



TOWN OF LINCOLN

Office of the Selectboard
148 Main Street - P.O. Box 25
Lincoln, New Hampshire 03251-0025

Town of Lincoln, NH Brownfields Grant Application for Cleanup Funding January 2026 Narrative Information Sheet

1. **Applicant Information:** Town of Lincoln; Lincoln Town Hall, 148 Main Street, Lincoln, New Hampshire, 03251
2. **Website URL:** www.lincolnnh.gov
3. **Funding Requested:**
 - a. Grant type: Single Site Cleanup
 - b. Federal Funds Requested: \$2,079,500
4. **Location:**
 - a. Town of Lincoln
 - b. Grafton County
 - c. State of New Hampshire
5. **Property Information:** The property is known as the future Riverfront Park. The property has an address of 63 Recycle Road, Lincoln, NH 03251, but any correspondence should be directed to the Chief Executive Officer below. Refer to the attached location map.
6. **Contacts:**
 - a. Project Director: Raymond Korber, PE, KVPartners LLC, 603-409-6503, PO Box 7721, Gilford NH 03249
 - b. Selectboard Chairman: O.J. Robinson; 603-745-2757
robinsonbos@lincolnnh.gov; 148 Main Street, Lincoln, NH, 03251.
7. **Population:** According to the 2020 US Census Bureau data, the population of Lincoln is 1,631 persons
8. **Other Factors:** The Table for Other Factors is found on page 2.
9. **Releasing Copies of Applications:** There are no confidential items included in the application package. This item is not applicable.

Phone: (603)745-2757 - **Fax:** (603)745-6743 - **Email:** TownHall@LincolnNH.gov

8. Other Factors for Narrative Information Sheet

Other Factors	Page #
Community population is 15,000 or less.	1 of the Criteria Narrative
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The proposed brownfield site(s) is impacted by mine-scarred land	NA
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.	3-4 of the Criteria Narrative
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).	1 of the Criteria Narrative
The proposed site(s) is in a federally designated flood plain.	1 of the Criteria Narrative
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures	3 of the Criteria Narrative
The reuse strategy or project reuse of the proposed site(s) considers climate adaptation and/or mitigation measures	2 of the Criteria Narrative
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2014 or later) or is closing	NA

Criteria 1 Project Area Description and Plans for Revitalization

1.a Target Area and Brownfields:

1.a.i Overview of Brownfield Challenges and Description of the Target Area: The Town of Lincoln, New Hampshire, located at the southern end of the White Mountains, encompasses approximately 83,392 acres and is the second-largest community by land area in the State. Nearly 90 percent of the Town's land is protected by the White Mountain National Forest and State Parks, leaving very limited developable land. For much of the twentieth century, the Franconia Paper Mill served as Lincoln's primary industrial and economic driver, shaping the Town's identity and workforce. Its closure marked a major transition to a recreation- and tourism-based economy, but also left behind underutilized and environmentally impaired industrial properties that no longer serve community needs.

Lincoln has a year-round population of 1,631 residents. The project target area consists of approximately 22 acres of Town-owned land located at 63 Recycle Road within Census Tract 33009960402. Centrally located along the Town's southern boundary, the site's size, river frontage, and proximity to existing recreational corridors make it a critical community asset. However, contamination from decades of paper manufacturing and timber processing has prevented meaningful reuse, creating ongoing concern among residents who recognize both the risks associated with the site and its unrealized potential.

Without cleanup, the property would require fencing, warning signage, and long-term use restrictions, effectively rendering this valuable riverfront land inaccessible and non-productive. The proposed remediation will protect water quality, restore safe public access to the shoreline, and allow redevelopment as a Riverfront Park. This transformation will reconnect the community to its riverfront, expand recreational opportunities, improve public health and safety, and convert a contaminated legacy site into a lasting public asset aligned with Lincoln's future needs.

1.a.ii Description of the Priority Brownfield Site: The 22-acre target area is east of US Route 93, and is bounded as follows: on the westerly side by NH Route 112 with some commercial activity; on the northerly side by a local Playhouse and the Riverwalk Resort, a large condo development; on southeasterly side by the East Branch of the Pemigewasset River [within a FEMA designated flood plain zone], and on the south side by the Town's WasteWater Treatment plant lagoons [see the attached Site Locus Sheet]. Within the target area is the 1-acre site of the Burndy Landfill, and the 2-acre Town Transfer Station.

The remaining 19 +/- acres is the Priority Brownfield Site [PBS]. These 19 acres were part of a larger tract of land historically owned by the paper mill. The mill, located on an adjacent parcel, was constructed in 1893 and closed in 1979. The mill operators used land within the PBS for dumping and disposal of industrial waste until about 1975. There are two main areas where contamination has historically occurred. The Town was gifted the property in 1977.

