

**ENVIRONMENTAL SITE ASSESSMENT
PHASE 1
ASTM E1527-13**

For

**149 PARK STREET
NORTHFIELD TAX MAP U09, LOTS 1F AND 1G
NORTHFIELD, NEW HAMPSHIRE**

Prepared For:

**TILTON-NORTHFIELD FIRE DISTRICT
12 CENTER STREET
TILTON, NEW HAMPSHIRE 03276-5004**

September 17, 2019

Prepared By:



**NORTHPOINT
ENGINEERING, LLC**

Civil Engineering / Land Planning / Construction Services

119 Storrs Street, Suite 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

Project No. 16008.2

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TABLE OF CONTENTS

	Page
1.0 INTRODUCTION	1
2.0 SITE DESCRIPTION	1
2.1 Site Vicinity	1
2.2 Site Grounds and Buildings	1
2.3 Water Supply System.....	2
2.4 Sewer System.....	2
3.0 SITE HISTORY	3
3.1 Town of Northfield / Merrimack County Registry of Deeds Records.....	3
<i>Table 1 – Property Ownership History.....</i>	<i>3</i>
3.2 Aerial Photographs and Historic USGS Maps.....	4
3.3 Other Sources.....	4
4.0 ENVIRONMENTAL SETTING	4
4.1 Geologic, Hydrologic, and Topographic Conditions.....	4
4.2 Storm Water Drainage	4
5.0 RECORDS REVIEW AND BACKGROUND INFORMATION.....	5
5.1 Database Review.....	5
5.2 Local Records Review	7
5.3 Previous Environmental Investigations	7
6.0 ENVIRONMENTAL IMPACT ASSESSMENT	7
6.1 Hazardous Materials Management	7
6.2 Waste Management.....	7
6.3 Personnel Interviews	8
7.0 CONCLUSIONS.....	8
8.0 EXCEPTIONS / DEVIATIONS	10
9.0 RECOMMENDATIONS	10
10.0 LIMITATIONS.....	11

APPENDICES

Appendix 1: Limitations and Professional Qualifications

Appendix 2: Location Map, Tax Map, Tax Card, FEMA Map

Appendix 3: Site Photographs, Aerial Photograph, USGS Maps, Soil Survey Map,
Sketch of observed waste

Appendix 4: Deed research notes, Property Deeds

Appendix 5: NHDES GIS Database Results

Appendix 6: Property Questionnaire, Emails from NHDES

1.0 INTRODUCTION

At the request of the Tilton-Northfield Fire District (TNFD), Northpoint Engineering, LLC has completed a Phase I Environmental Site Assessment (ESA) investigation for the Site as described below:

Physical Address: 149 Park Street

Town and State: Northfield, New Hampshire

Tax Map and Lot Number: Tax Map U09, Lots 1F and 1G

Client: Tilton-Northfield Fire District

Contact Phone: (603) 286-4781

This ESA has been completed following American Society for Testing and Materials (ASTM) Standard E-1527-13 - *Standard Practice for Environmental Site Assessments: Phase I Site Assessment Process*. Information presented in this ESA report is subject to the limitations included in **Appendix 1**.

A Site Location Map, based on the 7.5-minute Northfield, NH Quadrangle (United States Geological Survey), is included in **Appendix 2**. A map created from the Town of Northfield online GIS map is included in **Appendix 2**.

2.0 SITE DESCRIPTION

Northpoint Engineering conducted a Site visit on April 17, 2019. The purpose of the visit was to assess the Site grounds and buildings for possible environmental issues. A Site Location Map indicating the relative location of the Site is included in **Appendix 2**.

2.1 Site Vicinity

The Site is located south of the center of Northfield, New Hampshire, on the west side of Park Street. Surrounding properties are primarily municipal. The Site is zoned Commercial/ Industrial. Interstate 93 is located approximately 750 feet to the southeast. Site topography, and topography in the vicinity of the Site slopes downward to the west. Williams Brook is located to the west of the site, and discharges to the Winnepesaukee River approximately 2,900 feet northwest of the Site.

2.2 Site Grounds and Buildings

The Site consists of two parcels of land covering approximately 2.2 acres. Access to the property is from Park Street. One main building is located on the Site, as well as auxiliary buildings.

The fire station on site is a secondary fire station which houses vehicles and equipment used by the Tilton-Northfield Fire District. Minor vehicle maintenance is performed on-site, such as maintaining tire pressure or removing, painting, and reinstalling equipment racks on vehicles. A shed behind the fire station is used to store pipes, fittings, and other hardware. Some empty oil tanks were observed stored to the west of the fire station building. No evidence of petroleum spillage was observed in the vicinity of the tanks. A fire training facility is located to the south of the fire station. Tilton-Northfield Fire District Chief Michael Sitar, who gave a tour of the site, said that firefighting foam has never been used at the site.

An asphalt parking lot is located directly adjacent to the north side of the fire station. This parking lot also serves the highway department garage to the north. An asphalt driveway connects the east side of the fire station to Park Street. To the west and south of the fire station, the site is mostly lawn. No staining or distressed vegetation was observed.

The fire station is heated using a natural gas burner. Natural gas and electricity are supplied to the site as utilities. Small amounts of cleaning supplies are stored in the fire station restroom and in a closet, and material safety data sheets (MSDS) are kept on site for the cleaning supplies. Gasoline for chainsaws and other tools is stored in containers in a metal cabinet in the fire station. Tanks of compressed air are stored in the fire station. No evidence of chemical spillage was observed.

The parking lot to the north is drained by a catch basin. The discharge of the catch basin was not observed during Northpoint's site visit, but a survey plan prepared by Paul M. Darbyshire Associates and recorded at the Merrimack County Registry of Deeds on April 1, 2005 shows the catch basin discharging to the south, to a swale running along the west edge of the fire station site. Most of the rest of the site drains westerly by sheet flow to the swale, which discharges southerly to Williams Brook. Parts of Park Street likely discharge onto the Site. No evidence of chemical or petroleum spills was observed.

During Northpoint's site visit, town personnel indicated the location of what they believed to be a disused underground storage tank south of the fire station building and adjacent leachfield. According to town personnel, a horse put its hoof through the top of the tank a few years ago, and town personnel subsequently filled the tank in with soil.

During a site visit by Randall Shuey, Northpoint's wetlands scientist, to flag wetlands at the site, garbage was observed in the wooded southern portion of the site, which appeared to be a disused landfill. This raises the possibility that the adjacent landfill (see Section 5.1) extends further onto the fire station site than was previously believed. It also raises the possibility that the disused tank mentioned above is actually buried waste.

Photographs of the Site are included in **Appendix 3**.

2.3 Water Supply System

Municipal water is supplied to the property from a main located in Park Street.

2.4 Sewer System

Wastewater disposal for the Site is to the municipal sewer system, via an oil-water separator located directly to the west of the fire station. Wastewater is generated by sinks, toilets, and floor drains inside the fire station. A leachfield, which once served the fire station, is located directly to the south of the fire station. The leachfield is no longer in use.

3.0 SITE HISTORY

The following records were reviewed in order to gather information on Site history and past usage:

- ❑ Town of Northfield records
- ❑ Merrimack County Registry of Deeds
- ❑ Historic aerial photographs
- ❑ Historic USGS topographic maps
- ❑ New Hampshire Division of Historical Resources

3.1 Town of Northfield / Merrimack County Registry of Deeds Records

The Town of Northfield tax card lists the current owner of the property as Tilton-Northfield Fire District and lists the date of the fire station construction as 1986.

Deed research was performed at the Merrimack County Registry of Deeds by Joseph Wichert, LLS. The deed research found three parcels comprising the site, each with its own chain of title. All three currently belong to the TNFD. Two parcels comprising the eastern part of the site, adjacent to Park Street, appear to have been privately owned by individuals or families before being transferred to the TNFD. The parcel comprising the western part of the site was deeded to the TNFD by the Town of Northfield in 1980, and a 50' wide strip at the western edge was deeded back to the Town of Northfield in 1984. Ownership history of the Site is summarized on the research note sheets provided by Joseph Wichert, LLS, and included in **Appendix 4**.

Further research was beyond the scope of this investigation.

A map created from Northfield online tax maps showing the Site is included in **Appendix 2**. A copy of the tax card for the Site is also included in **Appendix 2**. The property deeds are provided in **Appendix 4**.

3.2 Aerial Photographs and Historic USGS Maps

A historic USGS aerial photograph from 1981 was reviewed for the area of the Site. Interstate 93 and the Winnepesaukee River are visible in their current configurations. The photograph appears to show the highway department building and clearing surrounded by woods, but the photo is unclear due to low resolution. A detail of the 1981 aerial photograph is included in **Appendix 3**.

Historic USGS topographic maps from 1927, 1956, and 1987 were reviewed for the area of the Site. Maps from 1927 and 1956 show two buildings on the Site, possibly houses, near the road. The 1987 map shows only one of the buildings standing on the site, and shows the highway department garage to the north in its current configuration. The 1927 and 1956 maps show the surrounding area as a sparsely settled residential or agricultural area, with the downtown area of Northfield to the north. The 1987 map shows the downtown of Northfield expanding, so that the site is at the southern edge of the downtown area. Copies of the USGS maps for 1927, 1956, and 1987 are included in **Appendix 3**. The Location Map, utilizing the 2018 USGS map, is included in **Appendix 2**.

3.3 Other Sources

Historic Sanborn fire insurance maps were not available for the vicinity of the Site.

A search of the New Hampshire Division of Historical Resources (DHR) online database found no records related to the site.

4.0 ENVIRONMENTAL SETTING

4.1 Geologic, Hydrologic, and Topographic Conditions

Site and nearby topography slopes downward to the west toward Williams Brook, located approximately 200 feet west of the Site. Williams Brook discharges to the Winnepesaukee River approximately 2,900 feet northwest of the site.

The United States Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), Web Soil Survey map for the site identifies the fire station site as Champlain loamy fine sand, 0 to 3 percent slopes. Champlain is described as sandy outwash that is somewhat excessively drained. A copy of the Soil Survey Map is included in **Section 3**.

4.2 Storm Water Drainage

Stormwater from the parking lot and part of the fire station roof drains to a catch basin north of the fire station. A pipe from the catch basin is believed to discharge to a swale to the west of the fire station. The rest of the site drains westerly by sheet

flow to the swale, which discharges southerly to Williams Brook. Williams Brook is a tributary of the Winnepesaukee River, which is a tributary of the Merrimack River. The FEMA flood insurance map, included in **Appendix 2**, shows most of the Site being outside of the 500-year floodplain. The southernmost part of the site, which is wooded and undeveloped, is in the floodplain of Williams Brook.

5.0 RECORDS REVIEW AND BACKGROUND INFORMATION

5.1 Database Review

A query of the New Hampshire Department of Environmental Services Onestop GIS database of known contaminated sites was performed on April 10, 2019 and reviewed on June 25, 2019. Sites were queried within a certain radius based on the type of site, per ASTM standard E1527-13. Results of this query follow and are included in **Appendix 5**.

Registered Aboveground Storage Tank (AST) Sites:

No AST sites were identified on or adjacent to the subject Site.

Air Facility Site:

The nearest air facility site, the Tilton School, is located 4,900' to the north.

Hazardous Waste Generator Sites:

The fire station is identified as an inactive hazardous waste generator. Historically, waste generated was related to vehicle maintenance and included mineral spirits, chlorinated solvents, and waste oil. Hazardous waste generation at the site ceased in 2005.

The adjacent Northfield Highway Department garage is identified as an active hazardous waste generator. Waste generated is related to vehicle maintenance and includes gasoline and chlorinated solvents. DES records indicate that the highway department garage utilizes a used oil burner for heat.

Remediation Sites:

Forty-four remediation sites were identified within a 1-mile radius of the subject Site. Seven active sites were identified, and thirty-seven closed sites were identified. The Northfield highway department garage and landfill/ stump dump on adjacent properties are identified as active remediation sites. No other remediation sites are located adjacent to the site.

Groundwater monitoring is ongoing at the highway garage site related to historical petroleum releases from underground storage tanks. The plume of volatile organic compounds (VOCs) associated with the petroleum release is located to the west of the fire station site, off the fire station property. Groundwater flow direction in the vicinity of the plume is southerly to southwesterly, away from the fire station site. A

Periodic Summary Report prepared by the Nobis Group dated January 25, 2019 identifies a 3,000 gallon gasoline UST, removed in 1999, as the source of the VOC plume. A site plan included in the Periodic Summary Report shows the former 3,000 gallon gasoline UST located on the fire station site, at the west edge of the property. The site plan also shows a former 12,000 gallon UST and a former 10,000 gallon diesel UST on the fire station site, near the 3,000 gallon gasoline UST. A Groundwater Management Permit (GMP) was issued in 2001. Soil bio-venting was implemented as a remediation measure between 2003 and 2006. VOC concentrations show a generally decreasing trend, and the Periodic Summary Report concludes that vapor intrusion into buildings is unlikely. There is no water supply on site. The NHDES site number is 198704070.

