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HILLSBOROUGH, NH
Application for FY26 EPA Brownfields Cleanup Grant
NARRATIVE

PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION
Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The Town of Hillsborough is a rural town of 44.7 square miles with a population of 6,089. It was founded in the early 18th century along the Contoocook River in Hillsborough County, with a historic central district and several villages. The target site, known as the Associated Electric site (Site), is located at 171 West Main Street, on town designated Map 18, Lot 184 in the Commercial zone. Three wooden structures in poor condition were recently demolished on the 9.53 acre site, which fronts on a commercial gateway road into the central district. Abutting properties are both residential and commercial. The site came into the possession of the Town of Hillsborough in 2022 as a result of tax delinquency.

Past site use (industrial and dry cleaning operations) has left a legacy of contaminated soil, groundwater, soil vapor and indoor air, both on and off site. Impacted media at the site pose potential risks to human health, and environmental mitigation and cleanup is necessary prior to redevelopment. Previous investigations performed at the Site have identified chlorinated volatile organic compounds (CVOCs) in soil, groundwater, and subslab vapor at concentrations exceeding the New Hampshire Department of Environmental Services (NHDES) Soil Remediation Standards (SRSs), Ambient Groundwater Quality Standards (AGQS) and Soil Gas Screening Levels. respectively. Indoor air samples collected in offsite buildings have also indicated exceedances of the Indoor Air Screening Levels (IASLs) for tetrachloroethene (PCE) and trichloroethene (TCE). Additional contaminants of concern at the Site include 1,4- dioxane, arsenic, per- and polyfluoroalkyl substances (PFAS), and polycyclic aromatic hydrocarbons (PAHs) detected above the AGQS in groundwater.

We are requesting $3,427,000 to address these health hazards through site remedial activities. The remedial approach will combine both source area mixing and installation of a Permeable Reactive Barrier to address CVOC concentrations both in the source zone and migrating off-site.

b. Description of the Proposed Brownfield Site

The Associated Electric site was in commercial use from the 1920s until ownership passed to the Town by tax deed in 2022. It was developed and operated as Hillsboro Laundry, which was located in a portion of the original building (Building #1) and performed washing and pressing of

clothing. As part of this operation, spent water was discharged to a nearby brook and eventually to the Contoocook River. The property was purchased in 1953, and laundry operations continued until a fire destroyed the Hillsboro Laundry facility in the early 1960s. The laundry facility was reopened in 1968 and added a dry-cleaning process in the early 1970s. PCE was reportedly utilized as the cleaning fluid for the dry-cleaning process. According to Hillsboro Laundry personnel, the PCE was distilled and reused. Residual sludge was drummed, stored at the northern end of the building, and disposed of at the Hillsboro Sanitary Landfill located adjacent to and upgradient of the Site. In addition to PCE, PFAS discharges to the environment have been associated with dry cleaning operations due to the presence of PFAS on the textiles being cleaned and the use of PFAS in certain detergents. An on-site septic/holding tank and leach field were reportedly used only for discharge waters from sinks and toilets; however, additional information indicates that a floor drain may have been connected to the septic/holding tank. The Hillsboro Laundry facility closed in the early 1980s, and portions of Building #1 were reportedly leased to various small businesses. No information regarding the businesses that operated out of the building during this time is available.

Around 1985, Associated Electric assumed the lease of Building #1 and constructed two additional buildings (Buildings #2 and #3) during the late 1980s. Associated Electric performed a range of services for industrial and mechanical equipment, including machining parts; rewinding turbines, electric motors, and generators; and painting of refurbished equipment. In 1996, Rosewald Industries LLC purchased the property and continued the operations of Associated Electric. According to the previous property owner, operations at the Site ceased around 2002 and the Site was used for storage of various equipment and machinery related to former operations, drums of various oils and chemicals, as well as personal items of the property owners and others, including: wood beams, cars, boats, and furniture. The Town became owner of the property through tax deed in 2022 and demolished all structures in November 2025.

