site. The existing drinking water well is contaminated and cannot be reused. Institutional controls will restrict the use of onsite water as a potable well source due to VOC impacts. Utilities are not

anticipated to be required for the proposed passive recreational reuse, allowing cleanup and redevelopment into a public park to proceed without additional infrastructure investment.

## 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

### Community Need

#### a. The Community's Need for Funding

The Town is a rural **micro-community** (>4000) with limited financial capacity. Many essential municipal functions are carried out by part-time staff or unpaid volunteers serving on boards and committees, including the Budget Committee, Zoning Board, Economic Development Committee (EDC), and the Chesterfield Revitalization Group (CRG). According to the 2023 American Community Survey (ACS) 5-year estimates, the **Town has a substantially higher proportion of residents aged 65+ than the State of NH and the US overall (46.5% vs. NH 29.6% vs. US 27.0%) and a higher unemployment rate (6.4% vs. NH 3.4% vs. US 5.2%).** These demographic conditions further limit the Town's ability to generate revenue and absorb unplanned costs.

The Town's extremely small population and limited tax base make it financially infeasible to address contamination at the Target Site without federal assistance. Property tax rates are among the highest in NH and revenues are already stretched to support essential services. The Town would never be able to raise the approximately \$1,550,000 required for cleanup, nor the 20% match of \$310,000 that has been required of Brownfields Grant recipients in the past. As 2026 is the final year that the match is confirmed to be waived and the funding level per recipient remains high enough to complete remediation, **2026 is the Town's last chance to address this issue that NHDES has deemed a priority.** Without EPA funding, remediation of the Target Site cannot proceed. Assistance through the 2026 EPA Brownfields Program represents the only viable path forward to address this long-standing environmental hazard and protect public health and welfare.

#### b. Health or Welfare of Sensitive Populations

The Target Area contains a significantly higher-than-average population of older adults (see Section 2.a). Advanced age is associated with increased prevalence of chronic health conditions and reduced mobility, making this population particularly vulnerable to environmental contamination and physical hazards. Also, approximately 9.7% of the Target Area's population are veterans—a population that often experiences higher rates of chronic health conditions and service-related disabilities that can increase vulnerability to environmental contamination and unsafe site conditions. The Target Site is adjacent to residential properties and near heavily used community and tourist resources. Living, working, and recreating on or near the Target Site, and the adjacent and downstream water bodies expose vulnerable populations to contaminants through daily dermal contact, ingestion, and inhalation. These exposures stem from contaminated soil, groundwater/drinking water, and sediments—particularly contaminated runoff from the Target Site during extreme weather events—as well as surface water, where children often play. Airborne exposure, including asbestos and LBP chips, remains a concern, particularly for children, who are more vulnerable due to developing organ systems, higher intake of air, water, and soil relative to body weight, and frequent hand-to-mouth activity. This risk is heightened by the proximity of the Target Site to the Village Children's Center, and several school bus stops located nearby servicing some of the 253 children enrolled at Chesterfield Central School (K–8) ([nces.ed.gov](https://nces.ed.gov)).

The condemned Site Building also presents a direct public safety hazard. The deteriorated structure invites trespassing and squatting, increasing the risk of injury, fire, uncontrolled disturbance of HBMs, also impacting the abutting property, an abandoned former thriving general store and residence. Unauthorized access has been observed within the Site Building, including graffiti, discarded bottles, evidence of fires, and HBMs scattered throughout the structure. These conditions heighten the risk of structural failure and exposure, particularly for older adults, children, individuals with disabilities or mobility limitations and first responders, and disproportionately affect economically vulnerable residents who may have fewer resources or alternatives to avoid unsafe conditions, particularly in a community with lower labor force participation and elevated unemployment relative to state averages, and disproportionately affect economically vulnerable residents who may have fewer resources or alternatives to avoid unsafe conditions, particularly in a community with lower labor force participation and elevated unemployment relative to state averages. Cleanup and redevelopment of the Target Site will significantly reduce these risks by eliminating exposure pathways, removing hazardous materials, and

addressing unsafe structural conditions. EPA funding will enable the Town to protect sensitive populations, improve overall health, transform a long-blighted property into a safe recreational amenity and greenspace, spur revitalization/redevelopment for needed businesses and diverse housing options, and redevelopment opportunities preserving and enhancing the Target Area.

**c. Greater Than Normal Incidence of Disease and Adverse Health Conditions**

Although town-level health data are limited, regional and statewide statistics indicate elevated health burdens. According to the NH Department of Health and Human Services, **asthma affects more than 13% of adults and over 7% of children statewide**, representing a substantial baseline respiratory disease burden that may be exacerbated by environmental exposures. **Birth defects are the leading cause of infant mortality in NH**. From 2020–2024, Cheshire County’s overall **cancer mortality rate (148 deaths/100,000 people) exceeded both NH (141 deaths/100,000 people) and US (142 deaths/100,000 people) averages**. Lung cancer/bronchitis, breast cancer, and prostate cancer account for a significant share of cancer mortality in the County—conditions that disproportionately affect older adults and increase risk for the elderly population residing near the Target Site.

The presence of site-related contaminants—including asbestos (lung scarring, mesothelioma and lung cancer) PCBs (immune, hormone and neurological system; liver and skin disease), VOCs (liver, kidney, nervous system damage; birth defects; cancer), heavy metals (immune, cardiovascular, developmental, gastrointestinal, neurological, reproductive, respiratory, kidney damage; cancer), petroleum constituents (nervous system, immune, liver, kidney, respiratory damage; cancer), and PAHs (liver disorders; cancer; cognitive dysfunction, childhood asthma and other adverse birth affects)—adds to these underlying health risks. Cleanup and redevelopment of the Target Site will reduce these risks by eliminating or isolating contaminant sources, and capping residual contamination. Conversion of the site to green space will further reduce exposure pathways and support improved long-term health outcomes by encouraging outdoor activity.