The monitoring schedule under the GMP also includes monitoring related to the landfill/ stump dump on the adjacent property, which is located directly to the west of the fire station site. Per the Periodic Summary Report by the Nobis Group, part of the landfill appears to extend over the property boundary onto the west edge of the fire station site. Two monitoring wells and one piezometer associated with the monitoring program at the landfill are located on the fire station site, to the southwest of the fire station building, though they are not currently included in the sampling schedule. According to the Periodic Summary Report, landfill investigations, primarily hydrogeological, were performed between 1985 and 1991 by Dubois and King and IEP, Inc. The final hydrogeological study, by IEP in 1991, concluded that the stump dump's impact on local water quality was minor, and as a result, plans for closure were put on hold. Groundwater parameters related to the landfill have not exceeded Ambient Groundwater Quality Standards (AGQS) in recent years, but iron and chloride continue to exceed Secondary Maximum Contaminant Levels (SMCL). The Periodic Summary Report notes that groundwater chloride concentrations in the vicinity of the landfill have shown an increasing trend in recent years, and concludes that the increase is likely due to road salt stored in the sand/ salt shed located on top of the landfill cap. The NHDES landfill permit number is DES-SW-TP-014.

The Town of Northfield is identified in NHDES records as the responsible party for both the underground storage tank and landfill projects.

Solid Waste Disposal/ Landfill Sites:

One active solid waste disposal site, the Northfield Recycling Center, was identified within 0.5 miles of the site.

As described above, a landfill/ stump dump is located on the adjacent site, to the west of the fire station. A portion of the landfill appears to extend onto the west edge of the fire station site.

Registered Underground Storage Tank (UST) Sites:

NHDES records describe six USTs at the Northfield Highway Garage site at various times, which were used to store diesel fuel and gasoline. As described above, at least three of those tanks were located on the fire station site, including one that is believed

to have released petroleum to groundwater. All six of the USTs were permanently closed between 1991 and 2017. Most recently, a 12,000 gallon split-tank UST located at the fire station site was removed in 2017, with no impacts to soil or groundwater detected during the removal process.

5.2 Local Records Review

Files maintained by the Town of Northfield were reviewed for the Site, including the online tax map GIS service, tax cards, and a boundary survey available through the tax map GIS service. An on-site interview with Fire Chief Michael Sitar substituted for a review of the fire department's records.

5.3 Previous Environmental Investigations

Previous environmental investigations for the site include investigation of the adjacent landfill and UST closures, as described above.

6.0 ENVIRONMENTAL IMPACT ASSESSMENT

6.1 Hazardous Materials Management

Small quantities of cleaning materials and paint are used at the Site. Small amounts of fuel are stored in a cabinet in the fire station. No other chemicals are used on-Site.

Historically, hazardous materials such as solvents were used in vehicle maintenance at the fire station, and used motor oil was generated from vehicle maintenance activities. Due to the presence of floor drains which were likely once connected to the on-site leachfield, a possible pathway would have existed for solvent or petroleum impacts to soil and groundwater.

The closed USTs formerly located at the site have been removed, and petroleum impacts to groundwater in the vicinity have been delineated and are currently being monitored. The landfill adjacent to the site is also being monitored, but as described in Section 2.2, it is uncertain that the extent of buried waste has been fully delineated.

Direct assessment of the Site for asbestos-containing material, lead-based paint, mold, radon, or PCB-containing material or equipment was not conducted as part of this ESA.

6.2 Waste Management

Solid waste generated on-Site is disposed of in a dumpster at the Tilton-Northfield Fire District's main building in Tilton.

6.3 Personnel Interviews

Tilton-Northfield Fire District Chief Michael Sitar provided a tour of the Site.

The following personnel at NHDES were contacted for this ESA:

- Suzanne Connelly, Oil Remediation and Compliance Bureau, who is the project manager for the petroleum remediation project at the adjacent site.
- Don Watson, Solid Waste, regarding the landfill on the adjacent site.
- Matthew Jones, Oil Compliance and Enforcement Subsection Chief, regarding the possible disused UST south of the fire station.

Northpoint inquired with Suzanne Connelly of the Oil Remediation and Compliance Bureau as to whether test pits or borings should be performed in the vicinity of the site leachfield, given the potential historical pathway for solvent or petroleum impacts to the leachfield area. Her opinion was that test pits or borings were not warranted at this time, but that the Oil Remediation and Compliance Bureau should be notified if impacted soils were encountered during construction.

Regarding the adjacent landfill, Don Watson of the Solid Waste Management Bureau noted that the permitted landfill area overlaps with the proposed construction at the fire station site and that any changes to the landfill facility, such as construction on the landfill cap, would require an application to modify the existing landfill permit. The permit application would have to be approved before construction could begin. Mr. Watson recommended that Jaime Colby at NHDES be contacted regarding the permitting process.

Regarding the possible underground storage tank to the south of the leachfield area, Matthew Jones, Oil Compliance and Enforcement Subsection Chief, requested that the tank size and former contents be determined, if possible. Since the tank was previously unknown, its former contents cannot be determined. Mr. Jones recommended that someone from the NHDES Remediation Section be on-site for the tank closure, since the tank was previously unknown. A closure notification form would be required 14 days prior to closure. Tank closure must be overseen by an International Code Council certified individual who holds a U1 license for UST decommissioning.

Copies of email from NHDES staff are included in **Appendix 6**.

7.0 CONCLUSIONS

Based on a review of state and local files, interviews with local officials and personnel familiar with the Site, and observations made during the Site visit and investigation, Northpoint Engineering finds the following:

- ❑ The Site consists of three parcels of land covering approximately 2.2 acres. The property is located on the west side of Park Street in Northfield, New Hampshire. The property is owned by the Tilton-Northfield Fire District.
- ❑ Site topography slopes downward to the west. Williams Brook is located approximately 200 feet west of the Site.
- ❑ The Site drains via sheet flow to the west. Parts of the Site drain to a catch basin to the north of the building, which discharges to a swale west of the Site and ultimately to Williams Brook.
- ❑ Surrounding properties are primarily municipal.
- ❑ One main building, the fire station, is located on the Site. A small storage shed and a fire training facility are also located on the Site.
- ❑ Water, electricity, and natural gas are supplied to the Site. Sewage is discharged to the municipal sewer through an oil-water separator. Natural gas is used for heating.
- ❑ Small quantities of cleaning supplies and paint are used on-Site. A cabinet in the fire station contains gasoline for use with chainsaws and other tools. No chemical spillage was noted.
- ❑ The fire station building is adjacent to an asphalt paved parking lot to the north and a paved driveway to the east, with lawn to the south and west of the building. Vegetation on-Site appears healthy. Asphalt on-Site is generally clean and in good condition.
- ❑ According to the USDA Web Soil Survey, soils at the property are listed as somewhat excessively drained loamy sand.
- ❑ The Tilton-Northfield Fire District has operated a secondary fire station at the site for 33 years. Historically, the Site appears to have been residential, and two houses apparently stood on the site directly adjacent to Park Street.
- ❑ A search of the NHDES Onestop database was performed. A landfill/ stump dump is located directly to the west of the fire station and likely extends onto the fire station site. A VOC plume related to a former underground storage tank on the site is present to the west of the site. The landfill and the VOC plume are both active remediation sites.
- ❑ Previous environmental assessments performed for this site and the adjacent site include investigation of the underground storage tanks formerly located at the northwest corner of the site and ongoing monitoring of the petroleum release from one of the former USTs; and investigation and ongoing monitoring related to the landfill to the west of the fire station site.
- ❑ Recognized environmental conditions identified during the preparation of this report include the former presence of underground storage tanks at the northwest corner of the site; possible former pathway for petroleum or solvent impacts to the on-site leachfield; possible presence of an UST south of the fire station; and presence of a landfill extending onto the west edge of the site.

- ❑ Activity and use limitations identified during the preparation of this report include the Groundwater Management Permit and landfill permit as described in Section 5.1.

Northpoint Engineering has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the property at 149 Park Street. Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. This assessment has revealed evidence of recognized environmental conditions in connection with the property as described above.

New Hampshire RSA Section 147 holds the property owner responsible for the environmental quality of the Site and impacts to off-site properties. Based on these findings, Northpoint Engineering classifies the Site as having a **moderate risk from on-Site sources** (former USTs and disused leachfield) and a **high risk from off-Site sources** (the adjacent landfill).

8.0 EXCEPTIONS / DEVIATIONS

Historic Sanborn fire insurance maps and street directories were not available for the vicinity of the Site.

9.0 RECOMMENDATIONS

Based on the information obtained during this investigation, Northpoint Engineering makes the following recommendations:

- ❑ Due to the possibility of petroleum or solvent impacts to the former leachfield as noted above, the Oil Remediation and Compliance Bureau should be notified if evidence of impacted soil is discovered during construction.
- ❑ If the item believed to be an underground storage tank, located to the south of the fire station, is to be excavated during construction, the tank closure should be overseen by an ICC-certified individual who holds a U1 license for UST decommissioning. It is also recommended that someone from the Oil Remediation Section observe the excavation as well.
- ❑ An application to modify the solid waste permit for the adjacent landfill must be submitted to NHDES and approved before the proposed construction on the fire station site can begin.

The observations and conclusions made during this assessment are based on information provided to Northpoint Engineering and are not purported to contain all information relative to the Site. No warranties are provided for inaccurate or limited information provided to Northpoint Engineering.


10.0 LIMITATIONS

The report was prepared for the exclusive use of the Tilton-Northfield Fire District. This report is subject to the Technical Limitations presented in **Appendix 1** and any other limitations described within this report. Northpoint Engineering should be promptly notified if/when new data is available regarding environmental conditions of the Site, so that such data can be reviewed with respect to this report, and modifications can be made to the report as necessary. The qualifications of the environmental professionals drafting and reviewing this report are presented in **Appendix 1**.


I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR Part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Please feel free to contact either of the undersigned should you have any questions regarding this report, or require additional information.

Sincerely,



Jeffrey W. Lewis, P.E.
Principal Engineer
Northpoint Engineering, LLC



Cyrus Perron, E.I.T.
Project Engineer
Northpoint Engineering, LLC

Appendix 1

Limitations and Professional Qualifications

PROFESSIONAL QUALIFICATIONS

Mr. Jeffrey W. Lewis, PE., has a Bachelor of Science degree in civil engineering and is a registered professional engineer in the State of New Hampshire (#10420). He has over twenty-four years of diverse civil engineering consulting experience with over nineteen years of experience on sites and projects in New Hampshire.

Mr. Cyrus Perron, E.I.T., has a Bachelor of Science degree in mathematics and a Master of Science degree in civil engineering. He has seven years of experience in the fields of civil and environmental engineering, and has completed several environmental site assessments.

