

**Report on
Reuse and Redevelopment
Planning Alternatives
for
Beede Waste Oil/Cash
Energy Superfund Site
Plaistow, New Hampshire**

March 2003

Prepared for:
Town of Plaistow
145 Main Street
Plaistow, New Hampshire 03865

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**Reuse and Redevelopment Planning Alternatives
for
Beede Waste Oil/Cash Energy Superfund Site**

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March 24, 2003

Mr. John Scruton, Town Manager, and
Beede Task Force
Town of Plaistow
145 Main Street
Plaistow, NH 03865

**Re: Report on Reuse and Redevelopment Planning Alternatives
Beede Waste Oil/Cash Energy Superfund Site
CMA #514-A**

Dear Mr. Scruton and Beede Task Force Members:

CMA Engineers and Sherman Greiner and Halle' are pleased to present this initial report, through March 24, 2003, of the reuse and redevelopment planning for the Beede Waste Oil/Cash Energy Superfund Site in Plaistow (Beede Site).

The US EPA presented proposed alternatives for clean-up of the Beede Site during the summer of 2002 for public comment. The EPA also provided the Town of Plaistow with the opportunity to complete a planning process which would determine the community's preferences for potential redevelopment of the site. The input provided by the Town to EPA will be considered by the EPA in their development of their Record of Decision (or ROD), the next major step in the Superfund process at the Beede Site.

It is anticipated that EPA will evaluate the redevelopment and reuse plan and review the clean-up actions to be included in the ROD. With the uses included in the plan, EPA will determine the measures required to protect the health and safety of all users of the site. Modifications to EPA's proposed clean-up alternatives may or may not result.

For all redevelopment scenarios considered, and for the reasons summarized below over the long term (20 years and beyond), public access to all areas of the site is envisioned.

The report presents the progressive development of the alternatives for reuse and redevelopment of the site, and presents recommended alternatives based on that planning process. The report includes a series of appendices which include documentation providing background to many aspects of the report.

A comprehensive and sound planning process has been completed involving numerous parties with interests in the potential redevelopment of the Beede Waste Oil/Cash Energy Superfund Site. The process included interaction among Town officials, the Beede Task Force, abutters and neighborhood representatives, the general public, potentially responsible parties (PRP's), and the consultant team.

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The process was iterative and progressive. It commenced with public meetings which identified and discussed:

- Site conditions and constraints for redevelopment, with regard to probable nature and sequence of clean-up requirements and the EPA Superfund process,
- The general setting of the site within the Town of Plaistow,
- Relevant planning data and information on Plaistow, and the general area of the Beede site and the Town as a whole, and
- Concepts and objectives for development of the site in ways which can be consistent with the long term continued development of the Plaistow community.

The process continued with a community planning visioning process, which included the application of three planning criteria or "lenses" which demonstrate consistency of development options with:

- The natural and built environment,
- Community infrastructure, and
- Economic vitality.

With clean-up, the site has intrinsic value to the community, based on its relative location to other community features, surrounding high property values, and limited space remaining in Plaistow for long-term development.

With these objectives, a wide variety of potential redevelopment uses were considered and evaluated through a public meeting process involving the broad community and interested parties. Application of the visioning process, in conjunction with comparison of long term community needs, yielded the following general potential uses for consideration:

- Active recreational uses (i.e., playing fields),
- Passive recreational uses (i.e., trails, walkways, picnic areas),
- Senior housing (age 55 and older),
- Single family housing (age 55 and older),
- A multi-purpose community center, meeting numerous needs, and
- A cemetery.

Further development of these re-use concepts with respect to consistency with preserving the character of the existing surrounding residential neighborhoods, access restrictions and opportunities, the potential phasing of environmental clean-up actions over the near and long term, and development of alternative water sources resulted in so-called "Scheme D." This development included facilitation of a public process for the development of preliminary concepts with a comprehensive design interaction meeting involving the public and interested parties on March 8, 2003. Modifications were suggested at the March 8 meeting, which are reflected in the related "Scheme E."

The re-development options represented in "Schemes D," and potentially with elements of "E," reflect the comprehensive and sound planning process completed with the Town of Plaistow and interested parties. These re-development plans meet the planning objectives of

1.2.3 Groundwater Contamination

A broad zone of dissolved phase groundwater contamination extends from the vadose zone contamination source to the north beneath Parcel 2 and off the property to the north of Parcel 1 and east of Parcel 2 (see Figures 3 and 4). The primary contaminants in the groundwater are aromatic volatile organic compounds (AVOCs), including benzene, alkylbenzenes, ethylbenzene, naphthalene, and chlorinated volatile organic compounds (CVOCs) including 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis 1,2-dichloroethene, methylen chloride, tetrachloroethene, trichloroethene, and vinyl chloride. VOC concentrations in the groundwater exceed the maximum contaminant level (MCL) and Ambient Groundwater Quality Standards (AGQS). Under New Hampshire statute, contaminated groundwater must be remediated to applicable standards. For the remediation to be effective, the source of contamination, which is the smear zone, must be removed.

Remediation of the groundwater is expected to take 15 years and is not proposed to begin until after the smear zone contamination is remediated, which is the source of the groundwater contamination (see Figure 5).

1.2.4 Landfill

There is an old landfill in the northwest corner of Parcel 1 near the wetlands associated with Kelley Brook.

Wetlands associated with Kelley Brook are contaminated with PHCs, PCBs, lead, and other metals (arsenic, cadmium, iron, manganese, mercury, and molybdenum). The source of the contamination is contaminated groundwater emanating from Parcel 1 and discharging to the wetlands and Kelley Brook.

1.2.5 Non Time Critical Remediation Action (NTCRA)

A contractor to the EPA began a non time critical remediation action in December 1996 and is on going to intercept and recover light non aqueous phase liquid (LNAPL) from the subsurface. The treatment system associated with the NTCRA consists of 140 extraction wells connected to a total fluids vacuum-enhanced extraction system and a 140-foot long interceptor trench, which lies approximately parallel to Kelley Brook in the east of the old landfill. As of December 2001, approximately 50,000 gallons of LNAPL has been recovered. As of the date of this document, the system is still operating and may continue to operate for another year or two.

1.0 INTRODUCTION

The Beede Waste Oil/Cash Energy Site (Beede Site), located at 7 Kelley Road in Plaistow, New Hampshire, is a Superfund Site and listed on the US Environmental Protection Agency (EPA) National Priority List (NPL) (see Figure 1). The Beede Site was placed on the Superfund List in 1994.

Before the US EPA issues their Record of Decision (ROD) for the Beede Site, they are allowing the residents of Plaistow to provide input on what they believe is the best and appropriate future use of the site. The EPA will issue the ROD after incorporating local input.

To facilitate public input, the Town of Plaistow received a grant from the EPA under the Superfund Redevelopment Initiative Pilot program. The Town retained CMA Engineers, Inc (CMA) Portsmouth, New Hampshire, to assist in this process. CMA has been supported in this effort by Sherman, Greiner, and Halle, Ltd., Architects and Planners (SGH) from Concord, New Hampshire. The CMA team is working with the Town to assist with development of a sound and supportable plan for developing reuse alternatives at the site using sound planning objectives, and a thorough understanding of the contamination at the site and how it will impact the future use of the site.

There are over one thousand potentially responsible parties (PRPs) responsible for remediation of the Beede Site including ExxonMobil, Ryder Truck, Cumberland Farms (Gulf Oil), Waste Management, Sears, Pike, several municipalities in Massachusetts and New Hampshire, and numerous, small, independently owned gas stations. The Town of Plaistow settled with the EPA in 2002 as a *de minimus* user.

1.1 Status of Property

Hampshire Realty Trust and Sun Realty Trust own the Beede Site. The relationship between the owner and the Town and the EPA has not been cooperative. The site is mostly fenced off. The only vehicular entrance to the site is gated and locked.

Taxes have not been paid on the property since 1990. Over \$700,000 in back taxes are delinquent, including penalties and interest. The delinquent amount is increasing at a rate of about \$130,000 a year. The Town may potentially exercise its tax lien under certain circumstances. The State of New Hampshire also has a significant lien on the properties for past costs of environmental cleanup actions.

1.2 Nature and extent of contamination

The Beede Site comprises about 40 acres of land located between Old County Road and State Highway Route 121-A and west of State Route 125 (Figure 2). Parcel 1 was used for petroleum and waste oil storage/handling since the 1920's. Parcel 2 has been used largely for commercial sand and gravel operations. The majority of surficial contamination (soil and smear zone) is located on Parcel 1. A groundwater VOC contaminant plume originating from Parcel 1 lies under most of Parcel 2 (see Figures 3 and 4).

1.2.1 Soil Contamination

The majority of soil contamination is limited to portions of Parcel 1. Much of the site is contaminated to a depth of about 2 feet and there are several areas of higher contaminant concentration extending to approximately 10 feet (see Figures 3 and 4). The contaminants of concern (COC) are primarily lead (Pb) and Polychlorinated Biphenyls (PCBs). The site is also contaminated with petroleum hydrocarbons (PHCs), polynuclear aromatic hydrocarbons (PAHs), and smaller amounts of semivolatile organic compounds (SVOC) pesticides, dioxins/furans, and other metals.

Soil contamination is significant, with PCB concentrations in excess of 50 mg/Kg and lead in excess 1000 mg/Kg is present. For comparison, the NHDES Risk Characterization and Management Policy (RCMP), the NH S-1 standard (high frequency and high intensity use) for lead in soil is 400 mg/Kg, and for PCBs the NH S-1 standard is 1 mg/Kg.

Other surface contaminants include a small landfill (<1 acre) (see Section 1.2.4) and 17 soil piles contaminated with waste oils, which are primarily located on Parcel 1 but there are a few piles on Parcel 2.

Remediation of the contaminated soil is expected to take 1-2 years (see Figure 5).

1.2.2 Smear Zone Contamination

A significant continuing source of subsurface vadose zone (unsaturated, near the water table) contamination has been identified in the area of the former waste oil lagoon, the former 140,000 gallon waste oil underground storage tank (UST), the adjacent above ground storage tank (AST), the SWRP 1 area, and the former solvent distillation unit storage area (see Figures 3 and 4). Contamination consists largely of PHCs, volatile organic compounds (VOCs), and smaller amounts of PCBs and lead. Free product has been observed down gradient of most of these areas. For groundwater remediation to be completely effective, the smear zone, which is a continuing source of the contamination, must be remediated.

Because of seasonal fluctuations in the groundwater table, contamination in the smear zone is distributed over a significant vertical distance. In addition, the contamination in the smear zone is composed of PHC and VOCs (i.e., trichloroethylene, TCE). VOCs are typically volatile (preferentially partition to the atmosphere), but because they are mixed with the PHCs within the smear zone, traditional treatment technologies are not as likely to be successful in remediating the smear zone.

Remediation of the smear zone is expected to take 3-4 years and cannot occur until after the soil remediation has been done (see Figure 2).

1.2.3 Groundwater Contamination

A broad zone of dissolved phase groundwater contamination extends from the vadose zone contamination source to the north beneath Parcel 2 and off the property to the north of Parcel 1 and east of Parcel 2 (see Figures 3 and 4). The primary contaminants in the groundwater are aromatic volatile organic compounds (AVOCs), including benzene, alkylbenzenes, ethylbenzene, naphthalene, and chlorinated volatile organic compounds (CVOCs) including 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis 1,2-dichloroethene, methylenedichloride, tetrachloroethene, trichloroethene, and vinyl chloride. VOC concentrations in the groundwater exceed the maximum contaminant level (MCL) and Ambient Groundwater Quality Standards (AGQS). Under New Hampshire statute, contaminated groundwater must be remediated to applicable standards. For the remediation to be effective, the source of contamination, which is the smear zone, must be removed.

Remediation of the groundwater is expected to take 15 years and is not proposed to begin until after the smear zone contamination is remediated, which is the source of the groundwater contamination (see Figure 5).

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2. OBJECTIVES AND BACKGROUND

The Town has several objectives in developing a reuse plan for the Beede Site including:

- understanding the contamination at the site,
- understanding how contamination will impact remediation and future use,
- seeking public interest, including abutters, in helping determine the best future use of the site,
- determining what the Community of Plaistow desires for the site,
- utilizing a sound planning process in developing a supportable reuse plan, and
- integrating the future use of this site with the Town Master Plan, which is being updated.

The Town has developed a redevelopment plan for the site that reflects a supportable planning process, innovating Town-wide objectives and sound planning principles.

2.1 Task Force Composition

CMA Engineers, Inc. (Portsmouth, NH), with Sherman Greiner and Halle (Concord, NH), and GZA GeoEnvironmental (Manchester, NH) was retained by the Town of Plaistow to assist them with developing a sound reuse plan for the Beede Site. The project team worked with the Beede Waste Oil Reuse Task Force, which was composed of members of the local government and community. The Task Force comprised Selectmen (Robert Gray, Marilyn Senter, and Lawrence Gil), Town Manager (John Scruton), Fire Chief (John McArdle), Town Planner (Leigh Komornick), Chairman of the Planning Board (Tim Moore), and two abutters (Bertha Hill and Marilyn Davis).

The project team presented a proposed reuse plan to the general public, the Task Force, and Board of Selectmen on March 24, 2003 (see also Section 4.3.6). A public comment period is scheduled to extend until April 28, 2003. The Task Force will present its final recommendations to the Board of Selectmen who will recommend a final reuse plan to the EPA. The EPA will consider the proposed reuse plan when it finalizes the Record of Decision (ROD) for the Beede Site. As a result of the proposed reuse plan, modification of the proposed cleanup actions and costs could result. If the reuse plan contains uses that were not considered when the EPA evaluated the risk associated with remediation, the EPA may have to conduct more risk analyses for the proposed reuse.

2.2 Technical aspects of remediation

As part of the Remedial Investigation (RI) and Feasibility Study (FS) (RI/FS) conducted by Sanborn Head and Associates, Inc. (SHA) for the EPA and NHDES in 2001 and 2002, six source control alternatives were developed to address contamination of the soil, sediments in Kelley Brook, and the landfill. EPA assumed residential development of the property, in accordance with the Town's existing land use ordinance. After reviewing each of the alternatives and determining if each alternative met the six criteria established by the EPA for choosing a cleanup alternative, the EPA selected alternative SC-5 as the remediation alternative proposed for public comment during the summer of 2002 (see Appendix B). SC-5 employs a combination of off-site and on-site soil remediation. The off-site treatment consists of excavating contaminated soil including soil piles, shallow surface soils (~2' below ground surface, BGS), deeper subsurface soils (~10' BGS),

the landfill, and contaminated sediments in Kelley Brook. The excavated material would be replaced with clean fill material. Deeper contamination in the smear zone would be remediated using thermally enhanced soil vapor extraction (SVE).

The RI/FS presented four Management of Migration (MOM) scenarios for remediating contaminated groundwater. The remediation alternative selected for public comment by the EPA, and which met established criteria, was MOM-3. MOM-3 consists of applying for a groundwater management permit (GMP) and establishing a groundwater management zone (GMZ) around the contaminant plume. The contaminant plume will be remediated using "pump and treat" technology which consists of seven (7) groundwater extraction wells (5 located near the boundary between Parcel 1 and Parcel 2, and 2 wells located near the property boundary of Parcel 2 on the east side), which pump groundwater to the surface where it is remediated using a combination of processes including stripping towers, activated carbon adsorption, and other minor appurtenances.

Table 2.1 includes a summary of costs and time lines developed by SHA associated with the proposed remediation alternatives.

Table 2.1 Summary of SC-5 and MOM-3 (See Appendix B)

	Source Control 5 (SC-5)	Management of Migration 3 (MOM-3)
Cost	\$33,000,000	\$15,000,000
Time Line	4-5 years	15 years
Quantity	~80,000 yd ³ excavated	~200 gpm (1.6 x 10 ⁹ gallons total)

It is estimated that complete remediation of the site will take 20 years or more. Remediation of the soil contamination is expected to take 1-2 years, followed by the "smear" zone remediation, which will take 3-4 years and cannot begin until the soil remediation is complete. Groundwater remediation is expected to take 15 years under the proposed plan (MOM-3) (see Figure 5) and is not proposed to begin until after the smear zone remediation has been performed.

3. TOWN PLANNING OBJECTIVES

3.1 Local Conditions

The Town of Plaistow is located in southeastern New Hampshire, just north of the Massachusetts border. The Town has an estimated population of 7,747 (2000, US Census) and is expected to increase to 11,720 by 2020, a 50% increase. The Town has no municipal water supplies; therefore, all residential and commercial facilities obtain water from private or shared water supply wells. There is no municipal sewer system in Plaistow. All residential and commercial facilities use septic systems to dispose of their wastewater.

The Town of Plaistow encompasses about 6800 acres. Approximately 50% of the area is undeveloped and nearly 30% is dedicated to single-family homes. The remaining land is distributed between commercial, industrial, multi-family, government, and several other minor users. Only 13% (865 acres) is available for development (see Appendix A).

The Town has limited areas for housing in the future. The land remaining for development, and the population growth anticipated (increase by 50% in the next 20 years) will dictate these limitations.

3.2 Factors associated with final redevelopment of site

The Beede Site was zoned as medium density residential (MDR) in 1996 (Figure 6). The Beede Site is located in a residential neighborhood about 1 mile north northwest of the Town Center (location of Town Hall and park). The site is located to the east of State Highway 125, one of two major highway systems in Plaistow. The only access to the site is off Kelley Road, a narrow residential street.

Property values in the Town and in neighborhoods around Beede are summarized in Table 3.1. The total average appraised value in the Beede neighborhood is \$178,113/acre, which is 20% higher than the average total appraised value in all of Plaistow (see Appendix A). This indicates that the interest value of the Beede property, from surrounding land use, is significant.

Table 3.1 Appraised Value of Land and Buildings

Type and Location	Appraised Value (\$/acre)
Land and Buildings in Beede Neighborhood	\$178,113
Land Only in Beede Neighborhood	\$ 78,820
Average Land and Buildings in Plaistow	\$147,161
Average Land Only in Plaistow	\$ 66,893

In 1999, Plaistow had 2,982 housing units for 7,747 residents or 2.6 residents per household. The median income in those households was \$41,530 in 1990 and \$61,707 in 2000 (see Appendix A).

3.3 Draft Town Master Plan

The Town of Plaistow is currently in the process of revising and updating their Master Plan. The project team reviewed the Draft Master Plan and considered its likely development throughout this project, in cooperating aspects of this developing plan.

3.4 Sound Community Planning

A sound basis for community planning considers the application of three "filters":

1. natural and built environment,
2. infrastructure, and
3. economic vitality (see Figure 7).