**d. Economically Impoverished/Disproportionately Impacted Populations**

The Town lacks the financial capacity to undertake complex environmental cleanups without external assistance. As a result, conditions at the Target Site have deteriorated over time, constraining revitalization efforts and disproportionately impacting local residents who lack alternatives to avoid exposure. According to ACS 5-year estimates, **the median income of Town residents aged 65+ (\$50,893) is significantly lower than NH (\$63,716) and the US (\$57,108)**. In addition, 31% of Town households headed by residents aged 65+ are **housing cost-burdened**, paying 35% or more of household income toward housing costs, compared to 25% statewide and 21% nationally. **Lower labor force participation** (60.6% vs. NH 66.4% vs. US 63.5%) and higher average monthly housing costs further limit household financial resilience (Chesterfield \$1,694, NH \$1,630, US \$1,338). This grant is essential to eliminate blight, protect vulnerable populations, provide equitable access to green space, support long-term economic stabilization and revitalization, encourage growth and improve property values in the Town.

**Community Engagement**

**e. Project Involvement / f. Project Roles**

Town residents formed the CRG in 2022, becoming a subcommittee of the Town’s EDC in 2023. CRG members are unpaid volunteers who have coordinated with state agencies, regional planning organizations, and technical assistance providers to advance cleanup and redevelopment of the Target Site. In recognition of its effectiveness, the CRG was invited to present at the 2025 Radically Rural Summit, attended by approximately 490 rural leaders from across the US and Canada, to share how a motivated group of micro-community volunteers with limited resources was able to take on a brownfield project with success. Since 2022, it has hosted 5 Community Meetings regarding the group’s activities and project updates. Community involvement in the cleanup and reuse of the Target Site is led by the CRG, who will serve as the primary community liaison for the project, will provide regular updates through the Town’s Facebook page and CRG website, coordinate monthly progress updates to the Town’s Board of Selectmen (BOS), host community meetings, and serve in an advisory role to the Town Administrator and the Qualified Environmental Professional (QEP) as part of the Town Support Staff (TSS).

The Town will continue to work with the SWRPC for technical & planning assistance. The SWRPC, coordinated through J.B. Mack (jbmack@swrpc.org), is committed to promoting the grant program, assisting the town to

understand grant requirements, helping to promote community engagement activities and public meetings, finding leveraged resources if needed, and being involved in the cleanup & reuse planning process. In addition, the Town will work with the UConn TAB Program, coordinated through Wayne Bugden (wayne.bugden@uconn.edu), to support grant compliance, procurement assistance, cleanup and reuse planning, and community engagement. In addition, the Town anticipates support from a community-based nonprofit organization and private donations to assist with reuse planning, long-term redevelopment and stewardship of the Target Site, building on the Town’s demonstrated history of community contributions to projects (see 1.g.).

**g. Incorporating Community Input**

The Town, through the CRG, will continue its well-established program for involving the community, communicating project progress and incorporating community input throughout cleanup and reuse activities. Project updates and opportunities for input will be provided monthly (see 2. e/f), with additional updates as project milestones occur. CRG will continue its monthly meetings, which are open to the Public, and monthly updates to the BOS regarding the progress of the grant, remediation and repurposing efforts. A **minimum of 4 public meetings** will be held before, during, and after cleanup and as reuse planning advances. Meetings will be conducted virtually and/or in person near the Target Area and scheduled outside normal working hours to maximize participation. Public input will be documented and considered in project decision-making. An **information repository** will be maintained at the Town Offices with hard copies of key documents, with electronic versions available online. Although language barriers are not anticipated, translation services and reasonable accommodations will be provided as needed.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**a. Proposed Cleanup Plan**

Severe deterioration of the Site Building has compromised its structural integrity and prevented access to contaminated soils beneath the former building footprint that require remediation. Asbestos, LBP, and PCB-containing materials present in unstable and exposed areas of the building create direct pathways for release(s) to the environment. Because the condemned structure cannot be safely restored or reused, demolition and bulk removal of the HBM and associated structure is required. All abatement and demolition activities will be conducted in accordance with applicable local, state, and federal regulations, with the entire waste stream managed and disposed of as asbestos waste at appropriately licensed facilities. Removal of the building will allow access to CVOCs and metal-impacted source area soils located beneath and adjacent to the former building footprint that are contributing to groundwater contamination. Impacted soils will be excavated and transported off-site for disposal at a licensed landfill. Confirmatory sampling will be conducted to evaluate remaining soil conditions and associated risk. Any residual impacted soils that cannot be reasonably removed will be encapsulated using a Build America, Buy America (BABA)–compliant geotextile demarcation layer and clean soil cap to prevent exposure. To ensure long-term protectiveness, an Activity and Use Restriction (AUR) will be recorded on the property deed to limit potential exposure to remaining impacted soils, and a Groundwater Management Permit (GMP) will be implemented in coordination with NHDES. Upon completion of cleanup activities, all HBMs will be removed from the Target Site, and soils containing site-related contaminants above NHDES soil remediation standards will be inaccessible to passive recreational users. Cleanup activities will be conducted with technical assistance and regulatory oversight from NHDES.