TECHNICAL LIMITATIONS

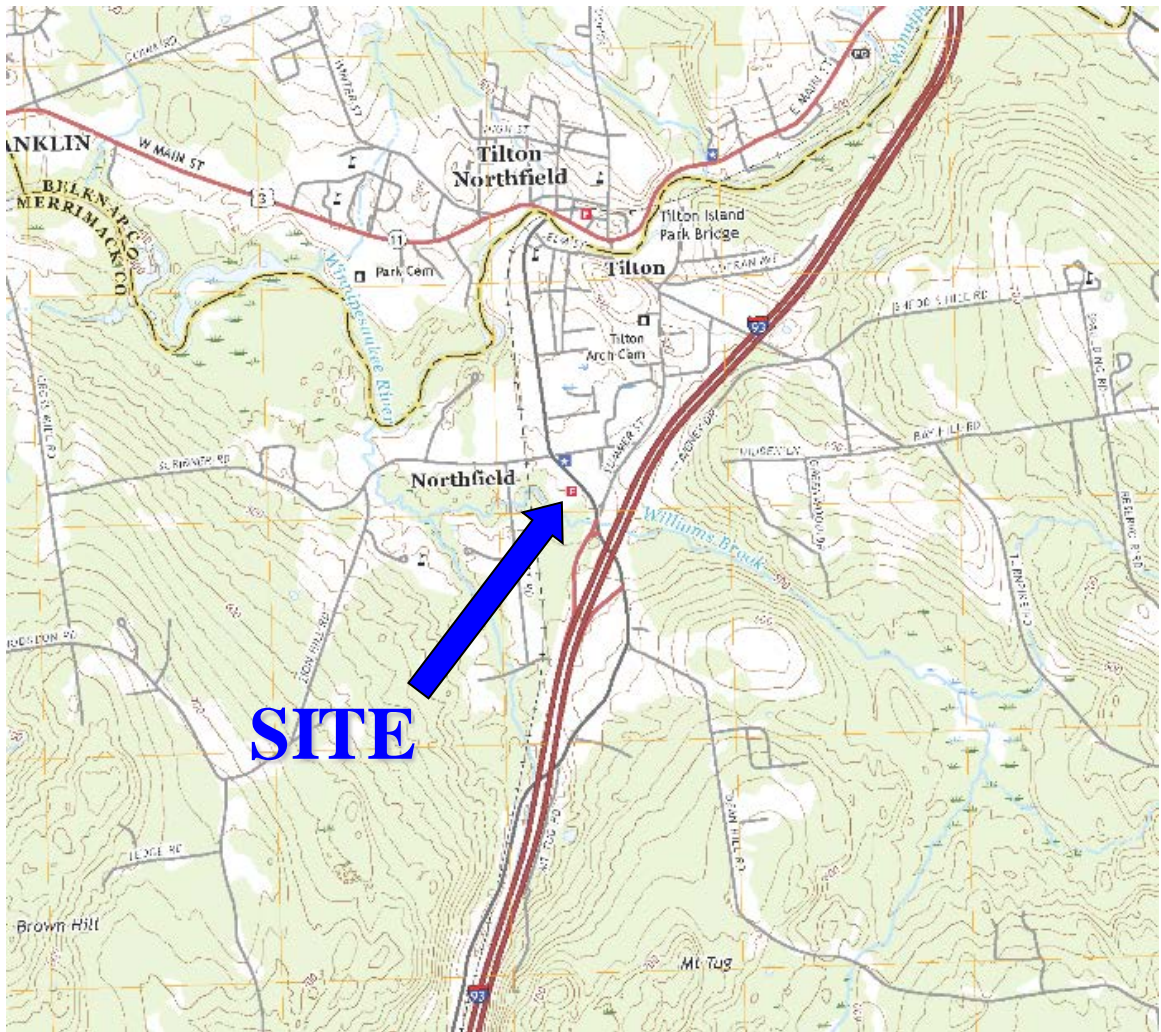
1. The purpose of this Environmental Site Assessment is to review the history and present physical characteristics of the Site with regard to releases of oil and hazardous materials. The report findings and conclusions are date specific, based on information obtained at the time of work. Site conditions may change, subsequent to the date of the report, and reliance upon data after such date is done at the sole responsibility of the reviewer.
2. The observations and conclusions made during this investigation are based on information provided to Northpoint Engineering, and are not purported to contain all information relative to the Site. No warranties are provided for inaccurate or limited information provided to Northpoint Engineering.
3. Unless specifically indicated within the Agreement, the scope of work did not address environmental sampling including, but not limited to:
 - Air quality unrelated to releases of hazardous substances or petroleum products into the environment,
 - Asbestos or lead paint,
 - Biological agents,
 - Cultural and historic resources,
 - Drinking water quality,
 - Ecological resources,
 - Endangered species,
 - Health and safety,
 - Industrial hygiene,
 - Mold,
 - Pesticides or herbicides,
 - Polychlorinated biphenyls (PCBs),
 - Radon,
 - Regulatory compliance,
 - Soil or groundwater,
 - Urea formaldehyde foam insulation, and
 - Wetlands
4. The Environmental Site Assessment was limited in scope and is intended for preliminary evaluation purposes. The work was performed in accordance with generally accepted engineering practices for this level of study. Environmental issues may be identified; however, in-depth evaluations are beyond the scope of the work. The technical report provided summarizes the findings. Northpoint Engineering does not make recommendations to purchase or not purchase the property, cannot guarantee the Site free of risk, and provides no warranty for later discovery of any environmental concerns not disclosed to Northpoint Engineering. No other warranty, expressed or implied, is made.

5. Property boundary surveys and compliance review with local zoning and land use regulations were not part of the scope of work. No attempt is made to determine the compliance of present or former owners or occupants of the Site with federal, state, or local environmental regulations.
6. The report has been prepared for the exclusive use of the Client, the lender, and the prospective title insurance company, for the subject Site, subject to the Technical Limitations and any other limitation described within the report. Use or reliance by any other party signifies agreement to the Technical Limitations. Northpoint Engineering should be promptly notified when new data is obtained regarding environmental conditions of the Site, so that Northpoint Engineering can review such data with respect to its report and modify its conclusions as necessary.

G:\Environmental\Environmental Site Assessment\Technical Limitations.docx

Appendix 2

Location Map, Tax Map, Tax Card, FEMA Map



Not to Scale

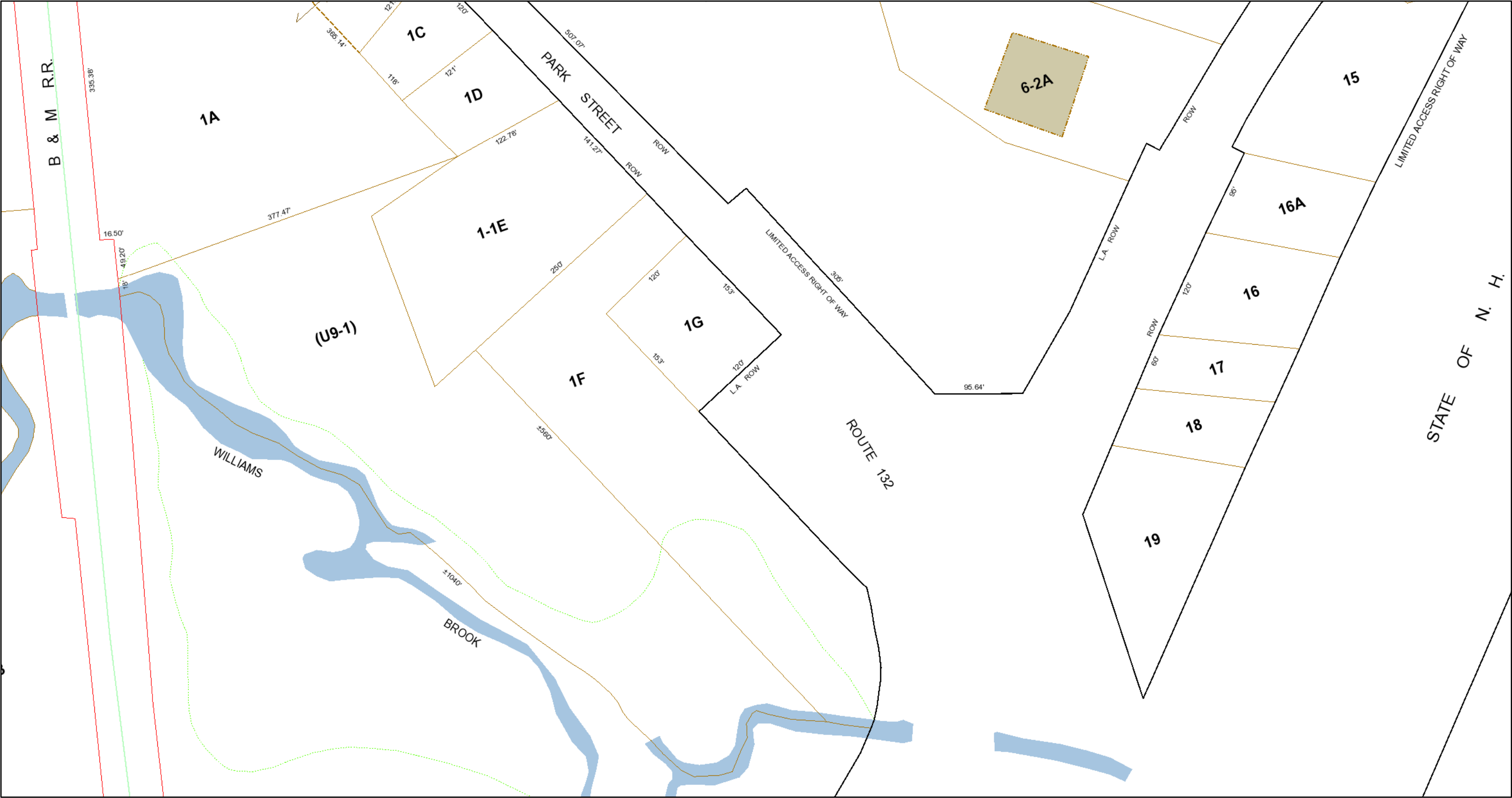
Map Based on USGS
Northfield, NH
7.5 Min. Quadrangle Map
2018

Site Location Map
149 Park Street
Northfield, New Hampshire

Northpoint Engineering, LLC
Project 16008.2 June 2019



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Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Property Card: 149 PARK STREET
Town of Northfield, NH



Parcel ID: U09-001G-000
PID: 000U0900001G000000

Owner: T-N FIRE DIST
Co-Owner:
Mailing Address: 12 CENTER STREET
TILTON, NH 03276

General Information

Map: 000U09
Lot: 00001G
Sub: 000000

Land Use: EXEMPT-MUNIC
Zone: C/I COM/IND
Land Area in Acres: 0.42
Current Use: N
Neighborhood: N-E
CU Frontage: 0
Waterfront: 0
View Factor: N

Assessed Value

Land: \$53,400
Buildings: \$274,500
Extra Features: \$29,100
Total: \$357,000

Sale History

Book/Page: -
Sale Date: 12:00:00 AM
Sale Price:

Building Details

Model Description: FIRE STN
Total Gross Area: 0
Year Built: 1986
Building Grade: AVG+10
Stories: 1 STORY

Condition: AVERAGE
Depreciation: 0
No. Bedrooms: 0
No. Baths: 2
Adj Bas: 0



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Property Card: 149 PARK STREET
Town of Northfield, NH



Parcel ID: U09-001F-000
PID: 000U0900001F000000

Owner: T-N FIRE DIST
Co-Owner:
Mailing Address: 12 CENTER STREET
TILTON, NH 03276

General Information

Map: 000U09
Lot: 00001F
Sub: 000000

Land Use: EXEMPT-MUNIC
Zone: C/I-SCOM/IND-S
Land Area in Acres: 0.165
Current Use: N
Neighborhood: N-Y
CU Frontage: 0
Waterfront: 0
View Factor: N

Assessed Value

Land: \$24,200
Buildings: \$0
Extra Features: \$1,000
Total: \$25,200

Sale History

Book/Page: -
Sale Date: 12:00:00 AM
Sale Price:

Building Details

Model Description:
Total Gross Area: 0
Year Built: 0
Building Grade:
Stories:

