SITE REUSE ASSESSMENT

BROWNFIELD SITE:

Associated Electric Site
171 West Main Street

PREPARED FOR:

Town of Hilsborough, NH

PREPARED BY:

UConn TAB

STUDENT CONTRIBUTORS:

Caitlin Tucker

SUMMER MAP 2025

TABLE OF CONTENTS

EXECUTIVE SUMMARY

The United States Environmental Protection Agency (US EPA) defines a brownfield as "a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."

The Town of Hillsborough, NH, in collaboration with the University of Connecticut Technical Assistance to Brownfields (UConn TAB) program, has developed this Site Reuse Assessment (SRA) for the brownfield property located at 171 West Main Street, Hillsborough, NH. The 9.5-acre property is owned by the Town of Hillsborough and is in a prime downtown area near a variety of municipal services. However, the Site is characterized by environmental contamination related to its historical uses, requiring remediation activities to return to a condition that is safe for the desired reuse and pursuant to any applicable local, state, and/or federal guidelines.

To evaluate the potential for site reuse/redevelopment, this report includes sections related to general site information, a description of neighborhood characteristics, a summary of existing planning studies, analysis of various site-specific considerations (e.g., floodplains, wetlands, utilities availability, zoning, traffic) and a summary of prior environmental assessments. Based on this information and additional input from Town of Hillsborough officials, this report identifies key redevelopment criteria and subsequently illustrates feasible 'Reuse Scenarios' with a series of to-scale 3-D renderings.

The Town's vision for the subject property revolves around the creation of a Town safety/administrative complex that will facilitate interconnectivity with nearby municipal services and provide long-term solutions for identified municipal facility needs. Two Reuse Scenarios presented in Section 8.2 illustrate different conceptual designs for the complex, with key features including a fire department building, a police department building, municipal offices, and a connection to Municipal Drive.

This SRA is intended to serve as both a comprehensive collection of data relevant to Site reuse considerations and a visioning document that can facilitate discussions exploring redevelopment potential for the Site. The Site Reuse Scenarios presented herein are not inclusive of every possible reuse of the Site nor a final reuse plan for the Site but are intended to be strictly conceptual and utilized for Site reuse planning purposes. The Reuse Scenarios are feasible considering Site conditions and constraints and are in line with the Town's vision for the Site.

LIST OF FIGURES

LIST OF TABLES

ACRONYM/ABBREVIATION LIST

Abbreviation	Meaning
AADT	Annual Average Daily Traffic
ABCA	Analysis of Brownfields Cleanup Alternatives
ACS	American Community Survey
AGQS	Ambient Groundwater Quality Standards
AMSL	Above Mean Sea Level
AST	Above-Ground Storage Tank
ATSDR	Agency for Toxic Substances and Disease Registry
AUR	Activity and Use Restriction
CDC	Center for Disease Control
CIMC	Cleanups in My Community
CIP	Capital Improvement Plan
CNHRPC	Central New Hampshire Regional Planning Commission
CSA	Community Supported Agriculture
CSGSL	Commercial Soil Gas Screening Levels
CVOC	Chlorinated Volatile Organic Compound
DFL	Division of Forests and Lands

DNCR	Department of Natural & Cultural Resources
DOE	Department of Education
DPW	Department of Public Works
EAL	Expected Annual Loss
EMS	Emergency Medical Services
EMT	Emergency Medical Technician
EPA	United States Environmental Protection Agency
ERZ	Economic Revitalization Zone
ESA	Environmental Site Assessment
FCC	Federal Communications Commission
FD	Fire Department
FEMA	Federal Emergency Management Agency
GIS	Geographic Information System
GMP	Groundwater Management Permit
GMZ	Groundwater Management Zone
GPR	Ground Penetrating Radar
HBM	Hazardous Building Materials
HPSA	Health Provider Shortage Area
HRSA	Health Resources and Services Administration
LILA	Low Income – Low Access
MHHI	Median Household Income
NEH	National Engineering Handbook
NEMAC	National Environmental Mapping and Applications Center
NHB	Natural Heritage Bureau
NH BEA	New Hampshire Department of Business and Economic Affairs
NH DES	New Hampshire Department of Environmental Services
NH DOE	New Hampshire Department of Energy
NH DOT	New Hampshire Department of Transportation
NOAA	National Oceanic and Atmospheric Administration
NRCS	Natural Resources Conservation Service
NRI	National Risk Index
PCB	Polychlorinated Biphenyl
PCE	Tetrachloroethylene
PD	Police Department
RAP	Remedial Action Plan
REC	Recognized Environmental Conditions
s.f.	Square Feet
SVI	Social Vulnerability Index
TCE	Trichloroethylene
UConn TAB	University of Connecticut EPA Region 1 Technical Assistance to Brownfields Program
USDA	United States Department of Agriculture
USFA	U.S. Fire Administration
USFWS	United States Fish and Wildlife Service
UST	Underground Storage Tank
VOC	Volatile Organic Compound
WSS	Web Soil Survey

