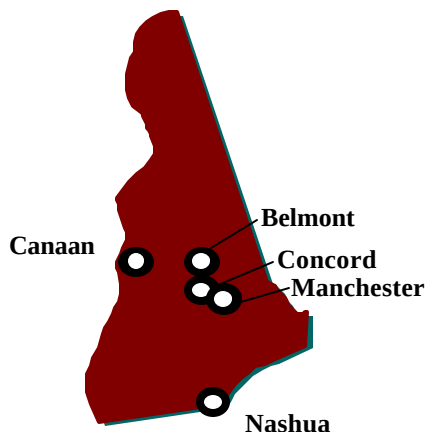


US EPA ARCHIVE DOCUMENT



UST*FIELDS* PILOTS

NEW HAMPSHIRE



Last year EPA's Office of Underground Storage Tanks (OUST) launched the USTfields Pilot program, which is helping states address contamination from federally-regulated underground storage tanks (USTs) at idle or abandoned commercial properties known as "brownfields." Cleanup of petroleum contamination is generally excluded from coverage under EPA's Brownfields program, so EPA provided 10 pilot states with up to \$100,000 of LUST Trust funds each to cover the costs of petroleum cleanups at Brownfields sites. Using the pilot funds, each state is working with Brownfields communities to assess, clean up, and monitor petroleum-impacted UST sites. The cleanup of these sites is removing barriers to their reuse and allowing communities to return them to productive use.

Background

EPA selected the State of New Hampshire as an USTfields Pilot to help the state with the environmental problems created by petroleum-impacted underground storage tank sites. Using USTfields Pilot funds, New Hampshire is working with eight municipalities to address their underground storage tank sites. These sites pose potential health threats and occupy idle land that could otherwise be used productively. The state will work with the eight communities to determine their sites' environmental status and to clean up petroleum contamination. In this fact sheet, five of these communities are highlighted: Nashua, Canaan, Manchester, Concord, and Belmont. The State of New Hampshire has also received four EPA Brownfields Assessment Demonstration Pilot grants to investigate and plan for the cleanup of brownfields. As a Brownfields Pilot state, New Hampshire is able to address multiple communities under the USTfields program.

What follows is a description of how the partnership among EPA, the State of New Hampshire, and local communities is removing barriers to the reuse of petroleum-contaminated land at seven sites in five communities in the state.

Partners

- State of New Hampshire Department of Environmental Services (DES)
- City of Nashua
- Town of Canaan
- City of Manchester
- City of Concord
- Town of Belmont
- Town of Bradford
- Town of Claremont
- Town of Greenfield
- Petroleum Reimbursement Fund
- ExxonMobil
- B&M Railroad

Nashua

The City of Nashua is the recipient of an EPA Brownfields Assessment Demonstration Pilot. Currently, the city and state are funding a \$36.5 million project to build the Broad Street Parkway, which will be a two-mile long, four-lane road designed to relieve traffic congestion in the area. There are several underground storage tank sites that will have to be addressed as part of this development, since part or all of the affected parcels will have to be taken by imminent domain. The parkway will also increase the visibility and marketability of nearby properties, creating opportunities for those properties that are currently abandoned or underutilized. The city is focusing its initial efforts on the Whitney Screw site.



Accomplishments

A developer has purchased the note on the Whitney Screw property for less than \$100,000 and will redevelop the property if the information obtained by the city indicates that cleanup is manageable. The developer will restore several historically significant existing buildings for retail and warehouse use. The city has held several community meetings to discuss the redevelopment plans. There is widespread community acceptance of the proposed building reuse by a flooring company and a wholesale-retail bicycle company. Site investigation work has begun under the Brownfields Pilot and geophysical surveys have been completed. USTfields Pilot work is scheduled to begin the summer of 2001.

Challenges

There have been many problems at the Whitney Screw site. The property has three feet of floating gasoline product and four abandoned underground storage tanks. EPA Brownfields Pilot funds cannot pay for the cleanup of the floating gasoline because of the petroleum exclusion. The state's Petroleum Reimbursement Fund also cannot cover the cost of the cleanup at this time because the property is not in compliance with underground storage tank rules. In addition, the former owner of Whitney Screw misled the New Hampshire Department of Environmental Services (DES) regarding a December 1998 tank upgrade deadline status. The bankrupt former owner of the property owes Nashua \$350,000 in back taxes and has defaulted on a \$2 million note. Under the USTfields Pilot assessment, however, the DES will assess and remove the underground storage tanks to bring the facility into compliance. Removal of the tanks will make the site eligible for the Petroleum Reimbursement Fund, which then will be used to clean up the floating product problem. This will enable the developer to obtain financing, foreclose on the note, and then start the redevelopment process.

Canaan

The State of New Hampshire is working with the Town of Canaan to address petroleum contamination at five former service stations in downtown Canaan. The town has a population of 3,323, many of whom are concerned about pollution problems and the economic decline of the downtown area. These concerns led community members to form the Friends of Canaan Main Street and Promote Canaan to help revitalize Canaan and its downtown.



During a sewer installation project in 1989, workers found ignitable soils and underground storage tanks at the former service stations. Addressing these properties was not a priority until recently, partially due to the low property value of the stations and their owners' lack of resources. Two of the gasoline stations are near the town's recreational complex; these two properties will either be acquired by the town for recreational expansion or used for a restaurant or retail business.