**Description of Tasks/Activities and Outputs**

<b>Task #1 – Cooperative Agreement Oversight</b>
<b>b. Project Implementation - EPA funded tasks/activities:</b> Manage and conduct cooperative agreement (CA) oversight activities: Reporting (ACRES, FFR and Quarterly Reports, Close Out); Competitively procure and manage QEP and remediation contractors; Conduct financial reporting and drawdowns; Maintain project files; Project coordination with stakeholders; Ensure program remains on schedule and budget and in compliance with requirements such as Davis Bacon and BABA. Travel/attend National Brownfields Conference, as well as regional and local events. <b>Non-EPA grant resources needed:</b> Town will perform CA oversight activities as in-kind services (in the form of staff time/salary, travel, materials, etc.) for activities not budgeted as part of this task
<b>c. Anticipated Project Schedule:</b> This task will be conducted over the four-year performance period. Procurement of the QEP will be completed by December 31, 2026, with program kickoff in January 2027. Quarterly stakeholder meetings

and quarterly reports will be completed within 30 days of each quarter's end (January, April, July, October). FFRs will be submitted annually by October 30. ACRES will be updated quarterly and as project milestones are achieved. Monthly coordination meetings will be held with the Town, QEP, EPA, and NHDES. Final closeout reporting will be completed within 90 days of the end of the CA period.

**d. Task/Activity Lead(s):** The Town will lead CA oversight and compliance activities. The QEP will be the Town's partner and provide technical support including reporting, ACRES updates, and general programmatic and technical assistance.

**e. Output(s):** EPA Reporting (ACRES/FRR reports, 16 Quarterly Reports, Closeout Report), prepare Request For Qualifications for QEP & remedial contractor procurement, drawdown requests, 16 BAC/CRG Meetings, general CA oversight and attend the National Brownfields Conferences in 2027, as well as regional / local brownfield events. Monthly status meetings with EPA, NHDES, Town and QEP.

### **Task #2 - Community Outreach & Engagement**

**b. Project Implementation - EPA funded tasks/activities:** Town will conduct extensive outreach & communication with Target Area residents & community stakeholders throughout project implementation. The Town has an established website and online information repository for this project and will designate a Community Relations Spokesperson. The QEP, in collaboration with the Town, will prepare a Community Involvement Plan (CIP) which will detail the steps to ensure adequate public notice and the opportunity for the community to provide input/feedback on the proposed cleanup/reuse plan and response to comments, etc. Reports and other materials will be posted to the project's website. Public notice of the updated draft ABCA will be provided and presented at a public meeting with a 30-day comment period for members of the community to review and provide their input. Written responses to public comments will be provided and incorporated into the finalized CIP and ABCA. The Town will closely coordinate with project partners to ensure target area community input on the proposed remediation and redevelopment. **Non-EPA grant resources needed:** The Town will provide activities as in-kind services (staff time, mailings, postage, travel, materials, etc.).

**c. Anticipated Project Schedule:** Activities are anticipated to commence Spring 2027 with generation of CIP and are expected to occur over the following approx. two years throughout project implementation, until after cleanup related field activities are completed. Outreach anticipated to be conducted at the following project milestones: 1) **Spring 2027:** Post CIP and present updated draft ABCA. 2) **Fall / Winter 2027:** Pre-cleanup and solicit feedback from the community regarding proposed redevelopment. 3) **Spring/Summer 2028:** During Cleanup to discuss status of remediation and reuse planning update. 4) **Spring / Summer 2029:** Post cleanup and next steps.

**d. Task/Activity Lead(s):** Town will lead community engagement activities, including translation services for meetings and materials, if needed. QEP will be the Town's partner and generate the CIP and ABCA and provide technical expertise and support at meetings. Town and NHDES will review deliverables to ensure compliance with state/federal requirements.

**e. Output(s):** CIP; outreach materials; website updates; public notices; meeting presentations; social media posts; and at least four (4) public meetings held at key project milestones.

### **Task #3 – Site Specific Cleanup Activities, Oversight and Cleanup Completion Reports**

**b. Project Implementation - EPA funded tasks/activities:** QEP will prepare documentation required for cleanup implementation, including a Health and Safety Plan (HASP), Quality Assurance Project Plan (QAPP), Remediation / Engineering Plans & Specifications, and EPA / state VCP required documents and Remedial Action Plan (RAP). Town will prepare a public bid package with support from QEP for the procurement of a cleanup contractor in accordance with state regulations. QEP will provide bid support to the Town during competitive procurement process. Cleanup contractor will implement cleanup tasks with oversight from QEP. During site remediation, the QEP will observe and document activities in the field to ensure cleanup is performed in compliance with the EPA approved ABCA/RAP and state VCP requirements. QEP will prepare and submit state required RAP, Status Reports, and Cleanup Completion reports to the NHDES and EPA. Site will be surveyed for as-built plan and institutional controls; AUR and GMP will be recorded. QEP will issue closure report to NHDES and EPA. **Non-EPA grant resources needed:** Town will provide in-kind services (staff time, travel, materials, etc.) to carry out site specific cleanup, and oversight and cleanup completion reporting related activities. If necessary, Town will apply for supplemental funds from NHDES and/or other resources.

**c. Anticipated Project Schedule:** **Spring/Summer 2027:** Generate cleanup plans, remediation/engineering designs and specifications, issue invitation for bids for cleanup contractor. **Fall/Winter 2027:** Award cleanup contractor, secure permits. **Spring/Summer 2028:** Commence site remediation. **Fall / Winter 2028:** Complete remediation related field tasks. As built survey, AUR, GMP, final documentation and Cleanup Completion report is anticipated in **Summer/Fall 2029.**

**d. Task/Activity Lead(s):** Town will procure cleanup contractor with QEP support. QEP will prepare ABCA, QAPP, EPA & State VCP reports, and remedial engineering plans & specifications; and provide bidding support. Cleanup contractor will obtain permits and implement specified cleanup tasks with QEP support/oversight. QEP will provide technical oversight, documentation for materials required to be disposed of off-site, and document remedial activities for compliance with applicable NHDES/EPA standards & requirements. Town and NHDES will review deliverables to ensure compliance with state/federal regulatory and programmatic requirements and record AUR with the Registry of Deeds. GMP will be implemented through NHDES.