1. A shallow wetland area, located in the central portion of the site, was used to contain discharges from the mill's wastewater treatment plant. Sampling of the residual sludge material found in the wetland area exhibited arsenic concentrations above NH Dept. of Environmental Services [NHDES] Soil Remediation Standards.
2. The mill operators used a portion of the PBS, just westerly of the wetland area, as a solid waste disposal area. Site assessments in this area [see discussion in the Responses to the Threshold

Criteria for Cleanup Grant] found contaminants of concern (COCs) containing PAHs and metals, primarily lead, arsenic and cadmium, and per- and polyfluoroalkyl substances (PFAS), with levels exceeding applicable standards in groundwater.

As noted below, the site has been the subject of multiple assessments, and the types and levels of contamination have been thoroughly described and evaluated. The attached ABCA [in the Threshold Criteria Section of the application package] outlines the most appropriate alternative for the cleanup and remediation activity.

There are no structures on the Priority Brownfield Site. The site is largely forested with a few open areas and paths.

1.b Revitalization of the Target Area:

1.b.i Reuse strategy and alignment with revitalization plans: The revitalization plan for the priority site is the development of a municipally owned Riverfront Park. Planning began in 2015 with local officials and community members and was formally incorporated into the Town's 2016 Master Plan, with the vision further supported by subsequent Phase I and Phase II Environmental Site Assessments. The Town is currently updating its Master Plan, with completion anticipated in 2026, and the Riverfront Park remains a priority project reflecting continued public support and consistency with long-term land use, recreation, and environmental stewardship goals.

The proposed park will encompass approximately 20 acres, including the 19-acre Priority Brownfield Site and the former 1-acre Burndy Landfill, which has been closed and certified by NHDES. The site's central location, size, and river frontage provide a unique opportunity to reclaim a former industrial property for public benefit. Although a small portion lies within the mapped flood zone, redevelopment will avoid permanent riverfront structures and emphasize open space, trails, and passive recreation consistent with responsible floodplain management and resilient design.

Following cleanup, redevelopment will occur in two phases and include playground and picnic areas, green space, a dog park, river access, and multi-use trails; a parking area and public restrooms accessible from Papermill Drive; an interpretive walking trail highlighting local history; and an event pavilion for community use.

1.b.ii Outcomes and Benefits of the Reuse Strategy: The goals and objectives of the Riverfront Municipal Park are to: Expand recreational opportunities for residents and visitors; Promote healthy lifestyles and wellness; Create a more livable environment for the local community; Support local businesses by attracting visitors and expanding parking; Create enhanced access to the Pemigewasset River and; Acknowledge the existing floodplain by keeping vegetative buffers and locating development features away from the river.

The cleanup and revitalization of this brownfield site will be an important and positive step for the community since it is town-owned, adjacent to the river, and at the westerly end of the primary commercial strip along State Route 112. This target area is the last remaining publicly owned parcel where access to, and the enjoyment of, the river can be established in Town, where free and open recreational opportunities for residents and their families is limited due to the ski-oriented nature of the tourist and economic base of the community.

Soon after these assessment reports were completed, the Town was confronted by the Pandemic, resulting in a significant slowdown of work on this project. When funds to perform the Targeted Brownfield Assessment were secured, the Town moved steadily towards where it stands today – ready to seek cleanup funding to get the establishment of the Riverfront Park back on track.

1.c. Strategy for Leveraging Resources:

1.c.i Resources Needed for Site Characterization: With the Town-funded Phase 1 and Phase 2 assessment reports [2016 and 2017 respectively] , the EPA funded Targeted Brownfield Assessment [TBA] report [September 28, 2022], and the Town-funded Supplemental Site Assessment [May 23, 2023] being completed, the Site Characterization and Assessment process is complete. The Town, and the environmental firm that prepared the 2022 and 2023 report, do not foresee that additional assessments will be required.

1.c.ii Resources Needed for Site Remediation:

- ✓ The NHDES funded the preparation of the Remedial Action Plan [RAP] / Analysis of Brownfield Cleanup Alternatives [ABCA], and this important report will support the cleanup and remediation work.
- ✓ Based on the cost estimates contained in the ABCA for Remedial Alternative # 2, the projected costs will be approximately \$2,100,000 [this reflects remediation costs, plus 2 years of groundwater sampling and analysis]. The Town is seeking an EPA grant of \$2,000,000. The funding gap will be achieved through assistance from the NH Dept. of Environmental Services, funding from the regional planning commission, private support from tourist-based local businesses, and appropriations from Town Meeting. The gap is small enough that the Town feels confident it can secure the necessary funds. The grounds for this level of confidence are that the tourist industry relies upon municipal recreational resources such as this park to supplement opportunities available to families and other non-skiing visitors.

