

LINCOLN BOARD OF SELECTMEN'S

APPROVED

MEETING MINUTES

WEDNESDAY, SEPTEMBER 14, 2022 – 11:00AM

LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN, NH

Lincoln Board of Selectmen Present: Chairman, OJ Robinson; Vice Chair, Tamra Ham and Selectman Jack Daly

Staff Present: Town Manager, Carina Park and Recreation Director, Tara Tower

Excused: Executive Assistant, Jane Leslie.

Public Present via Zoom: This Meeting was not recorded

Public Present: Town Engineer, Ray Korber (KV Partners LLC), Tim Andrews (Nobis Group), Kevin Bell, (Lin-Wood Skate Park Committee) and Dennis Ducharme (Riverwalk at Loon Mtn. LLC Resort)

I. CALL TO ORDER

Chairman Robinson called the meeting to order at 11:00 am.

II. DISCUSSION WITH TIM ANDREWS – NOBIS GROUP – RIVERFRONT PARK

Ray Korber introduced Tim Andrews with Nobis Group to review the site assessment work. Tim said that it's "relatively good news" that the EPA funded the assessment work, and that the purpose of this meeting is to present the detailed findings and discuss the next steps for this project. Ray reported that he has submitted a DES grant on the Town's behalf for clean-up of the sludge disposal area, of which DES has acknowledged that it has been received, and it will be reviewed after September 15th.

Review Findings:

Handouts were provided (see attached) and Ray mentioned that the parking lot has been moved back to the "original" proposed location. Tim pointed out that Figure 2 shows all of the soil boring; test pit, and monitoring well locations with respect to the proposed park features, and sludge disposal area. Tim reviewed Figure 3, and directed our attention to SB-05, TP-208, SB-03 and SP-01 that have elevated (higher than allowed) levels of contaminants, which are noted in a bold type. Tim mentioned that because all of these elevated levels fall within the "Burndy site" where materials were deposited prior to 1981, we are grandfathered/ exempt from landfill rules which were enacted after this date. He added that the Burndy site was closed out by DES, and that the contaminants are ash and solid waste which was deposited over the past century which are not causing ground water contamination. Tim mentioned that although you can see lots of solid waste on the surface, it is contained to the proposed parking lot and the previous Burndy site area. Tim reviewed Figure 4 which has 4 ground water monitoring wells and where 3 of those showed ground water levels that exceeded allowable limits. He noted that MW-102 (located between the Burndy site and the transfer station) showed PFAS at 15 when 12 is the limit; MW-105 showed PFOS exceeding the standard of 15 at 18; MW-104 (located just outside of the transfer station) showed Cadmium levels above parts allowed at 19/20. Tim mentioned that all of these metals were found in the soil, but not in the groundwater samples. Tim reviewed Figure 5 where the levels that exceed limits are noted in red. He added that of the 11 sites with elevated levels, 10 of those are within the Burndy site, and the 11th site, which contains arsenic, is in the sludge disposal area. He mentioned that arsenic occurs naturally in New Hampshire, and is not regulated.

In summary, Tim said that their investigation shows that the waste fill contaminants are focused in the proposed parking lot area. He added that the cadmium that was detected in the ground water monitoring wells could be a result of the waste water metals, and that it is possible that DES may insist on those being abated at a later date. Ray and Tim mentioned that although this summarizes the concerns that DES has

expressed, they haven't yet received their official letter, but also noted that the EPA has no additional concerns above those expressed by DES officials.

Considerations for Development:

Ray mentioned that the Town's considerations should be to eliminate the risk of this site; satisfy state regulators concerns, and to improve the site for public use. Key points included that: (1) Removing the contaminated soil can be part of the development phase; (2) Although the Burndy site has contaminated soil that is 13'-15' deep, it does not contain ground water contaminants, and will most likely be allowed to stay "as is". They recommend the addition of a fabric layer covered by a layer of clean soil. (3) Visible solid waste must be removed, managed and tracked, and have a plan for future management of this area.