SECTION 1 - INTRODUCTION & OBJECTIVES

The Town of Hillsborough, New Hampshire is working to facilitate the cleanup and reuse of a property located at 171 West Main Street, Hillsborough, New Hampshire, referred to herein as the "Target Site" or "Site." This property is a "brownfield" site; federal and state rules define a brownfield as "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." To further its efforts, the town has requested the assistance of the University of Connecticut Technical Assistance for Brownfields (UConn TAB) program to prepare this Site Reuse Assessment, which identifies the community's needs by analyzing a variety of site-specific and community-wide information, and information from Town officials. Based on this analysis, this report identifies feasible Reuse Scenarios for the Target Site with to-scale 3-d renderings. The Reuse Scenarios identified herein are a conceptual resource for reuse visioning purposes and are not an exhaustive representation of all possible reuses of the Site, but are feasible considering the Site's conditions and constraints, and consistent with the community's vision and needs. The information in this report may be used to identify and evaluate the feasibility of other Site Reuse options not analyzed within the report.

SECTION 2 - SITE INFORMATION

The Target Site is located at 171 West Main Street, identified by the Hillsborough Assessing Department as Parcel 184 (11P-184-000) (**Figure 1**). The parcel is 9.53 acres and has been owned by the Town of Hillsborough since 2022. The Site is currently vacant, although some miscellaneous Town equipment is currently being stored at the Site.

As seen in **Figure 2**, there are currently three buildings on the Site. Building #1, built in 1970, is 9,000 ft^2 and located on the southwestern border of the parcel. Building #2 was built in the early-1990s and is 5,000 ft^2, oriented perpendicular to Building #1. Building #3 was constructed in the mid-1980s, is 3,500 ft^2, and is located directly south of Building #2.

Building #1 was formerly used as the main building for dry-cleaning activities, with a small office near the entrance and dry-cleaning facilities in the remaining space. The existing southernmost portion of the building was an addition—a warehouse-style space with a high ceiling and large windows containing old, unusable equipment and several drums. According to a Phase I Environmental Site Assessment conducted at the Site in 2020, the space has "no structural areas of concern, but it contains the most debris [of the three buildings]" (Sanborn Head, 2020).

Building #2 is directly behind (north of) Building #3, and connected to Building #3 by a short, enclosed corridor. Building #2 was a warehouse where drums and heavy machinery are currently located. Building #3 is a garage space and serves as an entrance to Building #2. Both Building #2 and #3 currently are being used for storage by the Town. Based on discussion with Town officials, the three buildings are currently in a state of disrepair and are expected to be demolished by the Town with assistance from a $250,000

InvestNH grant awarded to the Town. Although no reuse for the Site has been formally chosen, the Town has expressed interest in using the Site for municipal buildings.