1.c.iii Resources Needed for Site Reuse:

It is important to take note of the fact that the EPA funding for the TBA and the NHDES funding for the RAP / ABCA have laid the groundwork for this proposed cleanup and the revitalization project. The resources to be used and sought for the Site Reuse are as follows:

- ⇒ The Town of Lincoln has already set aside in secured Capital Reserve funds (\$110,000) for design & development of Phase 1 of the Riverfront Park. Phase 1 work includes: the construction of the parking lot; walkways and trails for site and river access; the installation of signage and the extension of water, sewer and electric utilities to allow for future connection to the restroom and site lighting.
- ⇒ The Town will, at a future Town Meeting, seek an appropriation of funds [presently unsecured] for the work associated with Phase 2, including: construction of the restroom and storage facilities; playground and dog park areas; bike pump track, the event venue; green space and additional walkways.
- ⇒ The Town will pursue public–private partnerships with local businesses and property owners to support currently unsecured Phase 2 park components. Several adjacent and nearby commercial entities have already expressed interest, recognizing that the project will enhance surrounding properties, increase visitor activity, and complement existing development. These partnerships are expected to support specific park amenities while broadening private-sector investment and long-term shared stewardship.

1.c.iv Use of Existing Infrastructure: As noted above in Section 1.c.iii, the Town will utilize the available utilities for water, sewer, and electricity for use in the park. These utilities are located very close to the target property site boundary

The use of existing infrastructure will also be accomplished as the trails along the river will join up with the trail constructed by the abutting Riverwalk Resort [cited in section 1.a.ii above]. This will create a link between the Town's Riverfront Park and the resort's facilities, thus encouraging broader access to, and enjoyment of, this stretch of river.

Criteria 2 Community Needs and Community Engagement

2.a.i. The Community's Need for Funding: This EPA Brownfields funding is critical to the ability of the Town of Lincoln to proceed to the remediation and revitalization phase. A variety of factors contribute to this need:

- a) The population of Lincoln is 1631 persons; it is the 157th smallest community in the state (out of 234 communities). To put that into perspective, the 46 smallest communities range in size from 984 to 68 persons.
- b) With 90% of the Town's land area protected by the National Forest and State Parks, the ability of a very limited tax base to generate funds to support the needed cleanup expenditures is very limited.
- c) The Per Capita Income (PCI) of Lincoln [\$28,395] is approximately 68.5% of the State PCI [\$41,234] and 71.5% of the Grafton County PCI. Overall, it ranks 218th out of PCI in all 238 communities. To expect such a small population base with limited PCI's to fund even a small portion of the appropriate cleanup costs is a difficult task.
- d) The Median Household Income of Lincoln [\$63,375] is approximately 69.7% of the State MHI, and approximately 68.1% of the Grafton County MHI. Overall it ranks 205 out of 235 communities.

The combination of a small population with limited incomes and a geographically limited commercial base creates a significant need for EPA assistance in funding this brownfield cleanup. These issues are exacerbated by the nature of Lincoln's local tourism economy. The Loon Mountain Ski Resort, and many of the associated condominiums and the retail operations are geared towards winter activities. While the ski area is incorporating more year-round activities, it is the wintertime that brings the crowds that drive the local economies. The proposed Riverfront Park will incorporate recreational activities [for example, biking and walking trails, playgrounds and increased access to the river] which will be of interest to visitors and residents throughout the year with no admission fee. There is no question that the requested EPA funding is very critical to the success of this project.

2.a.ii Threats to Sensitive Populations: While Lincoln is a small community, and even though it is located just off US Route 93, it can look and feel a bit isolated given the surrounding mountains. And the limited population makes some of the data points [largely US Census (Tract 33009960421) and EJScreen] outlined below a bit more important to gaging the overall health, welfare, and sensitivity of the people who reside there.

- (1) **Health or Welfare of Sensitive Populations:** Multiple sensitive populations reside within the target area. According to the American Community Survey (2018–2022), 412 Lincoln residents are age 65 or older, representing 25.3 percent of the population and placing the Town in the 86th percentile nationally. The median age is 48.2 years, compared to 43.1 years in Grafton County. Lincoln also ranks in the 96th percentile statewide and the 86th percentile

nationally for residents without a high school diploma. Health insurance coverage is substantially lower than state averages, with 20.8 percent of residents uninsured compared to 4.7 percent statewide, ranking the Town in the 96th percentile in New Hampshire and the 86th percentile nationally. These indicators demonstrate elevated vulnerability to environmental exposure and chronic disease due to age, socioeconomic constraints, and limited access to healthcare. The proposed Riverfront Park will provide measurable public health benefits by creating a no-cost, accessible environment for regular physical activity and social interaction. Access to safe trails and green space is strongly associated with improved cardiovascular, respiratory, and mental health outcomes, and will function as a preventive health resource for older adults and uninsured residents while improving overall community quality of life.