**e. Output(s):** HASP, QAPP, EPA & State VCP report(s), remedial engineering plans & specifications, bid documents, site remediation & restoration. Excavation and removal of ~ 185 tons of VOC and metals impacted soil & 600 tons of HBMs; import of 520 cy of clean soil (clean backfill) over 13,500 sq ft of BABA compliant geotextile membrane / demarcation layer, HBMs abatement and building demolition. Bills of Lading/Manifest, Remedial Action Plan, Status Reports, Cleanup Completion & Closure Report, AUR, NHDES Groundwater Management Permit (GMP). Regulatory closure under state VCP through a Certificate of no further action. An additional 0.35 acres of space ready for passive recreational reuse does not pose a threat to human health or environment.

**Task #4 – Administrative Costs**

**b. EPA funded tasks/activities:** None anticipated. **Non-EPA grant resources needed:** Town will provide in-kind services to support all grant compliance, financial tracking, reporting coordination, and documentation associated with implementation of Tasks 1–3.

**c. Anticipated Project Schedule:** See Anticipated Schedule for Tasks 1-3 above.

**d. Task/Activity Lead(s):** The Town will lead all administrative activities.

**e. Output(s):** Grant compliance documentation, financial and technical records / information repository, and administrative support materials.

**f. Cost Estimates**

**The Town is requesting \$1,550,000 to complete the tasks above.** Costs have been estimated based on prior experience with similar brownfields projects, consultation with qualified environmental contractors, and EPA’s *Interim General Budget Development Guidance for Applicants and Recipients of EPA Financial Assistance*.

**Please note, no personnel, fringe benefits, indirect costs, equipment, supplies, or other cost are requested.**

**Task 1: Travel:** \$5,000 (registration, air fare and/or mileage, lodging, per diem = \$2,500 ave per conference X 2 conferences). **Contractual:** \$39,750 [General Cooperative Agreement oversight and programmatic assistance, monthly status meetings with Town, EPA and NHDES, Quarterly Reports (16), ACRES updates, grant closeout reporting, compliance assistance with BABA, Section 106 Historic Preservation, etc. (~5hrs/mo x ~45mo @ ~\$176/hr average)]. **Task 2: Contractual:** \$33,000 [QEP (~\$3,500/mtg x 4 public meetings) + \$5,000 for CIP + \$10,000 draft and final ABCA, which will include a resiliency assessment to evaluate the extent to which current and forecasted climate conditions pose a risk to the effectiveness of each site cleanup alternative + \$4,000 for production of outreach materials (~24hrs @ \$165/hr average)] **Task 3: Contractual:** \$363,000 [QEP: \$91,875 (525 hrs @ ~\$175/hr average) for: HASP, QAPP, Remediation / Engineering Design Plans & Specifications, including public bidding assistance, and EPA & NHDES/VCP required remedial action plans and cleanup status related documents + \$53,975 (85 hours @ \$135/hr average + \$42,500 for survey subcontractor and fees) for permitting and existing conditions survey + \$67,850 (590 hrs @ \$115/hr average) for ~22 weeks of 3 days per week remediation oversight and construction administration services + \$34,850 (110 hours @ \$135/hr average + \$20,000 for laboratory analysis) for remedial design characterization & supplemental soil characterization (including disposal characterization) + \$69,890 (82 hours @ \$145/hr average + \$58,000 for drilling subcontractor) for overburden and bedrock groundwater monitoring well replacement + \$44,625 (255 hours @ \$175/hr average) for AUR/GMP and regulatory cleanup completion/closeout report for compliance with NHDES/EPA requirements]; **Construction:** \$1,109,250 [\$197,500 in contractor costs (including mobilization / demobilization and site preparation expenses {i.e., erosion controls, debris removal, dust controls, wash pad, utilities/site trailer, windscreens, etc.}) + \$648,700 for building demolition and bulk load HMB disposal (including disposal and management of universal hazardous waste {\$55,200}, HBM abatement {15 days @ 6,900/day}, HBM disposal {600 tons @ ~\$380/ton}, and building demolition {6,800sf @ ~\$39/sf}) + \$210,200 in impacted soil excavation (excavation, support of excavation, dewatering @ \$96,800 + \$39,300 soil transportation and disposal {190 tons non-haz soil @ \$205/ton} + \$60,200 in cover system construction (\$32,300

for import of clean backfill {520cy @ \$62/cy} and BABA compliant geotextile demarcation barrier) + \$24,200 for site restoration (fine grading, loam, and compaction) + \$42,550 for bond (@ approx. 4% cost)]. **Task 4: \$0.**

The total project budget of **\$1,550,000** is fully allocated to eligible activities necessary to achieve regulatory closure and prepare the Target Site for safe reuse.