Other considerations mentioned:

The wetlands bureau will need to give their approval for the proposed project development, and we will need to apply for an Alteration of Terrain permit. Tim and Ray agreed that it is unlikely that either of these groups would want us to solve one issue and cause another in the process. We would be required to control and identify risk of the site for future potential sales of the property. Because we are leaving contaminants in place, we would need to continue to monitor groundwater, and have a plan in place similar to the waste water treatment plant's plan. Tammy asked if ground water levels changed in the future, could we be required to change the park. Tim said that this is unlikely due to the proximity to the river, as this helps to dilute any possible groundwater contaminants. Jack asked if at the Burndy site we would just need to cover it with clean soil. Tim confirmed and added that we would not want to add trees, as the root growth would be disruptive to the fabric layer and could dredge up contaminants. OJ asked about possible run off from the parking lot, and if that could cause issues with ground water contamination. Ray mentioned that the proposed parking lot has visible solid waste for approximately 20' deep, meaning that a next step needs to be determining the cost to have the parking lot in this site, versus relocating it back to the Burndy site. If it was moved to the Burndy site, the pavement would be sufficient covering, and the fabric would no longer be required. Tammy asked if the current DES grant that we applied for would cover the cleanup needed for the sludge disposal area. Ray believes that it will, as the grant was for \$200,000 and the informal estimates he received were \$160,000 and \$190,000, but those would need to be adjusted for inflation, and there would be a cost for oversight of the project.

Tammy reported that with the Loon Mountain Rec. donation of \$20,000 from the Seven Brothers Chairlift auction, and a private grantor donating \$50,000, the funding for the Skateboard Park is complete! Ray proposed 2 options for proceeding with the additional assessment work that is needed for this project: (1) to either chase additional funding, or, (2) for the town to self-fund. There was discussion on the timeline and costs for both options, and ultimately it was decided that the two could be done at the same time. Kevin mentioned that the \$50,000 funding is contingent upon the skate park being open by August 2024, and that he would like to sign a contract with the skate park Construction Company, but needs a timeline for when they could begin this project. After discussion on the amount remaining in the Town's Riverfront Park account, Tammy suggested that the Town use those funds to self-fund the additional needed assessment work. OJ and Jack agreed. Ray said that this does not preclude us from applying for grant funds, and actually it shows that the Town has leveraged funds for this project. It was agreed that if the Town could help with the clearing of the area where the additional assessment work needs to be done, and could help dig the test pits, it would alleviate the need to wait for a contractor to perform this task. Carina agreed to talk to Nate to see about possibly adding this to his schedule. Ray commented that this assessment work can be going on while grants are being researched and applied for, shortening our timeline by about 6 months. Tim pointed out that the purpose of the Brownfields funds is to clean up contamination and reopen these sites for the public's use as quickly and safely as possible. Ray agreed to

meet with Tim and get a project timeline to the rest of the group as soon as possible.

III. ADJOURNMENT

With no further business to attend to, the Board made the following motion:

MOTION: "To adjourn."

Motion: Tamra Ham

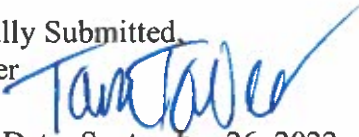
Second: OJ Robinson

All in favor.

The meeting adjourned at 12:36 p.m.

Respectfully Submitted,

Tara Tower



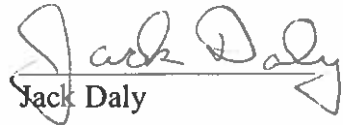
Approval Date: September 26, 2022

Lincoln Board of Selectmen:



Chairman O.J. Robinson

Tamra Ham



Jack Daly

ES EXECUTIVE SUMMARY

KGSNE JV, LLC (KGSNE) has completed a Targeted Brownfields Assessment (TBA) Report documenting activities performed and data collected at the Lincoln Riverfront Park Site (Riverfront Park; Site) located at 63 Recycle Road in Lincoln, New Hampshire (Figure 1 and Figure 2). The objectives of the TBA were to address data gaps from previous investigations and to further define the types and general extent of contamination present in soil and groundwater associated with historical site operations and/or releases to aid in future Site development. Currently, plans for development of the Site include construction of a public park and recreation area available for access by the general public. Given the proposed future use of the Site, assessment of risk of exposure to existing contaminants at the Site within waste fill materials and development of mitigation strategies is necessary. KGSNE's TBA at the Site was performed under the United States Environmental Protection Agency (EPA) Brownfields Program and included subsurface investigation and environmental sampling as described below.

The site is predominantly wooded and historically part of the former J.E. Henry/Franconia Paper Mill. A capped landfill, known as the Burndy Landfill, is located within the northwestern portion of the property, and received industrial waste streams generated by the Burndy Corporation manufacturing processes. The Burndy Landfill operated from 1981 until cessation of disposal activities in April 1991. During active disposal, the property received metal hydroxide wastewater treatment sludge containing primarily copper. The Burndy Landfill was closed with a certified clean closure in 1998 (HRP Associates, Inc. [HRP], 2000). Following confirmation of closure activities, NHDES issued a Certificate of No Further Action dated October 3, 2001, for the landfill closure.