Condition:
Depreciation: 0
No. Bedrooms: 0
No. Baths: 0
Adj Bas: 0



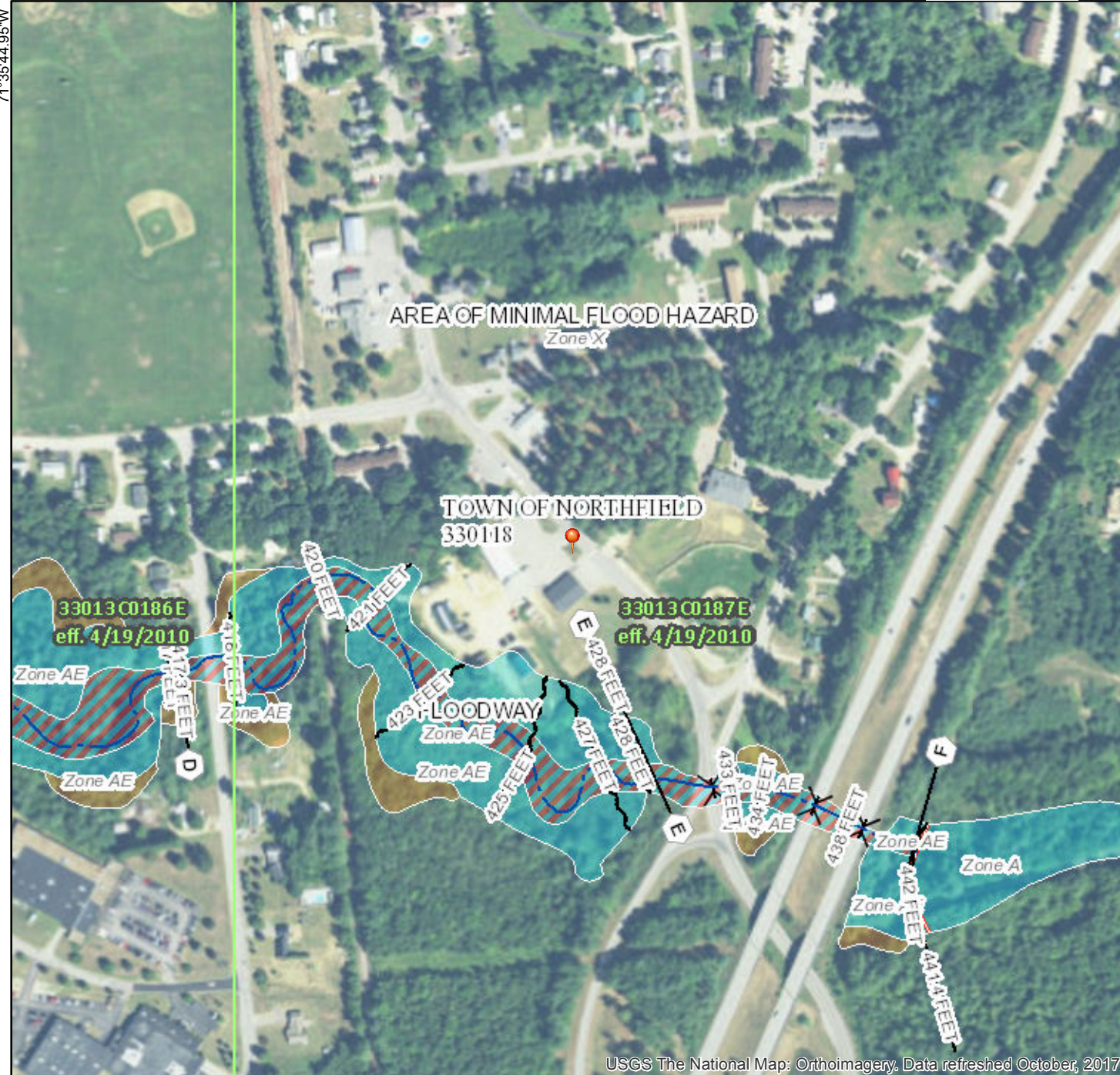
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National Flood Hazard Layer FIRMette



43°26'10.89"N



USGS The National Map: Orthoimagery. Data refreshed October, 2017.

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/10/2019 at 1:40:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

43°25'44.76"N

71°35'44.95"W

Appendix 3

**Site Photographs, Aerial Photographs, USGS Maps,
Soil Survey Map, Sketch of observed waste**



Picture 1: Street view of existing auxiliary fire station. (East side of building.)



Picture 2: North side of existing building.



Picture 3: West side of existing building. Proposed parking lot area is in foreground.



Picture 4: West of building, looking west. Shed at center to be demolished.



Picture 5: South side of existing building. Proposed parking lot area in foreground.



Picture 6: South of building, looking west. Proposed parking lot will include area of current training facility. Closed stump dump/ landfill is in background.



Picture 7: Interior of fire station. Floor drain is at center.



Picture 8: Closet with cleaning supplies. Floor drain at bottom.



Picture 9: Cabinet containing fuel for chainsaws and other tools.



Picture 10: Workbench, with painting in progress.