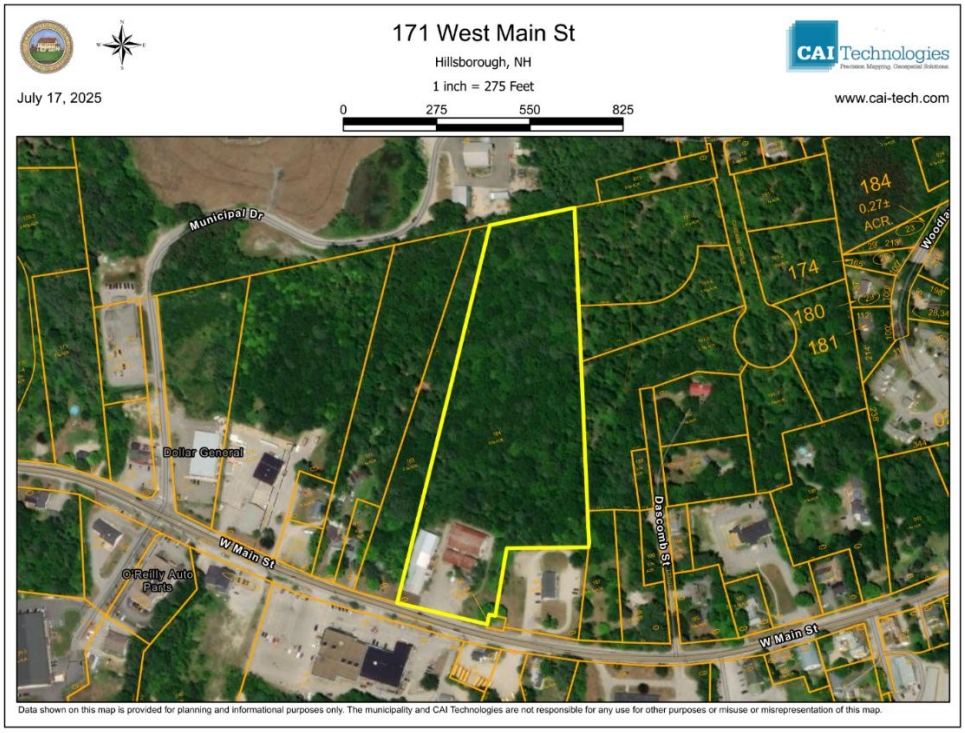


Figure 1. Target Site Parcel Boundaries [Outlined in Yellow] (Source: Hillsborough, NH, GIS, https://next.axisgis.com/HillsboroughNH/)

Figure 2. Map of On-Site Buildings (Source: Google Earth Pro)

Development at the Site dates to the 1920s when it was the Hillsborough Laundry and Cleaners, owned by Sherman Radford. The Site was bought by Edward Hemas in 1953, and laundry activities continued until a fire ravaged the building in the 1960s. Based on aerial photography and available tax cards, it is assumed that the original building was destroyed and replaced with Building #1 in the late 1960s. Mr. Hemas reopened the facility in 1968, and expanded operations to include dry cleaning in the 1970s. In the early 1980s, the laundry and drycleaning facility closed, and portions of the building were leased to various small businesses, although the exact businesses and their activities are unknown.

In 1985, Associated Electric, Co. leased and assumed occupancy of Building #1, and began operations including a range of services for industrial and mechanical equipment, machining parts, rewinding turbines, electric motors, generators, and painting refurbished equipment. Based on satellite imagery, Buildings #2 and #3 were constructed in 1993 and 1986, respectively. In 1996, Rosewald Industries, LLC, purchased the property and continued the services of Associated Electric until 2002 when operations ceased. In 2020, when a Phase I Environmental Site Assessment (ESA) was conducted (Sanborn Head, 2020), the Site was being used for the storage of a variety of items including municipal equipment and machinery/parts from former operations. It was also being used as storage for personal items of property owners, including wood beams, cars, boats, and furniture.

Since being acquired by the Town in 2022, site investigation activities have accelerated. A Phase II ESA was conducted (Sanborn Head, 2023), and 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 in Building #1. Most recently, a Work Plan for a Hazardous Building Materials (HBM) Assessment was submitted to NHDES (Sanborn Head, Jan 2025) and an Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared (Sanborn Head, Feb 2025). According to the HBM Work Plan, additional remedial activities are likely warranted to address on-site contamination. See Section 7 for a detailed history of environmental investigations at the Site.

The Target Site is located within a commercial area along West Main Street, southwest of the town center, with the surrounding area comprised of commercial and residential properties. Abutting properties include the Hillsborough Transfer Station/Recycling Center and Town highway garage to the north, Wyman's Sales & Service to the south, a commercial plaza and small cemetery to the east, and an abandoned residential property with a house in disrepair to the west. There is a parking lot in poor condition on the southern portion of the Site, and the northern portion of the Site is wooded, undeveloped land.

The Site generally slopes gently downward in a southern direction from the northern parcel boundary towards the Contoocook River, with an approximate elevation change from 650 feet to 605 feet above mean sea level (AMSL) (Figure 3). The topography of the surrounding area similarly slopes generally to the south towards the Contoocook River. It is important to note that the Site is downgradient of the Hillsborough Landfill, and there is a steep hill that slopes downwards towards the Site from 680 ft ASML to 650 ft ASML between the landfill and the northern Site boundary. As seen in Appendix B, surface

runoff and groundwater flow are inferred to flow from the area of the landfill in the general direction of the Site.