- (2) **Greater than Normal Incidence of Disease and Adverse Health Conditions:** Residents in the target area experience multiple diseases and adverse health conditions at a higher-rate than-average-rate. Compared to the US, the Town is in the 83rd Percentile for incidences of Cancer. The prevalence of COPD is 9.4%, which is much higher than the national average of 7.5%. And the prevalence of coronary heart disease for persons over the age of 18 is 9.5%, again which is much higher than the national average of 7.0%. The cleanup and redevelopment of the site into a Riverfront Park will reduce environmental health risks by removing contamination and improving river-adjacent conditions while creating safe opportunities for regular physical activity. Together, these outcomes support long-term public health, reduce chronic disease risk, and promote active lifestyles for residents of all ages.
- (3) **Promoting Environmental Justice:** The EJScreen data shows that block group 33099604021 in Lincoln, is in the 95% percentile [compared to NH] for low-income populations, and the 91st percentile [compared to NH] for people of color. Moreover, this same area is above the 70th percentile for 5 different Indexes: Nitrogen Dioxide, Ozone, Lead Paint, Hazardous Waste proximity, and Underground Storage Tanks. This indicates that the high proportion of low-income populations and people of color in the target area also experience multiple environmental burdens at a disproportionate rate.

The Riverfront Park project directly advances environmental justice by addressing a contaminated site located within an overburdened community and ensuring that cleanup benefits are realized locally. Remediation will reduce environmental risks, protect water quality, and eliminate barriers to safe access along the riverfront. The planned park will provide equitable access to green space, recreational amenities, and environmental education opportunities for populations that have historically faced both environmental burdens and limited access to healthy outdoor environments. In doing so, the project helps correct long-standing inequities while delivering tangible improvements to environmental conditions and community well-being.

One bright point is that the CJEST data does not classify or characterize Lincoln NH as a Disadvantaged Community.

Community Engagement:

2.b.i & ii **Project Involvement and Roles:** The persons or groups listed below [Name; Point of Contact; Specific Involvement / Assistance] have contributed significantly over the past 9 years towards the planning and development of, the creation of site plan options for, and the general establishment of, the Riverfront Park improvements.

- **Select Board and Town Manager:** Since 2015, the Board and the Manager have been active in the Riverfront Park Planning Committee. The membership has changed over the years, but the Committee remains active and committed to completing the project. The contact phone is 603-745-2757. The Town Manager is the key Administrative contact.
- **Riverfront Park Planning Committee:** In addition to the Town officials, the Committee has included concerned citizens. In 2015, a citizen group, the **LinWood Skate Park Committee**, raised funds from local businesses and through grants for the skate park. While the location of the skate park moved from the proposed Riverfront Park to the Community Center [due to the complications of the brownfield issues], the LinWood group has shifted gears and members remain active in general Riverfront Park discussions; their work on the skate park was the starting point for the creation of the broader Riverfront Park Committee.
- **Town Staff:** Three departments of the Town are active and contributing members of the Riverfront Park Committee. Ray Korber [KVPartners – 603-409-6503, the consulting **Town Engineer**] is fully engaged in the brownfield issues for the park, and the design of the overall Park. Nate Hadaway, **Public Works Director** [603-745-6250], is involved with design and construction issues. Bryanna Fairbrother, **Recreation Director** [603-745-8958], is active in general planning issues and public information, outreach and engagement. The Town Engineer will take the lead for the project.

It is also important to note that the 2016 Master Plan, adopted by the Town, supported the establishment of the proposed Riverfront Park. For example:

The Public Services and Facilities [PSF]chapter lists the goal of a “**multi-purpose path and riverfront park with links to Main Street for the enjoyment of residents as well as tourists**”, and it also contains the goal to “**continue to provide a variety of recreational opportunities**” and enhance these opportunities “**through increased access ...[to the] Pemigewasset River**”. Both goals are supported by the residents in the Town, and both are achieved through the establishment of the Riverfront Park.

2.b.iii **Incorporating Community Input:** Keeping people informed, and providing an avenue for their input, so they are respectfully solicited, meaningfully considered, and appropriately responded to, is critical to keeping tasks on track and confusion limited as best as possible. The plans to establish and maintain this input will include the following: Regular updates at the Selectboard Meetings. Participation is encouraged both in person and via Zoom; Posting of project updates on the Town website so that folks have a general idea of what is happening and what activity they can anticipate; Use of local news outlets [newspaper, radio], especially for all required meetings/hearings; and any written questions or comments, or any calls that come into Town Hall can be passed on to the Town Engineer or the Qualified Environmental Professional engineer and they can respond via email or by calling.