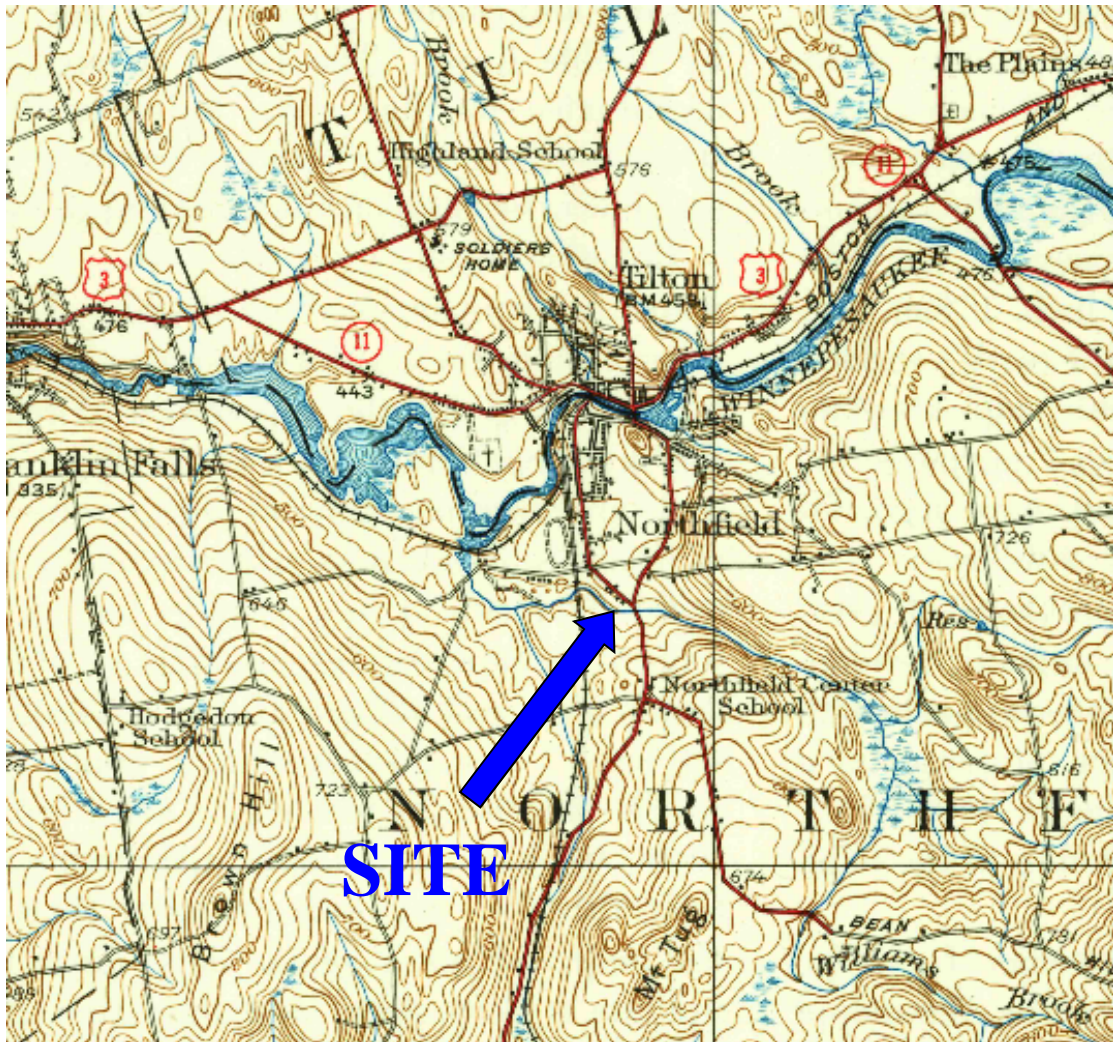


Not to Scale

Map Based on USGS
Aerial Photo
1981

**USGS Aerial Photo
Detail - 1981
149 Park Street
Northfield, New Hampshire**

Northpoint Engineering, LLC
Project 16008.2 June 2019



Not to Scale

Map Based on USGS
Penacook, NH
15 Min. Quadrangle Map
1927

USGS Topographic Map
Detail - 1927

**149 Park Street
Northfield, New Hampshire**

Northpoint Engineering, LLC
Project 16008.2 June 2019



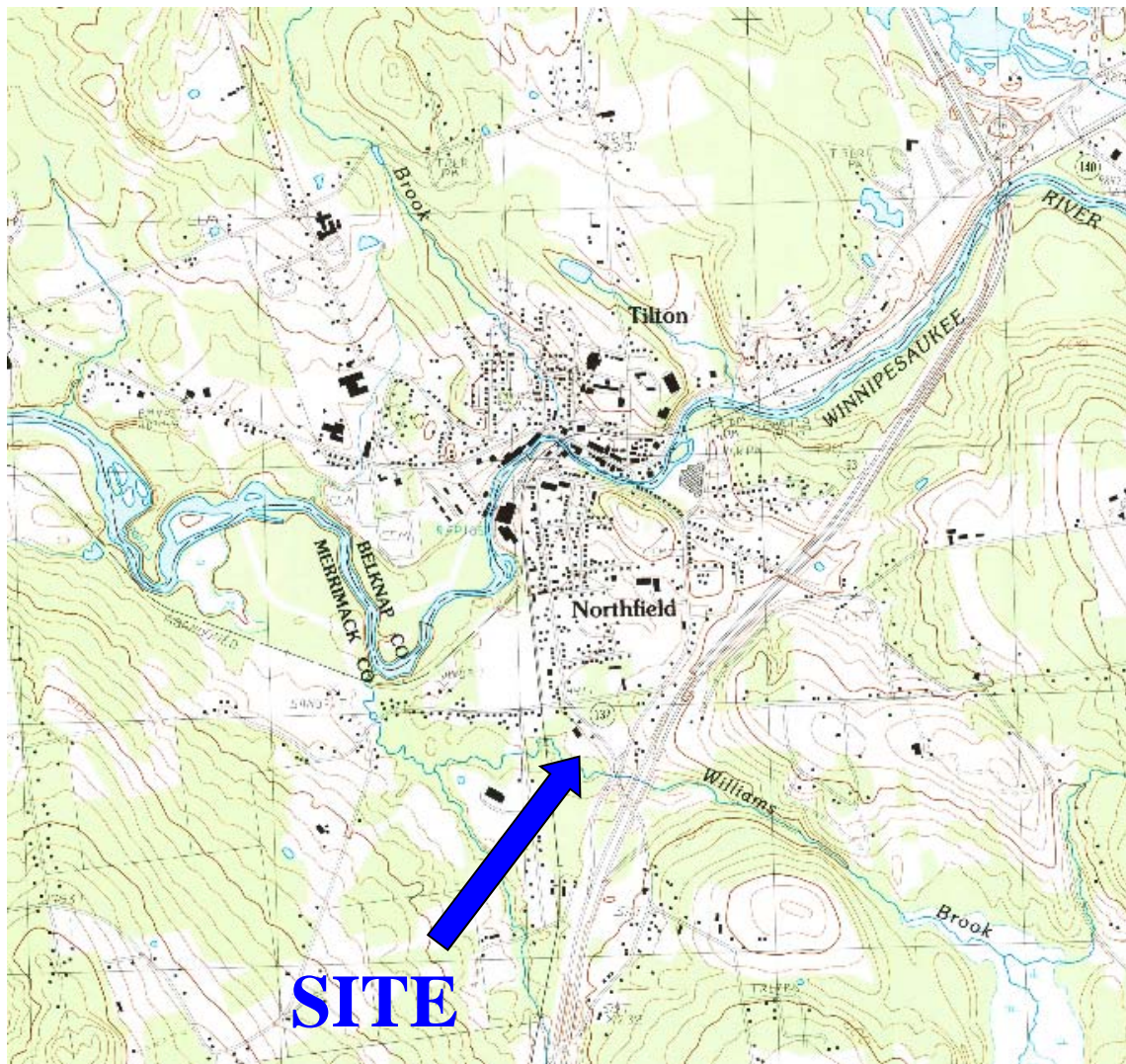
Not to Scale

Map Based on USGS
Penacook, NH
15 Min. Quadrangle Map
1956

USGS Topographic Map
Detail - 1956

**149 Park Street
Northfield, New Hampshire**

Northpoint Engineering, LLC
Project 16008.2 June 2019



Not to Scale

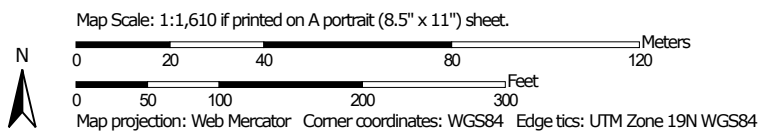
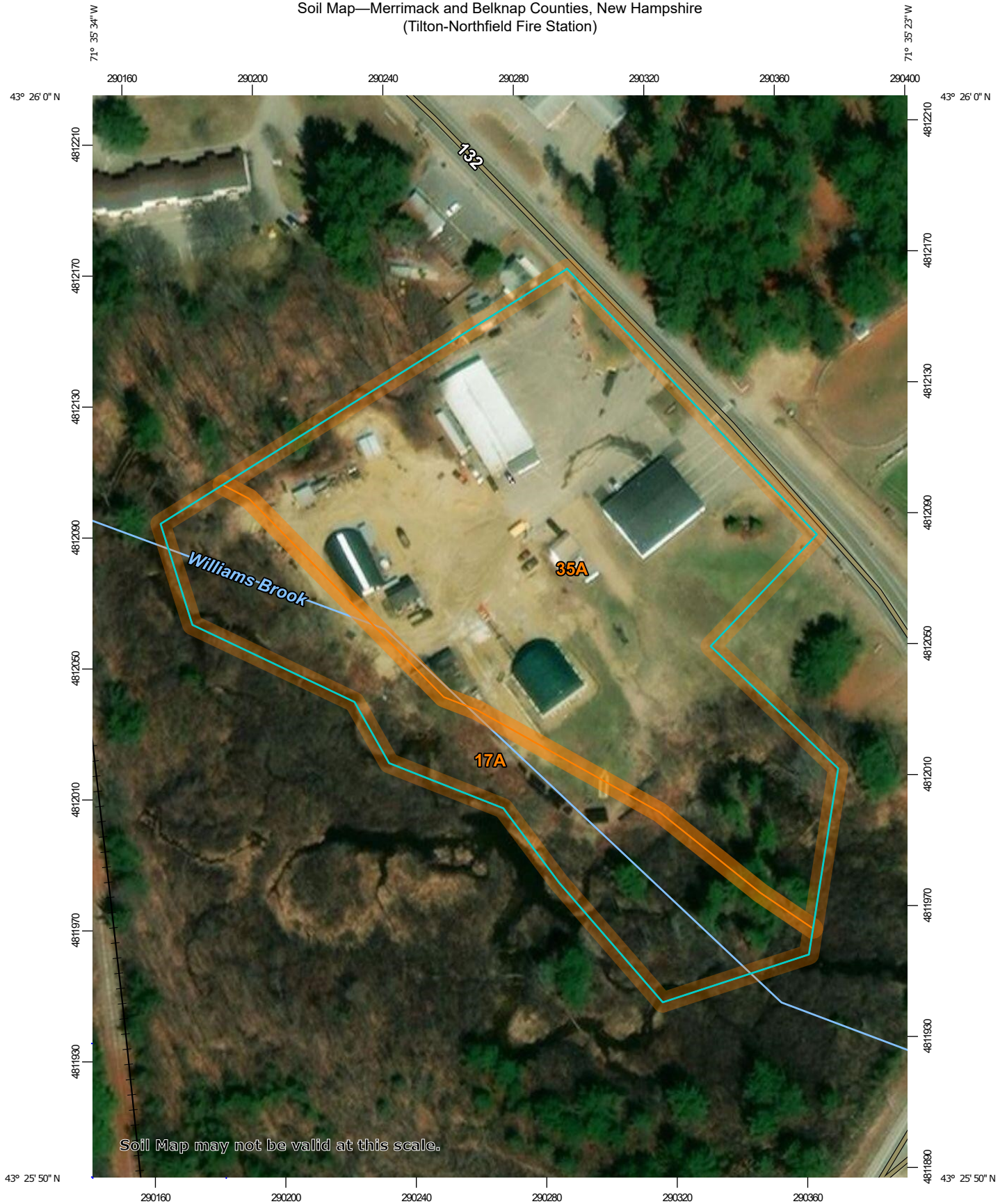
Map Based on USGS
Northfield, NH
7.5 Min. Quadrangle Map
1987

**USGS Topographic Map
Detail - 1987**

**149 Park Street
Northfield, New Hampshire**

Northpoint Engineering, LLC
Project 16008.2 June 2019

Soil Map—Merrimack and Belknap Counties, New Hampshire
(Tilton-Northfield Fire Station)



Soil Map—Merrimack and Belknap Counties, New Hampshire
(Tilton-Northfield Fire Station)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Merrimack and Belknap Counties, New Hampshire

Survey Area Data: Version 23, Sep 7, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 28, 2015—May 15, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
17A	Searsport-Chocorua-Naumburg complex, 0 to 1 percent slopes	1.8	28.6%
35A	Champlain loamy fine sand, 0 to 3 percent slopes	4.4	71.4%
Totals for Area of Interest		6.2	100.0%

Tilton / Northfield Fire Station

Legend

- Polygons
- State
- County
- City/Town
- NH 2015 1-foot RGB



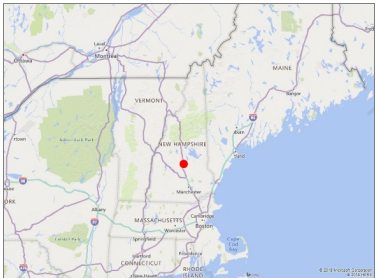
Map Scale

1: 1,000

© NH GRANIT, www.granit.unh.edu
Map Generated: 7/16/2019



Notes



Appendix 4

Deed research notes, Property Deed



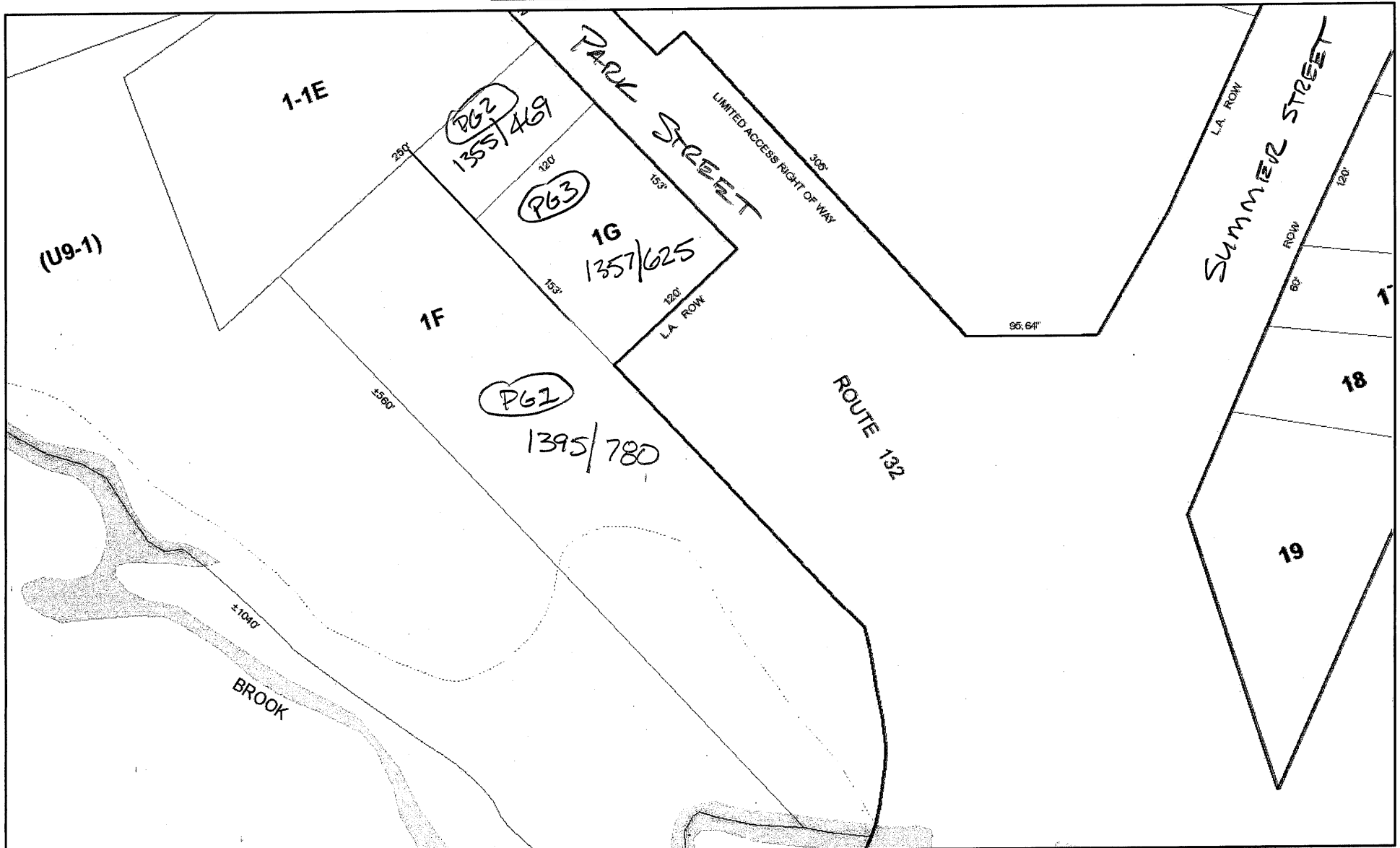
Northfield, NH



August 8, 2019

1 inch = 100 Feet

www.cai-tech.com



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BOUNDARY RESEARCH SHEET

PG. # 1 /

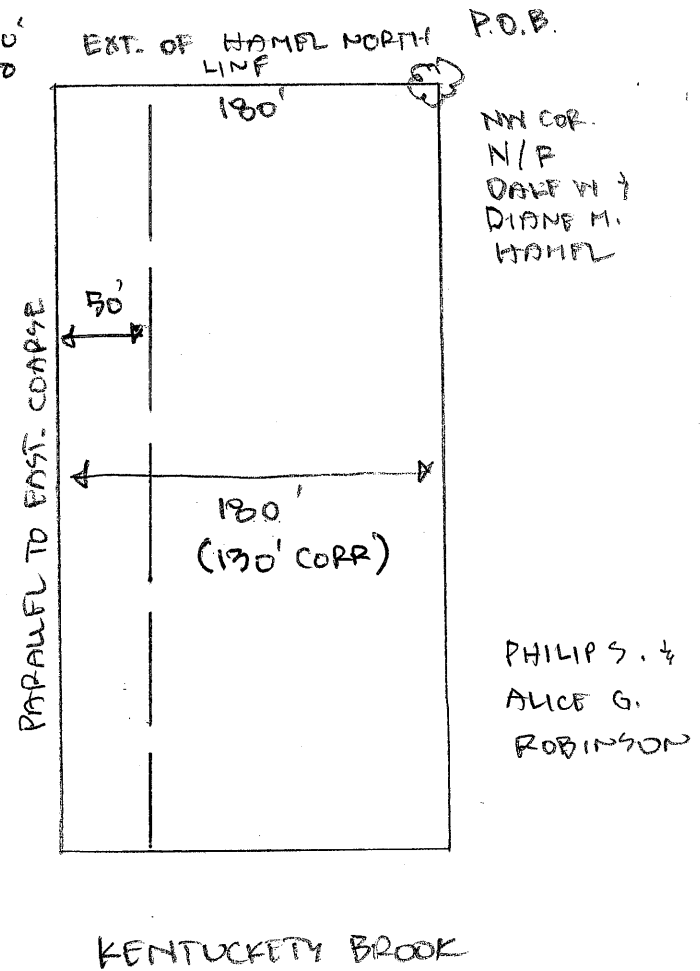
TAX MAP # U09

LOT # 1P

CURRENT OWNER:

REAR P/D

T-N FIRE DISTRICT	1464 / 890 8/8/1984	→ ONLY 50' BACK TO TOWN
NORTHFIELD SELECTMAN	1395 / 780 12/30/1980	→ PER 1974 VOTE
JOHN A. JAQUITH, P.O.A. HEIRS-AT-LAW OF JEREMIAH E. SMITH	440/14 PARENT TRACT 11/4/1918 <u>see</u> TRACT 2	



JOSEPH M. WICHERT, L.L.S.
LAND SURVEYOR & SEPTIC SYSTEM DESIGNER
(603) 647-4282 OR 736-8203

DESCRIPTION PLOTTED FROM V. P.