The Site has a long history of environmental activity detailed in the draft ABCA. Since being acquired by the Town in 2022, site investigation and initial cleanup activities accelerated. Site assessment activities completed in 2023 as part of NHDES' Community Wide Assessment Grant program indicated that onsite soil gas vapor and offsite indoor air samples exceeded their respective standards, confirming the inhalation risk present at the Site and in the surrounding area. In January 2025 the U.S. Environmental Protection Agency (EPA) Removals Program conducted limited removal activities including the removal of approximately 100 drums and containers of various petroleum products and unknown chemicals stored on the site, mainly from the former Building #1. The Supplemental Assessment conducted in July and August 2025 confirmed previous results and provided additional information to inform cleanup alternatives that were documented in the ABCA. In December of 2025 the buildings were demolished with a $250,000 grant from the InvestNH Grant program.

The town would like to redevelop and reuse the Associated Electric site for a new Municipal complex including town offices, Police and Fire Departments. In the summer of 2025, the town worked with the UConn TAB program to develop a Brownfields Site Reuse Assessment. In its current state there are public health and safety concerns both on and offsite that prohibit this redevelopment.

c. Reuse Strategy and Alignment with Revitalization Plan

The reuse strategy of the target site has been identified in multiple actions over the past several years. During the public Master Plan process in 2024 the need for replacement of multiple

municipal facilities including the town offices, fire and police departments was articulated. The Capital Improvement Plan outlined the need for planned municipal expenditures with a project identified for a "Town/Safety Complex." Discussions regarding the Associated Electric site by the Board of Selectmen at public meetings over the past year have included the placement of a new town/safety complex at the Site. It is adjacent to the public works department, on a public road with sufficient utilities. The Site is upgradient of two flood zones and experiences some ponding during storm events related to poor on-site stormwater management systems which can lead to surface water discharge into the nearby brook and the Contoocook river. Contaminated groundwater may follow utility and stormwater system pathways directly to the Contoocook. An improved stormwater management system as part of the revitalization would protect offsite receptors including the Contoocook River and its affiliates.

UConn TAB presented a Site Reuse Assessment to the town in August 2025 with a goal for reuse as creation of a municipal campus. The needs identified were to increase Fire Department capacity with additional bays, sleeping quarters and office space; create larger space for Police Department training area, evidence room and general storage, and update municipal offices with expanded meeting space, accessibility enhancements and parking. Two different layouts were presented to the town which highlighted the opportunity for improved connectivity to municipal services.

d. Outcomes and Benefits of Reuse Strategy

Remedial objectives are to remove the pathway of exposure to vapors in future buildings constructed as part of potential Site redevelopment, address the potential for direct-contact of surficial soil contamination, and to mitigate potential future indoor air risks to downgradient properties by reducing contaminant mass migrating offsite.

The UConn TAB reuse report cites the EPA Cleanups in My Community (CIMC) tool and states that within a 2-mile radius of the site, where there are seven documented brownfields, Superfund sites, or EPA Emergency Response Sites, excluding the target site (classified as a Brownfield Property and an Emergency Response Site), as well as six reported underground storage tank (UST) releases. The assessment, cleanup, and productive reuse of the Site is an overall benefit to nearby sensitive populations and will help to reduce the environmental hazards in the area. Redevelopment of the target site may be seen as a first step towards a larger revitalization strategy for the surrounding area. In this context, brownfields and other contaminated and/or underutilized sites in the area should be viewed not just as existing environmental burdens but as opportunities for long-term, environmentally conscious redevelopment.

As identified previously, improved stormwater management as a result of the reuse will benefit the target site as well as adjacent properties, streams and the Contoocook River.