Criteria 3 Task Descriptions, Cost Estimates, and Measuring Progress

3.a **Proposed Cleanup Plan:** The site is contaminated with hazardous materials, with no know petroleum products. A shallow wetland area in the central portion of the site was used to discharge industrial wastewater. Somewhat adjacent to the wetland area, an upland area was used by the mill operators as a landfill disposal area for industrial solid waste. Site Assessments of the wetland area show that the wastewater sludge contains arsenic concentrations above the Soil Remediation Standards of the NH Department of Environmental Services [NHDES]. Site Assessments of the upland landfill area show that there are several Contaminates of Concern

including: PAH’s, metals [primarily lead], arsenic and barium, and different types of PFAS. In the wetland area, the proposed cleanup work would consist of excavating and characterizing the wastewater sludge, followed by transport to a licensed disposal facility. The volume of sludge materials to be excavated and transported off-site is estimated at 1,620 cubic yards. The excavation areas would be backfilled with clean materials meeting NHDES requirements. This alternative includes long-term monitoring of groundwater and periodic site inspections and cap maintenance.

In the upland area, the proposed cleanup work consists of excavation of accessible soil with lead exceeding the threshold of 4,000 ppm and the capping of the northernmost portion of the site where other soils exceeding Soil Remediation Standards have been documented. For the purpose of this approach, “accessible” soils are defined as soil containing lead exceeding the UCL at depths of 10 feet or shallower. Deeper soil is considered difficult to access efficiently given the amount of material that would need to be excavated to remove lead contaminated soil greater than 4,000 ppm. The capping, which reduces risk associated with the urban fill and waste material that will be left in-place, would consist of 6 inches of working surface material placed over the entire area, a geotextile fabric, overlain by 12 inches of protective cover soil, then 6 inches of topsoil and vegetation. The area to be capped is estimated at 7.4 acres. At the completion of active remediation and soil cap installation, an Activity and Use Restriction would be recorded on the area where materials to remain in-place are located.

3.b Descriptions of Tasks/Activities and Outputs [i. Project Implementation; ii. Anticipated Project Schedule; iii. Task / Activity Lead; iv. Outputs]

Task/Activity 1: Program Management	
i. Project Implementation: EPA Funded:	The contracted QEP will prepare technical reports such as Final ABCA & SWQAPP; manage ACRES and MBE/WBE reporting; maintain files & records associated with the overall QEP project management work. Non-EPA Funded: Town staff will: procure a QEP; submit all required financial reports; and associated forms; manage day to day operations; travel & attend EPA Brownfields Conference.
ii. Anticipated Schedule:	Formal funding will be available 10/1/26, but the Town will initiate activity for the procurement of the QEP as soon as possible after the grant award is issued. Appropriate program management will run from 10/1/26 to 9/30/30.
iii. Task/Activity Lead(s):	The Town will lead all Non-EPA Funded Activities described above; : The QEP will lead all the EPA Funded Activities outlined above.
iv. Outputs:	All required EPA reporting [ACRES, Quarterly and Financial Reports; M/W/DBE; Close Out report]; RFQ for, and procurement of, QEP; Select Board Meeting updates; general Cooperative Agreement oversight; attendance at National Brownfields Conference; grant drawdown requests.

Task/Activity 2: Community Outreach and Engagement	
i. Project Implementation: EPA Funded:	The QEP will: Prepare the final and approved ABCA and associated presentation materials for the hearing; coordinate with the Town on the preparation of the Community Relations Plan [CRP], which acts as a critical outreach and engagement tool; and provide digestible technical updates for inclusion on the website. Non-EPA funded: Town staff will: prepare information updates; prepare correspondence to specific abutters when needed; coordinate with the QEP on the CRP; schedule and

	coordinate the ABCA update hearing; and perform overall coordination and management of this community-based program consistent with the CRP.
ii.	Anticipated Schedule: These tasks and activities will be performed from 10/1/26 to 9/30/30.
iii.	Task/Activity Lead: The Town will lead all community engagement meetings, activities, and website updates; QEP will coordinate with the City on all technical and engineering issues.
iv.	Outputs: Community Relations Plan; Final approved ABCA; website updates; public notice for meetings & hearings; open and transparent communications with all parties.

Task/Activity 3: Site Specific Cleanup Activities	
i.	Project Implementation: EPA Funded: The QEP will: prepare all documents related to clean up [including final ABCA, QAPP, plans and preparation for bidding of contractors, updates, and reports]; support the Town during the bid analysis; oversee all phases of the cleanup activities; perform; ensure compliance with approved ABCA; maintain communications with EPA and NHDES staff throughout the cleanup. The selected Contractor will perform the necessary excavation, loading, transport and disposal work associated with the cleanup of the identified contaminated areas. Following final clean up, install groundwater monitoring wells and proposed 2 years of sampling, analysis, and reporting [number of samplings dependent on the date when cleanup is completed in relationship to end of the grant period]. Non-EPA funded: The Project Manager will: monitor the cleanup work and coordinate with the QEP on a regular basis; act as the liaison between the contractor and any impacted Town departments; keep records of progress of the cleanup to be used for reporting to EPA or the State; provide updates for the website and Select Board.
ii.	Anticipated Schedule: These tasks will commence in late 2026; site cleanup work would commence in early 2027 and continue till winter conditions develop. Final cleanup and closure of the remediation site may occur in late 2027 or early 2028.
iii.	Task/Activity Lead: The QEP will be responsible for all technical and engineering based cleanup activities; the Town's project manager will manage the flow of general information, project updates, and internal coordination with other City staff.
iv.	Outputs: Final ABCA, QAPP, bid specifications; prepare all technical reports, and manage paperwork associated with the contractor oversight; completion of cleanup activities and stabilization of site for eventual repurposing.