For a proposed use on a site to be feasible and appropriate for the long term development of the community, the use must pass through each filter or "lens." The economic vitality lens is intended to determine whether the proposed use adds to and is consistent with the long range economic objectives of the community, not necessarily conventional economic development. The natural and built environment lens is intended to determine if the proposed use fits in the local area. The infrastructure lens is intended to determine if the proposed use is supportable by existing or foreseeable Town infrastructure. For example, if a use fails to pass the economic vitality lens, then the proposed use likely would not be appropriate and the use would not be compatible with the future needs of the Town.

Reuse alternatives obtained from the Town-wide survey, and also from early meetings, were put on a worksheet that could be used to see if the proposed alternative passed through each of the planning lenses (see Appendix A).

4. PUBLIC PARTICIPATION

Public involvement has been sought throughout the development of a supportable reuse plan for the Beede Site. The public's participation was first sought during the summer of 2002 when the EPA presented its proposed plan for the Beede site. A public comment period on the proposed plan extended through late fall 2002. Following the public comment period, a Town meeting on the proposed plan was held in October 2002.

4.1 Mail survey conducted by Town

In October 2002, the Town sent a mailing to all Town residents containing a survey asking the Town residents to evaluate what type of development they wanted on the site. In the survey, residents were asked to respond to 13 different reuse options (see Appendix A). Nearly 600 responses were received. The survey results indicated residents wanted to use the site for recreational purposes. Other favorable responses included elderly housing and municipal buildings (Highway Garage, Public Safety Building, or Recycling Center). Unfavorable responses were collected for single- or multi-family housing, light industry, office space, and fencing of the site.

4.1.1 Mailing List

A mailing list containing over 300 parties was developed from several sources (see below). The mailing list was used to notify interested parties of the public input sought in the process of developing reuse options for the Beede site. Two mailings were sent out. The first mailing was mailed December 18, 2002 (see Appendix A) and included letters sent to each abutter and a general press release, which was also sent to the rest of the list, advising them of the series of meetings planned for developing reuse options. The second mailing sent to all 300 recipients on February 25, 2003 was an invitation to attend the fifth public meeting on further developing a supportable reuse plan for the Beede site.

4.1.2 Abutters List

Approximately 90 residences abutting and nearby (i.e., directly affected by) the site were identified with the assistance of the Beede Waste Oil Reuse Task Force. A rough circle was drawn around the site on a tax map and tax rolls were used to identify all residences located inside the circle (see Appendix A).

4.1.3 EPA List

The EPA had developed a list of parties interested in the Beede Site. The list was generated from "sign-in" sheets from previous public meetings and other sources. This list is maintained by the EPA and was made available to CMA Engineers. The list consisted of 200 individuals from the Town, industry, government (local, regional, national) and regulators (see Appendix A).

4.1.4 Pierce Atwood List

Pierce Atwood, a law firm based in Portland, Maine, leads an ad-hoc committee of lawyers representing several hundred PRPs at the Beede Site. Mr. Littell, of Pierce-Atwood provided CMA Engineers with a list of 20 attorneys participating on the committee.

4.2 Press releases

Several press releases were written during the development of a supportable reuse plan (see Appendix A). The purpose of the press releases was to inform the general public of the ongoing reuse planning process and to invite them to the public meetings aimed at getting public involvement for developing a reuse plan.

4.3 Six Public Meetings

Six public meetings were held beginning on January 16, 2003 and concluding on March 24, 2003 to seek input from the Plaistow community and other interested parties on developing a sound and supportable reuse plan for the Beede Site. Each meeting was open to all parties but particular parties (i.e., abutters, local residents, and PRPs) were targeted in each meeting. Each meeting was designed to give each group an opportunity to present their opinions on the best use of the site. Sign up sheets of attendees at each meeting are presented in Appendix A.

4.3.1 Meeting #1 - Focus: Abutters, Interested Neighbors (January 16, 2003, 7:00 - 10:00 PM)

The purpose (focus) of the first meeting was to solicit opinions from direct abutters and interested neighbors on the future use of the site. A general brief presentation of the technical aspects of the site and remediation was presented. Following this presentation, a second presentation outlining the factors influencing development of the site was presented. In a closing presentation, a planning tool consisting of the three "filters" for community visioning was introduced (See Appendix A and also below).

4.3.1.1 Summary of Meeting #1

Several conclusions were drawn from the first meeting including:

- groundwater will be remediated under any cleanup scenario,
- 30 of 40 acres can be developed, therefore, several different concurrent uses are possible,
- site will be remediated to level of selected use,
- site apparently has no negative effect on surrounding property values, and
- preliminary reuse options including fencing, conservation area, elderly housing.

4.3.2 Meeting #2 - Focus: Residents of Plaistow (January 23, 2003, 7:00 - 10:00 PM)

The purpose of the second meeting was similar to the first meeting except the focus was towards the residents of Plaistow who had an opportunity to present their general ideas of what they thought was the best future use of the Beede site. Presentations similar to those

given in the first meeting were given to help inform the general public of the site and the planning process.

4.3.2.1 Summary of Meeting #2

Conclusions from the second public meeting included:

- cleanup of the site can and likely will be phased such that there can possibly be some use of the site while remediation of other portions of the site is ongoing,
- EPA is planning on being involved at the site for the next 40-50 years,
- elderly housing would be an appropriate use of the site, and
- reuse proposals will be evaluated by the EPA to determine appropriate cleanup actions.

4.3.3 Meeting 3 - Direct Abutters, Interested Neighbors (February 8, 2003, 8:00 AM - Noon)

The third public meeting involved direct abutters and interested neighbors and parties in starting to develop specific reuse alternatives for the Beede site. This was a working session using the planning worksheet developed by the project team. The worksheet was used to formulate supportable reuse options (see Appendix A).

4.3.3.1 Planning Worksheet with Visioning Process

The worksheet for planning and the visioning process was developed as a tool for determining whether each of the proposed reuse alternatives was viable based on each of the three "lenses" viable for community uses. Potential uses on the worksheet included results from the Town survey from October 2002 and others, which were developed during previous meetings. The worksheet was grouped into five categories (public recreation, other public use, housing, commercial/industrial, and fencing the site). Each use was evaluated based on the three criteria of each "lens." The possibility of a church was added later.

4.3.3.2 Summary of Meeting #3

The results of the worksheet are presented in Figure 8. Pat Sherman, of SGH, led the session for evaluating each reuse alternative under each criteria. Consensus was determined for each general alternative with respect to meeting the visioning "lenses." The following conclusions were drawn from the third public meeting:

- six reuse options were identified as potentially appropriate (trails, recreational fields, cemetery, community center, elderly housing, and single-family housing),
- variety of reuses can be integrated on the site,
- water and access are major issues and will need to be resolved,
- cleanup action will match desired reuse,
- if fields are built on site, Town will have consider what type of fields are needed,
- Scheme A (see Figure 9) developed by the project team incorporated all six favorable reuse options (see Figure 8).

4.3.4 Meeting #4 - Focus: PRPs (February 8, 2003, 1:00 - 5:00 PM)

PRPs were asked to present their preliminary ideas for the future reuse of the site and otherwise provide input. Several attorneys representing various PRPs addressed the audience and stated that they hope the PRPs and Town can work together to restore the Beede Site.

4.3.4.1 Summary of Meeting #4

The following was concluded from the fourth public meeting:

- Several PRPs were represented including: Cumberland Farms (Gulf), ExxonMobil, Sears, Pike, Ryder Truck, Waste Management, several municipalities, and others,
- Vita Nuova representatives suggested a "design charette" process for the fifth public meeting. This is consistent with the Town's plan for the fifth meeting,
- Vita Nuova suggested a phased approach for remediation of the site,
- Vita Nuova presented brief concepts for site redevelopment,
- Other PRPs made brief presentations.

4.3.5 Meeting 5 - Focus: Open Town Meeting (March 8, 2003, 10:00 AM – 4:00 PM)

The basis for Meeting #5 was to develop a redevelopment scheme based on input received from Meetings 3 and 4. Scheme "D" (see Figure 10) was presented, which included elderly housing duplexes, a multi-use community center, and recreational fields. This plan represented the first attempt at reconciling environmental constraints with redevelopment.

After initial discussion, the group divided into two separate groups to evaluate the preliminary concepts included on Scheme "D." During these interactive design sessions (or "charettes") significant consensus was determined, with appropriate modifications to the Scheme.

Local churches expressed interest in participating on a portion of the site for a new church to be integrated with the multi-use community center. The concept would require development sooner in the process than the community center in the north side of Parcel 1, as in Scheme "D." After a consensus vote, a fifth scheme ("E") (see Figure 11) was developed to include the community center integrated with a church, located mostly on Parcel 2.

The idea of a cemetery was dropped from further consideration at the site because its presence was not compatible with the recreation field scenario and limited space availability.

4.3.6 Meeting 6 - Focus: Open Town Meeting – (Scheduled for March 24, 2003, 7:00 – 10:00 PM) - Final Reuse plan to be presented

The project team will present its final reuse plan to members of the Task Force, the Board of Selectmen, the general public, and the PRPs on Monday, March 24, 2003. A public comment period on the future reuse of the site will be open until April 28, 2003. Those comments and PRP suggestions will be incorporated if appropriated and a final reuse plan will presented to the Board of Selectmen in May 2003.

5. OTHER ISSUES

5.1 Water

Groundwater at the site is contaminated and will remain so for an extended period of time. Therefore, an off-site source of water will have to be obtained before any development occurs on the site requiring votes. An estimate of potential site-wide water demand was performed based on complete development of the Beede site (Scheme A) (see Appendix B). It was estimated the fully developed Beede Site would require approximately 5 million gallons of water per year, or a 10-20 gallon/minute (gpm) system.

5.1.1 Hoyt Site

If the Hoyt site located across Old County Road is developed as planned, it is possible the two sites could share a common water system, including a groundwater pump, and a booster system capable of producing 10-20 gpm. Preliminary evaluation of the site indicates favorable conditions for development of a groundwater supply well (bedrock or overburden) with the necessary capacity. Connection with the Beede Site would also require a pipe network (4" minimum and 3000 to 4000 feet) to transport water to the center of the Beede site from the Hoyt site. CMA Engineers has estimated that a complete system capable of supplying only the Beede site with water would cost in the range of \$380,000 (see Appendix B).

5.1.2 Pennichuck Corporation

Pennichuck Corporation (a significant regional water company) owns and operates two water supply utilities (Pennichuck Water Works and Pennichuck East Utilities) in Plaistow. Pennichuck's Twin Ridge Station is located on Culver Street, which is just across State Highway 121A from the Beede Site. While existing facilities do not have excess capacity, Pennichuck Corp. expressed general interest in participating in a community water system as described. The benefits would include backup capacity to Pennichuk and stronger respective systems.

5.2 Site Access

There is currently only one access point to the Beede Site off Kelley Road. To fully develop the site to its potential, at least one and possibly two additional entrances will have to be added. Several possibilities were investigated including:

- Just north of the intersection of Kelley Road and State Highway 121A,
- Directly on State Highway 121A,
- Off Walton Road connecting to State Route 125,
- Off Old County Road (via a new bridge across Kelley Brook),
- Second access on Kelley Road near junction with 121A.

For the 121A and Walton Road options, easements would have to be negotiated or obtained by the Town. If access is developed across Kelley Brook, a bridge will have to be constructed across the brook and necessary wetland permits would have to be obtained. Increased traffic on a narrow

residential street makes a second entrance on Kelley Road problematic for access to all site areas. Increased traffic from the site will also impact existing traffic flow patterns on existing high use roads (State Highway 121A and Route 125).

It would be difficult to developing an access point off 121A because the turn-off to Timberlane High School is located close to where the access point from the Beede Site would be located, and there is a possibility of increased congestion in this area.

Access to Walton Road and Route 125 is also problematic. The intersection of Walton Road and Route 125 is not controlled and may have significant sight distance limitations.

5.2.1 New Hampshire DOT Considerations

During preliminary discussions with the New Hampshire DOT, the DOT expressed the following preliminary observations:

- The best access point to the site will have connectors to establish controlled intersections with Route 125,
- Since there isn't a signal on Walton Road and 125, there is a possibility of increased congestion at that location,
- If access was developed to Old County Road, it would be directed to an intersection with Route 125, which may be more suitable,
- Estimated peak traffic flow on 125 averages 14,000 vehicles/24 hour period,
- Estimated peak traffic flow on 121A averages 4,700 vehicles/24 hour period.

5.2.2 Bridge over Kelley Brook

CMA Engineers, Inc. estimates that a bridge spanning Kelley Brook in the area of the house located within Parcel 2 would have an estimated cost of \$250,000 to \$300,000 (see Appendix B). The bridge would consist of:

- Paved access road from Old County Road and extending about 150' into Parcel 2,
- Precast concrete arch bridge with a span of 36 feet and 30 feet wide,
- 30' feet wide for two lanes of traffic, a walking bridge, and a bike path,
- Wing walls on four corners of bridge,
- Guard rails, striping, and other safety accessories,
- Loaming and seeding of slopes.

Wetlands impact would be significantly minimized at the proposed location due to the existing narrow wetland configuration in the area of the house located on the north edge of Parcel 2 and Old County Road. The wetlands impact required for fill for the bridge abutments would be minimal. In addition, the span of the bridge would be large enough to minimize filling in existing wetlands. Based on a possible tie in with the environmental remediation and minimization of wetlands disturbance, the required wetlands permits are supportable and resolvable.

5.3 Vehicle Generation Estimates

The number of vehicles accessing the site was estimated using appropriate methodology.

- Scheme "A" was used to develop trip generation estimates for maximum vehicle estimates,
- Estimates were developed using *Trip Generation User's Guide, 6th Edition*, (1997) published by the Institute of Transportation Engineers (ITE), Washington, DC,
- The ITE guide and methodology are accepted for developing trip generation estimates,
- In circumstances where data tables for the appropriate time increment were not in the ITE guide, the most suitable available time increment was substituted,
- Average trip generation values from the ITE guide were used,
- The estimates presented are conservative (i.e., higher than actual).

It was estimated the traffic generated by development of the Beede site would range from an average of 29 trips per hour (Saturday) to a peak use of 69 (Sunday) (see Appendix B). These trip generation estimates are based on complete development of the site and do not consider the number of entrances. The number of trips generated based on converting the Beede site completely to recreational fields was estimated and ranged from a low of 2 trips (Weekday) per hour to a peak of 72 trips (Sunday) per hour. If three entrances are developed for the site, the estimated trips would be split between the three entrances. If fewer entrances were developed, the number of trips would be redistributed proportionally.

Based on a preliminary comparison with the total traffic flow on Routes 121A and 125, resolution of access appears to be minor issues.

5.4 Truck load estimates

CMA Engineers estimated the number of construction trucks that would be on the road during excavation and removal of the contaminated soil (see Appendix B). Based on conservative estimates, we have developed the following:

- 80,000 CY would be excavated (maximum material removed under SC-5),
- Construction would likely occur over a six month period,
- 23 CY trailer dumps would be used (assumed),
- Five day work week at eight hours per day,
- 26 loads per day would be required,
- The travel route has not been determined.

6. REDEVELOPMENT SCHEMES

During the planning process, a series of site redevelopment schemes were developed and used at various meetings as a starting point for further discussion. Each of the schemes was born out of the input received from previous public and task force meetings.

Over the long term (i.e., 20 years and beyond) public access to the entire site is envisioned under all redevelopment schemes presented below.

6.1 Scheme 'A'

Scheme 'A' (Figure 9) was presented at the third meeting and was developed prior to the planning matrix worksheet in public session at Meeting 3. Scheme 'A' included each of the six reuse alternatives (elderly housing, single-family housing (age 55+), cemetery, recreational field, nature trails, and a community center), which passed through all three visioning "lenses." Recreational fields were placed on Parcel 2 because that parcel is located farthest away from conflicts with residential homes in the area (noise, parking, and other impacts), the fields would be located in a bowl which were created during sand and gravel mining operations and could act as noise barriers to nearby residences, and the bowl may provide natural seating during sporting events.

6.2 Schemes 'B' and 'C'

Scheme "B," which included only recreational uses, and Scheme "C," which included a 50,000-ft² community center were never presented publicly. Neither scheme was presented because at least one aspect of the scheme did not pass through one or more of the visioning "lenses" or the wishes of the Town for appropriate reuse.

6.3 Scheme 'D'

Scheme "D" (Figure 10) is similar in many respects to Scheme "A" in terms of the uses included. All uses are consistent with the community visioning process, and the three visioning "lenses." The cemetery use was not carried into Scheme "D" as there are inconsistencies with the co-location of cemeteries and the other uses.

Scheme "D" was developed to specifically consider the constraints posed by the anticipated environmental remediation steps, which will likely be taken, in terms of timing of developments.

It also was developed with resolution of the site access by an entrance located off Old County Road over a new bridge that would be established over Kelley Brook. The bridge addresses several issues, including:

- Having all environmental remediation construction traffic directed to non-residential streets and to a reasonable intersection with Route 125, which is planned to be signalized in the future.
- After the major environmental remediation construction traffic is completed, it can serve as the access point for the highest traffic-generating uses of the site, i.e., the recreational facilities, and the future community center/multi-purpose building.
- This post-development traffic similarly will be directed to Route 125, and avoid most residential development.

Recreational facilities would be established on much of Parcel 2. After the contaminated soil removal is accomplished (over the site access bridge), development of these recreational fields could potentially occur, while environmental remediation is ongoing for the NTCRA, and "smear zone" removal and groundwater cleanup. A series of fields and recreational facilities, with associated parking and associated uses (picnic area, playground, trails, etc.) are included. A conceptual layout is depicted; but final programming of such facilities is necessary. Water supply for irrigation, if needed, would be from Kelley Brook, or the limited community water system to be developed for other uses on the site. Due to the lack of ongoing environmental remediation necessary for Parcel 2, this could be a relatively near term development.

It is noted that the recreational uses proposed are active. They involve high frequency and intensity of contact by the public. Further, the long term use of these recreational facilities is likely to include potential exposures to soil and other materials beneath the initially developed ground surface. Mechanisms for such contact over many years may include: general erosion; uncontrolled digging by children, or active rutting by vehicles (perhaps unauthorized) on off-road areas; or acts of nature such as blown over trees exposing deep root structures. Long term control of future modifications to land use is also an issue (20 years, 50 years, and beyond).

Elderly housing is proposed for the southern part of Parcel 1. Access to this development would be off Kelley Road, and be consistent with the residential nature of that roadway. A simple residential loop would be established, containing around nine duplexes for 18 units of elderly (over age 55) housing. This development would have to be coordinated with minor amounts of contaminated soil removal, but not the "smear zone" area. Accordingly, it could be made available in the relatively near term. The housing would be served by a limited community water system with off site supply (see Section 5). The treated groundwater infiltration gallery, which is part of MOM-3, would have to be located north of the housing, or discharge directly to Kelley Brook (reportedly preferred by EPA and NHDES) would need to be developed. There would not be direct connection of vehicular access from the elderly housing to the rest of the site. This is consistent with separating vehicular uses on the site; however, walkways/trails could connect the area.