Budget Categories		Project Tasks (\$)				Total
		1 - C.A. Oversight	2 – Comm. Engagement	3 - Cleanup, Oversight & Reporting	4 – Admin. Costs	
<b>Direct Costs</b>	Personnel	\$0	\$0	\$0	\$0	\$0
	Fringe	\$0	\$0	\$0	\$0	\$0
	Travel	\$5,000	\$0	\$0	\$0	\$5,000
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$0	\$0	\$0	\$0
	Contractual	\$39,750	\$33,000	\$363,000	\$0	\$435,750
	Construction	\$0	\$0	\$1,109,250	\$0	\$1,109,250
	Other	\$0	\$0	\$0	\$0	\$0
<b>Total Direct Costs</b>		<b>\$44,750</b>	<b>\$33,000</b>	<b>\$1,472,250</b>	<b>\$0</b>	<b>\$1,550,000</b>
<b>Total Indirect Costs</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Budget</b>		<b>\$44,750</b>	<b>\$33,000</b>	<b>\$1,472,250</b>	<b>\$0</b>	<b>\$1,550,000</b>

**g. Plan to Measure and Evaluate Environmental Progress and Results**

The Town, in coordination with the QEP, will monitor and evaluate project progress using established project management and reporting systems. Progress, expenditures, and compliance with all federal requirements, including the Davis-Bacon Wage Act and the BABA Act, will be tracked through quarterly reports and regular coordination meetings. Project data and performance measures will be entered and updated quarterly in EPA’s ACRES system, documenting key outcomes such as acres remediated and prepared for reuse, volumes of contaminated soil removed, and construction activity associated with cleanup. An EPA-approved work plan will guide implementation, with progress evaluated against defined milestones. If any task falls behind schedule or requires adjustment, the issue will be documented in quarterly reports and corrective actions will be implemented promptly. This approach has been successfully used on prior projects and ensures timely, transparent, and compliant use of grant funds.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**Programmatic Capability**

**a. Organizational Structure / b. Description of Key Staff**

The Town has the organizational capacity and experience necessary to successfully manage and complete the proposed cleanup project. The **Town Administrator, Alissa Thompson**, will serve as the Town Project Director (TPD). Ms. Thompson holds a Master’s Degree in Public Administration and a BS in Accounting. She has more than 10 years experience in municipal management, including 8 years administering state and federal grants for the Town. As TPD, she will provide overall project supervision, coordinate with regulatory agencies and contractors, oversee reporting and compliance requirements, and ensure adherence to all cooperative agreement and administrative obligations. TSS will include the **Town Treasurer, Edward Cheever**, who will oversee financial management, internal controls, and documentation to ensure grant funds are managed in compliance with all federal requirements. Mr. Cheever has been Town Treasurer since 1990, after a successful career as a small business owner. In the event of staff turnover, the Town Administrator position retains responsibility for grant compliance and project completion for the duration of the grant period, ensuring continuity of management.

The CRG will support the Town Administrator as part of the TSS, providing project oversight and public engagement assistance. CRG members have extensive professional experience relevant to brownfields

redevelopment, including corporate and small business management, budgeting, contractor oversight, regulatory compliance, and environmental law. The CRG includes a retired corporate attorney with fiduciary and regulatory experience; an environmental attorney with more than 34 years of brownfields experience, including revolving loan fund and cleanup grant programs; and a mechanical engineer with 38 years of experience managing large chemical manufacturing operations, including development of a \$25 million chlor-alkali facility. Collectively, this provides the Town with strong programmatic capability to manage a complex cleanup project.

**c. Acquiring Additional Resources**

The Town routinely conducts competitive procurement through Requests for Proposals (RFPs), contract negotiation, and contractor oversight and has capacity to acquire additional technical and remedial resources as needed. The CRG will assist with project coordination and procurement support. Grant-funded services, including QEP and remediation contractor services, will be competitively procured in strict accordance with EPA Cooperative Agreement terms and all applicable federal and state requirements, including 2 CFR Part 200, 2 CFR Part 1500, 40 CFR Part 33, and EPA procurement guidance. EPA Cooperative Agreement terms and conditions will be incorporated into all solicitations and contracts. Once selected, the QEP will provide technical oversight, cooperative agreement compliance support, and assistance with remediation contractor procurement and implementation to ensure the project is completed in compliance with EPA and state requirements.

**Past Performance and Accomplishments**

**e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements**

**(1) Purpose and Accomplishments**

The Town receives State assistance funds and grants, managed and administered by the Town Administrator in accordance with funding requirements. Recent examples include: (1) **2023 NHDES Clean Water State Revolving Fund Grant** (\$100,000), a federal-state partnership that provides low-cost financing to communities for a wide range of water quality infrastructure projects, was used to study the mitigation of stormwater impacts in the vicinity of Pinnacle Springs Road, Route 63, and Silverdale Road and identify the drainage area as a source of nutrient and sediment loading to Spofford Lake, covering 47 acres within the larger Spofford Lake watershed. The Town selected an engineer and environmental consulting firm through a fair and competitive process. The final report was completed in June of 2025. Eleven areas were identified for potential stormwater control measures and recommendations were made to help mitigate runoff. The expenditures aligned with the budget allocated for this project. (2) **2025 NHDOT State of NH Highway Block Grant** (\$158,00), allocated from federal funds for NH Municipalities for road maintenance and improvements, such as resurfacing, reconstruction and bridge repairs. Funding is based on a formula that considers population and road mileage within the Town. The grant requires a local match, encouraging community investment in infrastructure. The Town Road Agent and Select Board collaborated to prioritize funds use in conformance with an implementation schedule. Project status and fund expenditures reporting was maintained internally. Work was successfully implemented, on schedule and on budget, with significant local matching. (3) **2022 NH Department of Safety, Division of Homeland Security and Emergency Management Local Emergency Operations Plan Grant** (\$4,000), to update the Town's Local Emergency Operations Plan. The grant was a 50/50 match. Work was successful and within budget.