Other benefits of this project include enhanced municipal service efficiency, training, accessibility and improved visibility in the gateway commercial district. The U.S. Census shows that 12.5% of the population in Hillsborough have a disability, yet existing municipal offices are not accessible. The potential for reuse of the existing municipal offices can support downtown Hillsborough's economy as they buildings are located in a the densely populated downtown. New construction on the site will incorporate energy efficiency measures.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization

No additional resources are needed for site characterization, as numerous site assessment activities have been completed. This groundwork enables the cleanup strategy to proceed efficiently, allowing grant funding to focus directly on the site's remediation and reuse phases.

f. Resources Needed for Site Remediation

At present, additional funding for remediation has not been secured, but the Town is committed to exploring supplementary funds if necessary. A detailed ABCA has been developed as part of the NHDES CWAG funding and we are confident with this level of study that the EPA funding requested in this application will be enough to complete the remediation of the proposed Site. If additional funds are deemed necessary for some reason, the Town has access to Revolving Loan fund support through Monadnock Economic Development Corporation.

g. Resources Needed for Site Reuse

If a municipal/safety complex is the approved reuse of the Site, the Town will discuss bonding with a potential revenue stream from sale of the existing Fire and Police facilities for private use, such as housing or office/retail space, as they are located in a desirable downtown location. The Town will also investigate potential USDA funding for the facility. If funding cannot be secured, the target site will be sold for commercial use. In either scenario the long-standing contamination with downgradient impact will be remediated allowing for community improvement at the Site. Some resources have already been expended towards that end.

Site Characterization, Remediation, and Reuse

Name of Resource	Is the Resource for (1.e) Assessment, (1.f.) Remediation, or (1.g.) Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resource
USDA	Reuse	Unsecured	New construction
Town Bond	Reuse	Unsecured	New construction
Sale of Municipal Building	Reuse	Unsecured	New construction

h. Use of Existing Infrastructure

The target site is located on a gateway street in the community. The reuse plan will identify access and egress consistent with the use. The reuse plan will improve safety at the Site with identified pedestrian access, sidewalk, parking, and accessibility requirements. Funding for reuse will be sought as identified previously, or from the private sector if the lot is sold for commercial use.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding

The town of Hillsborough is a collection of four rural villages composed of just 6,089 people. In NH, property taxes serve as the primary source of funding for municipal projects, as there are no sales or state income tax to supplement municipal initiatives, thus property owners bear the burden of funding municipal initiatives, road maintenance, school improvements and so on. Hillsborough has a historically high property tax rate relative to the rest of the state. In 2024, Hillsborough taxpayers had the fourth highest tax rate in the state at $33.44 per $1,000 of

property valuation,[1] despite Hillsborough having a much lower per capita income of $38,000 compared to the state of NH at $53,000 per capita income.[2] 5.7% of residents are below the poverty level and 8.1% of households receive SNAP benefits. In addition, the cost of living in NH is ranked one of the most expensive states in the country - in 2025 it ranked the 14th most expensive, and in 2024 it ranked 10th.[3] With such a small tax base already paying an exorbitant amount of taxes to fulfill municipal services in Hillsborough, on top of the expensive cost of living in NH, there are no other means in which taxpayers of Hillsborough can afford to fund the transformation of a lingering, blighted Brownfields property. In these low-income communities, addressing a contaminated site is often viewed as a "want" rather than a critical "need".

b. Health or Welfare of Sensitive Populations

The age demographic in Hillsborough is spread out, with 22% of residents under the age of 18, and 22% of residents above the age of 60, making just under half the population either minors or elderly. Veterans make up 13.1% of Hillsborough, much higher than the NH average of 6.6%. Another 12.5% of the Town has a disability. In Town, approximately 17.5% of all adults have lifetime prevalence of asthma.[4] Reducing health and environmental impacts at the target site by removing and mitigating the contamination will reduce threats to sensitive populations. As the population ages, transportation needs change. The reuse strategy will create an accessible, localized safety complex within walking distance of downtown. The Site will provide parking for the town office campus that currently is not an option. Revitalizing the blighted property will mitigate existing hazards, enhance accessibility, improve walkability for sensitive populations, provide convenience and expand job opportunities.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Downtown Hillsborough is riddled with hazardous waste generators, state remediation sites, potential air emissions sites, solid waste facilities and brownfields. At the target site alone, there are multiple known contaminants, including chlorinated volatile organic compounds (CVOCs), that are carcinogens and can cause adverse respiratory and developmental impacts, along with many other adverse chronic health effects. The Site consistently has groundwater detections that are orders of magnitude above the NH AGQS, and the Groundwater to Indoor-Air Standards (GW-2), which has the potential to impact indoor air in any future site buildings and offsite buildings on downgradient properties. NH has the 2nd highest incidence rate of breast cancer in the country, [5] with 16.8% of cases in Hillsborough County resulting in mortality.[6] The population of Hillsborough has elevated levels of asthma rates (17.5% of adults) and additional exposure to contaminants from the Site could exacerbate these already health burdened community members. 4.2% of the Hillsborough population consists of children under the age of five and this sensitive population experiences childhood lead poisoning; 7.6% of 1-year olds in