The northern portion of Parcel 1 would be developed after the "smear zone" remediation is completed, and later in time than the elderly housing and recreational facilities. A community center with multiple uses, possibly including church use, would be developed when remediation is complete. This would ultimately include a 10,000 to 20,000 square foot facility with multiple potential uses. Associated parking areas would also be developed in this area. Water supply would be the limited community system established for other portions of the site. Access to this development would be an extension of the roadway previously established from the north, over the Kelley Brook bridge to Old County Road. Integration of the site-wide walkway/trail network would be done.

With this redevelopment scheme, the existing building (10,000 square feet) could be evaluated to house the groundwater treatment system, office facilities for remedial activities, and related structural requirements for the remedial actions, and the course of their use.

6.4 Scheme 'E'

Scheme "E" (Figure 11) is based on Scheme "D." Input from the March 8, 2003 meeting suggested it may be valuable to evaluate an option whereby the multi-use community center/church

becomes available for development earlier in the process; and is not dependent on the "smear zone" remediation to be completed. Scheme "E" develops this concept.

The multi-use community center/church is located near the border of Parcels 1 and 2, away from the areas for soil removal and "smear zone" treatment. This displaces some of the recreational uses.

The area developed in Scheme "D" is proposed for a phase 2 development, including:

- Additional recreational facilities, including a larger ball field, with integration of a second rectangular field;
- 3-4 additional duplexes for elderly housing.

7.0 Summary and Recommendations

A comprehensive and sound planning process has been completed involving numerous parties with interests in the potential redevelopment of the Beede Waste Oil/Cash Energy Superfund Site. The process included interaction among Town officials, the Beede Task Force, abutters and neighborhood representatives, the general public, potentially responsible parties (PRP's), and the consultant team.

The process was iterative and progressive. It commenced with public meetings which identified and discussed:

- Site conditions and constraints for redevelopment, with regard to probable nature and sequence of clean-up requirements and the EPA Superfund process,
- The general setting of the site within the Town of Plaistow,
- Relevant planning data and information on Plaistow, and the general area of the Beede site and the Town as a whole, and
- Concepts and objectives for development of the site in ways which can be consistent with the long term continued development of the Plaistow community.

The process continued with a community planning visioning process, which included the application of three planning criteria or "lenses" which demonstrate consistency of development options with:

- The natural and built environment,
- Community infrastructure, and
- Economic vitality.

With these objectives, a wide variety of potential redevelopment uses were considered and evaluated through a public meeting process involving the broad community and interested parties. Application of the visioning process, in conjunction with comparison of long term community needs, yielded the following general potential uses for consideration:

- Active recreational uses (i.e., playing fields),
- Passive recreational uses (i.e., trails, walkways, picnic areas),
- Senior housing (age 55 and older),
- Single family housing (age 55 and older),
- A multi-purpose community center, meeting numerous needs, and
- A cemetery.

Further development of these re-use concepts with respect to consistency with preserving the character of the existing surrounding residential neighborhoods, access restrictions and opportunities, the potential phasing of environmental clean-up actions over the near and long term, and development of alternative water sources resulted in so-called "Scheme D." This development included facilitation of a public process for the development of preliminary concepts with a comprehensive design interaction meeting involving the public and interested parties on March 8, 2003. Modifications were suggested at the March 8 meeting, which are reflected in the related "Scheme E."

Both Schemes "D" and "E" envision over the long term (i.e., 20 years and beyond) public access to the entire site.

The re-development options represented in "Schemes D," and potentially with elements of "E," reflect the comprehensive and sound planning process completed with the Town of Plaistow and interested parties. These re-development plans meet the planning objectives of the Town are consistent with long term continued development of Plaistow as a community, and consistent with the character and nature of the existing residential neighborhoods in which the Beede site is located. They incorporate the following 4 uses of the 6 originally determined to be consistent with the community visioning process:

- Active recreational uses (i.e., playing fields),
- Passive recreational uses (i.e., trails, walkways, picnic areas),
- Senior housing (age 55 and older), and
- Establishment of a multi-purpose community center, meeting numerous needs.

Taken together, they can be developed consistent with the potential sequencing of environmental clean-up actions at the site.

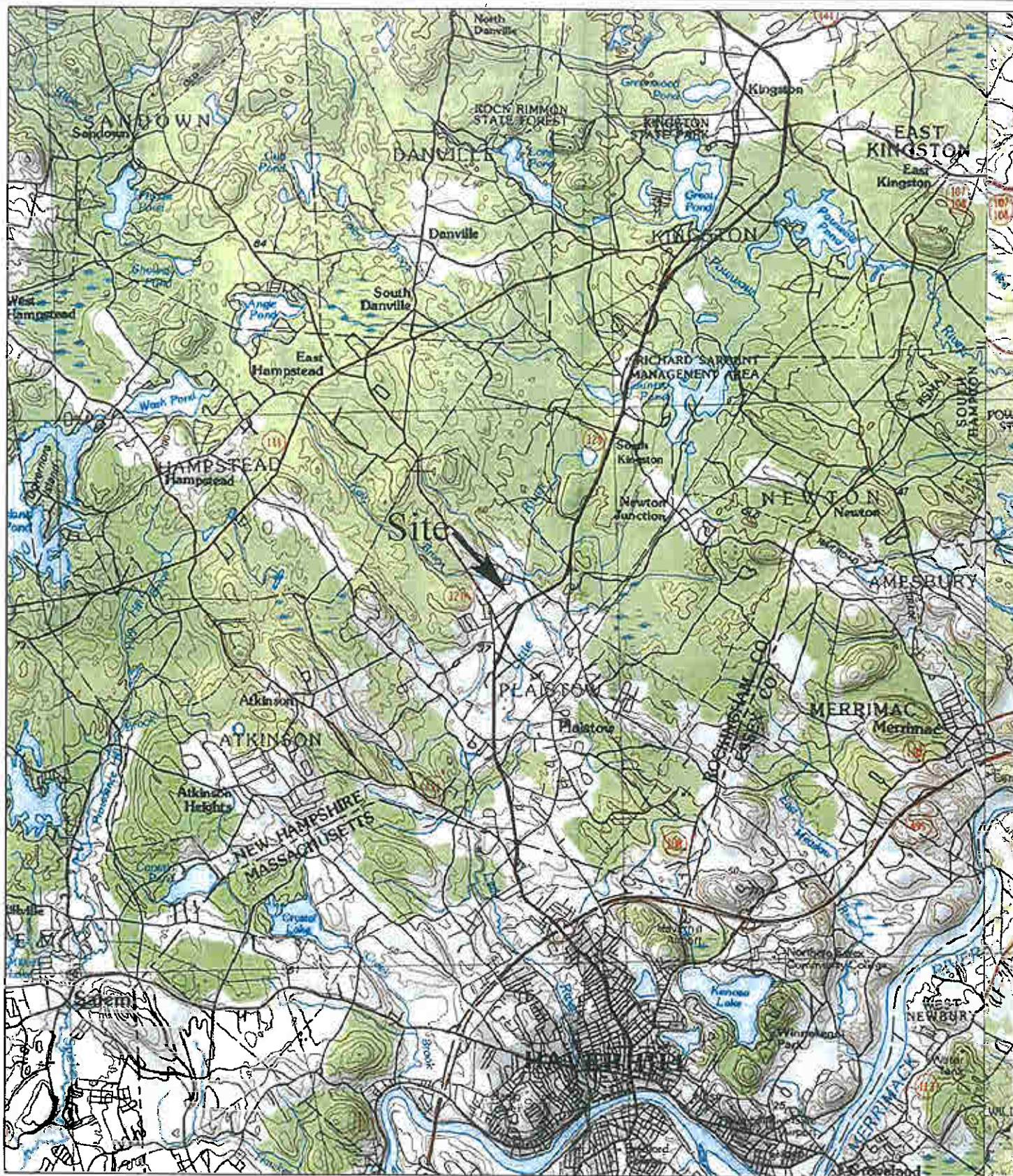
They require the establishment of an important new access over Kelley Brook, connecting the site with Old County Road, and thereby avoiding residential streets, and connecting to Route 125 at the established intersection of Old County Road and Route 125. This is reasonable, involves relative low costs, and is a sound approach to redevelopment of the site, and would satisfactorily manage the traffic/trucking impacts of construction-period impacts of initial clean-up activities. (It noted that if for any reason this access to Old County Road is not developed, the appropriate plan for site redevelopment would be as generally outlined for "Scheme A"; which is inferior to the plans "D" and "E").

The Town has preliminarily evaluated potential ownership structures for proceeding with re-use and re-development of the site, recognizing the potential importance of exercising the Town's tax lien to facilitate project progress and meeting the Town's long term objectives. The recommended development plans presented above assume that an effective ownership transition is ultimately accomplished which:

- Potentially has the Town exercising its tax lien, but
- Transfers ownership of the site in a structure which preserves the rights of the Town to assure appropriate control for public uses envisioned; but limits the legal liability to the Town for environmental or civil liability which is now or may exist;
- This will likely involve establishment of a trust, or other legal structure, with the State of New Hampshire, non-profit limited liability parties, and or PRP's.

LIST OF FIGURES

Figure 1	USGS Locus Map
Figure 2	Existing conditions at Beede Site
Figure 3	Areas of contamination at Beede Site
Figure 4	Cross section of contamination at Beede Site
Figure 5	Bar Chart of Proposed Remediation
Figure 6	Town Wide Map
Figure 7	Vision Process – 3” “Lenses”
Figure 8	Results of Planning Worksheet
Figure 9	Scheme “A”
Figure 10	Scheme “D”
Figure 11	Scheme ‘E’

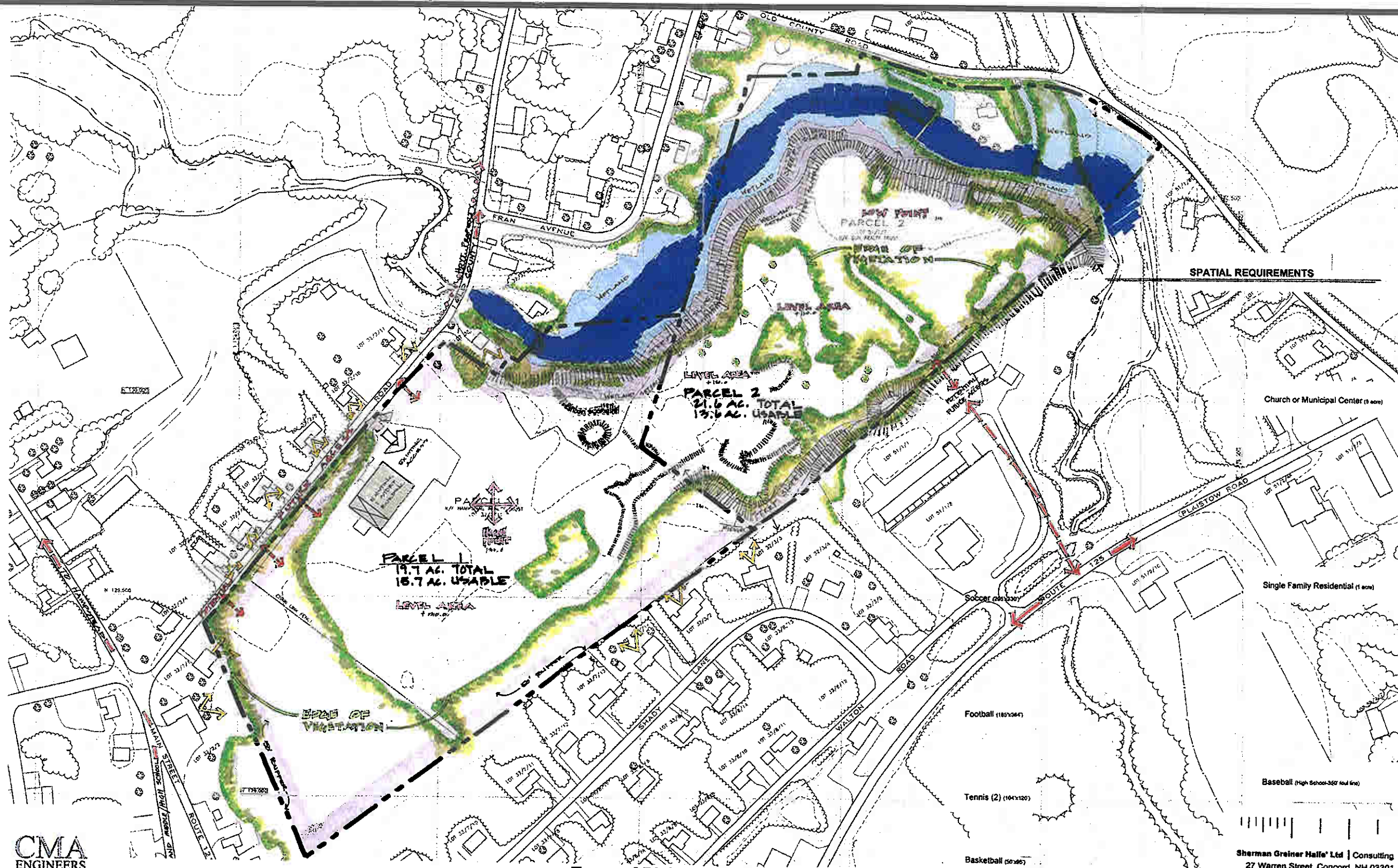


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Figure 1
Town of Plaistow, NH
Redevelopment Planning For Beede Superfund
March 2003

- Locus Plan -



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March 2003

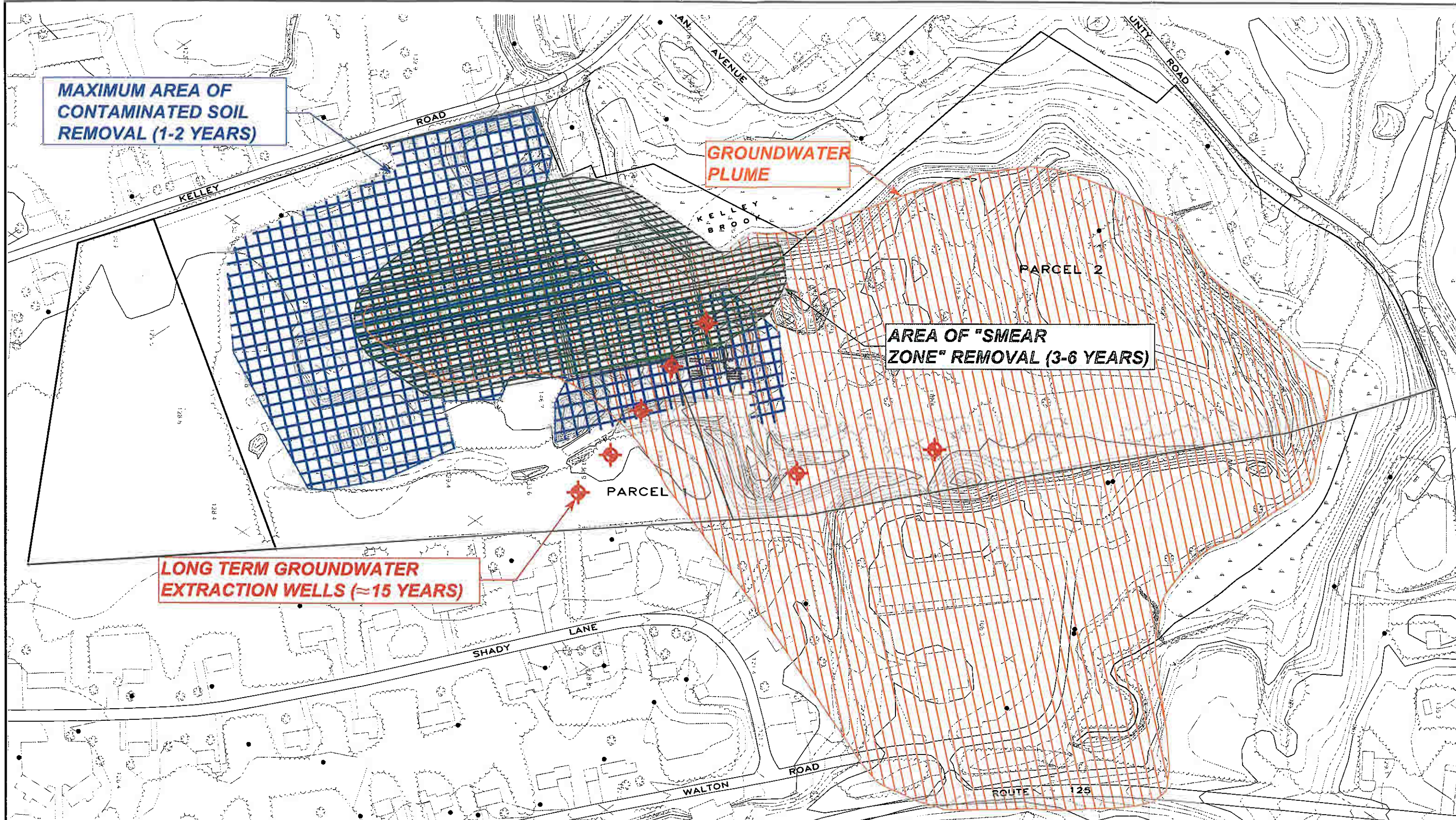
Town of Plaistow New Hampshire REDEVELOPMENT PLANNING FOR BEEDE WASTE OIL SUPERFUND SITE EXISTING CONDITIONS

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0 40 80 160
(in feet)
1 inch = 20 feet

FIGURE 2



MAXIMUM AREA OF
CONTAMINATED SOIL
REMOVAL (1-2 YEARS)

GROUNDWATER
PLUME

AREA OF "SMEAR
ZONE" REMOVAL (3-6 YEARS)

LONG TERM GROUNDWATER
EXTRACTION WELLS (≈15 YEARS)

Beede Waste Oil/Cash Energy Superfund Site

Scale: 1" = 80'