Based on HRP, 2000, the Burndy site and general vicinity was historically operated by the J.E. Henry/Franconia Paper Mill. The paper mill was located east of the Burndy Landfill Site and reportedly used the area planned for the Riverfront Park development as an industrial solid waste disposal area. Wastes deposited in this area consisted of metal wire, auto parts, wood, and ash. A sludge disposal area is located in the central portion of the Site, southeast of the Burndy Landfill where paper mill sludge was discharged. Historical documentation indicates the paper mill was constructed in 1893 and operated under various owners until 1980.

Previous environmental investigations at the Site encountered ash and mixed debris, consistent with urban fill and waste deposition activities related to historic operations in the area. Polycyclic aromatic

hydrocarbons (PAHs) and metals were the primary contaminants of concern (COCs); fiberboard and other waste materials encountered in the test pits also contained asbestos (Nobis, 2020).

To assess the previously identified contamination at the Site, KGSNE completed investigation activities including soil borings, test pits, installation of four monitoring wells, subsurface soil sample collection, and groundwater sample collection. In total 17 soil boring locations, seven test pit locations, and 4 monitoring well sample locations were established across the Site for completion of the assessment, as described below.

Soil analytical results reported in this TBA Report were compared to NHDES Soil Remediation Standards (SRS). The TBA soil sampling results indicate that PAHs, arsenic, barium, lead, and mercury have been detected at concentrations exceeding the SRS. Samples from SB-01, SB-03, SB-05, and TP-208 contained concentrations of one or more contaminants of concern above SRS. These samples are located in the northwestern portion of the site in the vicinity of the former Burndy Landfill area. Soil contamination appears to be generally limited to the former Burndy Landfill area; samples collected from other areas on site did not contain concentrations of contaminants above SRS. Results for subsurface soil samples are depicted on Figure 4 and are presented on Table 1.

Per- and polyfluoroalkyl substances (PFAS) and cadmium were detected in groundwater above their respective AGQS. Perfluorooctanoic acid (PFOA) exceeded the AGQS in groundwater samples analyzed from monitoring well MW-102, total and dissolved cadmium exceeded the AGQS in samples analyzed from monitoring well MW-104, and perfluorooctanesulfonate (PFOS) exceeded the AGQS in samples analyzed from monitoring well MW-105. Samples collected from monitoring well MW-104 were not analyzed for PFAS. Groundwater is inferred to flow in a southerly direction across the site. The extent of PFOA contamination downgradient of well MW-102, the extent of cadmium contamination downgradient of well MW-104, and the extent of PFOS contamination downgradient of well MW-105 are data gaps. Upgradient well MW-101 did not contain concentrations of chemicals of concern above applicable AGQS. Given the limited groundwater data and monitoring network available, the sources of PFAS and cadmium contamination at the site is unknown.

Based the analytical results and observations made during this TBA, KGSNE recommends the following:

- Additional soil delineation south and west of SB-05 and TP-208 is recommended to determine the extent of impacted soils in the vicinity.
- An evaluation of sludge characteristics and volume is recommended to determine the volume and appropriate management of paper mill sludge to be remediated from the former sludge disposal area.
- Additional groundwater monitoring is recommended to confirm the presence and concentrations of dissolved contamination beneath the Site and to determine if additional monitoring well installations are necessary for anticipated long-term monitoring needs.
- In general, future reuse and redevelopment of the Site should consider the presence of identified contaminants to assure proposed redevelopment is suitable for existing conditions or to mitigate existing conditions that could pose risk with alterations in Site use.



Notes:

1. Locations of site features depicted hereon are approximate and given for illustrative purposes only.

- Soil Boring
- Test Pit
- Monitoring Well
- Sludge Disposal Area
- Proposed Riverfront Park Feature
- Site Outline
- Parcel Boundaries

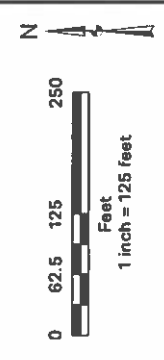


FIGURE 2

SITE PLAN RIVERFRONT PARK LINCOLN, NEW HAMPSHIRE	
PREPARED BY: KH	CHECKED BY: JL
PROJECT NO. 093203 200	DATE: JULY 2022



