

TOWN OF WALPOLE
ABCA/RAP PUBLIC MEETING
Central Plating Site Cleanup, Walpole, NH
October 14, 2020

CALL TO ORDER: Mrs. Peggy Pschirrer, Town Project Director (TPD), Walpole, NH, called this ABCA/RAP Public Meeting to order at 11:00 am via a Zoom meeting.

WELCOME & INTRODUCTIONS:

Mrs. Pschirrer advised the purpose of this meeting is to seek public comment on the Draft Analyses of Brownfields Cleanup Alternatives/Remedial Action Plan for the former Central Plating in Walpole, NH. She is the Project Director for this project. This meeting was duly advertised in the Keene-Sentinel on October 7th, 2020, and it has also been on the local website, the Walpolean, and it has been posted in the usual places that include outside the Walpole Post Office and in the Walpole Town Hall. This meeting is being recorded. This is a required meeting. They have met in the past with the abutters to this property.

Mrs. Pschirrer identified the people attending this meeting: Steve Rickerich (Professional Geologist with Ransom Consulting LLC out of Portsmouth, NH); Jay Johonnett, P.E. (Project Manager/Project Engineer with Ransom Consulting); J.B. Mack (Southwest Region Planning Commission); Michael McCluskey (NH Department of Environmental Services); Joe Ferrari (EPA representative from Boston); Raynie Laware (Executive Director of the Walpole Foundation; an abutter); Katie Dearborn (Branch Manager of Mascoma Bank; an abutter); Mark Houghton (Director of Walpole Water & Sewer Department); Alicia Flammia (Chair –Walpole Conservation Commission); Sue Fillian (Walpole resident); Sarah Downing (Manager of Administration); Regina Borden (Recording Secretary)

OVERVIEW OF PROJECT HISTORY AND FUNDING:

This property is the old Central Plating site that is land-locked by two properties in the center of Walpole. On January 30, 2019 they applied for an EPA Grant that was granted to Walpole for \$500,000.00 on June 6th, 2019. The EPA granted our waiver for \$100,000.00 match. Therefore, that is the reason for receiving this full amount. The DES also granted Walpole \$100,000.00 which will come toward the end of this clean-up to cover soil disposal costs, with the intent being that the DES funds are supplementary to the EPA funds. The Town has an escrow account in the amount of \$175,000.00. When the Town bought the property on July 3rd, 2019, for \$1.00 they were given the \$175,000.00 from the seller to pay for some of the basic costs; to help them manage this property in the future for testing, monitoring, etc.

BRIEF REVIEW OF PRIOR ENVIRONMENTAL ASSESSMENTS:

Mrs. Pschirrer turned this meeting over to Mr. Steve Rickerich who will do a brief review of prior environmental assessments. Mr. Rickerich advised they started working with the project in 2016 and have continued through today. He prepared the “Draft Analyses of Brownfields Cleanup Alternatives/ Remedial Action Plan” (ABCA/RAP) dated October 14, 2020, that was displayed on a screen. Mr. Rickerich thanked the Town of Walpole for allowing them to work on this project with them.

Mr. Rickerich indicated on the map that this property is shown as Lots 65 and 66 - .279 acres. He pointed out where the former industrial building was and where the current building is on the site. Quite a bit of work had been done on this property. In July 2006, Stantec did some work for the owner as Phase I Environmental Site Assessment (ESA). In December 2013, Sanborn, Head & Assoc, Inc. (SHA) did some work for a prospective purchaser as Phase I ESA and Phase II ESA. In January 2016, Ransom Consulting, Inc. continued Phase II ESA work for Southwest Region Planning Commission/Town – U.S. EPA Grant.

** Mrs. Pschirrer announced that uninvited people have disrupted our Zoom meeting. After several minutes, the Town was able to cancel this meeting at 11:20 am and start a new Zoom program that was called to order by Mrs. Pschirrer at 11:32 am. **

Mr. Rickerich pointed out that In October 2017, SHA prepared a Data Transmittal for Groundwater Sampling PFAS (per- and poly-fluoroalkyl substances) for the NH DES. In February 2018, Ransom did Limited Subsurface Investigation for the Owner’s Estate. In April 2018, Ransom did Phase II ESA & ABCA / RAP for the SWRPC/Town – U.S. EPA BF Grant. In October 2018, Ransom did Phase I ESA for the SWRPC/Town – U.S. EPA BF Grant.

The U.S. EPA Cleanup Grant was Awarded Spring 2019. Qualified Environmental Professional (QEP) selected & contracted in December 2019. In September 2020, Ransom did a PFAS Assessment Mascoma Bank Property for the Town – funded through the escrow account established during the sale of the Central Plating property. In September 2020, Ransom did a Draft Remediation Pre-Characterization & ABCA/RAP for the Town – U.S. EPA BF Cleanup Grant.