Note:
Information from SHA, Inc. Feasibility
Study Report - January 2002

March 2003

FIGURE 3

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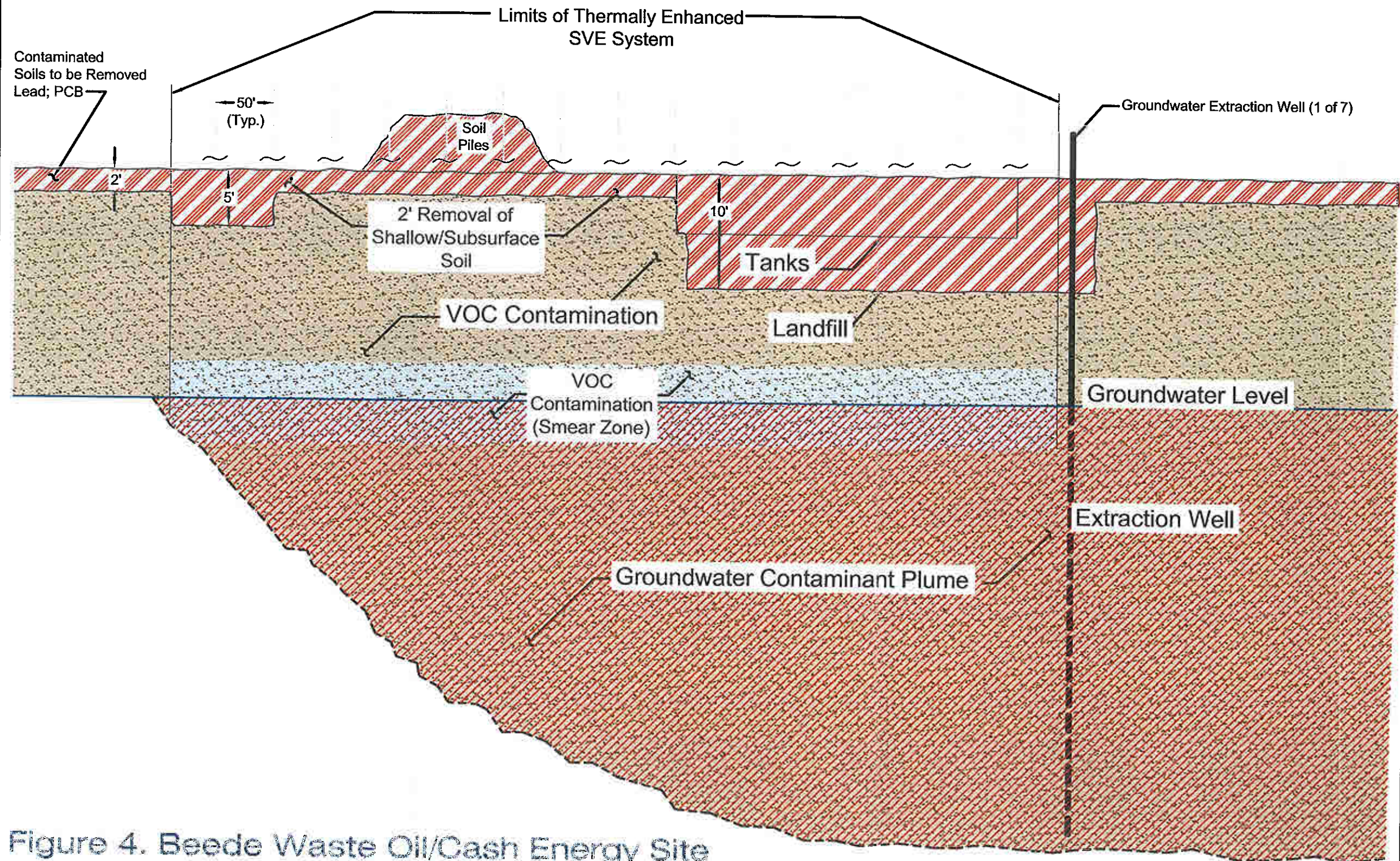


Figure 4. Beede Waste Oil/Cash Energy Site
Preferred EPA Clean-up Plan Schematic - Section A - A'

Scale: 1" = 30'(Horizontal), 1" = 3'-0"(Vertical)

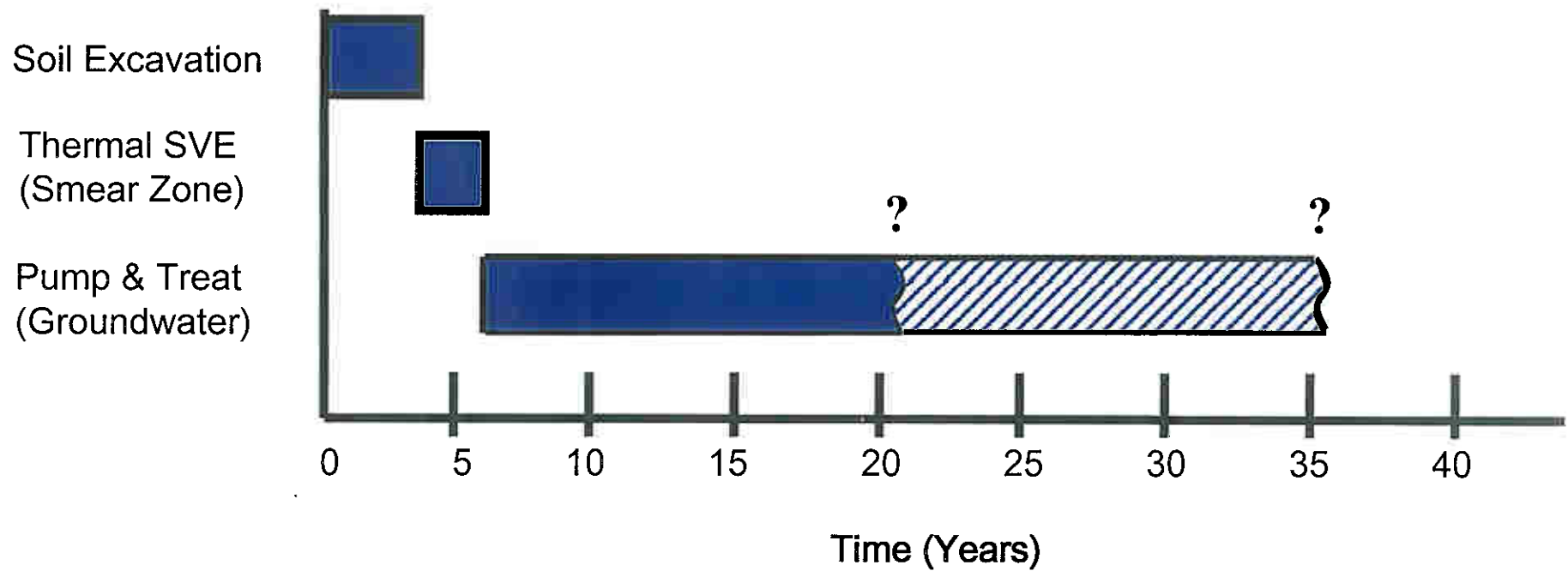
FIGURE 4

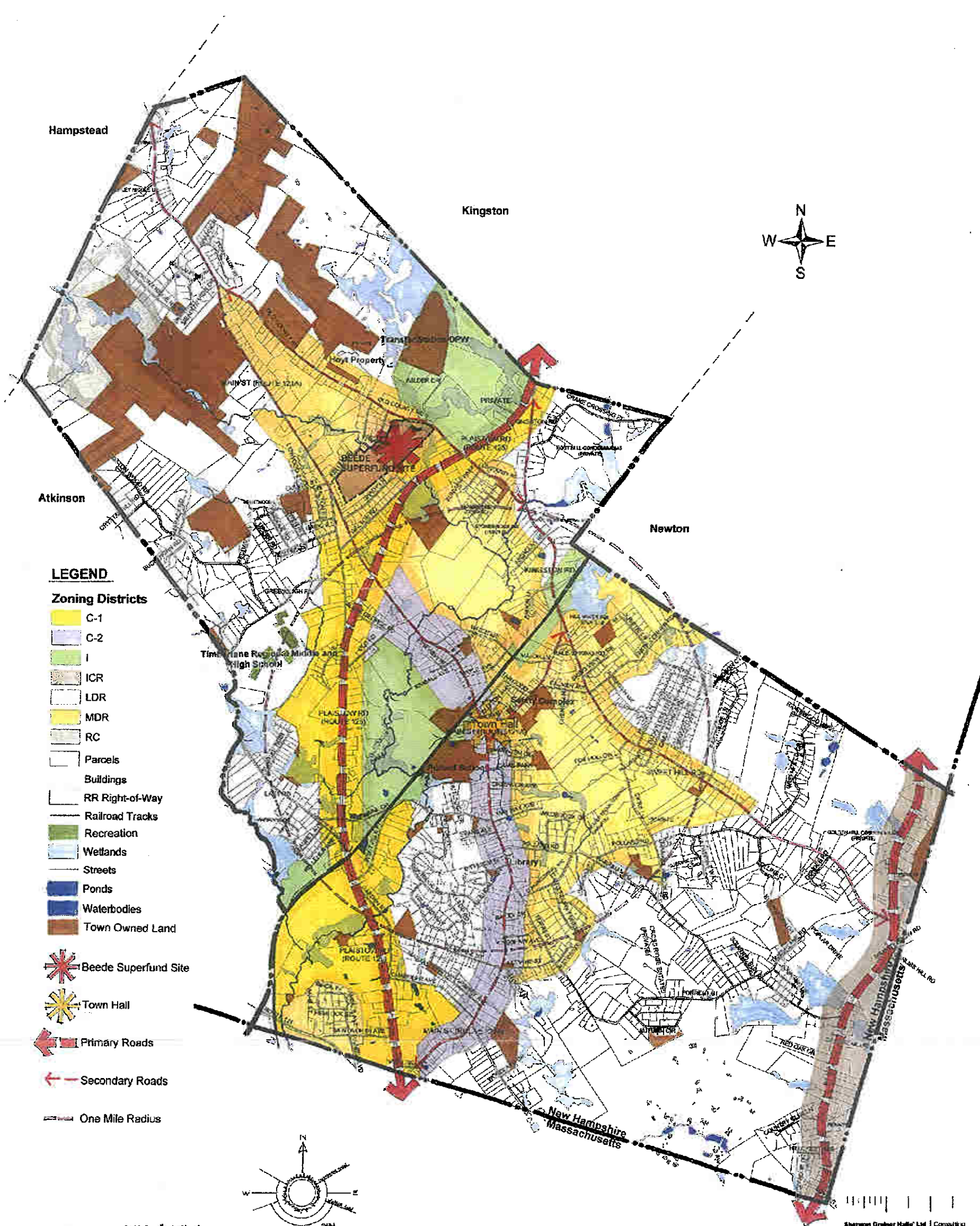
December 2002

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Beede Waste Oil/Cash Energy Site
Remediation Alternatives
Relative Time Line

EPA Proposed
Remedial Action





- LEGEND**
- Zoning Districts**
- C-1
 - C-2
 - I
 - ICR
 - LDR
 - MDR
 - RC
 - Parcels
 - Buildings
 - RR Right-of-Way
 - Railroad Tracks
 - Recreation
 - Wetlands
 - Streets
 - Ponds
 - Waterbodies
 - Town Owned Land
- Beede Superfund Site
 Town Hall
 Primary Roads
 Secondary Roads
 One Mile Radius

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March 2003

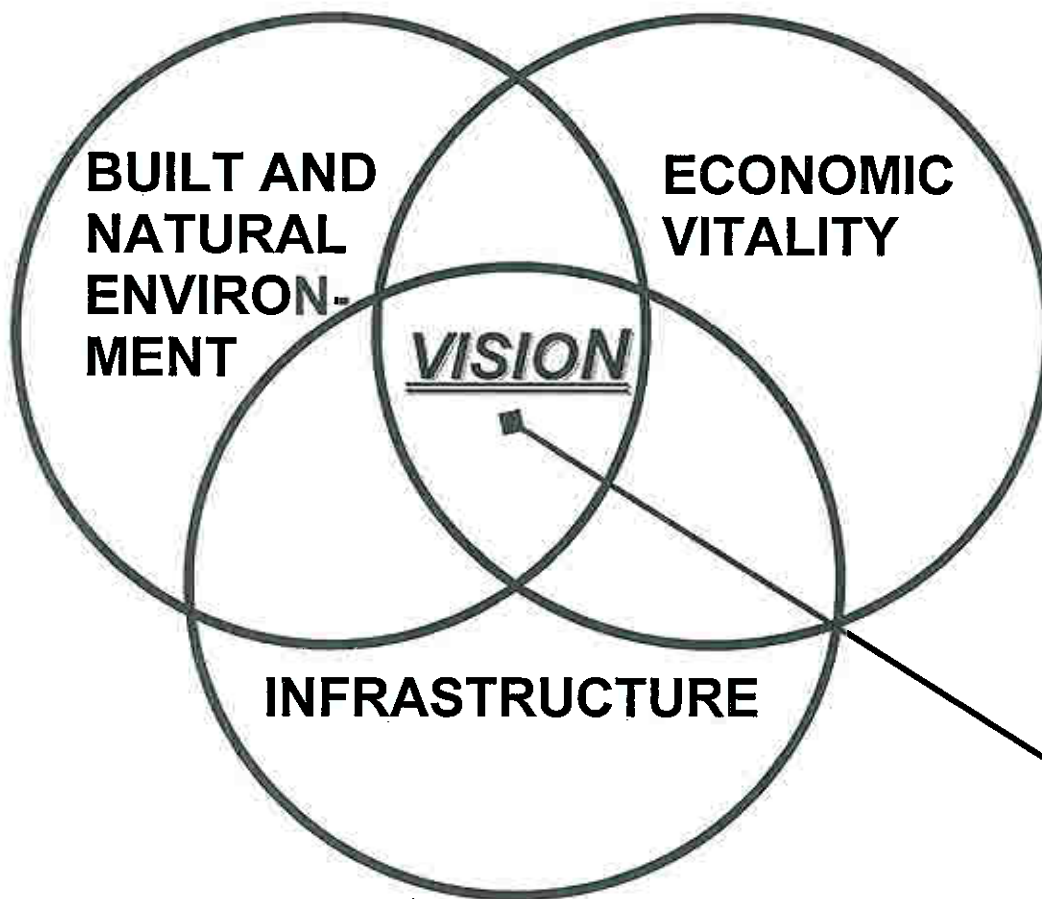
Town of Plaistow New Hampshire
REDEVELOPMENT PLANNING FOR BEEDE WASTE OIL SUPERFUND SITE
TOWN WIDE MAP

1 inch = 80 ft.

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FIGURE 6



**Three (3) Criteria for a
Balanced Reuse Plan**

**Future of
Beede Waste Oil/Cash Energy
Superfund Site**

*Redevelopment of Beede Superfund Site, Plaistow New Hampshire
January 16, 2003*

FIGURE 7

Prepared by
Sherman Greiner Hallé LTD
Concord, New Hampshire

Redevelopment of the Beede Superfund Site Plaistow, NH

Results of February 8, 2003 Planning Worksheet for Beede Reuse Alternatives

<u>Reuse Alternative</u>	<u>BUILT AND NATURAL ENVIRONMENT</u>	<u>ECONOMIC VITALITY</u>	<u>INFRASTRUCTURE</u>	<u>Clearly Meets All Planning Criteria</u>	<i>might meet planning criteria</i>
Trails and Passive Recreation Recreation (Field and court sports) Swimming Pool Indoor Recreation Facility	YES	YES	YES	YES (1)	--
	YES	YES	YES	YES	--
	NO	YES	MAYBE	--	--
	MAYBE	YES	YES	--	maybe (2)
Cemetery Community / Education Center Highway Garage Recycling Center Public Safety Complex School Town Offices Church	YES	YES	YES	YES	--
	YES	YES	YES	YES (2)	--
	MAYBE	YES (Short Term) NO (Long Term)	YES (Short Term) NO (Long Term)	--	YES (Short Term) NO (Long Term)
	NO	YES	NO	--	--
	NO	YES	YES	--	--
	YES	MAYBE	NO	--	--
	MAYBE	MAYBE	YES	--	maybe
	MAYBE	MAYBE	YES	--	maybe (2)
Elderly Housing Single Family Housing Multi-Family Housing	YES	YES	YES	YES (3)	--
	YES	YES	YES	YES (3)	--
	MAYBE	NO	NO	--	--
Commercial Offices Light Industry	MAYBE	MAYBE	MAYBE	--	maybe
	NO	MAYBE	MAYBE	--	--
Fenced Off	NO	NO	YES	--	--

(1) Trails and Passive Recreation Use Can be Integrated Into Almost Any Reuse Plan

(2) Indoor Recreation Facility, Community Center, & Church May Be Able To Share Common Building

(3) Elderly and Single Family (55 and older) Housing May Utilize Similar Housing

FIGURE 8



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March 2003

Town of Plaistow New Hampshire
REDEVELOPMENT PLANNING FOR BEEDE WASTE OIL SUPERFUND SITE
SCHEME A

FIGURE 9

0 40 80 160
(in feet)
1 inch = 80 ft.

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March 2003

Town of Plaistow New Hampshire
REDEVELOPMENT PLANNING FOR BEEDE WASTE OIL SUPERFUND SITE
SCHEME D

FIGURE 10

0 40 80 160
(in feet)
1 inch = 80 ft.

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Storer Street Building, Suite 300
Manchester, Maine 05103
Phone: 603/255-6711
Fax: 603/255-3225

March 2003

Town of Plaistow New Hampshire
REDEVELOPMENT PLANNING FOR BEEBE WASTE OIL SUPERFUND SITE

SCHEME E

FIGURE 11

0 20 40 60 80
(in feet)
1 inch = 80 ft.

Sherman Greiner Halls' Ltd | Consulting
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APPENDIX A

Public Participation

Town of Plaistow

Town Hall
145 Main Street
Plaistow, NH 03865



Town Manager

John Scruton
Phone: (603) 382-5200 Ext. 13
Fax: (603) 382-7183

December 18, 2002

Town of Plaistow
145 Main Street
Plaistow, NH 03865

Dear Abutter to Beede Waste Oil/Cash Energy Site:

On behalf of the Beede Waste Oil/Cash Energy Superfund Site Reuse and Redevelopment Task Force, I would like to invite you to a public meeting at the Fish and Game Club on Mayray Avenue off Main Street on January 16, 2003, at 7:00 PM. This meeting is the first in a series of six meetings intended to assist the Town of Plaistow in developing a reuse and redevelopment plan for the Beede Site that best suits the future needs of the community. The Reuse Task Force encourages your participation.

Using funds made available from the US Environmental Protection Agency, the Town has engaged the engineering firm, CMA Engineers of Portsmouth to involve the public and other stakeholders in a careful analysis of the best future use for the site and to build upon the community-wide survey and public meeting held October 30. CMA has expertise in planning and in making clear to the general public the technical details of a clean up reuse plan.

Several presentations are planned prior to opening the meeting to listening to your comments. A brief presentation of the type and extent of contamination at the Beede Site will be given followed by a summary of the remediation alternatives being considered by the US EPA. Next, a presentation will be given on some of the potential reuses of the Beede Site. This will be followed by discussion of some constraints associated with the future reuse of the property.

Although the meeting will be open to the general public, its focus will be on obtaining input from individuals such as yourself that have been directly affected by the contamination at the Beede Site. At this meeting, you will have an opportunity to voice your suggestions and opinions regarding the future use of the site. Although five more meetings are scheduled (See enclosure) and there will be an opportunity to speak at each of them, we hope you will take the opportunity to come to this meeting and provide your input. It has been planned so that the abutters have the opportunity to have their voice heard prior to a town wide meeting scheduled for January 23rd at the library.