Task/Activity 4: Cleanup Close-out and Final Reporting	
i.	Project Implementation: EPA funded: The QEP will: perform final inspections, communicate with State and EPA offices; prepare all close-out, and final quarterly, reports. Non-EPA Funded: The Town will coordinate with and support all project management tasks performed by the QEP.
ii.	Anticipated Schedule: Depending on weather conditions during the on-site cleanup work, the project could be closed out mid-2028. Town may, if permitted keep grant open until 2030 to allow for 2 years of groundwater monitoring.
iii.	Task/Activity Lead: The QEP will manage all the technical cleanup matters, and the Town will manage information flow for all community reporting and EPA reporting.

iv. Outputs: Final cleanup and closure reports; all final reporting to EPA; ACRES; timely engagement and reporting to the community and all stakeholders; site work finished to allow for the next step of construction of the Riverfront Park components.

3.c Cost Estimates: The Town is seeking \$2,000,000 in cleanup funding from EPA. These estimates were generated based on the costs from the ABCA, input from environmental professionals, and related experiences of the Town Engineer. [Note: some minor rounding included]

	Task 1 Program Management	Task 2 Community Outreach & Engagement	Task 3 Site Specific Cleanup	Task 4 Close-out & Final Reporting	Totals
Direct Costs					
Personnel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Travel	\$3,500	\$0.00	\$0.00	\$0.00	\$3,500
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Contractual	\$23,125	\$20,150	\$2,009,600	\$23,125	\$2,076,000
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Direct Costs	\$26,625	\$20,150	\$2,009,600	\$23,125	\$2,079,500
Indirect Costs	0.00	0.00	0.00	0.00	0.00
Total Budget	\$26,625	\$20,150	\$2,009,600	\$23,125	\$2,079,500

Cost Breakdown
Task/Activity 1: Program Management
Travel: Brownfields Conference [airfare, meals, hotel] (\$3500); Contractual: QEP 185 hours @ \$125/hr. [\$23,125] for preparation of reports/documents [ABCA, update Work Plan/QAPP, ACRES updates, and reporting, MBE/WBE certifications, etc.] throughout the grant period; bid specs and hiring of contractors, engineering design, and permitting for specific site cleanup components. Total: \$26,625
Task/Activity 2: Community Outreach and Engagement
Contractual: QEP: 130 hours @ \$155/hr. . [\$20,150] for ABCA public meeting / CRP work / SWQPA permitting / monthly technical updates and related outreach for the public throughout the grant period. Total: \$20,150
Task/Activity 3: Specific Cleanup
Contractual: QEP: 2272 hours @ \$125/hr. [\$284,000] for sampling, monitoring, cleanup oversight, and management. Cleanup Contractor: [\$1,706,600] for excavation, transport, disposal of soils, geotextile liner, clean fill and placement of fill and topsoil, and stabilization seeding. ; Monitoring Well Installation (\$10,000), and yearly sampling, analysis, reporting (\$4500 x 2 = \$9,000) Total: \$2,009,600
Task/Activity 4: Cleanup Close-out / Final Reporting
Contractual: QEP: final inspections; ensure compliance with ABCA and all State/EPA requirements; final reporting and all close-out documents; complete ACRES management; 185 hours @ \$125/hr.: Total \$23,125.

3.d **Measuring Environmental Results:** The QEP will measure and management all phases of the cleanup work and report on overall project performance through the required Quarterly and Acres reports. Town staff will provide updates to the Town website, the Select Board, and the Riverfront Park Committee. The EPA approved cleanup/work plan will act as the yardstick for all measurements. If there are delays in the project due to various outside issues, then these will be referenced in the Quarterly reports.

Criteria 4 Programmatic Capability and Past Performance

4.a Programmatic Capability

4.a.i & ii Programmatic Capacity and Key Staff: Collectively, the key staff below has substantial experience in grant and project administration. The **Project Director Ray Korber** is the Town Engineer, and he has over 40 years' experience in project management. He has served as the Town Engineer for 18 years. The **Chief Executive Officer is Carina Park**, and she has been the Town Manager for 4 years. The **Finance Director, Rebecca Farnsworth**, has been with the Town for over 2 years.

4.a.iii Regarding Additional Resources: For the implementation and management of the cleanup program, the Town will rely upon its procedures and policies to ensure that the competitive bidding and selection process for the QEP, other consultants, and any contractors, will be handled fairly and transparently.

