

US EPA ARCHIVE DOCUMENT

# BROWNFIELDS SUCCESS IN NEW ENGLAND

## FORMER ESSEX MILLS PROPERTY NEWMARKET, NEW HAMPSHIRE



### Property Details

<b>Property Address:</b>	6 Bay Road, Newmarket, NH 03857
<b>Property Size:</b>	1.5 acres
<b>Former Uses:</b>	Grist mill, textile mill, manufactured gas plant, metalworking, brewery, electronic insulator manufacturing
<b>Contaminants Found:</b>	Petroleum, coal gasification byproducts
<b>Current Use:</b>	Condominiums
<b>Current Owner:</b>	Chinburg Builders, Inc. (units individually owned)

### Project Partners

Newmarket Community Development Corporation; NH Office of State Planning; NH Department of Environmental Services; United Technologies Corporation (UTC); Chinburg Builders, Inc.

### Funding Details

<b>EPA Region 1 Targeted Brownfields Assessment (TBA) Grant:</b>	\$25,000
<b>Prior Owner:</b>	(spent on cleanup) \$450,000
<b>Chinburg Builders, Inc.:</b>	redevelopment of more than \$7,000,000

### Project Highlights

- Removed approximately 1,200 tons of contaminated soil
- The \$7 million redevelopment effort created 36 new condominium units
- Increased property taxes on the site from approximately \$6,000 to \$300,000
- Serves as a cornerstone of revitalization within a town of 7,000 residents

**Motivation for Development:** Located on the banks of the Lamprey River, this former industrial site was recognized for its potential even with known contamination issues. Used for a number of industrial and commercial applications, the property had for years been an essential part of the town's economy, until it shut down in the 1980s. By the late 1990s, the Town of Newmarket recognized that the redevelopment of the long-idle property could be a cornerstone in the area's economic and aesthetic revitalization. Today the site serves a model of brownfields restoration, generating as much as \$300,000 in property taxes annually through its reuse as riverfront condominiums.

**Property History:** The property's industrial legacy dates back as far as the early 1800s, when the site originally operated as a grist mill. Later uses included a series of textile mills, a shoe factory, a manufactured gas plant, a metal rolling and stamping factory, a brewery, and finally, an electronic insulator plant. Operations ceased in the mid-1980s. The site's owners sold the property to a development company in 1988, with the condition that the new owners

would not be responsible for any contamination confirmed there. As part of this agreement, following the sale, the former owners began environmental investigations that revealed petroleum contamination, lead, and asbestos. Cleanup based on these findings began in the mid-1990s. By this time, the Town of Newmarket recognized the potential of the site for new, residential development, and began negotiations with the owners in 1997. As a result, the property was transferred to the Newmarket Community Development Corporation (NCDC) in the spring of 1998. However, the site's anticipated residential reuse required more comprehensive environmental investigations. After officially designating the site a brownfield, the NH Office of State Planning used \$25,000 in Targeted Brownfields Assessment (TBA) funding from U.S. EPA Region 1 for additional environmental assessments. Performed with technical assistance from the NH Department of Environmental Services, these studies revealed additional contaminants from the property's use as a manufactured gas plant, which the site's original owner voluntarily agreed to clean up.

**Project Results:** Cleanup of contaminated soil took place in June 2001. The NCDC sold the property to a private developer, and both entities entered the state's Covenant Not to Sue Program, which ensures liability protection for contamination issues addressed by a state-approved Remedial Action Plan. With these protections in place, the developer began renovations of the property's cut granite building, creating 36 condominium units. These units were sold at market value ranging from approximately \$200,000 to \$425,000 each, increasing annual property tax revenue generated by the site from approximately \$6,000 to \$300,000.

### Project Timeline

<b>1987</b>	Property last used for industrial activity
<b>1988</b>	Property sold; initial assessments performed by former owner
<b>1998</b>	Property transferred to the NCDC and designated as a brownfield
<b>2000</b>	Additional, TBA-funded assessments conducted
<b>2001</b>	Additional cleanup performed to residential standards
<b>2002</b>	Redevelopment into new condominiums is completed