BOUNDARY RESEARCH SHEET

PG. # 2 /

TAX MAP # 009

LOT # 161

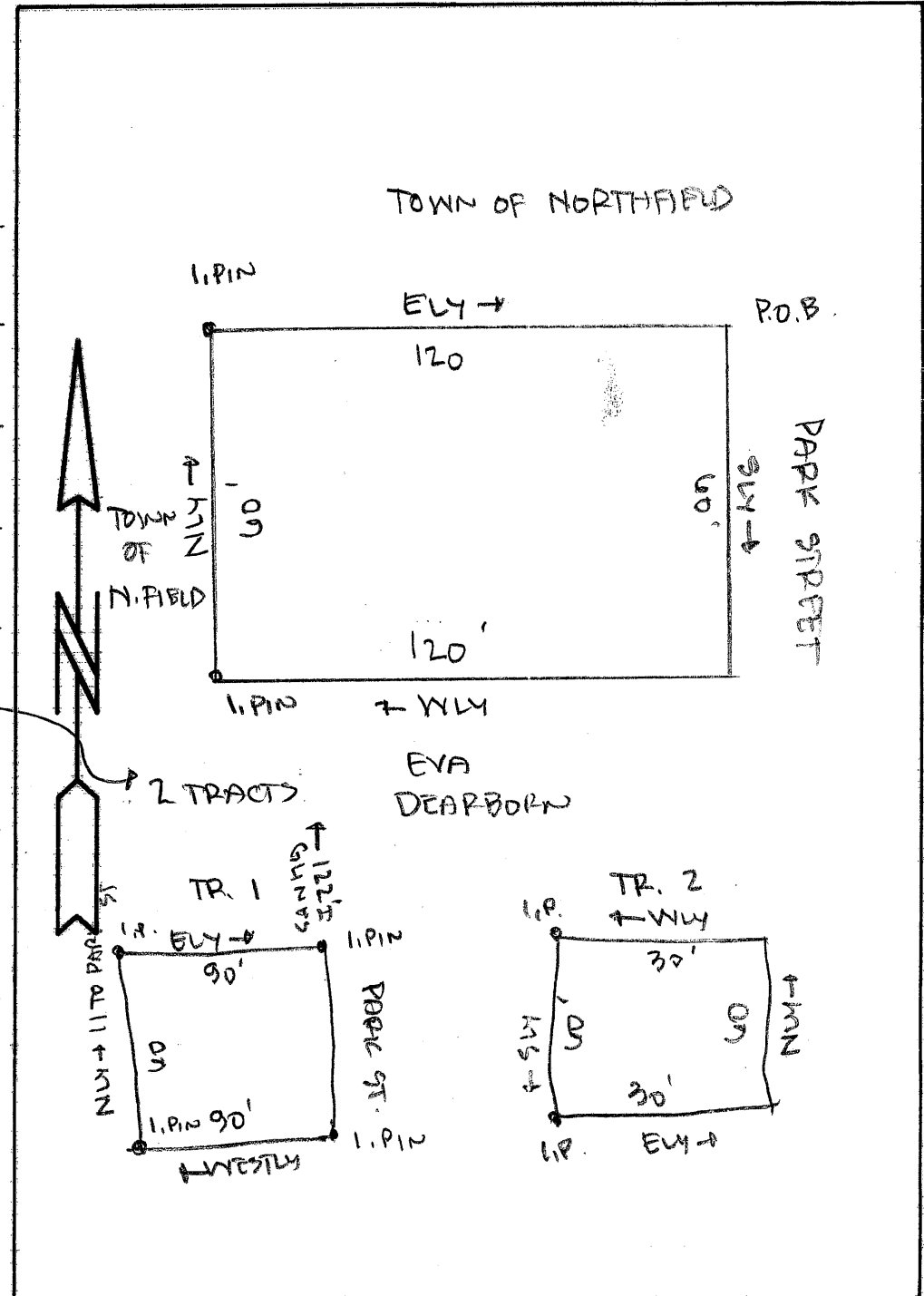
CURRENT OWNER:

FRONT 10 IF

T-N FIRE DISTRICT	
DALF W. DIANE M. HAMPL	1388 / 469 ✓ 8/29/1979
ROAUL ANDREA LEBLANC	1210 / 440 5/9/1974
CHARLES & DIANE HARRIS	1168 / 98 4/8/1973
ARMAND E. JACQUELINE LEBRECHT	1088 / 102 11/20/1970
GARY E. MARILYN A. LEBRECHT	1083 / 65 10/6/1970
ARMAND E. LEBRECHT (EST. OF HAZEL M. LEBRECHT)	1078 / 208 9/28/1970
OBE G. MORRISON	553 / 992 7/27/1937
	447 / 88 4/9/1920

JOSEPH M. WICHERT, L.L.S.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER
(603) 647-4282 OR 736-8203



DESCRIPTION PLOTTED FROM V. P.

BOUNDARY RESEARCH SHEET

PG. # 3 /

TAX MAP # 49

LOT # 1-G

CURRENT OWNER:

TILTON-NORTHFIELD
FIRE DISTRICT

1357/625

PHILIP & ALICE ROBINSON

9/26/1979

1063/371 Same

JOHN SEMOUR, ROBERT &
RUTHANN BRENTLEY

12/12/1969

1039/123 Same

EVA M. READ

10/17/1968

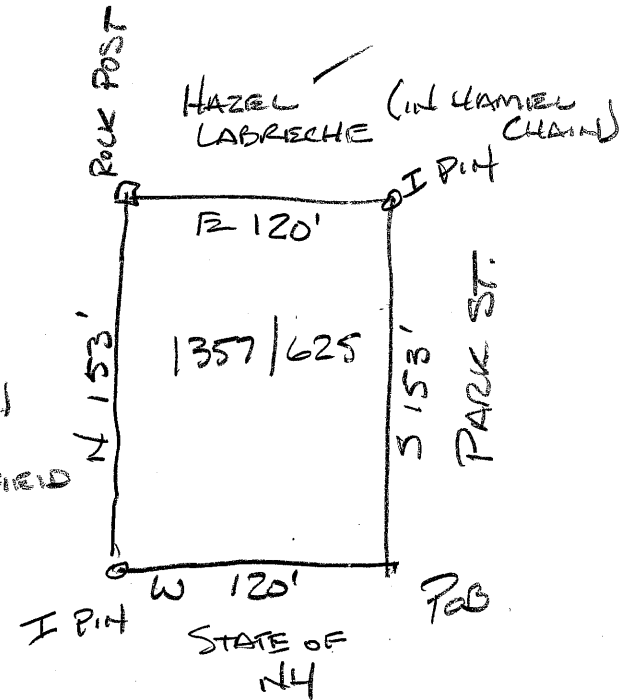
868/424

4/30/1960

LEWIS READ et als
(heirs of DANIEL C.
READ-HUSBAND OF EVA)



TOWN
OF
NORTHFIELD



EXCEPTING READ TO STATE OF NH
848/478

2 TRACTS
1 - 93' X 120'

2 - BY ABUTTERS

JOSEPH M. WICHERT, L.L.S.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER
(603) 647-4282 OR 736-8203

DESCRIPTION PLOTTED FROM V. P.

B1355P469

Know all Men by these Presents:

THAT we, Dale W. Hamel and Diane M. Hamel, husband and wife, of Church Hill, Box 441, Belmont, County of Belknap and State of New Hampshire for consideration paid, grant to Tilton-Northfield Fire District, an organization under the laws of the State of New Hampshire, with its principal place of business at Church St., Tilton, County of Belknap and State of New Hampshire with warranty covenants to the said Tilton-Northfield Fire District

as joint tenants with the right of survivorship

a certain parcel of land with the buildings thereon situate in Northfield, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at the Northeast corner of the within-described premises, on the Westerly side of Park Street and on line of land of the Town of Northfield; thence running Southerly on said Park Street sixty (60) feet to land believed to be owned at one time by Eva Dearborn; thence Westerly by land formerly of said Dearborn one hundred twenty (120) feet to an iron pin on line of land of said Town of Northfield; thence Northerly by said Town land sixty (60) feet to an iron pin on line of land of said Town of Northfield; thence Easterly by said Town land one hundred twenty (120) feet to the point of beginning.

Being the same premises as conveyed to us by deed of Roaul Leblanc and Andrea LeBlanc and recorded in Merrimack County Records, Book 1210, Page 440.

We are husband and wife and we

release to said grantee all rights of

homestead and other interests therein.

Witness our hands and seal s this 29th day of August 19 79.

WITNESS:

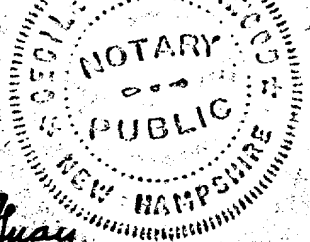
Cecile C. Lockwood
To
Both

Dale W. Hamel
Dale W. Hamel
Diane M. Hamel
Diane M. Hamel

STATE OF NEW HAMPSHIRE

COUNTY OF Belknap

On this the 29th day of August, 1979, before me, Cecile C. Lockwood the undersigned officer, personally appeared Dale W. Hamel and Diane M. Hamel known to me (or satisfactorily proven) to be the person s whose name s are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained. In witness whereof I hereunto set my hand and official seal.



Cecile C. Lockwood
Notary Public
My Commission Expires
Dec 13, 1983
Justice of the Peace

B1355P469

MERRIMACK COUNTY RECORDS
Recorded Aug. 31, 9-10A.M., 1979

REGISTER

B1357P625

Know all Men by these Presents:

THAT we, Philip Robinson and Alice Robinson, husband and wife of Park Street, Northfield, County of Merrimack and State of New Hampshire for consideration paid, grant to Tilton-Northfield Fire District, an organization under the laws of the State of New Hampshire, with its principal place of business at Church St., Tilton, County of Belknap and State of New Hampshire with warranty covenants to the said Tilton-Northfield Fire District

~~as joint tenants with the right of survivorship~~

a certain parcel of land with the buildings thereon situate in said Northfield, bounded and described as follows, to wit:

Commencing at the Southeast corner of the within described tract, on the Westerly side of Park Street and on line of land of the State of New Hampshire marked by a wire fence; thence running WESTERLY along said State land one hundred twenty (120) feet to an iron pin on line of land of the Town of Northfield; thence NORTHERLY along said Town land one hundred fifty-three (153) feet to a rock post on line of land of Hazel Labreche; thence EASTERLY along land of said Labreche one hundred twenty (120) feet to an iron pin on the West side of Park Street; thence SOUTHERLY along Park Street one hundred fifty-three (153) feet to the point of beginning.

Meaning hereby to describe and convey, as one tract, the three parcels described in the following deeds;

1. Warranty deed of Jeremiah E. Smith to Eva M. Dearborn (now Read) dated July 8, 1915 and entered in Book 427, Page 89 of Merrimack County Records.
2. Warranty deed of Daisy E. Mayette to Eva M. Read dated March 18, 1944 and entered in Book 638, Page 120 of said Records.
3. Warranty deed of Daisy E. Mayette to Daniel C. Read dated March 20, 1947 and entered in Book 638, Page 119 of said records.

See also quitclaim deed of Lewis Read et als to Eva M. Read dated April 30, 1960 and entered in Book 868, Page 424 of Merrimack County Records conveying to said Eva M. Read, widow of Daniel C. Read, all of the interest of his lineal heirs in the third parcel referred to above.

EXCEPTING AND RESERVING from the above-described premises any portion thereof conveyed to the State of New Hampshire by warranty deed of Eva M. Read dated August 21, 1959 and entered in Book 848, Page 478 of Merrimack County Records.

We are husband and wife

release to said grantee all rights of

homestead and other interests therein.

Witness our hands and seals this 26th day of September 1979.

WITNESS:

Richard W. Mahan

Philip Robinson
Philip Robinson
Alice G. Robinson
Alice Robinson

STATE OF NEW HAMPSHIRE

COUNTY OF Belknap

On this the 26th day of Sept, 1979, before me, RICHARD W. MAHAN the undersigned officer, personally appeared Philip Robinson and Alice Robinson

known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

MERRIMACK COUNTY RECORDS
Recorded Sept. 27, 9-05A.M. 1979

Richard W. Mahan
Notary Public Justice of the Peace

Kathleen M. Guay
REGISTER

B1357P625

Know all Men by these Presents

B 1395 P 0780

THAT We, the Selectmen of the Town of Northfield, a municipal corporation in the County of Merrimack and State of New Hampshire, duly authorized thereto by majority vote at the ^{special} town meeting of said Town, held on the 31st day of July, 1974, for and in consideration of the sum of one Dollar, to us in hand before the delivery thereof, well and truly paid by the Tilton-Northfield Fire District the receipt whereof we do hereby acknowledge, have remised, released and forever QUITCLAIMED and, by these presents, do remise, release and forever quitclaim unto the said Tilton-Northfield Fire District its successors or assigns his heirs and assigns forever, all of the said Town's right, title and interest in and to a certain tract or parcel of land with buildings thereon, situated in said Town and bounded and described as follows:—

A strip of land one hundred eighty (180) feet in width, the northeast corner of which is the northwest corner of land conveyed to Grantee by deed of Dale W. and Diane M. Hamel, the easterly line of this tract runs along the said Hamel tract and land now or formerly of Philip S. and Alice G. Robinson and also land of the State of New Hampshire, the southerly boundary is Kentuckety Brook, the westerly boundary is a straight line running parallel to and one hundred eighty (180) feet west of the above described easterly line; while the northerly line is one hundred eighty (180) feet in length and is an extension of the northerly line of the Hamel property.