Very truly yours,

John Scruton
Town Manager

Enclosures.

Town of Plaistow

Town Hall
145 Main Street
Plaistow, NH 03865



Town Manager

John Scruton
Phone: (603) 382-5200 Ext. 13
Fax: (603) 382-7183

Town of Plaistow Seeks Public Participation in Reuse and Redevelopment Planning for Beede Waste Oil/Cash Energy Site

The Town of Plaistow, New Hampshire is seeking public participation in developing a reuse and redevelopment plan for the Beede Waste Oil/Cash Energy Superfund Site at 7 Kelley Road, Plaistow, NH. Surface soils, subsurface soils, and groundwater at the Beede Site are contaminated with a variety of compounds including: oil, volatile organic compounds, metals, polynuclear aromatic compounds, petroleum hydrocarbons, and polychlorinated biphenyls. The US EPA is currently finalizing remediation alternatives and will consider the town's reuse objectives in their final decision.

The Town of Plaistow is seeking public involvement, ideas, and interest in determining a reuse plan for the Beede Site that best suits the future needs of the community through a series of six public meetings. Using funds made available from the Environmental Protection Agency, the Town has engaged the engineering firm of CMA Engineers from Portsmouth to involve the public and other stakeholders in a careful analysis of the best future use for the site and to build upon the community-wide survey and public meeting held October 30. CMA has expertise in planning and in making clear to the general public the technical details of a clean up reuse plan. Although the meetings will be open to the public, they have been planned so that various stakeholders may have an opportunity for their interests to be specifically expressed.

Six meetings will be held. A description of each of the meetings is given below. The planning process concludes in late March, when a reuse plan will be presented incorporating this public input.

Meeting #1: Thursday, January 16, 2003 7:00 – 10:00 PM Fish and Game Club, Mayray Avenue, Plaistow, NH

Invitees: Direct Abutters and Interested Neighbors
Agenda: An overview of contamination at the site, the remediation alternatives being reviewed by the US EPA, and potential constraints to reuse/redevelopment will be presented. Abutters will be invited to present their suggestions for reuse of the site.

Meeting #2: Thursday, January 23, 2003, 7:00 – 10:00PM at the Plaistow Public Library, 85 Main Street, Plaistow, NH

Invitees: Open Town Meeting (Residents of Plaistow and any interested individuals)
Agenda: Identical to Meeting #1 except members of the community will be invited to present their suggestions for reuse of the site.

Meeting #3: Saturday, February 8, 2003 8:00 AM – 12:00 PM Vic Geary Center, 18 Greenough Rd., Plaistow, NH

Invitees: Direct Abutters and Interested Neighbors
Agenda: Getting everyone involved in the reuse planning including discussion of environmental considerations.

Town of Plaistow

Town Hall
145 Main Street
Plaistow, NH 03865



Town Manager

John Scruton
Phone: (603) 382-5200 Ext. 13
Fax: (603) 382-7183

Meeting #4: Saturday, February 8, 2003, 1:00 PM – 5:00 PM Vic Geary Center, 18 Greenough Rd., Plaistow, NH

Invitees: Potentially Responsible Parties (PRPs) or their representatives

Agenda: Similar to Meeting #3 except the PRPs will be given the opportunity to present their suggestions for reuse of the site.

Meeting #5: Saturday, March 8, 2003 10:00 AM – 4:00 PM at the Plaistow Public Library, 85 Main Street, Plaistow, NH

Invitees: Open Town Meeting (Residents of Plaistow and any interested individuals)

Agenda: Similar to Meeting #3 but general public involved.

Meeting #6: Monday, March 24, 2003 7:00 – 10:00 PM at the Plaistow Public Library, 85 Main Street, Plaistow, NH

Invitees: Open Town Meeting (Residents of Plaistow and any interested individuals)

Agenda: A final plan for the reuse and redevelopment of the site will be presented.

FOR IMMEDIATE RELEASE:

**Town of Plaistow Begins Planning for Future
Reuse of Beede Waste Oil/Cash Energy Site**

The first of several meetings addressing the future reuse of the Beede Waste Oil/Cash Energy Superfund Site at 7 Kelley Road in Plaistow, NH was held the evening of January 16 at the Fish and Game Club in Plaistow. This meeting focused on establishing community planning objectives for the site with abutters and interested neighbors of the site. Several presentations were given to assist in developing planning objectives for the site.

A second public meeting is scheduled for next Thursday, January 23, 2003 at 7:00 PM at the Plaistow Public Library, 85 Main Street. All Plaistow residents and other interested parties are invited to participate in developing planning objectives for this site.

Using funds made available from the U.S. Environmental Protection Agency, the Town has engaged the engineering firm of CMA Engineers, Inc. of Portsmouth, NH to involve the public and other stakeholders in a careful analysis of the best future use for the site. The EPA will consider the Town's reuse objectives, which will be shaped for the site by this public process before finalizing the remediation objectives.

Contacts: John Scruton, Plaistow Town Manager
 Bill Straub, CMA Engineers, Inc.

MEETING NOTICE AND INVITATION

BEEDE WASTE OIL/CASH ENERGY SITE REDEVELOPMENT PLANNING PROCESS

The Town of Plaistow is once again seeking all citizens' and Potentially Responsible Parties' (PRP's) input on the future use of the Beede/Cash Oil Superfund site on Kelley Road.

THE NEXT MEETING WILL BE HELD ON:

*Saturday, March 8th from 10:00 a.m. to 4:00 p.m.
at the Fish and Game Club on Mayray Avenue.*

(Please Note Location Change: Meeting was originally
scheduled at the Plaistow Public Library)

As indicated at the last meeting held on Saturday, February 8th, CMA Engineers, Inc. of Portsmouth will review the findings and proposed options that have consensus as a result of the process to date. CMA Engineers will continue with a facilitated visioning process that includes consideration of the environment, economic vitality and infrastructure of Plaistow.

As you are aware, participation by all stakeholders is crucial to this process as the US Environmental Protection Agency (EPA) will consider all input, including the Town's reuse plan, before finalizing the requirements of the clean-up. Your continued participation in the development of the reuse plan is vital to a successful outcome.

Representatives of the Town's Reuse Planning Committee look forward to seeing you on Saturday, March 8, 2003 at 10:00 a.m. at the Fish and Game Club. Should you have any questions regarding the meeting, please feel free to contact the Selectmen's office at 382-5200, Extension 10.

SOME INTERESTING STATISTICS ABOUT PLAISTOW, NH

BIG PICTURE STATISTICS (Based on Master Plan Draft Chapters)

Population projections: 7,747 in 2000 increase to 11,720 by 2020 (> 35%)

Plasitow's Housing in 1999 2,982 units

Median Household Income in 1990 in Plaistow	\$41,530
Median Household Income in 1990 in State	\$36,217
Median Household Income in 1990 in County	\$41,980
Median Household Income in 2000 in Plaistow	\$61,707
Median Household Income in 2000 in State	\$49,467

PRESENT LAND USE	ACRES	% OF TOTAL ACREAGE
Single family homes	2,006.37	29.6%
Multi family	125.59	1.8%
Commercial	379.19	5.6%
Industrial	286.71	4.2%
TransUtilities	15.93	0.2%
Gov/Inst/Educ	82.06	1.2%
Agriculture	81.84	1.2%
Outdoor Urban	131.01	1.9%
Cemeteries	23.77	0.4%
Transitional	145.87	2.1%
Waterbodies	31.45	0.5%
Undeveloped	3,479.80	51.3%
	<u>6789.59</u>	<u>100.0%</u>

Developable Land	864.59	13%
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SCHOOLS

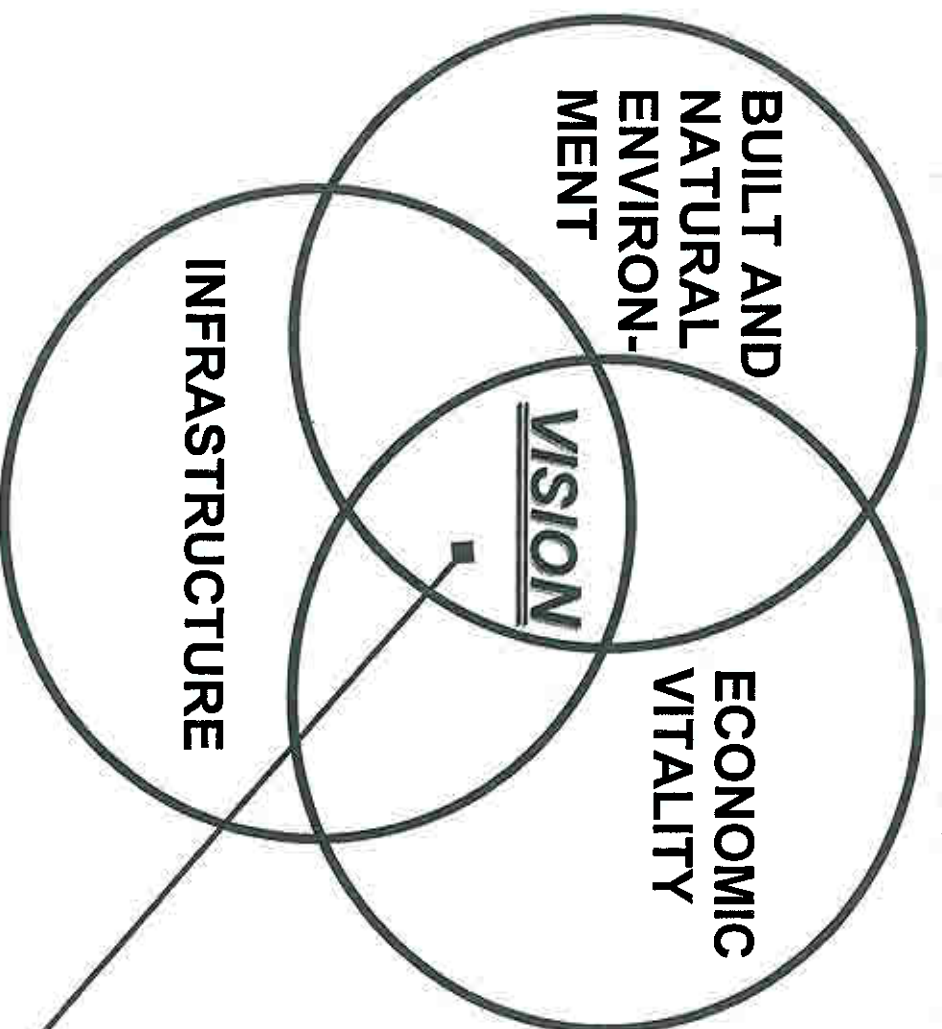
School enrollment	19.60% in last 10 years
	7.40% in last 5 years
	2.10% in last 3 years

7 yr. Projections	11.50% in grades 0-5
	-7.00% in grades 6-8
	19.60% in grades 9-12

Average Value of Land and Buildings in Beede area	\$178,113 per acre
Average Value of Land only in Beede area	\$78,820 per acre
Average Value of Land and Building in Plaistow	\$147,161 per acre
Average Value of Land only in Plaistow	\$66,893 per acre

Summary of Survey Results Conducted on Reuse Options at Beede Waste Oil/Cash Energy Superfund Site
Conducted in October 2002 by Town of Plaistow, NH

Question #	Definitely Agree	Probably Agree	No Opinion	Probably Disagree	Definitely Disagree
Hiking Trails	283	116	42	38	103
Recreational Fields	274	114	36	37	116
Highway Garage	123	124	91	69	158
Recycling Center	76	123	76	73	214
Elderly Housing	141	117	65	66	198
Single Family Housing	30	60	46	79	356
Multi Family Housing	15	39	32	76	415
Light Industry	36	67	59	83	334
Office Space	35	43	63	92	308
Future School	71	121	74	46	263
Future Town Offices	35	106	81	96	256
Satellite Public Safety	64	134	84	83	213
Fence the Site	40	23	43	52	414
Other	93	2	3	3	23



Criteria for a Balanced Reuse Plan



*Redevelopment of Beede Superfund Site, Plaistow New Hampshire
January 16, 2003*

Prepared by
Sherman Greiner Hallé L.T.D.
Concord, New Hampshire

**Redevelopment of the Beede Superfund Site
Plaistow, NH**

**Worksheet to Evaluate Reuse Alternatives
Criteria: Built and Natural Environment, Economic Vitality, Infrastructure**

Does Alternative Meet Criteria for Successful Reuse? (Yes, No, Possibly)

Grouping	Origin of Reuse Alternative	Reuse Alternative	<u>BUILT AND NATURAL ENVIRONMENT</u> <small>Does the proposed use successfully integrate with surrounding uses and landscape?</small>	<u>ECONOMIC VITALITY</u> <small>Does the proposed use lead to a balanced, sustainable economy for the Town</small>	<u>INFRASTRUCTURE</u> <small>Does the proposed use successfully integrate with the existing infrastructure (roadways, electricity, availability to obtain or need for water and sewer)</small>	<u>Alternative Clearly Meets All Planning Criteria</u> <small>Ranks "Yes" for all three (3) criteria</small>	<u>Alternative May Meet Planning Criteria</u> <small>Ranks "Yes" or "Possibly" for all three (3) criteria</small>
1 - Public Recreation	2002 Survey	Trails and Passive Recreation					
1 - Public Recreation	2002 Survey	Recreation (Field and court sports)					
1 - Public Recreation	2003 Planning	Swimming Pool					
1 - Public Recreation	2003 Planning	Indoor Recreation Facility					
2 - Other Public	2003 Planning	Cemetery					
2 - Other Public	2003 Planning	Community / Education Center					
2 - Other Public	2002 Survey	Highway Garage					
2 - Other Public	2002 Survey	Recycling Center					
2 - Other Public	2002 Survey	Public Safety Complex					
2 - Other Public	2002 Survey	School					
2 - Other Public	2002 Survey	Town Offices					
3 - Housing	2002 Survey	Elderly Housing					
3 - Housing	2002 Survey	Single Family Housing					
3 - Housing	2002 Survey	Multi-Family Housing					
4 - Commercial/Industrial	2002 Survey	Commercial Offices					
4 - Commercial/Industrial	2002 Survey	Light Industry					
5 - Fenced off	2002 Survey	Fenced Off					

Redevelopment of the Beede Superfund Site
 Plaistow, New Hampshire
Detailed Requirements of Reuse Alternatives

GROUP 1 - Public Recreation

Grouping	Source	Reuse Alternative and Requirements
1 - Public Recreation	2002 Survey	Trails: <ul style="list-style-type: none"> Minimal site development and infrastructure needed Potable water source and septic system not required Low parking requirements Sporadic passenger vehicle traffic flow, dusk to dawn 7 days a week, semi-seasonal
1 - Public Recreation	2002 Survey	Recreation: (combination of field and court sports) <ul style="list-style-type: none"> Minimal site development and infrastructure needed Use of existing building with alterations possible Extensive site grading Water source needed (irrigation), potable water source and septic system optional Average parking requirements Sporadic passenger vehicle traffic flow (increases with team sports) dusk to dawn 7 days a week (extended use possible with lighting), semi-seasonal
1 - Public Recreation	2003 Planning	Swimming Pool: <ul style="list-style-type: none"> Minimal site development and infrastructure needed Small single story building Extensive site excavation and grading Water source and septic system required High parking requirements Steady passenger vehicle traffic flow, 8-10 hours a day, 5-7 days a week on a seasonal basis
1 - Public Recreation	2003 Planning	Indoor Recreation Facility: <ul style="list-style-type: none"> Moderate site development and infrastructure needed Large single or multi-story building Extensive site excavation and grading Water source and septic system required High parking requirements Steady passenger vehicle traffic flow, 8-10 hours a day, 5 days a week

GROUP 2 - Other Public

Grouping	Source	Reuse Alternative and Requirements
2- Other Public	2003 Planning	Cemetery: <ul style="list-style-type: none"> · Average site development and infrastructure needed · Use of existing building with alterations possible · Extensive site excavation and grading · Potable water source and septic system not required · Low parking requirements · Sporadic passenger vehicle traffic flow, dusk to dawn 7 days a week
2- Other Public	2003 Planning	Community / Education Center: <ul style="list-style-type: none"> · Average site development and infrastructure needed · Single or multi-story building · Extensive site excavation and grading · Water source and septic system required · Average parking requirements · Steady passenger vehicle traffic flow, 8-10 hours a day, 5-7 days a week
2- Other Public	2002 Survey	Highway Garage (DPW): <ul style="list-style-type: none"> · Average site development and infrastructure needed · Use of existing building with alterations and addition of other buildings or storage structures possible · Average site excavation and grading · Potable water source and septic system required · Average parking requirements (mix of passenger vehicles, trucks and machinery) · Sporadic passenger vehicle and truck traffic flow, 24 hours a day 7 days a week possible
2- Other Public	2002 Survey	Recycling Center: <ul style="list-style-type: none"> · Average site development and infrastructure needed · Use of existing building with alterations and addition of other buildings or storage structures possible · Average site excavation and grading · Potable water source and septic system optional · Low parking requirements (mix of passenger vehicles, trucks and machinery) · Steady passenger vehicle and truck traffic flow, 8 hours a day 6 days a week
2- Other Public	2002 Survey	Public Safety Complex: <ul style="list-style-type: none"> · Intensive site development and infrastructure needed · Large single or multi-story building · Extensive site excavation and grading · Potable water source and septic system required · Low parking requirements · Sporadic passenger vehicle and emergency vehicle traffic flow, 24 hours a day 7 days a week
2- Other Public	2002 Survey	School: <ul style="list-style-type: none"> · Intensive site development and infrastructure needed · Large single or multi-story building · Extensive site excavation and grading · Water source and septic system required · High parking requirements · Steady to sporadic passenger vehicle and bus traffic flow, 8 hours a day 5-6 days a week
2- Other Public	2002 Survey	Town Offices: <ul style="list-style-type: none"> · Intensive site development and infrastructure needed · Large single or multi-story building · Extensive site excavation and grading · Potable water source and septic system required · High parking requirements · Steady passenger vehicle traffic flow, 8-10 hours a day 5 days a week

Group 3 - Housing

Grouping	Source	Reuse Alternative and Requirements
3 - Housing	2002 Survey	Elderly Housing: <ul style="list-style-type: none"> • Extensive site development and infrastructure needed • Single or multi-story building or buildings • Extensive site excavation and grading • High volume potable water source and septic system required • Average parking requirements • Steady passenger vehicle traffic flow, 12 hours a day 7 days a week
3 - Housing	2002 Survey	Single Family Housing: <ul style="list-style-type: none"> • Extensive site development and infrastructure needed • Single or multi-story buildings on 1 acre lots • Extensive site excavation and grading • High volume potable water source and septic system required • Low parking requirements • Steady passenger vehicle traffic flow, 12 hours a day 7 days a week
3 - Housing	2002 Survey	Multi-Family Housing: <ul style="list-style-type: none"> • Extensive site development and infrastructure needed • Single or multi-story buildings • Extensive site excavation and grading • High volume potable water source and septic system required • Average parking requirements • Steady passenger vehicle traffic flow, 12 hours a day 7 days a week