**(2) Compliance with Grant Requirements**

The Town's funding awards management, and project outputs and outcomes (as noted above) complied with all terms and conditions of the financial assistance agreement requirements. All projects have been completed in conformance with applicable work plans, on time and within budget, achieved expected results and were conducted in accordance with all reporting requirements. No corrective measures were necessary.

FY26 EPA Brownfields Cleanup Grant

**Threshold Criteria**

Applicant: Town of Chesterfield, New Hampshire

Target Site: Former Electro-Sonics Site, Spofford Village, Chesterfield, NH (NHDES Site#198400088)

Grant Type: Cleanup Grant

---

**1. Applicant Eligibility**

*a. Applicant Type*

The Town of Chesterfield, New Hampshire, is a “General Purpose Unit of Local Government” as defined by 2 CFR §200.1 and is therefore an eligible entity to apply for and receive funding under the U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant Program.

*b. Eligibility Affirmation*

The Town affirms it is not exempt from federal taxation under Section 501(c)(4) of the Internal Revenue Code and does not engage in federal lobbying activities.

---

**2. Previously Awarded Cleanup Grants**

The Town affirms that the proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

---

**3. Expenditure of Existing Multipurpose Grant Funds**

The Town of Chesterfield does not have an open EPA Brownfields Multipurpose Grant.

---

**4. Site Ownership**

The Town of Chesterfield is the current sole owner of the Site located at 409 and 411 Route 9A, Village of Spofford, Chesterfield, New Hampshire, consisting of three contiguous tax parcels (Lots D6, D5, and D5.1) totaling approximately 0.94 acres. Ownership is held in **fee simple title** through a recorded Tax Collector Deed at the Cheshire County Registry of Deeds, Book 3334, Page 822 dated **October 18, 2025**. The Town **acquired the Site by tax deed due to tax delinquency of unpaid taxes** of over \$500,000 and abandonment by the prior owners, who had disappeared/passed away. The Town will retain ownership of the Site for the duration of the time in which Brownfields Cleanup Grant funds are disbursed for the cleanup of the Target Site. **Recorded deed confirming ownership is attached.**

---

**5. Basic Site Information**

*a. Name of Site:* Former Electro-Sonics Site (NHDES Site#198400088)

*b. Address of Site:* 409 and 411 Route 9A, Spofford Village, Chesterfield, NH 03443

---

## **6. Status and History of Contamination at the Site**

*a. Whether the Site is contaminated by hazardous substances or petroleum.*

The Site is contaminated by hazardous substances as further detailed in item c of this section.

*b. The operational history and current use(s) of the site:*

The Site was first developed in 1810, with the construction of a wood-framed mill building first used for various industrial operations including textile and wood product manufacturing, and the manufacture of patent accelerating heads and paint and varnish can handles (the “Mill Building”). A two-story roughly 4000 sq. ft. industrial brick building was constructed in 1929 (the “Brick Building”). The Brick Building was used first as a Ford Dealership, then used as an automotive garage until 1968, when it was used by Electrosonics, Inc. (along with the Mill Building) to manufacture printed circuit boards. The Site was utilized for printed circuit board manufacturing until 1984.

The Mill Building was demolished in 2005 as part of an EPA Emergency response action. Site operations also ceased in and around 2005 and the brick building has been vacant since. The Site is currently derelict with the blighted Brick Building the only remaining structure on the Site. Upon taking ownership, the Town condemned the Brick Building as it is structurally unsafe and continues to deteriorate. In addition, the Town fenced off the Site to prevent unauthorized trespassing.

*c. Environmental Concerns if known at the Site:*

During over 100 years of historical industrial use at the Site, including almost 20 years of manufacturing printed circuit boards, operations have resulted in soil and groundwater contamination. Environmental investigations have identified chlorinated volatile organic compounds (CVOCs), metals and, polycyclic aromatic hydrocarbons (PAHs) in soil; and CVOCs, metals, and per- and poly-fluoroalkyl substances (PFAS), in groundwater, at concentrations that have the potential to pose unacceptable risk to site receptors. Additionally, hazardous building materials that also have the potential to pose unacceptable risk, including lead paint, asbestos containing materials (ACM), and polychlorinated biphenyls (PCBs), have been identified within blighted Brick Building. This project has been a priority focus of NHDES for funding under its EPA Community-Wide Assessment Grant. Within the last year, NHDES provided approximately \$175,000 for assessment and cleanup planning and have confirmed the site has a sufficient level of site characterization to begin remediation work.

*d. How the Site became contaminated, and to the extent possible, describe the nature and extent of the contamination:*

The current understanding is that most soil and groundwater contamination at the Site is a result of Electrosonics’ operations. Reportedly, liquid waste generated during the manufacturing of printed circuit boards was disposed of by either dumping directly to the gravel floor of the basement in the Mill Building (allowing it to infiltrate into the subsurface) or dumping down the drain that discharged to an onsite leaching field. The leaching field reportedly failed, which resulted in impacts to surface water within Partridge Brook in the 1970’s; the leaching field was eventually replaced by an onsite water treatment building. There were also a number of above ground storage tanks in between the Mill Building and Brick Building that stored degreasing fluids; based on soil and groundwater data in this area it is apparent that spills occurred here either during filling of the tanks or due to leaks. Lastly, historical documents have suggested that in the early 1900s, a portion of the site north of Partridge Brook may have been used to dump debris following a fire at a nearby hotel. Environmental investigations did not confirm dumping activities, but there was one soil sample with PAHs that exceeded NHDES risk standards; PAH concentrations exceeding NHDES standards appear to be limited to this small area.

Hazardous building materials identified within the Brick Building are a result of common materials used during construction and renovation of the building. As the building continues to deteriorate there is potential for these materials to be released to the environment.