4.b Past Performance and Accomplishments

4.b.ii Has not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: There are 2 other federal or non-federal grants that need to be discussed:

4.b.ii # 1: The Town of Lincoln received a grant from the NH Dept. of Environmental Services for the preparation of the Remedial Action Plan/Analysis of Brownfield Cleanup Alternatives. This report is the foundation on which this grant application is based.

4.b.i(1) Accomplishments: # 1: The grant is closed at the report is complete.

4.b.i(2) Compliance with Grant Requirements: # 1: The Town was in compliance with all grant requirements, and the report, dated October 11, 2024, was submitted to NHDES for review.

4.b.ii # 2: Phase 1 and 2 Environmental Site Assessments were prepared for the White Water Treatment Plant [WWTP] associated with the former Franconia Paper Mill in 2008. The WWTP plant was constructed on Town property and then leased to, and operated by, the Paper Mill from 1970 until closure in 1972. The Town of Lincoln requested the work, which was funded by the North Country Council .

4.b.i(1) Accomplishments: # 2: The Phase 1 and 2 reports were completed and submitted to NH Dept. of Environmental Services [NHDES] and the regional EPA office. These reports were prepared for the eventual sale of the property for a large commercial project.

4.b.i(2) Compliance with Grant Requirements: # 2: The Reports were prepared in compliance with all NHDES and EPA reporting requirements and protocols.

**Town of Lincoln – Application for EPA Brownfields Cleanup Grant
In Response to Section III.B, Threshold Criteria for Cleanup Grants**

1. **Applicant Eligibility:** The Town of Lincoln affirms that it is a duly established and authorized general-purpose unit of local government within the State of New Hampshire.
2. **Previously Awarded Cleanup Grants:** The Town of Lincoln 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 Lincoln affirms that it has not received any Multipurpose Grant Funds from the EPA, and that there is no open Multipurpose Grant.
4. **Site Ownership:** The Town of Lincoln acquired the property, through a Quitclaim Deed, on April 15, 1977. The acquisition was carried out through a standard transfer of ownership and deeding process and was donated to the Town. Prior to that transfer of ownership, the property was owned by the Nutmeg Commercial Corporation of Hartford, Connecticut.
5. **Basic Site Information:** The property is referred to as the Proposed Riverfront Municipal Park, and the address is 63 Recycle Road, Lincoln, New Hampshire, 03251.
6. **Status and History of Contamination at the Site:**
 - a) The site is contaminated with hazardous materials, with no know petroleum products.
 - b) As described in the narrative for Criteria 1, section 1.a.ii, the 19-acre Priority Brownfield Site as part of larger parcel itially owned by the J.E. Henry, Franconia Paper Mill The 19 acres were used by the mill operators as a dumping and disposal site for a variety of industrial wastes bwtween 1893 and 1977 when the mill initiated close-down procedures. A shallow wetland area in the central portion of the site was used for the discharge of industrial wastewater. Somewhat adjacent to the wetland area, an upland area was used by the mill operators as a landfill disposal area for industrial solid waste. Today these disposal areas are vacant and largely forested or overgrown land, with no structures, and no specific activities or uses.
 - c) Site Assessments of the wetland area show that the wastewater sludge contains concentrations of arsenic above the Soil Remediation Standards of the NH Department of Environmental Services. Site Assessments of the upland landfill area show that there are several Contaminates of Concern including: PAH's, metals [primarily lead], arsenic and barium, and different types of PFAS.
 - d) All the contamination targeted for cleanup on the priority brownfield site was the result of the practices and actions carried out by the former Franconia Paper Mill and subsequent mill owners There is no historical information to indicate that any other parties were responsible for the contamination. The overall site has been thoroughly investigated and assessed over the past eight years, and the various assessments have identified the locations and types of the contamination.

7. **Brownfields Site Definition:** The subject property, with known and unknown environmental hazardous is considered a Brownfields site as defined in CERCLA section 101(39) as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substances, pollutants, contaminants, controlled substances, petroleum, or petroleum products, or is mine-scarred land. Further, the Town affirms that the property is a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.
8. **Environmental Assessment Required for Cleanup Grant Applications:** The site was the subject of a Phase I [2016] and a Phase II [2017] Site Assessments. In addition, an EPA-funded Targeted Brownfield Assessment Report was prepared in 2022 and filed with both NH DES and the Region 1 EPA Office. And lastly, a follow-up Supplemental Site Assessment was prepared [2023]. These reports detailed the procedures, protocols and findings for the soil and groundwater sampling and analysis work. The findings from this sampling work were integrated into the discussion of alternatives outlined in the Draft Analysis of Brownfield Cleanup Alternatives.
9. **Site Characterization:** Based on all available information, the Town of Lincoln affirms that there is a sufficient level of site characterization from the environmental site assessment performed to date for the remediation work to begin on the site. The New Hampshire Department of Environmental Services has provided a letter [attached to this grant filing] that discusses the Site Characterization issues, and which affirms that the site is eligible to be enrolled in a voluntary response program.
10. **Enforcement or Other Actions:** The Town of Lincoln finds that there are no known ongoing or anticipated environmental enforcement of any other action related to the site for which Brownfields Grant funding is sought.
11. **Sites Requiring a Property-Specific Determination:** Based on a review of the document titled, "Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k), the Town of Lincoln affirms that the site does not need a Property-Specific Determination.
12. **Threshold Criteria Related to CERCLA / Petroleum Liability:** The Town of Lincoln's response to this criteria relate to the fact that the site is contaminated with hazardous substances.