Group 4 - Commercial/Industrial

Grouping	Source	Reuse Alternative and Requirements
4 - Commercial/Industrial	2002 Survey	Commercial Offices: <ul style="list-style-type: none"> • Intensive site development and infrastructure needed • Large single or multi-story building • Extensive site excavation and grading • Potable water source and septic system required • High parking requirements • Steady passenger vehicle traffic flow, 8-10 hours a day 5-7 days a week
4 - Commercial/Industrial	2002 Survey	Light Industry: <ul style="list-style-type: none"> • Average site development and infrastructure needed • Use of existing building with alterations and addition of other single or multi-story buildings possible • Extensive site excavation and grading • Potable water source and septic system required • Average parking requirements (mix of passenger vehicles and trucks) • Steady passenger vehicle and truck traffic flow, 24 hours a day 5 days a week possible

Group 5 - Fenced Off

Grouping	Source	Reuse Alternative and Requirements
5 - Fenced Off	2002 Survey	Fenced Off: <ul style="list-style-type: none"> • No site development and infrastructure needed • No building • No site excavation and grading • No Water source and septic system required • No parking requirements • No vehicle traffic flow

Redevelopment of the Beede Superfund Site Plaistow, NH

Results of February 8, 2003 Planning Worksheet for Beede Reuse Alternatives

<u>Reuse Alternative</u>	<u>BUILT AND NATURAL ENVIRONMENT</u>	<u>ECONOMIC VITALITY</u>	<u>INFRASTRUCTURE</u>	<u>Clearly Meets All Planning Criteria</u>	<u>might meet planning criteria</u>
Trails and Passive Recreation	YES	YES	YES	YES (1)	--
Recreation (Field and court sports)	YES	YES	YES	YES	--
Swimming Pool	NO	YES	MAYBE	--	--
Indoor Recreation Facility	MAYBE	YES	YES	--	maybe (2)
Cemetery	YES	YES	YES	YES	--
Community / Education Center	YES	YES	YES	YES (2)	--
Highway Garage	MAYBE	YES (Short Term) NO (Long Term)	YES (Short Term) NO (Long Term)	--	YES (Short Term) NO (Long Term)
Recycling Center	NO	YES	NO	--	--
Public Safety Complex	NO	YES	YES	--	--
School	YES	MAYBE	NO	--	--
Town Offices	MAYBE	MAYBE	YES	--	maybe
Church	MAYBE	MAYBE	YES	--	maybe (2)
Elderly Housing	YES	YES	YES	YES (3)	--
Single Family Housing	YES	YES	YES	YES (3)	--
Multi-Family Housing	MAYBE	NO	NO	--	--
Commercial Offices	MAYBE	MAYBE	MAYBE	--	maybe
Light Industry	NO	MAYBE	MAYBE	--	--
Fenced Off	NO	NO	YES	--	--

(1) Trails and Passive Recreation Use Can be Integrated Into Almost Any Reuse Plan

(2) Indoor Recreation Facility, Community Center, & Church May Be Able To Share Common Building

(3) Elderly and Single Family (55 and older) Housing May Utilize Similar Housing

Plaistow New Hampshire
Beede Waste Oil/Cash Energy Superfund Site

Planning Meeting #1 - Planning Objectives for Site

January 16, 2003

Focus - Abutters and Immediate Neighborhood

Objective for Meeting:

- Review planning objectives for the site from a community-wide basis:
How do abutters view site planning?
How does Beede Site fit into the Town of Plaistow?
- Develop ideas for general types of uses:
What can be the Highest and Best Use of the Beede Site - Long Term?
- Review the nature of contamination at the site, the remediation alternatives being reviewed by the US EPA:
What are the general constraints posed by environmental site conditions?

Planning (see also attached 2 sheets)

- *Previous process for community input*
- *Chart: Criteria for Balanced Reuse Plan*
- *Big Picture*
 - *Numbers*
 - *Plans depicting planning information*
- *Land values*
- *Ideas: Highest and Best Use of Beede Site -
with and without environmental constraints*

Environmental Issues at Site:

- *Nature of Contamination*
 - *Soil Contamination*
 - *Deep soil contamination*
 - *Groundwater Contamination*
 - *Wetlands/Sediment*
- *Actions to date*
 - *Immediate removals of tanks, liquids, soils*
 - *Interception of oil contamination near groundwater surface*
- *EPA's Proposed Plan*
 - *Elements*
 - *Timeframes*

Summary of Questions and Comments
Reuse and Redevelopment of Beede Waste Oil/Cash Energy Superfund Site

Meeting #1 - Special Invitees: Direct Abutters and Interested Neighbors

January 16, 2003, 7:00 PM
Fish and Game Club, Plaistow, New Hampshire

CMA Engineers represented by: Bill Straub, Evan Griffiths
Sherman Greiner and Halle represented by: Pat Sherman, Jeff Hyland

The following questions were posed during presentations given by SGH or CMA Engineers:

1. Abutters asked how much weight their voice carries versus rest of community?
2. Does Town own property? No, Town can exercise tax liens, conversations are ongoing about Superfund and other liabilities.
3. What is clean-up time frame? What if it takes longer then predicted?
4. What is the state of contamination at the site?
5. What is to prevent developer from coming in and purchasing property after clean up?
6. There was some concern expressed as to how the town acquires property.
7. How deep are surficial soils?
8. VOC's vs. PCB's - which contaminant poses a greater risk? Risks are associated with different media.
9. X section does not take into account geology, bedrock, groundwater fluctuations.
10. What happens to the soil piles (under blue tarps), how deep will excavation be underneath piles?
11. Will application of thermal SVE dilute contaminants?
12. Are heavy metals a concern if thermal SVE is implemented?
13. If SVE system is implemented will noise be appropriately managed? (Will sound deadening walls/technology be used)
14. Current NTCRA is noisy and can be heard by some abutters. System is using 2 50 hp motors.
15. If reuse of site will be on the surface, why should groundwater be cleaned up? (downgradient neighbors may be affected)

The following comments/questions were given after the presentations:

1. Will the EPA clean up the site regardless of use chosen for the site?
2. What is difference in clean up level between possible uses (i.e., recreation vs. elderly housing)?
3. If process concludes that rec. fields are wanted, how much clean up will happen?
4. What happens to ecology of site? Will clean fill support habitat?
5. What happens if Town does not purchase the property? Town may be able to leverage influence of future of property as a stakeholder. Town may also act as passive observer where clean up is performed/directed by others.
6. Could previous owner take control of cleaned up property? Yes theoretically, but would be liable for significant clean up costs.
7. What classification does the EPA give the site? It is on the NPL list.
8. Is there a chance the site will be put on the back burner? No.
9. It will take a while to select clean up option and settle with PRPs. Therefore, construction is still a few years out.
10. Money has not been discussed (\$19 million has already been spent)
11. NTCRA is still ongoing was to have lasted 6-9 months and is now 3 years along.
12. Why is NTCRA still going on? Technology is not perfect and site is not perfectly characterized.
13. What is to stop public from choosing to put houses on site if that option yields highest clean up.
14. Whatever Town/public decides they want on the site, the EPA will clean site to the level such that public safety will be maintained for intended use.
15. Why is property in area of site worth more than other property in Plaistow?
16. Will excavation/clean up pose a health risk?
17. Does Town need a community center?

Conclusions

1. Soil clean up is necessary
2. SVE or clean up of smear zone is necessary

3. Groundwater clean up necessary, may have potential cleanup options
4. NTCRA is affecting abutters (noise)
5. Use of site should benefit neighborhood/community
6. Value of land should be equivalent to adjacent/near land
7. Residents may not be able to dictate clean up levels
8. With 30 acres available, site can have multiple uses
9. Interest in considering uses requiring high cleanup
10. Whatever use is suggested for reuse of site will have to be defensible. And developing reuse plan requires this planning process.
11. Site has had little effect on depressing property values

Some preliminary suggestions for site.

Elderly housing

Return to nature (walking trails, low impact),

No development

Conservation area with possible education facility (classroom) with focus on ecology

Natural habitat will not necessarily mean highest clean up

514-A

Jan-17-03 10:33A

PLEASE SIGN IN

Public Participation Meeting for Reuse and Redevelopment Planning for Beede Waste Oil/Cash Energy Site

Meeting 1 of 6

Invitees: Direct Abutter and Interested Neighbors

January 16, 2003 7:00PM

Fish and Game Club, 85 Main St. Plaistow, NH

CMA Engineers, Inc. and Sherman Griner Hall Ltd

Name	Representing	Address
Steen + Michelle Curran		17 Kelley RD Plaistow NH.
Greg Mischel	TRC	25 COURT ST. GORHAM, MA
John H. Mardale	Plaistow FIRE	27 Elm ST Plaistow NH
Merilyn P. Senter	Reuse Comm	11 Maple Ave, Plaistow
Robert Gray	Reuse Comm	9 Cross Crossing Rd Plaistow, N.H.
Sandra Jenkins	Abutter	50 Old County Rd. Plaistow, NH.
WEELEAGE	SHAW EAL	
Elaine Richardson	Vitali Group	201 Teemich Rd. Leicester CT 06482
Tim Moore	Reuse Center	33 Sweet Hill Rd, Plaistow
Erik Shifflett	Resident	16 Walton Rd.
Janet Bowering	Resident	13 Shady Lane
Gloria Nelson	Resident	55-A Kinnelon Rd
Brianne Hobbs	Abutter	18 Shady Lane
Dennis Thyer	Resident	259 main st
LARRY HUBER	my self	257 main st
PATCKIA TILDEN	ABUTTER	7 SHADY

PLEASE SIGN IN

Public Participation Meeting for Reuse and Redevelopment Planning for Reede Waste Oil/Cash Energy Site

Meeting 1 of 6

Invitees: Direct Abutter and Interested Neighbors

January 16, 2003 7:00PM

Fish and Game Club, 85 Main St. Plaistow, NH

CMA Engineers, Inc. and Sherman Griner Halle Ltd.

[illegible]

Beede Waste Oil/Cash Energy Superfund Site - Plaistow, New Hampshire

Planning Meeting #2 - Planning Objectives for Site

January 23, 2003 - 7:00 PM

Plaistow Public Library, 85 Main Street, Plaistow, NH

Focus - Residents of Plaistow, New Hampshire

Introductory Remarks:

- Previous Meeting
- Presentation of Process

Objective of Meeting:

- Review nature of contamination at site and remediation alternatives being reviewed by the US EPA:
What are the general constraints posed by environmental site conditions?
- Review planning objectives for the site from a community-wide basis:
How does Beede Site fit into the Town of Plaistow?
- Develop ideas for general types of uses:
What can be the Highest and Best Use of the Beede Site - Long Term?

Environmental Issues:

- *Nature of Contamination*
 - Soil Contamination
 - Deep soil contamination
 - Groundwater Contamination
 - Wetlands/Sediment
- *Actions to date*
 - Immediate removals of tanks, liquids, soils
 - Interception of oil contamination near groundwater surface
- *EPA's Proposed Plan*
 - Elements
 - Time frames
- *Reuse Options*
 - EPA will consider
 - Variables to reuse

Planning (see attached 2 sheets):

- *Previous process for community input*
- *Chart: Criteria for Balanced Reuse Plan*
- *Big Picture*
 - Numbers
 - Plans depicting planning information
- *Land values*

Ideas: Highest and Best Use of Beede Site - with and without environmental constraints

Summary of Questions and Comments
Reuse and Redevelopment of Beede Waste Oil/Cash Energy Superfund Site

Meeting #2 - Special Invitees: Residents of Plaistow and Interested Parties

January 23, 2003, 7:00 PM
Plaistow Public Library, Plaistow, New Hampshire

CMA Engineers represented by: Bill Straub, Evan Griffiths
Sherman Greiner and Halle represented by: Pat Sherman, Jeff Hyland.

Questions following intro remarks by John Scrutton

1. What is the rush to clean the site?
2. Who has the liability for the site if Town acquires property? Especially in long term (+10 years)

Questions/comments following presentation by CMA Engineers, Inc

1. During groundwater clean up, is some reuse of site possible
2. Will groundwater wells be located off site?
3. Are there ways to revisit methods of clean up after ROD is issued if new/better technology becomes available?
4. If the EPA decides they want to change the ROD, the public will be involved in the process (formal 5 year review)
5. Cleanup cannot be abandoned, standards will not be relaxed
6. What is the estimated cost for clean up? \$48 million to be paid primarily by PRPs, Plaistow is exempt due to *de minimus* settlement with EPA

Questions/comments following presentation by Sherman/ Greiner and Halle

1. Can the community promote an open space network in the Town
2. The community is seeking a connection to the site
3. Elderly housing is an appropriate reuse and desired
4. If community center is selected for site, how would water/waste water be handled?
Might be handled on site with small community system from off site
5. Elderly housing would not be available on site for extended period depending on where it goes, and clean up activities at the proposed location.

6. Remember site can have multiple uses
7. What about tying schools into site 'eco-center' educational center,
8. Suggestion that light industry would be appropriate (lower taxes, \$ to Town, no environmental impact)
9. Other suggested that light industry is not needed or wanted on site, community has enough
10. Cemetery, current will be full in < 20 years
11. Other infrastructure (highway, fire, town garage) little enthusiasm shown
12. Can Kelley Brook be used as a natural resource and taken advantage of? Yes, it is dominant feature and used to be more extensive and healthier. Will be better after remediation
13. Anchor Auto is impacting Kelley Brook and needs to be considered as part of restoration of Kelley Brook
14. Is the Town really able to project what they will need on site in 25 years? Town has opportunity to plan how land will be used for the next generation
15. If PRPs are paying for the cleanup, will Town have to work with them instead of tying it up in court? EPA must consider all stakeholders and is trying to rectify comments to proposed remediation plan by PRPs. Town gets to select final reuse and EPA will set cleanup for that use
16. Will future use affect clean up? PRPs will have opportunity to provide input on cleanup
17. Planning process has be defendable
18. Cemetery will be full in 20 years, at that time groundwater may be clean and part of site could be used for such
19. The Town should not be interested in site until it is clean, to minimize liability
20. Is there a deadline for determining the reuse of the site? Yes, the ROD, which is affected by reuse selected, is supposed to be issued this spring/summer.
21. Why is level of cleanup going to be dictated by what Town wants now? What we plan for now might be flawed in the future. Would like to clean to highest possible and leave options open.
22. Is contamination PRP specific? No all PRPs are responsible for cleanup of whole site, not parts.
23. Site should be reused in such a way to benefit the Town.
24. Does the Town have legal counsel? They are in the process of retaining legal counsel.

PLEASE SIGN IN

Public Participation Meeting for Reuse and Redevelopment Planning for Beede Waste Oil/Cash Energy Site

Meeting 2 of 6

Invitees: Open Town Meeting and Any Interested Parties

January 23, 2003 7:00PM

Plaistow Public Library, 85 Main St. Plaistow, NH

CMA Engineers, Inc. and Sherman Griner Halle Ltd.

Name	Representing	Address
Robert E. Turner		30 Danville Ave Apt 6.
RAY SENECHAL	MR. MAYOR	5 RIDGEWOOD RD PLAISTOW
Kim + Michele Curran	abutter	17 Kelly Rd Plaistow
Marilyn P. Senter	selectman Reuse Comm	11 Maple Ave Plaistow
Eneal Shelly	reuse comm	28 Beaver Brook Lane Plaistow
Bertina Hill	reuse comm	16 Kelly Rd. Plaistow
LAWRENCE GIL		83 Forrest St
WES & MARILYN DAVIS	reuse comm	Kelley Rd, PLAISTOW
Rosita Bonaventura	EPA	1 Congress St. Boston, MA
Barbara E. Tardiff		29 Antennae in Plaistow
Leigh Kornornick	Plaistow Planning	145 Main Street
Tim Moore	Reuse Center	33 Sweet Hill Rd, Plaistow, NH
John A. Fricke	Reuse Comm/PFD	27 Elm St PLAISTOW, NH 03085
Catherine Corkery	NH Sierra Club	#3 Centennial Square Concord NH 03301
John Podgurski	US EPA	Boston, MA
JACK DUMPER	Winn & Bennett	111 Concord St. MASHUA N.H.
Ernie Michelson	Plaistow	500 Main St Sandy Hook NH 03082

CMA Engineers, Inc. and Sherman Griner Halle Ltd.

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Town of Plaistow , NH

Reuse and Redevelopment Planning for Beede Waste Oil/Cash Energy Site

Site Reuse Planning Meeting - February 8, 2003

Focus: Abutters and Immediate Neighbors

Meeting Format

- **8:00- 9:00 Coffee and Donuts**
Review of process to date
Public input and review

- **9:00 - 10:00 Determine uses which meet site planning criteria:**
 - **See attached worksheet of reuse alternatives and planning criteria**
 - **Built and Natural Environment**
 - **Economic Vitality**
 - **Infrastructure**

- **10:00-10:15 Break**

- **10:15-11:30 Develop specific site planning ideas which meet criteria:**
 - **Idea development facilitated by graphic representation**
 - **Ideas developed from whole group**
 - **Drawing by consultant team**

- **11:30-11:45 Summarize Ideas**

- **11:45-12:00 Wrap-up and Adjourn**

Summary of Questions and Comments
Reuse and Redevelopment of Beede Waste Oil/Cash Energy Superfund Site

Meeting #3 – Special Invitees: Direct Abutters and Interested Neighbors

February 10, 2003 8:00 AM – 12:00 PM
Vic Geary Center, Plaistow, New Hampshire

CMA Engineers represented by: Bill Straub, Evan Griffiths
Sherman Greiner and Halle represented by: Pat Sherman, Jeff Hyland

The planning worksheet material developed by CMA Engineers and SGH was used to develop a short list (6) of reuse options favorable by the Town. The options were selected using the 3 vision "lenses" of planning (built and natural environment, economic vitality, infrastructure). The 6 reuse options selected were: trails, recreation (fields and courts), cemetery, community center, elderly housing, and single family housing (not listed in any order of desire). These options all passed the screening criteria. Several other options were possible including an indoor recreation center, town offices, commercial offices, and a church (added to worksheet Saturday morning). The other options were not viable. Just before the lunch break, SGH (P. Sherman) made a case that town and commercial offices were not a viable option for reuse based on good planning. Therefore, these options were eliminated.

Several options are interconnected to some extent: trails can be integrated into any reuse, the indoor recreation center, the church and the community education center may be able to share meeting places/rooms, and single and elderly housing may work together.