[1] New Hampshire Department of Revenue Administration, Municipal and Village District Tax Rates and Other Data | NH Department of Revenue Administration.

[2] United States Census Bureau, Census Bureau Data.

[3] World Population Review, Cost of Living Index by State 2025.

[4] New Hampshire Department of Human & Health Services, NH DHHS Data Portal.

[5] National breast Cancer Foundation, Breast Cancer by State: Comparing Mortality Rates Across the U.S..

[6] New Hampshire Department of Human & Health Services, NH DHHS Data Portal.

Hillsborough in 2024 had elevated blood levels above 3.5 µg/dL.[7] Lead exposure to children can lead to complications with growth and development. The current town office is housed in a building built in 1890, far before the use of lead paint was banned in 1978. Additional contamination exposure can amplify existing health risks for vulnerable populations. With the help of this grant, remediation of the Site and cleanup of its' known contaminants that will allow for construction of new public buildings that will eliminate threats, ease burdens and provide accessibility to the already vulnerable populations in Town, making this area a healthier and safer place to live and raise families.

d. Economically Impoverished/Disproportionately Impacted Populations

Public transportation infrastructure is nonexistent or inconvenient for residents of NH, which can create barriers to accessing infrastructure such as medical facilities, municipal buildings and more. The nearest hospital is 19 miles away from Hillsborough's center, current municipal buildings are spread out across town over a mile away from each other, and Hillsborough does not have public transportation. Hillsborough's reuse plan for the Associated Electric Site includes condensing all the Town's municipal buildings (police, fire and town offices) onto the property. A municipal complex will provide a level of convenience and accessibility that is not yet experienced by the 6,089 residents of Town. In addition, walkability from downtown to all municipal buildings will increase, which will benefit the economy, the environment and boost public health. In addition, the contaminants at the Site are impacting the downgradient commercial and residential properties which affects property values and hinders redevelopment. The majority of the population of Hillsborough resides in the southern portion of town, in vicinity of the target site. This grant can completely revitalize the town dynamic and take a festering brownfield site from further burdening disadvantaged communities into a bustling community hub that advances accessibility, removes environmental risk and improves quality of life.

Community Engagement

e and f. Project Involvement & Project Roles

Hillsborough will establish a Steering Committee in Task 1 with representation from the Hillsborough Economic Development Commission, Planning Board, Greater Hillsborough Senior Services, Chamber of Commerce, Regional Planning Commission and city staff. The Steering Committee will review inputs from the public, project engineers & agencies, make recommendations to the Board of Selectmen, and have responsibility for hosting public meetings on the project. The town will seek funding in this grant for a paid community liaison to conduct community outreach and engagement. The Steering Committee will meet twice a year for publicly posted meetings and provide updates to the Board of Selectmen.

Name of Organization/ Entity/ Group	**Entities Mission**	**Point of Contact Name & Email**	**Specific involvement in the project or assistance provided**
Central NH Regional Planning Commission	Planning Services		Assist with Task 2 Community Engagement and 3 Reuse Planning

[7] New Hampshire Department of Human & Health Services, NH DHHS Data Portal.