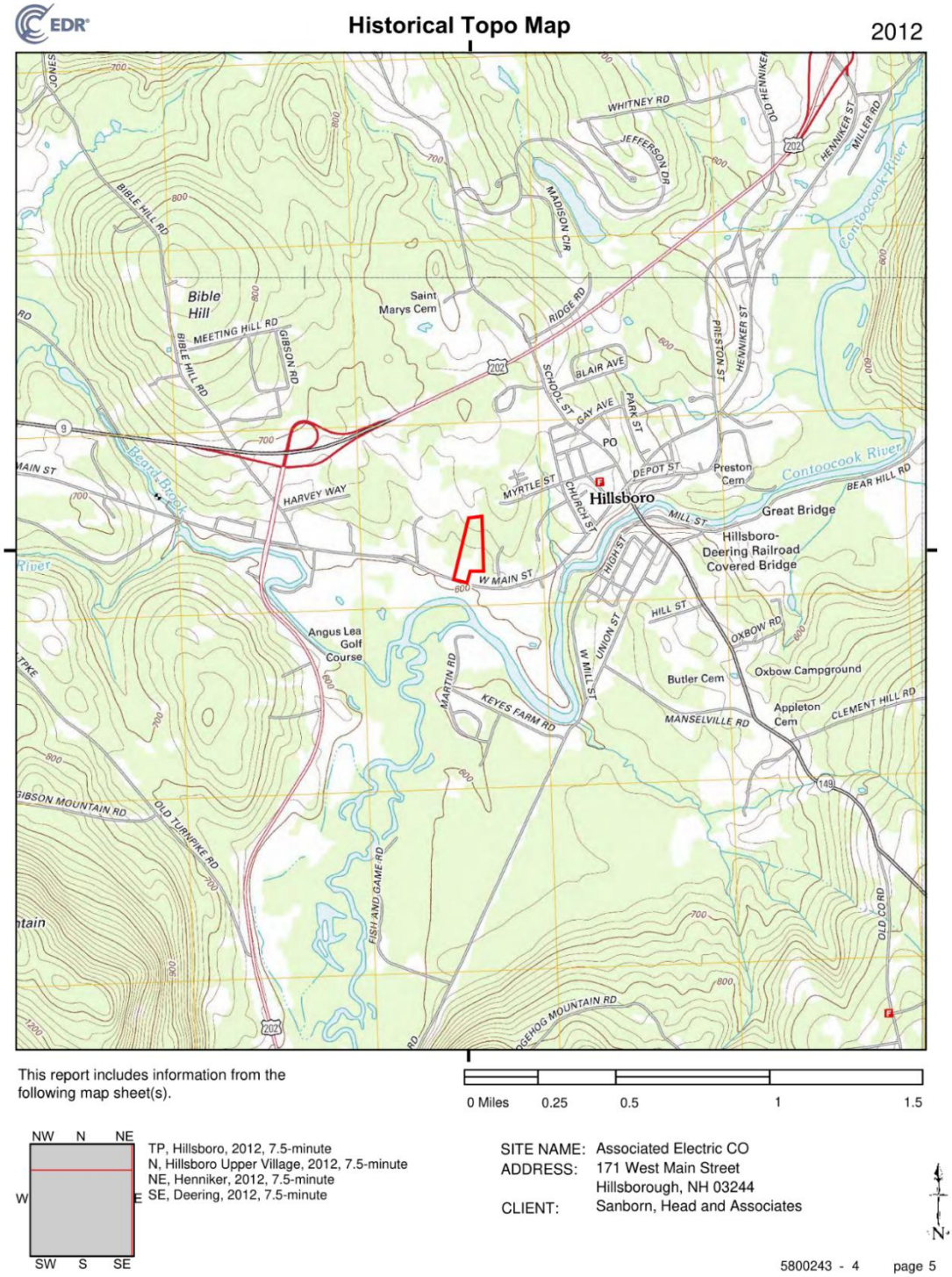


Figure 3. Topographic Map of Area of Site [Parcel Boundaries Marked] (Source: Sanborn, Head & Associates, LLC)

The Contoocook River is located 340 ft south of the site, and surface water and groundwater at the Site flow toward the river (**Figure 4**). Additionally, a small stream enters the Site to the northwest of Building #1 (**Figure 5**). There is an 18-inch reinforced metal pipe culvert that reportedly carries water below ground to a point northeast of Building #2 and discharges to an open drainage trench where the water enters a second culvert and flows southernly to a catch basin (CB-1 in **Figure 5**). Stormwater generally flows through a series of drainage pipes from northwest to southeast across the property. There is also a catch basin (CB-3 in **Figure 5**) located between Buildings #1 and #2. Stormwater entering this basin flows through a drain line to CB-1. These pipes are reportedly not efficient and the Site experiences frequent flooding which can cause one to two feet of standing water in Building #1 during significant storm events. Additional discussion of the existing drainage network at the Site can be found in Section 7.