~~Meaning and intending to convey and by these presents conveying all interest therein acquired by said Town of Northfield by virtue of a Tax Collector's sale of real estate for nonpayment of taxes legally held on the day of 19 and in default of redemption therefrom, by a Tax Collector's deed lawfully issued to the said Town on the day of 19 said deed being recorded in Volume X page X, at the County Registry of Deeds~~

TO HAVE AND TO HOLD the above-described premises, with all the privileges and appurtenances thereunto belonging, to the said grantee, his/her heirs and assigns, to them and their use and behoof forever: and we, in our official capacity as the Selectmen of said Town of Northfield District

hereby covenant with the said Tilton Northfield Fire District that we have in all things complied with the law and that we will warrant and defend the said premises to the said grantee, his/her heirs and assigns, against the lawful claims and demands of all persons claiming by, from or under us.

IN WITNESS WHEREOF We, the Selectmen of said Town of Northfield, N. H., have hereunto set our hands and seals this 30th day of Dec^r, in the year of our Lord one thousand nine hundred and eight^y.

Signed, Sealed and Delivered in the presence of:

[Signature]
to all their

[Signature] Selectman
Edward Zimmerman
[Signature] Selectman
David Schofield
[Signature] Selectman
Kenneth Lockwood

STATE OF NEW HAMPSHIRE, Merrimack SS. Dec. 30, 1980.

Personally appeared the above-named Edward Zimmerman, David Schofield and Kenneth Lockwood and acknowledged the foregoing instrument to be their voluntary act and deed for, and in behalf of, said Town of Northfield, New Hampshire.

Before me, *[Signature]*
Justice of the Peace
Notary Public

Edson C. Eastman Co.—E-67

MERRIMACK COUNTY RECORDS
Recorded June 5, 9-15AM.1981

B 1395 P 0780

Marjorie B. Gathum
Commissioner

See Vol. 1181 pg 890 Rec 8/21/81

QUITCLAIM DEED

B 1484 P 0890

KNOW ALL MEN BY THESE PRESENTS: That the TILTON-NORTHFIELD FIRE DISTRICT, with its place of business on Main Street, Tilton, County of Belknap and State of New Hampshire, for consideration paid, grant to Town of Northfield, with its offices on Summer Street, Northfield, County of Merrimack and State of New Hampshire, with QUITCLAIM COVENANTS to the said Town of Northfield, a certain tract of land in Northfield, County of Merrimack and State of New Hampshire, and bounded and described as follows:

A strip of land fifty (50) feet in width, the Northeast corner of which is one hundred thirty (130) feet Westerly of the Northwest corner of land conveyed to Grantor by deed of Dale W. and Diane M. Hamel, the Easterly line of this tract is a straight line which runs parallel to and one hundred thirty (130) feet West of the Westerly line of said Hamel tract and land formerly of Philip S. and Alice G. Robinson and land of the State of New Hampshire the Southerly boundary is Kentucky Brook, the Westerly boundary is a straight line running parallel to and fifty (50) feet West of the above described Easterly line, while the Northerly line is fifty (50) feet in length and is an extension of the Northerly line of the Hamel property.

The sole purpose of this instrument is to correct a deed from the Town of Northfield to the Tilton-Northfield Fire District, dated December 30, 1980 and recorded in Merrimack County Records, Book 1395, Page 780, in which the Selectmen of ^{Northfield} Tilton, exceeded their vote and hereby as granted in a special town meeting of July 31, 1979 at which meeting the amended article authorized only a conveyance of a one hundred thirty (130) foot strip amending the article originally posted which was for one hundred eighty (180) feet. They had no authority to convey this additional fifty (50) feet which is included by error in their deed and which is hereby reconveyed.

TILTON-NORTHFIELD FIRE DISTRICT
by its Wardens

David C. Schofield
WARDEN

Gerard St. Cyr
WARDEN

Lewis Read
WARDEN

STATE OF NEW HAMPSHIRE
COUNTY OF BELKNAP

On this 8th day of AUGUST, 1984, personally appeared David C. Schofield, Gerard St. Cyr and Lewis Read, WARDENS of the TILTON-NORTHFIELD FIRE DISTRICT, and acknowledged the foregoing to be their voluntary act and deed, BEFORE ME,

[Signature]
NOTARY PUBLIC - JUSTICE OF THE PEACE

MY COMMISSION EXPIRES:

March 2, 1986

MERRIMACK COUNTY RECORDS
Recorded Aug. 21, 9-40 AM. 1984

Kathie L. Shuey
Deputy Register

B 1484 P 0890

Appendix 5

NHDES GIS Database Results

ESA Phase 1		Tilton-Northfield Fire Station
NHDES Onestop Search Results		
Accessed April 10, 2019 and June 25, 2019		
Site Type	Search Radius	Results
Aboveground Storage Tank	Property/adjoining property	No results
Air Facility Site	N/A	Nearest site 4,900' to north (Tilton School)
Hazardous Waste Generators	Property/adjoining property	2 results: Northfield Hwy Dept (active), Tilton-Northfield Fire Dept (inactive)
Remediation Sites	1 mile	44 results: 7 active, 37 closed
Solid Waste Disposal/ Landfill	0.5 mile	Northfield Recycling Center
Underground Storage Tank	Property/adjoining property	1 result: Northfield Hwy Garage

Northpoint Engineering, LLC

Project No. 16008.2

Appendix 6

Property Owner Questionnaire, Emails from NHDES

Environmental Site Assessment Phase 1 User Questionnaire

ASTM E1527-13

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the User must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The User should provide the following information to the Environmental Professional. Failure to conduct these inquiries could result in a determination that *all appropriate inquiries* are not complete.

1. Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law? **I did not complete such a search.**
2. Did a search of recorded land title records (or judicial records where appropriate) identify any Activity and Use Limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state, or local law? **I did not complete such a search.**
3. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals or processes used by this type of business? **The site was once used for residential purposes and was either the site of a dump or landfill or adjacent to a dump or landfill.**

4. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

Property is owned by the Fire District

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases? For example,

a. Do you know the past uses of the property? The site did have underground storage for gasoline and diesel. Removed in 2017 with no leaks or contaminates found. Also the site or adjacent to the site was at one time used as a dump or landfill. There is a test well on site. The land was also the site of at least 2 residences, wood frame dwellings.

b. Do you know of specific chemicals that are present or once were present at the property?
See above

c. Do you know of spills or other chemical releases that have taken place at the property? No

d. Do you know of any environmental cleanups that have taken place at the property? No

6. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of releases at the property? No

Phase 1 Environmental Site Assessment

Additional Information from User

Do you know whether any of the following documents exist, and if so, can copies be provided? **Only as noted.**

1. Environmental Site Assessment reports;
2. Environmental compliance audit reports;
3. Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits);
4. Registrations for underground and aboveground storage tanks;
The site had underground gasoline and diesel tanks that were removed in 2017. With no contamination or leaks found.
5. Registrations for underground injection systems;
6. Material Safety Data Sheets (MSDS);
7. Community right-to-know plan;
8. Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control (SPCC) plans; etc.;
9. Reports regarding hydrogeological conditions on the property or surrounding area;
10. Notices or correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property;
11. Hazardous waste generator notices or reports;
12. Geotechnical studies;
13. Risk assessments; and
14. Recorded activity and use limitations (AULs).

From: [Jones, Matthew](#)
To: [Cyrus Perron](#)
Subject: RE: 198704070 Northfield Fire Station- possible UST
Date: Monday, July 08, 2019 10:30:41 AM
Attachments: [ust_closure_notif.pdf](#)
[closure_sample_matrix.pdf](#)
[Env-Or 400 New Closure Reporting Rules.pdf](#)
[NHDES-S-04-016 FINAL UST System Registration.pdf](#)

Hi Cyrus,

Apologies for not getting back to you sooner. If a tank is found, it'll then depend on the size and stored substance to determine what the next steps are. If you do happen to come across a tank, I would stop and try to determine those two answers and then give me a call for the next steps. As it would be a previously unknown tank, we'd want to get someone from our Remediation Section on-site for the closure, possibly Suzanne. I've attached a closure notification form which would be required at least 14 days prior to closure, as well as a sample matrix to determine what the soil/groundwater samples would need to be analyzed for. The biggest thing will be needing to get an International Code Council certified individual on-site to oversee the closure. This person will need to have a U1 license for UST Decommissioning. I've also attached our new rules regarding what's required for closure reports and a UST registration form should this tank be found and be regulated.

I hope this information helps but please feel free to contact me should any questions come up.

Thanks,
Matt

Matthew A. Jones, Oil Compliance and Enforcement Subsection Chief
NH Department of Environmental Services, Waste Management Division
Oil Remediation and Compliance Bureau
Telephone: (603) 271-2986
Fax: (603) 271-2181
Email: Matthew.Jones@des.nh.gov

From: Cyrus Perron [mailto:Cyrus@northpointeng.com]
Sent: Wednesday, June 26, 2019 5:08 PM
To: Jones, Matthew <Matthew.Jones@des.nh.gov>
Subject: 198704070 Northfield Fire Station- possible UST

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Mr. Jones,

I am in the process of preparing a Phase 1 Environmental Site Assessment for the Tilton-Northfield Fire District, who is currently planning a building expansion on the site of an auxiliary fire station in

Northfield. I had contacted Suzanne Connelly, who is the project manager for the remediation project at the adjacent town garage and stump dump, and she gave me your contact information. I'm writing because town personnel believe there is an old UST on the fire station site. The story is that a few years ago, a horse put its hoof through the top of the tank, and the tank was subsequently refilled with soil and reburied. The town personnel I talked to believe the tank was associated with a house which stood about where the fire station is now. The fire station was constructed in the 1980s, so the tank (if that's what it is) would probably be quite old. I've attached a sketch showing a conceptual layout for the site, with the location of the suspected UST marked. Since a parking lot will be constructed where the tank is now, I wanted to get your advice on starting the process of investigating and possibly removing this item.

Thanks very much,

Cyrus

Cyrus Perron, E.I.T.
Project Engineer



119 Storrs Street, Suite 201
Concord, NH 03301
Phone: (603) 226-1166 ext. 209
Direct: (603) 261-2939
www.northpointeng.com

From: [Watson, Don](#)
To: [Cyrus Perron](#)
Cc: [Colby, Jaime](#); [Tardif, Rob](#); thutton@northfieldnh.org
Subject: RE: 198704070 Northfield stump dump / fire station expansion
Date: Tuesday, September 10, 2019 12:17:09 PM

Dear Mr. Perron,

Upon further research, I was able to find a copy of the solid waste permit, closure plan, notice of completion of closure and "as built drawings" for the stump dump off of Park St. next to the fire station. After reviewing these documents, I have concluded that the permitted site of the stump dump does include the area where the proposed fire station addition and parking lot would be constructed. Therefore, as I stated previously, this is a permitted solid waste facility, (permit # DES-SW-TP-92- 014), and any change to the facility, would require a permit modification application. **The permit modification would need to be approved by NHDES before any construction could begin.** For information regarding this process please contact Jaime Colby: jaime.colby@des.nh.gov or 271-5185.

If you would like to review NHDES files regarding this location please contact our public information office: filereview@des.nh.gov

Best regards,
Don

Don Watson

Department of Environmental Services
Waste Management Division
29 Hazen Drive, PO Box 95
Concord, NH 03302-0095

Tel. (603) 271-1353
Fax (603) 271-2456
Donald.Watson@des.nh.gov

From: Cyrus Perron <Cyrus@northpointeng.com>
Sent: Wednesday, September 4, 2019 4:24 PM
To: Watson, Don <Donald.Watson@des.nh.gov>
Subject: RE: 198704070 Northfield stump dump / fire station expansion

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Mr. Watson,

Thanks for your reply. I contacted the Town of Northfield, and it didn't sound like they had any records of the landfill investigation/ closure process in the 1980s. According to Nobis Engineering's

periodic summary report for groundwater sampling, the most recent investigation by IEP in 1991 concluded that impacts to water quality were minor, and closure plans were put on hold.