Recent environmental investigations have determined that shallow soil adjacent to the west side of the Brick Building and deeper soil (greater than 5-7 feet below ground surface) throughout the area west and north of the Brick Building have been impacted by CVOCs and metals (lead and trivalent chromium). Groundwater throughout the Site has been impacted by CVOCs and PFAS, with the greatest impacts to overburden groundwater observed along the western side of the Brick Building, and the greatest impacts to bedrock groundwater observed in the vicinity of the former leaching field. CVOC Groundwater impacts have also been observed offsite impacting four nearby private drinking water supply wells servicing five residential properties.

---

## **7. Brownfield Site Definition**

The Town affirms *that the Site Is* real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant and therefore the Site meets the definition of a brownfield site under CERCLA §101(39).

The Town affirms *that the Site Is Not*:

- a. Listed or proposed for listing on the National Priorities List (NPL);
- b. Subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued under CERCLA; or,
- c. Subject to the jurisdiction, custody, or control of the U.S. government.

---

## **8. Environmental Assessment Required for Cleanup Grant Applications**

A comprehensive site investigation equivalent to an ASTM E1903-19 Phase II Environmental Site Assessment funded by NHDES, entitled Supplemental Site Investigation (SSI) Report was completed August 2025, documenting the nature and extent of contamination in soil, groundwater, sediment, soil vapor, and building materials and addressing any data gaps. The assessment provides a sufficient level of site characterization to design and implement remedial actions.

The following additional site investigation reports have been conducted at the Site:

- *Environmental Site Assessment Report - August 1992*
- *Characterization of Environmental Conditions Report - November 1999*
- *Supplemental Site Investigation Report - April 2001*
- *Public Health Assessment for Electro-Sonics/Spofford Place - November 2002*
- *Final Preliminary Assessment / Site Inspection Report for Electrosonics Place (Former) — February 2003*
- *Soil Delineation Report — September 2006*
- *Removal Program After Action Report — October 2007*
- *Soil Excavation Completion Report — December 2007*
- *Monitoring Well Installation and Groundwater Sampling Report — June 2009*
- *Phase I Environmental Site Assessment — July 2010*

- *Phase II Environmental Site Assessment and Hazardous Building Materials Inventory — January 2013*
- *Bedrock Well Replacement Documentation — February 2013*
- *Electrosonics Building Evaluation Report — December 2023*
- *Supplemental Site Investigation Report — August 2025*
- *ASTM Phase I Environmental Site Assessment - October 2025*
- *Draft Analysis of Brownfields Cleanup Alternatives - November 2025*
- *Groundwater Data Transmittal - December 2025*

---

## **9. Site Characterization**

- a. N/A.
- b. A Letter dated January 13, 2026, from the State Environmental Authority, the New Hampshire Department of Environmental Services (NHDES) is attached affirming the following:
  - i) is eligible to be enrolled in the NHDES voluntary response program;
  - ii) is currently enrolled in the NHDES voluntary response program (NHDES Site#198400088);&
  - iii) has a sufficient level of site characterization from the environmental site assessments performed to date for the remediation work to begin on the site.
- c. N/A.

---

## **10. Enforcement or Other Actions**

The Town affirms that there are no known ongoing or anticipated environmental enforcement actions, liens, or legal actions related to the site for which Brownfields Grant funding is sought.

---

## **11. Sites Requiring a Property-Specific Determination**

The Site does not meet any of the criteria of special classes that require a “Property-Specific Determination” from EPA to be eligible for grant funding. Concentrations of PCB impacts to building materials are below 50 ppm, and no PCBs were identified in soils and/or groundwater. In addition, the Site cleanup is being done voluntarily and is not subject to any administrative, consent and/or enforcement orders under TSCA.

---

## **12. Threshold Criteria Related to CERCLA / Petroleum Liability**

### **a. Property Ownership Eligibility - Hazardous Substance Site**

#### **i. Exemptions to CERCLA Liability**

#### **(3) Property Acquired Under Certain Circumstances by Units of State and Local Governments**

a) *Describe in detail the circumstances under which the property was acquired.*

The subject property was an “involuntary acquisition” by the Town of Chesterfield through tax deed due to Tax Delinquency and Abandonment.

b) *Provide the date on which the property was acquired.*

The Town took the property by Tax Collector Deed recorded at the Cheshire County Registry of Deeds, Book 3334, Page 822 dated October 18, 2025. In addition, the Town obtained property access and completed due diligence activities within 180 days prior to taking ownership of the property. This included conducting an ASTM E1527-21 compliant Phase I ESA and All Appropriate Inquiries (under an NHDES Assessment grant) dated October 2025.

c) *Identify whether all disposal of hazardous substances at the site occurred before you acquired the property.*

All disposal of hazardous substances at the site occurred prior to the Town of Chesterfield acquiring the property.

d) *Affirm that you have not caused or contributed to any release of hazardous substances at the site.*

The Town of Chesterfield affirms that it has **NOT** caused nor contributed to any release of hazardous substances at the site. The Town has taken responsible steps to address any potential for releases including potential exposure to hazardous substances at the site. Upon taking ownership of the property, the Town condemned the remaining derelict building and has taken reasonable steps to prevent or limit exposure by restricting access to the site by installing a fencing and posting no trespassing and warning signs that hazardous substances are present at the Site.

e) *Affirm that you have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.*

The Town has **NOT**, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

**iv. Sites with hazardous building material that is not released into the environment.**

Not applicable. See response to 12.a.i. above.