Economic Development Commission	Responsible future growth	Community Engagement and Reuse Planning
Planning Board	Sustainable economic development	Community Engagement and Reuse Planning
Greater Hillsboro Senior Services	Support & services for seniors	Coordinate Senior Population Outreach Community Engagement
Greater Hillsboro Chamber of Commerce	Build strong communities	Assist with Community Engagement and Task 3

g. Incorporating Community Input

The town will engage the community and solicit their input. We will create a page on our website for the project. We will post information about the project, any reports we have received to date, and public input opportunities. We will utilize social media to direct people to this information and also invite them to meetings, which will be posted and public. We will also post public meeting information on city bulletin boards. Through our partnership with non-profit organizations in our community, we will ensure that vulnerable populations are invited to participate in all interactive activities.

During public meetings, we will provide the opportunity to the public to offer suggestions and comment. Public input will also be solicited through surveys and the input will be incorporated into the reuse vision for the site. Public meetings will be offered in a bimodal format with both virtual and in-person components. Virtual sessions will offer the opportunity to engage populations that may not have been able to attend in-person meetings.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

The proposed cleanup plan will combine both source area mixing and a permeable reactive barrier (PRB) to address CVOC concentrations both in the source zone and migrating offsite.
This alternative will include the preparation of a GMP renewal application for long-term groundwater monitoring and indoor air sampling. This long-term monitoring will allow for assessment of natural attenuation.
The proposed cleanup plan will also include removal of the below ground holding tank, decommissioning of the presumed dry-well, decommissioning of the apparent drain line if found, removal and disposal of Building #1, 2, and 3's concrete slab, transportation and disposal of soils and groundwater during construction of the PRB, paving of the presumed Site source areas following PRB installation and decommissioning activities to prevent direct-contact with impacted soil, and implementation of an Activity and Use Restriction (AUR) with a requirement that a passive vapor system (at a minimum) be installed in any new building on the property.
Assumptions used to develop cost estimates include:

- Area of source mixing: 5,410 square feet;
- Depth of source mixing: 0 to 8 feet;
- Amendment material: zero valent iron (ZVI)-impregnated activated carbon;
- Source area dosage: 4 grams per kilogram soil;

• Area of PRB: 800 square feet;
• Depth of PRB: 10 feet;
• PRB dosage: 6 grams per kilogram soil;
• Building #1, 2 and 3's slab material is handled and disposed of as general construction debris;
• Soils excavated during PRB construction will be handled and disposed of offsite as hazardous waste; and
• Groundwater encountered during PRB construction is to be treated onsite before disposal offsite as non-hazardous waste.

Description of Tasks/Activities and Outputs

The scope of work and for each major task is outlined below.

Task/Activity 1: Cooperative Agreement Oversight
b. Project Implementation: The Town will be responsible for overseeing all grant activities. There will be a project Steering Committee as well as a paid community liaison to help conduct public outreach. Assistance will be provided by a Qualified Environmental Professional (QEP) to be selected after the grant is awarded. Activities under this task will include: QEP selection through a competitive request for qualifications (RFQ) process including preparing the RFQ and conducting interviews, budget tracking, and completing the required quarterly, ACRES, and financial reporting. The Town will also attend up to one (1) National Brownfields Conference.
c. Anticipated Project Schedule: The QEP will be procured in Quarter 1 (Q1) of Year 1 (Y1). Reporting and overall programmatic management will be conducted for the duration of the grant. The Steering Committee will meet twice a year.
d. Task/Activity Lead: Town of Hillsborough, Town Administrator's Office
e. Outputs: Steering Committee minutes for 2Xyear public meetings. Contract with QEP, 12 quarterly reports (4 per year), ACRES data management, annual MBE/DBE certification and financial reporting, attendance at 1 Brownfield Conference, and final grant closeout.
Cost Breakdown: $15,000: *Travel Costs* = Brownfields conference attendance, 2 Hillsborough staff, 1 conference = $3,000. *Contractual Costs* = Quarterly reporting (12 reports at $750/each) = $9,000, ACRES = $3,000