Two major issues need to be resolved (water and access) John Scruton will look into obtaining access from the Barber shop, the condominium lot (Name) and from a second location on Kelley Rd near 121 A. The Town and CMA Engineers will look into how much water would be required for each of the proposed uses and how to access the site.

The cleanup action will match the desired reuse.

There was a consensus that Scheme A, preliminary concept developed by CMA Engineers and SGH incorporated all 6 of the options developed off the worksheet and would serve as an appropriate starting point for possible development.

If the reuse plan includes building recreational fields on the site, the Town needs to consider what type of fields will be placed at the planned Hoyt site, located less than 1 mile west of the site on Old County Road.

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Public Participation Meeting for Reuse and Redevelopment Planning for Beede Waste Oil/Cash Energy Site

Meeting 3 of 6

Invitees: Abutters and Interested Neighbors

Februaury 8, 2003 8:00 AM -12:00 PM

Vic Geary Center, 18 Greenough Road, Plaistow, NH

CMA Engineers, Inc. and Sherman Griner Halle Ltd.

Name	Representing	Address
Tim Moore	Reuse Cmt	33 Sweet Hill Rd, Plaistow, NH
DAVE PEABODY	Rockingham church	3 EVANS AVE PLAINSTON
MARIE E. GILBERT	TOWN	17 KELLEY RD PLAINSTON NH
John Scruton	Town	
John ...	Plaistow Fire	
RICHARD H. HENRICH	NHDES	
ROBERT MINICUCCI	"	
Philip ...	Plaistow	
James ...	PLAISTOW	883 S 3 FURBER ST PLAINSTON NH
Steve Murray	Rockingham Church	12 Preston Dr. Scituate
Frank & Barbara	PLAISTOW	16 SHADY LA.
Leigh Kornornick	Planning Board	145 WILSON ST
Suzanne Hill	Town	16 KELLEY RD
Bob Gray		
Jim DiLorenzo	FPA	
John Pod.	FPA	

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Public Participation Meeting for Reuse and Redevelopment Planning for Beede Waste Oil/Cash Energy Site

Meeting 3 of 6

Invitees: Abutters and Interested Neighbors

Febraury 8, 2003 8:00 AM -12:00 PM

Vic Geary Center, 18 Greenough Road, Plaistow, NH

CMA Engineers, Inc. and Sherman Griner Halle Ltd.

Name	Representing	Address
Dee Vos	President	
Marilyn P Senter	Selection - Tax Force	
David L Hill	3 PAF's	Portland, Maine
Bob Thomas		30 Amherst Ave Apt 6.
WES DAVIS	RESIDENT	Kenny Rd Plaistow
Caroline Richardson	Vital Records	31A Jeremiah Rd Sand of Tract CT 06482
ROY GIARRUSSO	for PRP	Giarrusso, Norton, 308 Victoria Rd Quincy MA 02171
Michael East	"	One Financial Center, Boston, MA 02109
Sue Sherman	Plaistow Recreation	3 Kimball Ave Plaistow NH
Vicki Tinklenberg	TRC	BOOTT MILLS JO-FIT-COWELL, MA
-Ray "Mr. Mayor"		5 RIDWOOD RD PLAISTOW

Summary of Questions and Comments
Reuse and Redevelopment of Beede Waste Oil/Cash Energy Superfund Site

Meeting #4 - Special Invitees: PRP's given opportunity to give their ideas for reuse

February 10, 2003 12:00 PM – 5:00 PM (afternoon session after Meeting #3)
Vic Geary Center, Plaistow, New Hampshire

CMA Engineers represented by: Bill Straub, Evan Griffiths
Sherman Greiner and Halle represented by: Pat Sherman, Jeff Hyland.

The afternoon session started with introductory comments by Jeff Lyder representing Cumberland Farms. He stated CF was a victim along with other PRPs who thought they were properly disposing of their waste oil, Superfund is a "No Fault" statute, would like to have a collaborative solution with the Town, and is working with Vita Nuova.

Mike Taylor with Vita Nuova introduced Don Watson and Elaine Richardson. VN represents ExxonMobil, Ryder, Waste Management Inc., and Cumberland Farms. He stated PRPs have similar views, as others. Goal is to return site to community for community benefit. Need to get out of Superfund Box (40-50% of sites are fenced), successful reuse criteria (community, property, and environment), need wetlands setback is important, building should be used since it an asset, NTCRA will continue for several more years, groundwater pump and treat may not be effective and need to look at ways to destroy rather than P&T, the consensus goals of PRPs are: design and perform cleanup, implement cleanup, guarantee long-term safety; site will never be pristine.

Consider VN vision for reuse splitting Parcel 1: (southern half for multi use community center, ball fields), (north half will require most management use building). In Parcel 2, restore wetland, protect existing berm, enhance river, and passive recreation. Try to get all parties to sit at table and come up with supportable solution (include EPA, DES, neighbors, funding agencies, residents of Plaistow, the Town, PRPs) have people at table that can make decisions.

Don Watson described design charette – round table discussion with all parties.

Other lawyers representing PRPs made brief comments:

- o Roy G. Arusso - 250 families
- o Micheael Last - PRP on site
- o Mark Rich represents some municipalities (Amesbury, Chelmsford, Ipswich)
- o David Litell - Adhoc steering group (TRC; Sears, Pike, others)stated that TRC tried to settle last year but other PRPs could not come to agreement.

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Public Participation Meeting for Reuse and Redevelopment Planning for Beede Waste Oil/Cash Energy Site

Meeting 4 of 6

Invitees: PRP's

Februaury 8, 2003 1:00 PM - 5:00 PM

Vic Geary Center, 18 Greenough Road, Plaistow, NH

CMA Engineers, Inc. and Sherman Griner Hallie Ltd.

Name	Representing	Address
Steen + Michelle Curran		17 Kelley RD Plaistow, NH
MICHAEL JASINSKI	EPA	1 CONGRESS ST. BOSTON, MA
Angela Bonavirio	EPA	1 Congress St, Boston, MA
BOB MINICCI	ANDES	
RICHARD PENSE	"	
Tim Moore	Kase	
Bob Gray	Reuse	
LIZ DAVIS	RESIDUALS	Kelley RD PLAISTOW NH
DAVID LITTLE	3 PART	Dorset MA
BOB TOMES		30 DANVILLE RD APT 6
JOHN M. BRUCE	Fire Dept Plaistow	
Jeffrey Lenter	Cumberland Farms	5631-C Burke Centre Plany, Belling, VA
DAVE BRISSEMEYER	Cum Sealand Farm	777 Dedham St Canton, MA 02021
Angela DAVIS	Neighbor	
Michael P. Lenter	BOS trip for	
Leigh Komornick	Planning Coordinator Plaistow	145 William St Plaistow

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Public Participation Meeting for Reuse and Redevelopment Planning for Beede Waste Oil/Cash Energy Site

Meeting 4 of 6

Invitees: PRP's

February 8, 2003 1:00 PM - 5:00 PM

Vic Geary Center, 18 Greenough Road, Plaistow, NH

CMA Engineers, Inc. and Sherman Griner Hall Ltd.

Name	Representing	Address
John Scruton	Town	T. Hall
Doc Voss		
Betha Hill	Washburn	16 Kelly Rd.
Jeffrey Hyland	SCH	
Tamara Sherman	SCH	
E. Griffiths	CMA	
Bill Strach	CMA Engin.	
KLEO TACIADOUZOS	TRC	LOWELL, MA
LAWRENCE GIL	RESIDENT	THALL
John Podgurski	EPF	ROSTON
Brian Cox	Shaw Env	Hopkinton, MA
LEE LEYER	SHAW ENV.	ANDOVER MA
CATHERINE EMMONS	Resident	Country Club In Plaistow
MICHAEL EMMONS	"	"
Michael East	Representing a PRP	One Financial Center, Boston MA 02111
ROY GLACRUSSO	Representing PRPs	308 Victory Rd Quincy MA 02171

Public Participation Meeting for Reuse and Redevelopment Planning for Beede Waste Oil/Cash Energy Site

Invitees: PRP's

Vic Geary Center, 18 Greenough Road, Plaistow, NH

CMA Engineers, Inc. and Sherman Griner Halle Ltd.

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Town of Plaistow , NH

**Reuse and Redevelopment Planning for Beede Waste Oil/Cash
Energy Site**

**Site Reuse Planning Meeting -Design Interaction
Saturday March 8, 2003**

Focus: Entire Community and Interested Parties

Preliminary Meeting Agenda

- **10:00-10:30 Coffee and Donuts**
 - Review of process to date**
 - **Environmental Characterization**
 - **Planning objectives**
 - **Overall schedule**
 - Results of Planning Worksheet from February 8 Meeting (*See attached*)**
 - **Possible Uses which resulted from worksheet process for comprehensive community planning for this site:**
 - ***Trails and passive recreation***
 - ***Recreation (Field and court sports)***
 - ***Community Center/possibly integrated with church***
 - ***Senior Housing/ Single Family Housing***
 - ***Cemetary***
 - Review Goals for Today's Session**
- **10:30 - 11:45 Breakout Groups- Design Interaction**
- **11:45- 12:00 Re-convene whole group, review ideas**
- **12:00 - 1:00 ---Lunch---**
- **1:15- 1:30 Meet as large group, focus tasks for breakout group meetings**
- **1:30-3:00 Continued work in breakout groups**
- **3:00 - 3:30 Re-convene whole group, review conclnsions**
- **3:30-3:45 Summarize status of process; next steps**

Summary Questions and Comments
Reuse and Redevelopment of Beede Waste Oil/Cash Energy Superfund Site

Meeting #5 – Special Invitees: Open Town Meeting

March 8, 2003 10:00 AM – 4:00 PM
Fish and Game Club, Plaistow, New Hampshire

CMA Engineers represented by: Bill Straub, Evan Griffiths
Sherman Greiner and Halle represented by: Pat Sherman, Jeff Hyland.

A brief recap was of the planning process to date was given by Bill Straub. The recap included the planning process to date include the planning worksheet and Scheme 'D' which was developed in response to the meeting of February 8th and with consideration to access to the site and phased remediation with redevelopment.

As part of the process, CMA Engineers and SGH concluded that the site was not conducive to a cemetery. Therefore, it was not included in Scheme 'D'. Under the scenario, the north section of Parcel 1 was left to be redeveloped until late in the process given the extent of remediation in that area. Elderly housing (9 duplexes) was placed on the southern section of Parcel 1. Parcel 2 is targeted mostly for recreation fields and trails due to limited remediation.

The essential elements of Scheme 'D' are:

- Establishment of a new bridge over Kelley Brook for primary access
- Establishment of limited community water supply from an off site source

The reuse is a phased program coordinated with phased clean up actions.
Questions from the recap:

1. What about the cemetery?
2. What are wetland impacts associated with proposed bridge?
3. Who will pay/maintain for the bridge?
4. How much acreage was used for housing?
5. What was process for development of Scheme 'D'?

Jack Dwyer, a lawyer for Exxon Mobil, gave a 20 minute presentation on his thoughts for what should happen at the site.

1. All PRPs must support appropriate reuse
2. Why is planning process being limited to 60 days, when the process has already been ongoing for 5-6 years?
3. NTCRA is still on going and should be allowed to finish.
4. Fractured bedrock is very difficult to remediate
5. SVE technology is questionable.
6. Environmental considerations are uncertain.
7. Who will pay for cleanup?

8. There has been 13 years of litigation in Londonderry and nothing has happened yet.
9. \$14 million for soil cleanup to build 18 housing units is not appropriate

Table session with Pat Sherman– Summary of comments and questions

1. Highest housing density will occur in area of least required cleanup
 2. Is there a certain age for housing?
 3. Why is contamination being left in the middle?
 4. Parcel 2 does not have to have recreational uses shown on Scheme 'D'
 5. Right thing to do is more important than cleaning up fast
 6. Cumberland Farm attorney generally ok with what is going on Parcel 2.
 7. Can Town use the building for other purpose?
 8. Water availability – Peneshuck Water
 9. Church is looking for building or site
 10. What is risk of remedy associated with truck traffic (clean up)
 11. Consensus of table was that Scheme 'D' was on the right track.
- Mike Taylor, Vita Nuova, raised issue of risk associated with construction
 - Is it worth breaking south section of Parcel 1 from NPL
 - South section of Parcel 1 would then lose perception of Superfund site

SGH, Pat Sherman summarized some of the important issues

Pollution, access and its cost, water, a reasonable approach towards reusing site

Table session with Bill Straub and Jeff Hyland – Summary of comments and questions.

- Proposed access is appropriate
- What are wetland impacts from building bridge
- Can Parcel 1 and 2 be connected
- Are trails accounted for
- Flexibility during construction
- Church ownership questions.

Later discussion of church issues on site.

- Rockingham church is looking for property for church and wants to share its building with Town
- Want it sooner rather than later, 2-3 years
- Needs seating for 500
- Would like to put it on Parcel 2
- Vote was to consider putting church on Parcel 2, near Parcel 1 border (Scheme 'E') Church is in lieu of recreational building

Other questions:

If intensity of use increases from what reuse plan dictates, what happens? Additional work may be needed.

Why not clean up site to highest level and have unlimited uses available?

Cemetery discussion

- Current cemetery will last another 15 years (5-6 acres)
- Will need separate access off Kelley Road
- Needs little infrastructure and is relatively easy to find home for it.
- Something else will have to go; not appropriate to co-locate with recreation (dignity issues)
- Consensus was to not put a cemetery on the site.

How many elderly housing units does Town need? Planning Board was unsure but felt the Town needed more than the 18 proposed in Scheme 'D'

Conclusions (direction)

Fine-tune Scheme 'D'

Cemetery is out

Church is in

Scheme 'E' (with church on Parcel 2) will be developed for mutual consideration

PLEASE SIGN IN

Public Participation Meeting for Reuse and Redevelopment Planning for Beede Waste Oil/Cash Energy Site

Meeting 5 of 6

Invitees: Open Town Meeting (Interested neighbors, General Public, PRPs)

March 8, 2003 10:00 AM - 4:00 PM

Fish And Game Club, May Ray Avenue

CMA Engineers, Inc. and Sherman Griner Hall Ltd.

Name	Representing	Address
Etan Curran		17 Kelley RD Plaistow
John Scutten		
Ray General "ma. mayor"		
Bob TOMES		30 DANVILLE RD ATT 4 PLAISTOW
Marilyn J. Senter	Plaistow	11 Maple Ave, Plaistow, NH
John S. Cavanaugh	Senator Gregg	16 Peace Blvd, Portsmouth, NH 03801
David Little	Public Atty	One Main St. Portland ME 04101
MARILYN DAVIS	Neighbor	25 Kelley Road - PLAISTOW
LAWRENCE BIL	PLAISTOW RESIDENT	53 FOREST ST PLAISTOW NH 03865
Robert Gray	Plaistow Re-use	9 Crane Crossing Rd
Bertha Hill	neighbor	16 Kelly Rd.
John Flynn	SELECTMAN	3 KIMBARK AVE
Richard H. Pearl	NHDES	6 HAZEN DR CONCORD
David Peabody	3 EVANS AVE Church Plaistow, Rockingham	
Bob Minicucci	NHDES	6 HAZEN DR CONCORD
Elaine Richardson	Litteration	311 S. Green St. Concord CT

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Public Participation Meeting for Reuse and Redevelopment Planning for Beede Waste Oil/Cash Energy Site

Meeting 5 of 6

Invitees: Open Town Meeting (Interested neighbors, General Public, PRPs)

March 8, 2003 10:00 AM - 4:00 PM

Fish And Game Club, May Ray Avenue

CMA Engineers, Inc. and Sherman Griner Halls Ltd.

Name	Representing	Address
Michael Taylor	Vita Nuova	Sandy Hook, CT
JACK DWYER	Winer & Bernett	111 CONCORD ST. NASHUA, NH. 03064
KLEO TACHADOUZOS	TRC	LOWELL, MA
MARY Hannon	Rockingham Church	Plaistow, NH
RAY CLEMONT	Rockingham Church	13 CAPTAIN COOK WAY, PLAISTOW
GREG WASON	Plaistow Rec	1 Fox Hollow Lane, Plaistow
JOHN McANDRE	Plaistow Fire	12 MEMORVIEW DR. PLAISTOW 03865
Steve Murray	Rockingham Church	12 Preston Dr. Sandown 05873
TIM Moore	Reuse Center	33 Sweet Hill Rd. Plaistow 03865
AUC Sherman	Plaistow Rec	3 Kimball Ave Plaistow
DICK BOISSONNECULT	Cumberland Farms	Cashua, NH
Jeffrey L. Leifer	Cumberland Farms	5631-C Burke Centre Dr., Burke, VA 22015
Valerie Henshield	Union Leader	
LEE LEFAGE	SHAW ENVIRONMENTAL	3 RIVERSIDE DR. ANDOVER, MA. 01810
A Bonavito	EPA	1 Congress St. Boston
HARRY BIRMINGHAM		3 TAMARACK RD- PLAISTOW

Public Participation Meeting for Reuse and Redevelopment Planning for Beede Waste Oil/Cash Energy Site

Invitees: Open Town Meeting (Interested neighbors, General Public, PRPs)

March 8, 2003 10:00 AM - 4:00 PM

Fish And Game Club, May Ray Avenue

CMA Engineers, Inc. and Sherman Griner Halle Ltd.