One of my colleagues, who was on site to flag wetlands, observed what appeared to be partly buried waste outside of the landfill boundaries that were described in Nobis's report. I've attached a sketch. The possible UST noted on the sketch could also be buried waste. This raises the possibility that the edges of the landfill may not be fully delineated, and that buried waste could be encountered during fire station construction. Do you think the Town of Northfield, as the responsible party, should delineate landfill waste before construction, or should the Waste Management Division be contacted if buried waste is encountered during construction?

I tried to contact Rob Tardiff, but the email address you included did not work. Is there someone else at the Subsurface Bureau I could contact?

Thanks,

Cyrus

Cyrus Perron, E.I.T.
Project Engineer



119 Storrs Street, Suite 201
Concord, NH 03301
Phone: (603) 226-1166 ext. 209
Direct: (603) 261-2939
www.northpointeng.com

From: Watson, Don <Donald.Watson@des.nh.gov>
Sent: Wednesday, July 03, 2019 12:52 PM
To: Cyrus Perron <Cyrus@northpointeng.com>
Cc: Colby, Jaime <Jaime.Colby@des.nh.gov>; Tardif, Rob <Robert.Tardif@des.nh.gov>;
'thutton@northfieldnh.org' <thutton@northfieldnh.org>
Subject: RE: 198704070 Northfield stump dump / fire station expansion

Dear Mr. Perron,

The Northfield Stump Dump, located by the town garage on Park Street, is a NHDES permitted solid waste facility, permit # DES-SW-TP 014 (Master ID# 50432). As such, any change to the facility, such as building a parking lot as you describe, would require a permit modification application. For information regarding this process please contact Jaime Colby: jaime.colby@des.nh.gov

In reviewing the NHDES Solid Waste Bureau files and data base, I was able to find proposed closure plans for the stump dump from the mid-1980s. However, I could not find documents showing

NHDES approval for final closure, or that the stump dump was formally closed. It is the responsibility of the permittee (Town of Northfield) to keep and submit to NHDES such documents.

On another point, the plans you attached indicate the building expansion would cover a leach field. If you have not already done so, please contact the NHDES Subsurface Bureau for requirements concerning this activity: robert.tardiff@des.nh.gov

If you would like to review all NHDES files regarding this location please contact our public information office: filereview@des.nh.gov

Best regards,
Don

Don Watson

Department of Environmental Services
Waste Management Division
29 Hazen Drive, PO Box 95
Concord, NH 03302-0095

Tel. (603) 271-1353

Fax (603) 271-2456

Donald.Watson@des.nh.gov

From: Cyrus Perron <Cyrus@northpointeng.com>
Sent: Wednesday, June 26, 2019 5:25 PM
To: Watson, Don <Donald.Watson@des.nh.gov>
Subject: 198704070 Northfield stump dump / fire station expansion

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Mr. Watson,

I am in the process of preparing a Phase 1 Environmental Site Assessment for the Tilton-Northfield Fire District, who is planning a building expansion on the site of an auxiliary fire station in Northfield. I had contacted Suzanne Connelly, the project manager for the adjacent remediation site related to the Northfield town garage and stump dump, and she referred me to you. I am writing because the proposed parking lot construction at the fire station site overlaps with the edge of the closed landfill/ stump dump, and I would like your advice on the requirements for construction in this situation. I have attached a sketch showing a conceptual site layout and the approximate edge of the landfill.

Thanks very much,

Cyrus

Cyrus Perron, E.I.T.
Project Engineer



119 Storrs Street, Suite 201
Concord, NH 03301
Phone: (603) 226-1166 ext. 209
Direct: (603) 261-2939
www.northpointeng.com

From: [Connelly, Suzanne](#)
To: [Cyrus Perron](#)
Subject: RE: 198704070 Northfield Town Garage and Stump Dump
Date: Tuesday, June 25, 2019 9:19:21 AM
Attachments: [image004.png](#)
[image002.png](#)

Hello again, Cyrus,

It's no trouble to help, I'm glad that you're reaching out. No, test pits or soil borings aren't warranted at this time. However, if during this project a UST is found, or if you encounter either oil-impacted soil or groundwater, please reach out to us for instructions. While the excavation is on-going, it's a good time to coordinate our efforts to get the contamination cleaned up while the soils are accessible. Please remember, you'd want to reach out to the Oil Compliance group (i.e. Matt Jones, 271-2986, matthew.jones@des.nh.gov) if you discover a tank, and myself if you encounter oil impacted soil or groundwater. If for any reason I cannot be reached, please try to reach Todd Piskovitz at 271-2490 or our main number at 271-3899.

Just as a quick side-note, if you know that there is a UST and that it had stored gasoline, you may want to reach out to the MtBE Remediation Bureau, John Pasquale at (603) 271-7179 or by email john.pasquale@des.nh.gov. They have a fund-assistance program to remove old gasoline USTs. The reach out to Matt Jones would still apply if a UST is found.

Hope this helps.

Thanks again.

Suzanne Connelly, Project Manager
Oil Remediation & Compliance Bureau
Waste Management Division
New Hampshire Dept of Environmental Services
29 Hazen Dr, PO Box 95
Concord, NH 03302-0095
Ph: 603-271-2912
Fx: 603-271-2181
www.des.nh.gov
twitter.com/NHDES



Please consider the environment before printing this email.

From: Cyrus Perron <Cyrus@northpointeng.com>
Sent: Monday, June 24, 2019 2:44 PM
To: Connelly, Suzanne <Suzanne.Connelly@des.nh.gov>
Subject: RE: 198704070 Northfield Town Garage and Stump Dump

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Hello Suzanne,

Thanks very much for the information. One more question: since there's a possibility of petroleum/solvent impacts to the closed leachfield, do you think soil borings or test pits would be needed in the leachfield area before construction begins?

Thanks again,

Cyrus

Cyrus Perron, E.I.T.
Project Engineer



119 Storrs Street, Suite 201
Concord, NH 03301
Phone: (603) 226-1166 ext. 209
Direct: (603) 261-2939
www.northpointeng.com

From: Connelly, Suzanne <Suzanne.Connelly@des.nh.gov>
Sent: Friday, June 21, 2019 4:19 PM
To: Cyrus Perron <Cyrus@northpointeng.com>
Subject: RE: 198704070 Northfield Town Garage and Stump Dump

Hello, Cyrus,

Thanks for sharing the details of the leach-field location and the possible UST. Hopefully that contact information could prove helpful when/if the time comes. I wouldn't know how to share any details about the leach-field since it's not my program, but it seems to be located away from the monitoring wells associated with the LUST project. The wells that are under current monitoring in that groundwater management permit (GMP) for the LUST project are: NW-2, NW-3R, NW-4 and surface water sampling point SW-1. The GMP also monitors the stump dump wells, MW-2SR and MW-3.

The floor drains don't need to be registered with the Underground Injection Control program (contact is Mitch Locker (603) 271-2858) since they are tied in to municipal sewer. The "except when" scenario is ... when the floor drain originally discharge to ground then after being found is rerouted to a sewer connection or holding tank.

Good luck with the rest of your research.

Enjoy your weekend.

Thanks again.

Suzanne Connelly, Project Manager
Oil Remediation & Compliance Bureau
Waste Management Division
New Hampshire Dept of Environmental Services
29 Hazen Dr, PO Box 95
Concord, NH 03302-0095
Ph: 603-271-2912
Fx: 603-271-2181
www.des.nh.gov
twitter.com/NHDES



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From: Cyrus Perron <Cyrus@northpointeng.com>
Sent: Thursday, June 20, 2019 1:51 PM
To: Connelly, Suzanne <Suzanne.Connelly@des.nh.gov>
Subject: RE: 198704070 Northfield Town Garage and Stump Dump

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Ms. Connelly,

Thanks for your reply, and for the contact information for people who can help with the UST and landfill concerns at the site. I've attached a sketch showing the location of the leachfield area, to the south/ southeast of the fire station. The floor drains I mentioned are in the fire station building, and currently discharge to the municipal sewer via an oil/water separator. I don't know if the oil/water separator was in place when the leachfield was operating. Looking at the 2017/2018 periodic summary from Nobis, monitoring wells MW-1D and MW-1S are located west and slightly north of the leachfield. These appear to be sidegradient to the leachfield, but might provide some information about possible impacts to the leachfield. The report mentioned that no VOCs were detected at these wells in the early 1990s, but didn't include any monitoring data since then.

Let me know if you have further questions or recommendations.

Thanks,

Cyrus

Cyrus Perron, E.I.T.
Project Engineer



119 Storrs Street, Suite 201
Concord, NH 03301
Phone: (603) 226-1166 ext. 209
Direct: (603) 261-2939
www.northpointeng.com

From: Connelly, Suzanne <Suzanne.Connelly@des.nh.gov>
Sent: Friday, June 14, 2019 4:08 PM
To: Cyrus Perron <Cyrus@northpointeng.com>
Subject: RE: 198704070 Northfield Town Garage and Stump Dump

Good afternoon, Mr. Perron,

Thank you for reaching out in regards to the research you're conducting on the subject site. To address a couple of your bullet points, I'd like to comment on them individually:

- 1) The septic/leachfield area hadn't been identified in your figure, and recently submitted data reports don't either. So, I am uncertain where these petroleum/solvent impacts may be located. Please elaborate further to which building and which floor drains you are referring to. Since I am the project manager for the petroleum side of the project, I can share with you the current status of the site;
- 2) If your Phase I Enviro. Site Assessment involves excavation and you do encounter and underground storage tank, you must stop the excavation and contact Matt Jones in the Tank Compliance section immediately at (603) 271-2986 or email at Matthew.Jones@des.nh.gov. There are very specific procedures that must be followed for a tank removal project, for both safety and regulatory purposes;
- 3) For the landfill present there, I have confirmed that a permit number does exist, so I will revert you to someone in the Solid Waste section, Don Watson for details. He can be reached by phone (603) 271-2938 or by email at Donald.Watson@des.nh.gov. Please check with him as to what requirements there might be for the landfill.

Hope this information helps you.

Thanks again.

Suzanne Connelly, Project Manager
Oil Remediation & Compliance Bureau
Waste Management Division
New Hampshire Dept of Environmental Services
29 Hazen Dr, PO Box 95
Concord, NH 03302-0095
Ph: 603-271-2912
Fx: 603-271-2181
www.des.nh.gov
twitter.com/NHDES

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From: Cyrus Perron <Cyrus@northpointeng.com>
Sent: Friday, June 14, 2019 10:40 AM
To: Connelly, Suzanne <Suzanne.Connelly@des.nh.gov>
Cc: Jeff Lewis <jeff@northpointeng.com>
Subject: 198704070 Northfield Town Garage and Stump Dump

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Dear Ms. Connelly,

The Tilton-Northfield Fire Department is in the process of planning an expansion of their existing auxiliary fire station building, located adjacent to the Northfield town garage and closed landfill/stump dump. As part of that effort, I am preparing a Phase 1 Environmental Site Assessment. I am recommending that if construction proceeds on the fire station expansion, subsurface exploration should be performed to assess the site for soil and groundwater contamination. Specifically:

- The former septic system for the fire station is located to the southeast of the fire station, partly within the footprint of the proposed building expansion. Due to the presence of floor drains in the building, and the fact that vehicle maintenance was historically performed on-site, there is a possibility of petroleum or solvent impacts to the leachfield area. I'd recommend that boring or test pits be done within the leachfield area.
- An item that town employees believe to be an underground storage tank is located just to the south of the proposed building expansion. It is also possible that this item is buried garbage associated with the closed landfill. If this project proceeds, the item should be excavated and assessed.
- A portion of the closed landfill extends onto the fire department's property at the west edge, including part of the area that is proposed for parking lot construction. At the very least, the depth of the landfill cap should be ascertained and construction plans should be reviewed to determine whether construction would cause any disturbance of the landfill.

Since you are the project manager for the petroleum remediation project on the adjacent site, I would like to know if you have any further recommendations or advice, particularly regarding the leachfield area and possible underground storage tank. A sketch of the conceptual layout is attached. I see that the landfill monitoring is reported with the petroleum project reports, and the Onestop record shows that no staff member is currently assigned to the landfill project- do you know who I might contact for recommendations regarding the portion of the landfill on the fire department's property?

Thanks very much,

Cyrus

Cyrus Perron, E.I.T.

Project Engineer



119 Storrs Street, Suite 201

Concord, NH 03301

Phone: (603) 226-1166 ext. 209

Direct: (603) 261-2939

www.northpointeng.com