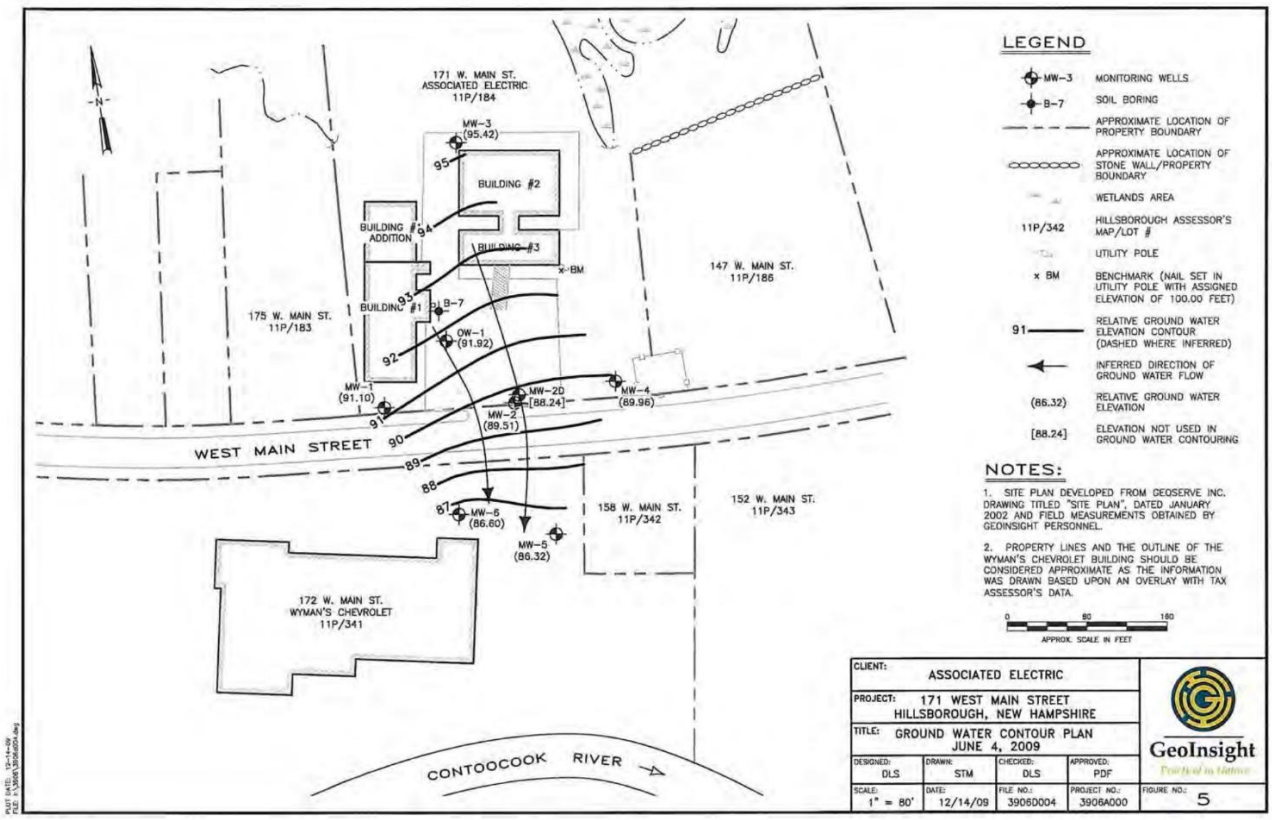


Figure 4: Groundwater Flow Map (Source: Phase I ESA, 2020)