---

**13. Cleanup Authority and Oversight Structure**

a. The site is currently enrolled in the New Hampshire Department of Environmental Services (NHDES) voluntary cleanup program. The site is identified as NHDES site #198400088. The NHDES has and will continue to lead the review and approval of all remedial planning and implementation activities at the site. The NHDES will provide the Town with regulatory and technical guidance to ensure the program is conducted in accordance with applicable NHDES and EPA regulations.

The cleanup will be overseen by a Qualified Environmental Professional (QEP) procured by the Town to design, monitor, oversee and document the cleanup. These services will be solicited using competitive procurement practices and in accordance with all federal (2 CFR §200.317 through 200.327) and state requirements. The Town has established procedures including seeking statements of qualifications and price. Professionals with previous EPA Brownfields experience will be encouraged to apply. This technical expertise will be in place prior to beginning any cleanup activities. The QEP will comply with and submit all required state and federal

requirements to ensure that the cleanup project protects human health and the environment. The Site will be monitored during cleanup activities to ensure that off-site migration of contaminants does not occur as a result of remedial activities. The QEP will also develop necessary design and/or institutional control plans, as needed. All reports will be publicly available on the NHDES and town websites.

The Town affirms that all cleanup activities funded by the EPA Brownfields Cleanup Grant will be conducted in compliance with CERCLA §104(k), applicable state and federal environmental regulations, and EPA grant terms and conditions.

- b. The town has ownership with complete access to the Site. The town does not anticipate that access to any off-site properties will be required to implement cleanup activities proposed as part of this grant. If access becomes necessary for other properties, the town will work with the property owners to develop and execute an acceptable access agreement for completing any necessary activities. This may include access to neighboring and downgradient properties which may be necessary to perform confirmation sampling and/or off-site monitoring of contamination migration in groundwater and soil vapors.

---

#### **14. Community Notification**

The Town of Chesterfield affirms that it has provided, and will continue to provide, meaningful opportunities for public involvement regarding the cleanup and reuse of the Target Site, consistent with EPA Brownfields Cleanup Grant public participation requirements.

The Town has engaged residents, stakeholders, and adjacent property owners throughout the planning process and has provided the community with notice of its intent to apply for an EPA Brownfields Cleanup Grant. Community input has informed the proposed reuse of the site as a public park and community gathering space, and the Town remains committed to transparency and ongoing engagement throughout remediation and redevelopment.

Notice of the Town's intent to apply for the grant, including information on how to review and comment on the draft application and draft Analysis of Brownfield Cleanup Alternatives (ABCA), was published in the Keene Sentinel, the local newspaper of record. The notice identified where the draft materials were available for public review and provided instructions for submitting comments.

In addition, the Town held a public meeting at the Chesterfield Town Offices on January 20th, 2026, at which details about the site, the proposed cleanup activities, the draft application, and the draft ABCA were presented. Attendees were provided an opportunity to ask questions and submit comments regarding the proposed project.

The Town has documented public comments received and included a summary of comments, the Town's responses, meeting notes, and sign-in information **as attachments** to the application, as required by EPA:

- A copy of the draft ABCA;
- A copy of the newspaper ad / public notice notifying the public and soliciting comments;
- A summary of the comments received;
- The Town's response to those public comments;
- Meeting notes / summary from the public meeting; and
- A meeting sign-in/participants list.

---

## 15. Contractors and Named Subrecipients

- Contractor(s): Not applicable. Contractor(s) will be selected in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500 subsequent to award. The town will follow public competitive procurement best practices including 40 CFR Part 33, EPA's *Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements* and *Brownfields Grants: Guidance on Competitively Procuring a Contractor*, New Hampshire public procurement law, and any applicable local guidelines and ordinances.
- Named Subrecipients: Not applicable.



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



**Robert R. Scott, Commissioner**

EMAIL ONLY

January 13, 2026

Alissa Thompson, Town Administrator  
Town of Chesterfield  
490 Route 63  
Chesterfield, NH 03443

Subject: Town of Chesterfield  
FY26 Proposal for EPA Brownfields Cleanup Grant  
Former Electro-Sonics Site, Chesterfield, NH (NHDES Site #198400088)  
  
State Letter of Acknowledgement and Support

Dear Alissa Thompson:

The New Hampshire Department of Environmental Services (NHDES) acknowledges that the Town of Chesterfield plans to conduct the cleanup of a brownfield site and is applying for a FY26 EPA Brownfields Cleanup Grant.

The Town of Chesterfield has developed an application requesting site-specific federal Brownfields Cleanup funding for the property known as the Former Electro-Sonics Site, located on Route 9A in Spofford, a village in Chesterfield, New Hampshire.

NHDES affirms that the Former Electro-Sonics Site:

- i. Is eligible to be enrolled in the NHDES voluntary response program;
- ii. Is currently enrolled in the NHDES voluntary response program;
- iii. Has a sufficient level of site characterization from the environmental site assessments performed to date for the remediation work to begin on the site.

If your proposal is successful, NHDES will continue to provide a liaison for technical support, facilitate the process of reviewing and approving all cleanup-related submittals to NHDES, and participate in community outreach efforts. We note that this project has been a priority focus for funding with our EPA Community-Wide Assessment Grant and NHDES has provided approximately \$175,000 in funding for assessment and cleanup planning at the site.

We look forward to working with the Town of Chesterfield on this important project within your community. 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](mailto:Melinda.S.Bubier@des.nh.gov)

Alissa Thompson  
Town of Chesterfield  
January 13, 2026  
Page 2 of 2

ec: Linda Sedlewicz, Chesterfield Revitalization Group  
Jim Byrne, EPA New England - Region 1  
Katy Deng, EPA New England - Region 1  
Jeffrey Marts, P.G., Administrator, NHDES-HWRB