Accomplishments

At a town meeting attended by state representatives, Promote Canaan and Friends of Canaan Main Street highlighted the town's efforts toward reversing economic decline and addressing pollution. USTfields Pilot funds will help Canaan's efforts to clean up the inactive underground storage tank sites and revitalize the downtown area. In response to that meeting, the state's Petroleum Reimbursement Fund helped expedite a major soil removal at one former service station and soil sampling at the currently active gas station. Site investigations at three former stations were completed using USTfields Pilot funds. Negotiations with the former owner of the Webster Motors tanks will result in partial cost recovery.

Challenges

Several downtown businesses have had difficulty obtaining financing for their redevelopment efforts because of concerns about the downtown pollution problems. The cleanup of underground storage tanks will help remove the stigma of petroleum contamination, thereby improving investment opportunities.

Until the mid-1980s, most underground storage tanks (USTs) were made of bare steel, which is likely to corrode over time and allow a tank's contents to leak. Faulty installation or inadequate operation and maintenance can also cause tanks to leak. The greatest potential hazard from a leaking underground storage tank is that the petroleum or other hazardous substance can seep into the soil and groundwater, the source of drinking water for nearly half of all Americans. Leaking tanks can present other health and environmental risks, including the potential for fire and explosion.

Manchester

New Hampshire is working with the City of Manchester to clean up an underground storage tank site near Manchester's key riverfront millyard district. Manchester is the largest city in New Hampshire with approximately 106,000 residents. Manchester is home to the New Hampshire Symphony, the Manchester Historic Association, and other cultural venues. The construction of a new Civic Center is nearing completion in downtown Manchester. The Rubenstein parcel is a critical component of Manchester's solution to a severe millyard and Civic Center parking shortage and would also provide additional parking for the nearby Singer Family Park. The Rubenstein family, former owners of the parcel, donated the land to the City of Manchester. The parcel formerly contained an aboveground tank as well as underground storage tanks and is contaminated with petroleum and chlorinated organic contaminants.



Accomplishments

As part of the USTfields Pilot Initiative, the city determined that the best approach to completing environmental work at this site would be to convince the original owner of the tanks, B&M Railroad, to conduct the initial site investigation work. Completion of the site investigation would then trigger coverage of the site under the state's Petroleum Reimbursement Fund. B&M Railroad agreed to partner with DES and the City of Manchester and completed its site investigation work in the fall of 2000. The city agreed to finish the remaining environmental work. As part of this work, the city completed the removal of contaminated soil during the summer of 2001 and has filed for reimbursement from the Fund. The USTfields Pilot expedited the approvals and environmental reviews to mesh the environmental work with overall project reuse deadlines. The city finished grading and paving the parcel for a parking lot to help alleviate a parking shortage and has already leased some of the parking spaces. The lot also provides parking spaces for special events held at the Singer Family Park.

Concord

New Hampshire is working with the City of Concord's Opportunity Corridor Brownfields Demonstration Pilot and ExxonMobil to assess and clean up a former gas station. Concord is the state capitol and has a population of approximately 37,000. It is recognized as one of the most desirable communities in New Hampshire in which to live and work because of its low unemployment rate, excellent public and private schools, and vibrant cultural community.



An underground storage tank site in the city, the South Main Mobil Station, operated from the early 1940s until it closed in the 1970s. It has been boarded up ever since. A pump-and-treat system was installed shortly after the station closed, but it no longer operates. The station is near exit 13 off of Interstate I-93, and recent changes to the Interstate exit have made the station more noticeable. Concord would like to create an aesthetically pleasing entrance to the city by cleaning up and redeveloping this site. The city has already invested in improvements to the landscape near this prominent southern gateway to the city, including placing period-style street lamps near the station.

Accomplishments

As part of the USTfields Pilot Initiative, DES contacted ExxonMobil and created a partnership focused on accelerating the cleanup of the South Main Mobil Station. As part of the cleanup effort, the existing structure has been demolished and oxygen-releasing compounds will be injected below the water table in August 2001 in order to accelerate site cleanup. The public's reaction to the demolition was overwhelmingly positive, and area residents are now enthusiastic about the project. A city manager explained to the *Concord Monitor*, "We had this wart right in the middle of all the good work that's being done." (<http://www.cmonitor.com/stories/news/local/gasstationgone.shtml>). With the help of the USTfields Pilot that "wart" is being removed.

Belmont

New Hampshire is working with the Town of Belmont to clean up the Belmont Gulf Service Station. Located on the town's main street, the station has been abandoned for over a decade. Underground storage tanks and buildings have been removed, but debris, rubble, and buried solid waste still remain. The current owner has not paid property taxes since the late 1980s and failed to reimburse the state for a 1996 emergency drum removal. Based on the progress made at the site under the USTfields Pilot, the Town of Belmont has taken the property for back taxes. The town will convert the service station lot into a parking lot to provide access to the adjacent land-locked forest.



Accomplishments

Using USTfields funds, DES completed the site investigation. During the site assessment, DES removed all underground piping and underground storage tank related equipment. A contractor who removed underground storage tanks in the 1980s provided the town with information regarding two remaining tanks buried on the property. Based on this information, DES's contractor found a buried underground storage tank that still contained gasoline. The existence of the tank will make the site eligible for the Petroleum Reimbursement Fund. Fund eligibility is key to long-term management of the site based on the area of gasoline-contaminated soil found during site investigation. As a part of the USTfields Pilot, the tank was removed from the site in the summer of 2001 and soil borings will be completed in the fall of 2001 to investigate a small gasoline contaminated soil source area.

Contacts

- **EPA Region 1**
Bill Torrey
(617) 918-1311
torrey.bill@epa.gov
- **New Hampshire
Department of
Environmental Services**
Gary Lynn
(603) 271-8873
glynn@des.state.nh.us

**For more information
about USTfields Pilots,
visit the EPA Web site at
www.epa.gov/oust/ustfield**