Task/Activity 2: Community Engagement
b. Project Implementation: The Town with assistance from a paid community liaison will engage the community to promote feedback regarding the proposed reuse alternatives of the target site. Community engagement will refine the preliminary reuse evaluation/alternatives already developed. Community members will be engaged through public meetings, newsletters, websites, and social media coordinated by Town staff, the Steering Committee, and the community liaison. Work under this task will include: a Community Involvement Plan (CIP) and fact sheet and up to four (4) public meetings.
c. Anticipated Project Schedule: Community outreach to begin Q2 of Y1 and with progress reports to the Board of Selectmen and public meetings at project milestones throughout the rest of the grant period.
d. Task/Activity Lead: Town and QEP team
e. Outputs: CIP, up to 4 public meetings, newsletter/fact sheet, outreach and presentation materials, public meetings notices/advertisement, multi-media updates, and administrative record establishment.

Cost Breakdown: $19,000: Personnel Costs 75 hours at $40 per hour = $3,000; *Contractual Costs* = Community Outreach Liaison = $10,000, Community Involvement Plan = $3,000, including presentation materials = $1,000, advertising/public notice = $1000, and multi-media services = $1,000.

Task/Activity 3: Cleanup/Reuse Planning
b. Project Implementation: There are several proposed conceptual alternatives for a Municipal Safety Complex at the Site. These concepts will be advanced during Task 3. Work will include: conducting an existing conditions survey, preparing conceptual design charrettes, and developing a reuse plan. The existing Analysis of Brownfields Cleanup Alternatives (ABCA) will be finalized and a NHDES Remedial Action Plan (RAP). This task will also include preparation of the Site-Specific Quality Assurance Project Plan and the completion of the Pilot Test program for selection of Source Zone Mixing and PRB amendments used for Task 4 which will include utility clearance, a drilling and sampling program, and treatability study.
c. Anticipated Project Schedule: Cleanup/reuse planning activities will begin in Q2 of Y1 and continue until the end of the grant period.
d. Task/Activity Lead: Town and QEP team
e. Outputs: Existing conditions survey, design charrettes, conceptual reuse/development plan, SS-QAPP, ABCA, RAP, and a Pilot Test Report.
Cost Breakdown: $424,000: *Contractual Costs* = Pilot Test and Report = $289,000; Reuse Planning = $60,000; Site Survey & Design Plans= $25,000, Reporting (ABCA, RAP, and SS-QAPP) = $50,000 (assume ABCA and RAP are combined)

Task/Activity 4: Remediation, Construction and Reporting
b. Project Implementation: Source zone mixing and PRB installation services occurring onsite. Activities to be performed will include preparing plans and specifications to select a qualified remedial contractor, preparing regulatory submittals to comply with EPA and NHDES regulations, bidding assistance, and site remediation activities, including: site preparation, establishing erosion controls and stabilization, completing the source area mixing, removing the remaining building slabs, decommissioning floor drains, one holding tank, one dry well, installation of a PRB, , excavated material management/offsite disposal, groundwater treatment and disposal, and site restoration including paving and seeding. A remedial implementation completion report will be prepared according to EPA and NHDES requirements to document the site remediation activities. A groundwater management permit (GMP) renewal application will also be submitted for post-closure monitoring. Lastly, an Activity and Use Restriction (AUR) will be prepared for the Site to reduce potential for future impact of contaminated media to remain in place following remedy implementation.
c. Anticipated Project Schedule: Cleanup activities are anticipated to be performed between Q3 of Y1 through Q3 of Y2.
d. Task/Activity Lead: QEP team and remedial contractor with Town oversight
e. Outputs: Plans and specifications for public bidding; site remediation at the target site, Remedial Implementation Completion Report, a GMP renewal application, AUR application, and NHDES letters of acceptance/completion.
Cost Breakdown: $2,876,000: *Personnel Costs (project administration) = $10,000. Contractual Costs* = Contractor coordination and contracting = $50,000; Engineering design/permitting (including Construction Design Drawings and Technical Specifications) =