[illegible]

Abutters Mailing List Obtained from Town of Plaistow, NH Tax Rolls				
Rough Circle Drawn Around Beede Site				
KOLIAS, CHARLES AND MAXINE	18WALTON ROAD	PLAISTOW	NH	03865
PETROSINO, CHRISTINE M.	215 MAIN STREET	PLAISTOW	NH	03865
SHIFFLETT, ERIK B.	16 WALTON RD	PLAISTOW	NH	03865
FOLLETT, JAMES	13 WALTON RD	PLAISTOW	NH	03865
PAUL, RICHARD E.	P O BOX 835	PLAISTOW	NH	03865
GLOUSER, JOHN E.	14 WALTON RD	PLAISTOW	NH	03865
RICHARD, SULLIVAN JR	11 WALTON ROAD	PLAISTOW	NH	03865
CHARTIER, DAVID M.	211 MAIN ST	PLAISTOW	NH	03865
TRUST, PPW REALTY	P O BOX 443	PLAISTOW	NH	03865
CLARK, SHEILA M.	10 WALTON ROAD	PLAISTOW	NH	03865
GILBERT, JEFFREY M.	PO BOX 1818	PLAISTOW	NH	03865
CONVERY, JAMES M.	7 WALTON RD	PLAISTOW	NH	03865
TRUST, ZACHARY & JOHN REALTY, LLC	164 PLAISTOW ROAD	PLAISTOW	NH	03865
HASELTINE, GEORGE R.	7742 DOWD DRIVE	ZEPHYR HILLS	FL	33544
MASHHADI, ALI S.	2 ASHLEY NICOLE DRIVE	PLAISTOW	NH	03865
SMITH, JOHN F.	144 CORLISS HILL ROAD	HAVERHILL	MA	01830
THOMPSON, GREGG A.	8 FRAN AV	PLAISTOW	NH	03865
POLEY, PAUL	7 FRAN AVE	PLAISTOW	NH	03865
KASILA, CHRISTINE	2 FRAN AVE	PLAISTOW	NH	03865
DOUGHTY, BARBARA	4 FRAN AVE	PLAISTOW	NH	03865
DIVITO, MICHAEL P.	5 FRAN AVE	PLAISTOW	NH	03865
HILL, CYNTHIA D & CHRISTINE D.	16 KELLEY ROAD	PLAISTOW	NH	03865
CURRAN, STEVEN ANDREW.	17 KELLEY ROAD	PLAISTOW	NH	03865
RANAHAN, DENNIS	14 KELLEY RD	PLAISTOW	NH	03865
CARRINGTON, FRANKLYN	15 KELLEY RD	PLAISTOW	NH	03865
HART, AUDREY	19 MAIN STREET	HAMPSTEAD	NH	03841
RUSSELL, THOMAS JR	#8 RTE 125	KINGSTON	NH	03848
OSBORNE, RONALD L.	8 KELLEY RD	PLAISTOW	NH	03865
KELLY, VANCE M.	6 KELLEY ROAD	PLAISTOW	NH	03865
ARMSTRONG, JANE	20 SHADY LANE	PLAISTOW	NH	03865
GAGNE, PHILLIP W & CHERYL A.	22 SHADY LANE	PLAISTOW	NH	03865
BROWNE, DENNIS R.	9 NICHOLAS ROAD	PLAISTOW	NH	03865
HOBBS, JOHN E.	PO BOX 472	PLAISTOW	NH	03865
WORKMAN, JANET L.	2 KELLEY RD	PLAISTOW	NH	03865
BANASKI, FRANK R.	16 SHADY LANE	PLAISTOW	NH	03865
CLOUTIER, LEO J.	19 SHADY LANE	PLAISTOW	NH	03865
GRADY, STEVEN M.	53 OLD COUNTY RD	PLAISTOW	NH	03865
GERADE WARREN C. & ALICE	60 OLD COUNTY RD	PLAISTOW	NH	03865
BUNKARTAS ELIZABETH A.	34 OLD COUNTY RD	PLAISTOW	NH	03865
BISSON, ERNEST R.	32 OLD COUNTY RD	PLAISTOW	NH	03865
MCKINNEY VICTOR, C.	28 OLD COUNTY RD	PLAISTOW	NH	03865
LEBLANC, VIRGINIA P.	192 PLAISTOW RD	PLAISTOW	NH	03865
WENTWORTH, BRUCE J.	56 OLD COUNTY ROAD	PLAISTOW	NH	03865
HOYT, MARK C.	32 KELLEY RD	PLAISTOW	NH	03865
ARASKIEWICZ, ALFRED	52 OLD COUNTY RD	PLAISTOW	NH	03865
JENKS, SANDRA M.	50 OLD COUNTY RD	PLAISTOW	NH	03865
DAVIS JR WESLEY O & MARILYN C	25 KELLEY RD	PLAISTOW	NH	03865
JONES, TODD E.	12 FRAN AVE	PLAISTOW	NH	03865
COSTA, MICHAEL J.	48 OLD COUNTY RD	PLAISTOW	NH	03865

TRIHAS, JOHN	23 KELLEY RD	PLAISTOW	NH	03865
MACARO, ANTHONY E.	10 FRAN AVE	PLAISTOW	NH	03865
KARP, ANNE M.	9 FRAN AVE	PLAISTOW	NH	03865
E, OWENS CORNELIUS, SR	P O BOX 653 21 KELLEY RD	PLAISTOW	NH	03865
GOODHUE, DONALD L.	26 KELLEY RD	PLAISTOW	NH	03865
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OCASIO, SIGFRIED A.	17 SHADY LANE	PLAISTOW	NH	03865
ELY, FREDERICK H.	30 WALTON RD	PLAISTOW	NH	03865
BENNETT ROBERT G & RUTH SHIRLEY	15 SHADY LANE	PLAISTOW	NH	03865
SMITH, GORDON B.	28 WALTON RD	PLAISTOW	NH	03865
BOWERING JANET H.	13 SHADY LANE	PLAISTOW	NH	03865
HOITT, STEPHEN C.	26 WALTON RD	PLAISTOW	NH	03865
QUIGLEY, KAREN L.	11 SHADY LANE	PLAISTOW	NH	03865
GREENWOOD, BOBBY J.	PO BOX 1542	PLAISTOW	NH	03865
PARDO, GERMAN A.	22 1/2 WALTON ROAD	PLAISTOW	NH	03865
DAVIDSON, WALTER C.	6 SHADY LANE	PLAISTOW	NH	03865
VIGNEAULT RICHARD A.	135 CRAWLEY FALLS RD	BRENTWOOD	NH	03833
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TILDEN, GARY M.	7 SHADY LANE	PLAISTOW	NH	03865
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DIGENNARO, DENNIS W.	28 KELLEY RD	PLAISTOW	NH	03865
BOLDUC, TERESA A.	30 OLD COUNTY ROAD	PLAISTOW	NH	03865
GARABEDIAN, JACKIE	179 MAIN STREET	SALEM	NH	03079
TRUST, C & C REALTY	182 PLAISTOW RD	PLAISTOW	NH	03865
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APPENDIX B

Technical Information

Beede Waste Oil/Cash Energy Site (CMA: #514)
Soil Cleanup Options
Volume of Contaminated Soil Slated for Treatment or Disposal
(January 21, 2003 - ecg)

SC-3: Hot Spot Removal, Capping and In-situ Treatment

\$19,000,000 – Period: 3-4 years

1,600 yd³ of soil removed

includes: "Hot Spots" (i.e., high lead and PCB contamination).

1,100 yd³ of Kelley Brook sediments removed

70,000 yd³ of deep sediment treated via thermal- SVE (In-situ)

Cover remaining contaminated soil and landfill, limit access via fencing & administrative controls.

Soil piles would be left and used to fill in low spots.

Volume of clean fill brought in: 27,000 yd³ sand, 9,000 yd³ topsoil = 36,000 yd³ total.

Does not include sediment cap material

SC-5: Off-site Treatment/Disposal of up to 10 feet bgs and In-situ Treatment

\$33,000,000 – Period: 4-5 years

67,000 yd³ of soil removed

includes: Soil piles - 16,000 yd³
 Surface/shallow soils (on Parcel 1 & 2) – 36,000 yd³
 Hot spots to 10 ft bgs – 1,500 yd³
 Greater > 10 ft bgs - 13,900 yd³

10,700 yd³ landfill removed

1,100 yd³ of Kelley Brook sediments removed

70,000 yd³ of deep sediment treated via thermal-SVE (In-situ)

Volume of clean fill brought in: 41,000 yd³ sand, 9,400 yd³ topsoil = 50,400 yd³ total.

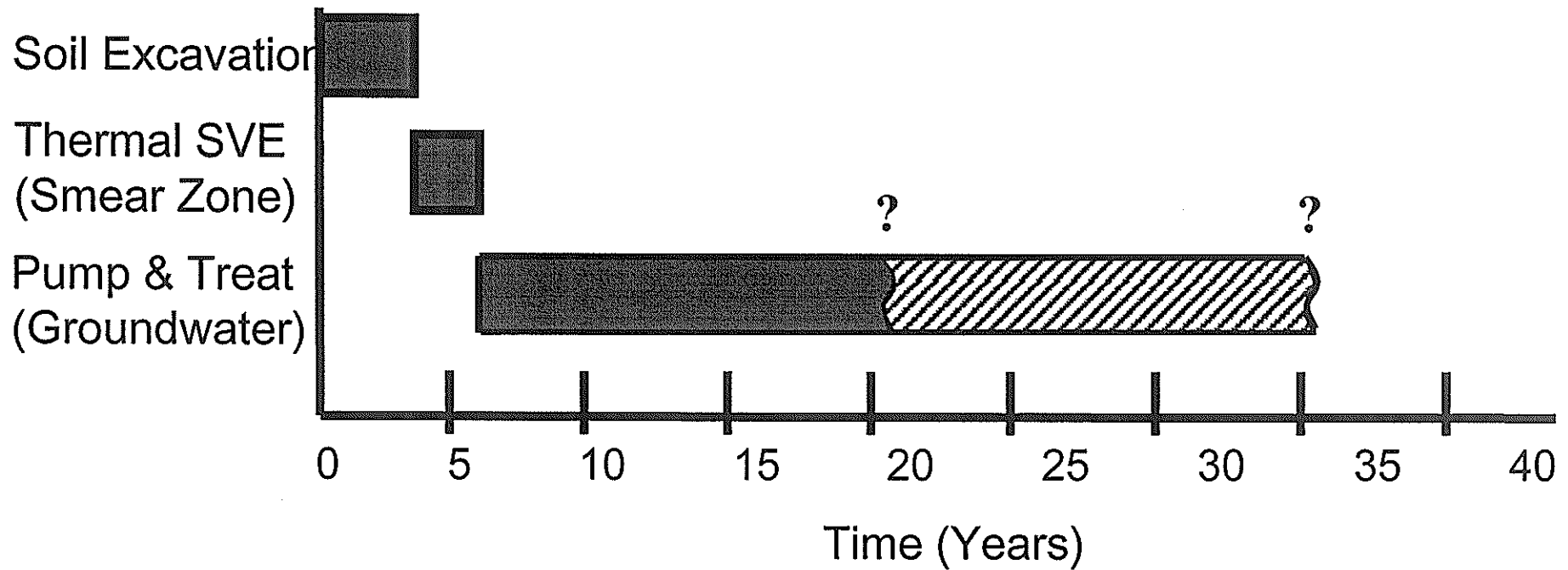
Does not include landfill or Kelley Brook cap material.

Beede Waste Oil/Cash Energy Site

Remediation Alternatives

Relative Time Line

EPA Proposed Remedial Action



CMA ENGINEERS, Inc. Civil/Environmental Engineers 35 Bow Street Portsmouth, NH 03801	Project: Beede Waste Oil/Cash Energy Site -Truck Number Estimates
	Project No: 514
	Date: 10-Feb-03
	Calc. By: ECG
	Checked By:

					Assumptions					
					Density	1.5 tons/yd ³				
					Truck Capacity					
					10 wheeler	15 yd3				
					trailer dump	23 yd3				
Item	Volume yd ³	Mass tons	Total Trucks	Total Trailers	Trks/day @ 2 mo	Trks/day @ 4 mo	Trks/day @ 6 mo	Trailers @ 2 mos	Trailers @ 4mos	Trailers @ 6 mos
Soil Piles	16005	24008	1067	696	27	13	8	17	9	5
Surface/Shallow Soils (0-2 feet 6 feet in spots)	39149	58724	2610	1702	65	33	20	43	21	13
Subsurface Soils (2-10 feet)	11572	17358	771	503	19	10	6	13	6	4
TOTAL	66726	100090	4448	2901	111	56	34	73	36	22
Landfill	10701		713	465	18	9	5	12	6	4
Grand Total	77427		5162	3366	129	65	40	84	42	26

CMA Engineers, Inc.	Project: Beede Waste Oil/Cash Energy Site Traffic Generation Estimates - Scheme A
Civil Environmental Engineers 35 Bow Street Portsmouth, NH 03801 (603) 431-6196	Project #: 514 Date: 02/24/03 Calc. By.: ecg Checked By: was/etr

Item Relevant Units Number

				Time Increment						
Scheme A				Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	
Church	1000 ft ²	4	Average	Saturday (24 hr)	Rush Hour AM	Rush Hour PM	Weekday (24 hr)	Sat Pk Hr	Sun PK Hr	
			Std Dev	38.8	2.9	2.6	36.4	13	38	
Elderly Housing Detached	Units	20	Average	Rush hour AM	Rush hour AM	Rush Hour PM	Rush hour AM	Rush Hour PM	Rush Hour PM	
			Std Dev	62.2	7.5	4.04	28.8	25.5	27.3	
Community/Education Center (Recreational) (ie YMCA)	1000 ft ²	10	Average	4.2	4.2	4.6	4.2	4.6	4.6	
			Std Dev	9.2	9.2	9.8	9.2	9.8	9.8	
Cemetery	Acres	0.6	Average	Saturday (24 hr)	Rush Hour AM	Rush Hour PM	Wkdy Pk Hr (AM)	Sat Pk Hr	Sun Pk Hr	
			Std Dev	90.1	13.2	17.5	26.8	12.5	14.8	
Assisted Living Center (100 beds)	Units	100	Average	N/A	N/A	14.4	N/A	N/A	N/A	
			Std Dev	Saturday (24 hr)	Sunday (24 hr)	Sunday (24 hr)	Weekday (24 hr)	Saturday (24 hr)	Sunday (24 hr)	
Tennis Courts	Each	2	Average	3.5	4.6	4.6	2.8	3.5	4.6	
			Std Dev	3.4	6.2	6.2	2.3	3.4	6.2	
Recreational Fields (County Park) (Soccer, Baseball, Basketball, Periphery)	Acres	5	Average	Rush hour AM	Rush hour AM	Rush Hour PM	Peak Hour AM	Sat Peak	Peak Hour PM	
			Std Dev	17	17	27	29	27	34	
			Average	41	41	52	54	N/A	58	
			Std Dev	Saturday (24 hr)	Rush hour AM	Peak Hour PM	Weekday Pk Hr AM	Sat Peak Hr	Sun Pk Hr	
			Average	9.3	0.5	1.2	0.6	1	1.7	
			Std Dev	Saturday (24 hr)	Rush Hour AM	Rush Hour PM	Weekday (24 hr)	Sat Pk Hr	Sun Pk Hr	
			Average	60.7	0.1	0.3	11.4	11.2	18	
			Std Dev	48.15	0.5	1.2	35.2	N/A	N/A	
Scenario 1 (Saturday-24 hour)			Average	29.6	per hour	Scenario 5 (Saturday Peak Hr) NO CONCURRENT CHURCH		Average	56.4	per hour
			Std Dev	30.9	per hour			Std Dev	13.2	per hour
Scenario 2 (Morning Rush Hour 7-9 AM)			Average	42.5	per hour					
			Std Dev	64.4	per hour					
Scenario 3 (Evening Rush Hour 4-6 PM)			Average	57.8	per hour	Scenario 6 (Sunday Peak Hr) NO CONCURRENT CHURCH/CEMETERY		Average	68.7	per hour
			Std Dev	88.8	per hour			Std Dev	N/A	per hour
Scenario 4 (Weekday)			Average	62.7	per hour					
			Std Dev	57.1	per hour					
Scheme B				Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	
Recreational Fields (County Park) (Soccer, Baseball, Basketball, Periphery)	Acres	20	Average	Saturday (24 hr)	Rush Hour AM	Rush Hour PM	Weekday (24 hr)	Sat Pk Hr	Sun Pk Hr	
			Std Dev	242.8	0.2	1.2	45.6	44.8	72	
Estimate Half of Site Available for Recreation				192.6	2	5	140.8	N/A	N/A	
			per hour	10.1			1.9			

CMA Engineers, Inc.	Project:	Beede Waste Oil/Cash Energy Site - Water Use Estimates and Costs
Civil Environmental Engineers	Project #:	514
35 Bow Street	Date	3/12/2003
Portsmouth, NH 03801	Calc. By.:	ecg
(603) 431-6196	Checked By:	was

<u>Water use estimates</u>	<u>Number</u>	<u>Type</u>	<u>Quantity</u>	<u>Units</u>	<u>Estimate</u>	<u>Units</u>	<u>GPD/#</u>	<u>Total GPD</u>	<u>Time</u>	<u>Units</u>	<u>GPY</u>
Elderly Housing	18	duplex	2	people	75	gpcd	150	2,700	12	months	985,500
Recreational Field	1	200' baseball	32000	ft ²	0.6	gal/ft2/wk	2,743	2,743	12	months	1,001,143
	1	195x330 soccer	64000	ft ²	0.6	gal/ft2/wk	5,486	5,486	12	months	2,002,286
Community Center/Church	1		20000	ft ²	0.5	gpd/ft ²	10,000	10,000	12	months	3,650,000
TOTAL								20,929			7,638,929

GPM 15

Water System Cost Estimate
Assume install at Hoyt Park to center of Beede

	<u>Number</u>	<u>Type</u>	<u>Quantity</u>	<u>Units</u>	<u>Estimate</u>	<u>Units</u>	<u>\$</u>
Well	1	bedrock	400	feet	50	\$/ft	\$20,000
Pump and controls	1	submersible	20	gpm	20000	ea	\$20,000
Pipe to Site	1	4 inch	4000	feet	50	\$/ft	\$200,000
Packaged Booster System/Tank	1	skid mount	1	ea	50000	ea	\$50,000
Sub total							\$290,000

Engineering and Contingency (25%) \$72,500

Grand Total \$362,500

CMA Engineers, Inc.**Civil Environmental Engineers**
35 Bow Street
Portsmouth, NH 03801
(603) 431-6196**Project: Beede Waste Oil/Cash Energy Site**
Bridge Across Kelley BrookProject #: 514
Date 03/12/03
Calc. By.: ecg
Checked By: was

Item	Units	Quantity	Cost	\$\$\$
Bridge				
Precast Bridge Sections				
3-sided bridge				
36' long x 6' high x 30' wide				
(6) 5' sections, single span				
Subtotal Bridge Delivered	ea.			\$60,000
Bridge Appurtenances				
Crane Rental	ea.	1	\$5,000	\$5,000
Wing Walls (4)	yd ³	45	\$350	\$15,750
Sheet Piling	ea.	1	\$10,000	\$10,000
Footing	yd ³	25	\$350	\$8,750
Excavation and Structural Fill	yd ⁴	333	\$20	\$6,660
Erosion Control	ea.	1	10,000	\$10,000
Guard Rail	ft.	800	\$35	\$28,000
Stripping	ft.	1600	\$0.30	<u>\$480</u>
Subtotal Bridge				\$84,640
Road Costs				
Road - 24' wide				
To Bridge	feet	200		
<u>From Bridge</u>	feet	<u>180</u>		
Subtotal		380		
Gravel 12" thick	cy	337.8	\$12	\$4,053
Crushed Gravel 6" thick	cy	168.9	\$15	\$2,533
Geotextile Fabric (2 layers)	ft ²	10500.0	\$0.10	\$1,050
Fill	cy	2500.0	\$10	\$25,000
Asphalt 3" (0.0565 tons/sy/in)	ton	171.76	\$35	\$6,012
Topsoil/Landscaping	ea.	1	\$10,000	<u>\$10,000</u>
Road Subtotal				\$48,648
Sub Total				\$193,288
Engineering and Permitting Contingencies (40%)				\$77,315
Grand Total				\$270,604
Round up				\$275,000