Section 12.a: **Property Ownership Eligibility – Hazardous Substance Sites:** The Town, an authorized local government, is eligible for a Brownfields Grant since the acquisition did occur prior to January 11, 2002, and the Town has not caused or contributed to a release or threatened release of hazardous substances at the subject property.

Section 12.a.ii: **Exceptions to Meeting the Requirements for Asserting an Affirmative Defense to CERCLA Liability:**

- (1) **Publicly Owned Brownfield Sites Acquired to January 11, 2002:** As noted above, the Town of Lincoln acquired the subject property on April 15, 1977. To demonstrate that the applicant [the Town of Lincoln, NH] qualifies for the exception at CERCLA section 104(K)(3)(E) presents the following information:
- (a) The Town of Lincoln acquired the property on April 15, 1977. The land was gifted to the Town by the Nutmeg Commercial Cooperation. The gifting occurred somewhat concurrent with the initiation of the closure of the paper mill, which was located on an adjacent and separate parcel of land.
 - (b) As mentioned above, the property was deeded on April 15, 1977.
 - (c) Based on all the Reports and Assessments prepared for this subject property and based on all available information of the operational history of the paper mill and the use by the mill of the subject property for disposal and dumping of hazardous industrial waste, it has been determined that all of the disposal of hazardous substances that will be addressed by the cleanup work outlined in this application occurred prior to the Town of Lincoln acquiring the property.
 - (d) The Town of Lincoln states and affirms that it has not caused or contributed to any release of hazardous substances at the site.
 - (e) The Town of Lincoln state and affirms that it has not, at any time, arranged for the disposal of hazardous substances at the site of transported hazardous substances to the site.

Section 12.4.iv: Sites with Hazardous Building Material that is not Release into the Environment:

This criteria is Not Applicable to the Town of Lincoln's application or the project site as there are no buildings on the property

13. Cleanup Authority and Oversight Structure:

- a. The final outline of the required tasks to clean up the property, and all oversight work will be managed by a qualified environmental engineering professional firm hired by the Town of Lincoln, through an approved procurement process. The Town and the Selected firm will comply with the State of New Hampshire Code of Administrative Rules [Env-OR-660] and will coordinate work with the NH Department of Environmental Services. The selected firm will perform daily, or as needed, inspections to ensure the protection of public health and safety. The firm performing tasks such as excavation /trucking, soils movement and management, and related construction-type work [which will also be hired through an approved procurement process] will have to provide a work plan that document how they, and their work, will provide appropriate safeguards.
- b. Some of the remediation work on the site may require permission from an abutting property owner to allow access across, possible storage of equipment and materials, and general mobilization activity. The Town will schedule meetings with the abutting landowner to coordinate all activities and create a work and task schedule that will be acceptable to the abutter.

14. Community Notification:

- a) **Draft Analysis of Brownfield Cleanup Alternatives:** A copy of the Remedial Action Plan / Assessment of Brownfields Cleanup Alternatives dated January 8, 2026 (59 pages).

- b) **Community Notification Ad:** There are 2 relevant items that comprise the notification process: 1) A copy of the screenshot of the announcement on the Home Page [posted 1/14/26] of the Town's website showing notice of the 01/20/2026 Public Meeting. 2) The front sheet that was attached to a draft copy of the draft application, which was on the counter in Town Hall and included on the website; the draft application package provided information for residents and others to ask questions, and the timeframe for submission of questions (3 pages).
- c) **Public Meeting:** Attached are all the required documents associated with the public meeting, held on Tuesday, January 20, 2026. The document package includes: a summary of the presentations made by the Town Engineer, the consulting engineer, and the consultant on the preparation of the application; an outline of the public comments/questions and the responses to the questions [combined for ease of reviewing]; and the sign-in / participant sheet; the meeting was in person, zoomed and available on the towns website and youtube channel <https://www.youtube.com/@adminasstownoflincoln> (4 pages).
- d) **Submission of Community Notification Documents:** All of the required documents, as detailed in Section III.B.14.d, are attached to this outline of the Threshold Criteria document.

A copy of the required letter from the State of New Hampshire, Department of Environmental Services [2 pages], as noted in Item 9 above, is also attached.

15. Contractors and Named Subrecipients: This item is Not Applicable as the Town of Lincoln has not procured a contractor or any subrecipient.