$100,000; Remedy Implementation (to include Source Zone Mixing, PRB Installation, floor drain, dry-well, and holding tank decommissioning, removal of building slabs, offsite disposal of impacted media, site restoration, and engineering oversight) = $2,621,000 EPA+NHDES Reporting = $25,000, AUR application and survey = $20,000; Remedial Implementation Completion Report and GMP application = $50,000, Project Management=$80,000.

f. Cost Estimate

The Town of Hillsborough is seeking a $3,427,000 Cleanup grant from the US EPA. The proposed budget was developed based on the preliminary reuse planning conducted for the target site along with feedback from NHDES and environmental/planning contractors.

Budget Category	Task 1 Cooperative Agreement Oversight	Task 2 Community Engagement	Task 3 Cleanup/ Reuse Planning	Task 4 Remediation Construction	Administrative Costs	Total
Personnel		$3,000			$10,000	$13,000
Fringe Benefits						
Travel	$3,000					$3,000
Supplies						
Equipment						
Contractual	$12,000	$16,000	$424,000	$2,876,000	$80,000	$3,411,000
Other						
Total Direct Costs						
Indirect Costs						
Total Budget	$15,000	$19,000	$424,000	$2,876,000	$90,000	$3,427,000

g. Plan to Measure and Evaluate Environmental Progress and Results

The Town will monitor progress and will prepare quarterly reports, updates to ACRES, MBE/DBE and financial reporting. Throughout the grant period, the Town will monitor and track progress. Outputs will include reuse planning, and cleanup will be documented in various deliverables or reports prepared by QEP and presented to the Town, general public, and NHDES and stamped by a PE or PG. These reports will summarize remedial actions and remediation closeout reporting.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a - c. Organizational Structure, Description of Key Staff, Acquiring Additional Resources

The town is prepared to undertake the grant under the leadership of the Board of Selectmen providing policy direction and approving staff time, and resources under the Town Administrator's responsibility as Project Director for oversight, financial administration, daily management and project support. Additional project staffing is anticipated. The Town Administrator, who is a CMP with many years of management experience, will coordinate with town staff as needed. The Town has fulfilled the administrative and financial obligations on other federally funded projects.

Hillsborough has been working with NHDES on the target site for many years and anticipates continued partnership with technical assistance on the project. The Central NH Regional Planning Commission will also offer services in community engagement and other tasks. The Town also has a partnership with UConn TAB as a community outreach partner. A Qualified Environmental Professional Contractor will be hired through the procurement process. The budget also proposes contractual Project Administration services. All remediation procurement will comply with City, State and Federal policies.

Past Performance and Accomplishments

Hillsborough received an EPA Brownfields Cleanup Grant in 2007 for the Woods Woolen Mill on Mill Road. The town has also received other non-federal financial assistance agreements on both the 171 West Main Street Associated Electric brownfield site and the Woods Woolen brownfield site.

(1) EPA Brownfields Cleanup Grant in the amount of $200,000 was awarded for the Woods Woolen site. Demolition and consolidation of demolition debris from the Warehouse Building and the collapsed former Dye House structure was completed by a licensed asbestos abatement contractor for the town as part of the EPA Cleanup Grant. The grant is closed, and all requirements of the grant agreement were met.

(2) An InvestNH Grant was awarded for the purpose of demolishing the existing buildings at 171 West Main Steet in the Fall of 2025. Demolition and removal was recently completed.

The project was on schedule and on budget, with reporting scheduled to occur in January 2026.

(3) NHDES Assessment Grant of $82,000 was awarded in 2023 for the 171 West Main Street site. All requirements for the assessment were met and reported as required.

(4) Several non-federal grants were awarded for the former Woods Woolen Mill on Mill Road, including a NHDES Brownfields Technical Assistance Grant (2021) $258,285, NHDES Aquatic Resource Mitigation Grant $125,000, which is ongoing, and NHDES combination of Community Wide Assessment Grant and BIL Funds (2009/ 2022-2024). Reports have been ongoing and meet all requirements and timelines of the awarding agency.