On the 1990 Process Diagram, Mr. Rickerich pointed out where the wastewater building was; it had a number of sumps set-up to receive wastewater. In the industrial building they had a chromium plating line, nickel plating line and copper plating line. According to Mr. Rickerich, Mr. McCluskey went through some DES files and identified a 1997 diagram showing that a Teflon coating was being used. Teflon was apparently a coating for the fabricated products. Teflon is known to contain PFAS. In 2013, SHA conducted a Phase I and II. Some borings were advanced and monitoring wells were installed. SHA found a number of contaminants associated with the local gas station in groundwater and soil. Metals were also found in the groundwater.

Mr. Rickerich explained that the symbology of the maps. Mr. Rickerich explained the graphs he displayed: “Site Plan”; “Chromium in Soil – Cross-Sections”; “Chromium in Groundwater”; “Nickel In Groundwater”; “Inferred Groundwater Flow”; “1990 Process Diagram”; “2013 Phase II ESA”; 1997 Process Diagram”.

The Chromium in Soil – Cross-Sections. East to West. The green color is higher concentrations of chromium and pink are the lower concentrations around the former plating line.

In the area of the Wastewater Pre-Treatment Building sumps, historically some of the sump water was discharged to the ground within the sumps (see the report in 2006) and is inferred to have impacted soils beneath the sumps.

In their most recent work, Ransom looked at PFAS. PFAS was probably used in chrome plating in the late 1990s-to-2000. Likely, as the plating baths over-flowed and wastewater with PFAS got to the floor it impacted the soils and groundwater as well.

However, the highest concentrations of PFAS were to the north end of the building around a former vent. The concentration detected in soils in that area met the human contact exposure standards that DES has established for PFAS. Ransom also found PFAS in soils on the Mascoma Bank property, but meeting State standards. They also found it in the chrome plating area, but it also meets DES exposure standards.

Summary of Conceptual Model and Contaminant Distribution:

The “Chromium in Soil” figure: East-to-West across the chromium plating line – the green is the higher impact soils, and the pink are the lower impact soils. There is a clay layer beneath the site around 12-to-17 feet below grade. The contamination pretty much stops at the clay layer. The green area on the left is the Mascoma Bank green strip that abuts the site.

The Inferred Groundwater Flow and Chromium in Groundwater figure: Groundwater is inferred to flow East to West toward the Connecticut River. This is pretty consistent with historical interpretations. Chromium is in the groundwater some contaminants are migrating westerly. Nickel is also present in groundwater although Ransom has not seen high concentrations of nickel in the soil. The nickel-plating line was in the middle part of the building, near the chrome plating line. There have been several sampling rounds for PFAS in groundwater.

DES has recently changed the Ambient Groundwater Quality Standards for PFAS compounds: the standards are a lot lower. There are more exceedances of the standards than reported previously. Suspect sources of the PFAS are the chrome plating line, the Teflon tank/former industrial building vent area (north end of building), and possibly the use of AFFF (firefighting foam) on an underground storage tank fire. AFFF contained PFAS. This tank was located on the bank property. PFAS impacts associated with this potential source are relatively low (but exceed the standard for one compound).

PURPOSE OF THE ABCA/RAP:

The purpose of which is to protect human health and the environment from impacts associated with known or suspected releases of hazardous substances from the Central Plating, Inc. operations, which when implemented will aid in the redevelopment and productive reuse of the site property.

CRITERIA & ALTERNATIVES:

Mr. Rickerich explained they looked at the following Decision Criteria: 1) Overall Protection of Human Health and the Environmental; 2) Technical Practicality; 3) Ability to Implement; 4) Reduction of Toxicity, Mobility and Volume; 5) Short Term Effectiveness; 6) Resiliency to Climate Change Conditions; 7) Preliminary Costs. The three Alternatives were: 1) Monitored Natural Attenuation (with surface soils removal for paving) (scored 70 points in a weighted evaluation of criteria); 2) Excavate and Dispose of Soils with SRS Exceedances (scored 82 points); and 3) Excavate and Dispose of Soils to Reduce Leaching Potential, Manage Soils in Place (scored 59 points). (Mr. Rickerich noted that this project is not affected by climate change and is not an area susceptible to flooding.) The highest total was for Alternative No. 2 “Excavate and Dispose of Soils with SRS Exceedances” (82 points).

ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES (ABCA)/REMEDIAL ACTION PLAN (RAP):

- Wastewater Pre-Treatment Building Abatement & Demolition (asbestos, sumps, universal wastes). Proposed on -site re-use of concrete as processed material.
- Soils with contaminant concentrations – SRS: excavate, stockpile, test, dispose.
 - Dust control measures during excavation, loading.
 - Use of XRF for real time data to guide excavations;
 - Lab testing for excavation limits;
 - PFAS impacted soils co-located with chromium soils will be removed & disposed of.
- Backfill will be placed to support the re-use plan and will include placement of processed concrete, and near-surface stripped soil (some with PFAS meeting exposure standards) in the plating area excavation.

COST SUMMARY:

Summary of estimated remediation costs for excavate and dispose of soils with soil remediation standard exceedances alternative: Excavate and Dispose of Soils with SRS Exceedances: H B M Abatement & Demolition \$62,500; Soil Excavation \$250,635; Monitoring for 15 years - \$81,697; Engineering –

Design, Oversight \$74,900; Programmatic Costs - \$30,000 – Subtotal is \$499,732. The contingency of 20% is \$99,946. Estimated Total is \$599,678.00. There will be actual cost estimates when the project

goes out for bid. This is the cost to clean it up and monitor. The grant itself does not cover the monitoring costs. The escrow account would cover most of these costs. Some of the soils will be considered hazardous waste; some may be able to be disposed as non-hazardous waste. If all site soils budgeted for excavation are disposed as hazardous and contain PFAS, then estimated disposal cost increases by \$160,000.00. The cost of the entire project is about \$760,000.00. What they have learned since their original estimates is that some of the soil at the Mascoma Bank needs to get cleaned up. This is included in this estimate. It added about 80 tons to the volume/mass. We are still in pretty good shape from a budgeting perspective.

In the wastewater treatment building, there is asbestos glazing in the windows but not a lot of material. Also, the concrete in the sumps walls is considered to be hazardous waste plus the wood grates in this area. Other miscellaneous items need to be taken care of; examples are the thermostat, fluorescent lights, heating tank and system, etc. That will need to get taken care of before the building gets demolished. They are proposing to re-use the concrete in the slab floor as fill. There is some PFAS, but it is at a low concentration; it will be placed above the water table. They have a protocol for how they do this.

SCHEDULE:

- Finalize ABCA/RAP – early November;
- Project Specifications – December;
- Bid Solicitation – December/January;
- Remedial Implementation – Spring/Summer 2021;
- Project Duration (subject to contractor means and methods).

Mr. Rickerich advised they have started the project specifications. The DES and EPA will make comments on that. They will go out to contractors in January 2021 and the Remedial Implementation Plan will probably be next spring/summer when the water table is lower (i.e. likely summer). The time the project will take is up to the contractor. They expect the demolition, excavation, etc. can probably be finished in two-to-three weeks, but overall, the project could be one-to-two months.

PUBLIC COMMENTS & QUESTIONS:

Groundwater: Mark Houghton asked how they will manage groundwater during excavation. Mr. Rickerich replied that they do not expect there will be a lot of groundwater generated during the process. Soil contamination extends two-or-three feet into the groundwater table. The onus will be on the contractor to manage that and he can achieve that. Ransom understands that Mr. Houghton does not want that water going through the Town's wastewater system. It will not be an option in the specifications.

Mark Houghton asked if they are excavating the PFAS on the Mascoma Bank site. Mr. Rickerich said the only PFAS that will be disposed of for the site is where they are removing chromium-impacted soils.

Mrs. Pschirrer reported that all the reports are available at the Town Hall. Mr. Rickerich mentioned that emails with comments can be sent to Mrs. Sarah Downing at the Walpole Town Hall. Mr. McCluskey and Mr. Ferrari will submit their comments to Ransom regarding the draft ABCA/RAP. Comments made by the Town and public will be reviewed and addressed. Minutes of this meeting will be posted.

TOWN OF WALPOLE FUTURE PLANS:

Mrs. Pschirrer advised that once this property is cleaned-up they will go to the Town with a Warrant Article, hopefully in March 2022, for the Town to pay for a new parking lot in this space. They expect they will be able to park 40 cars in the new parking lot. There will be at least 4 electric charging stations.

There will be a green space where the building is now with benches, trees, and shrubs. If public transportation becomes available, it will be a perfect pick-up spot. This land-locked space is now surrounded by commercial buildings and residential, either single family homes or multiple apartments, most of which are owned by the Walpole Foundation. They will all be happy to see this cleaned-up and taken care of. Many tenants have no parking spaces now. It is much needed by the Town. Walpole is an aging Village with over 1,000 people over the age of 60; they do not walk as much.

Mrs. Pschirrer thanked everyone for attending this meeting, their patience, and comments.

ADJOURNMENT: Mrs. Pschirrer closed this Public Meeting at 12:24 PM.

Respectfully submitted,
Regina Borden, Recording Secretary