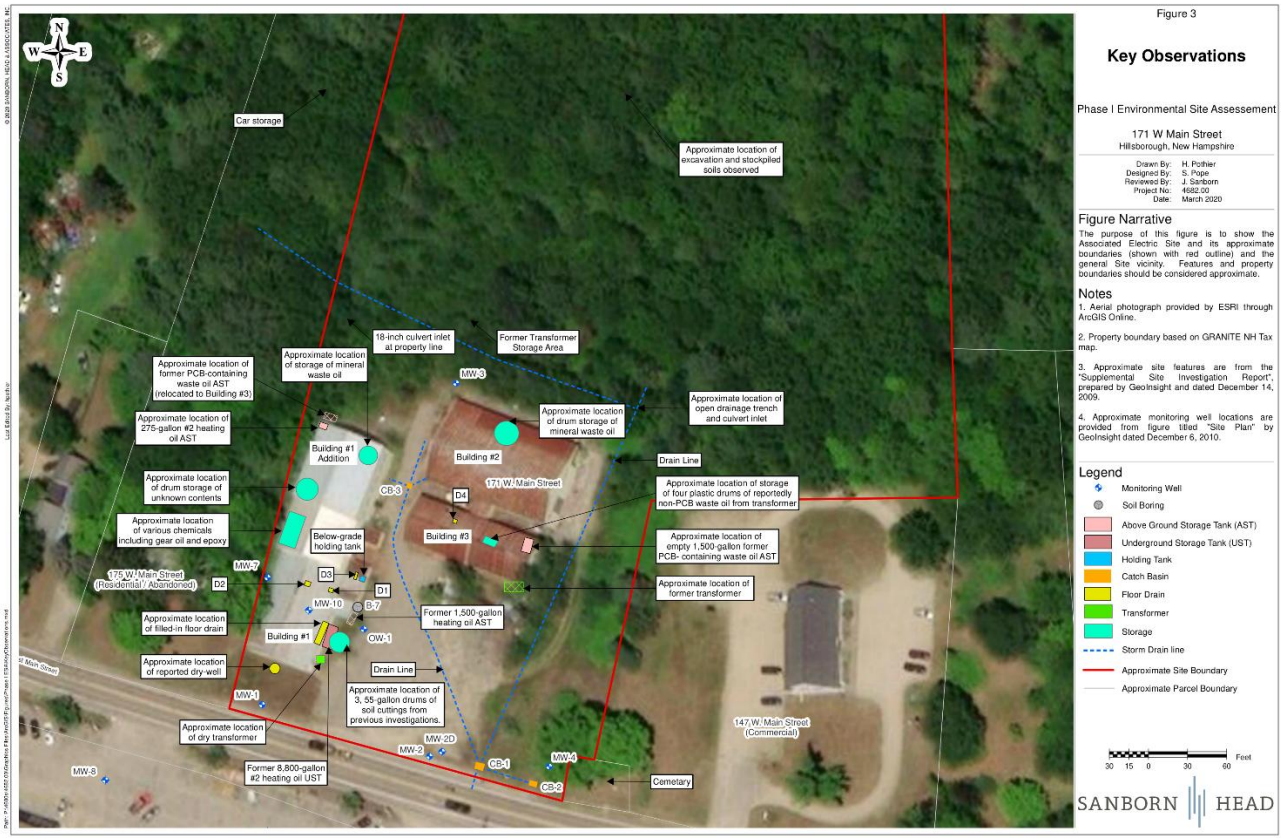


Figure 5. Key Observations Map from Phase I ESA (Source: Sanborn, Head & Associates, LLC. 2020)

SECTION 3 - NEIGHBORHOOD CHARACTERISTICS

3.1 DEMOGRAPHICS

The Town of Hillsborough is a rural community with a total population of 5,939. According to information from American Community Survey (ACS) 5-year estimates and the NH Department of Business and Economic Affairs (BEA), the Town's population increased from the 1960s to 2000, at a consistent rate comparable to that of the county and state (**Figures 6 and 7**). Since 2000, similar to county and statewide trends, the Town has experienced relatively stagnant population growth.

Hillsborough residents are of relatively diverse age ranges, though there are notable proportions of senior residents (55+), 31.2% of which live alone[1], and middle-aged adults (35 to 54) (**Figure 8**). As seen in **Table 1** below, compared to the state and county, Hillsborough residents have a lower Median Household Income (MHHI), a higher percentage of residents without health insurance coverage, a higher percentage of households receiving nutritional assistance, and a lower percentage of residents with a bachelor's degree or higher. These sensitive populations are more susceptible to public health and environmental

[1] According to the NH Department of Health and Human Services (NH DHHS)

concerns, such as a brownfield like the Target Site. While the assessment and cleanup of the Site will be a positive step towards improving the environmental health of these sensitive populations, reuse planning should consider how critical municipal services may be enhanced and how the final reuse of the Site may be a benefit, not a further burden, to such residents.

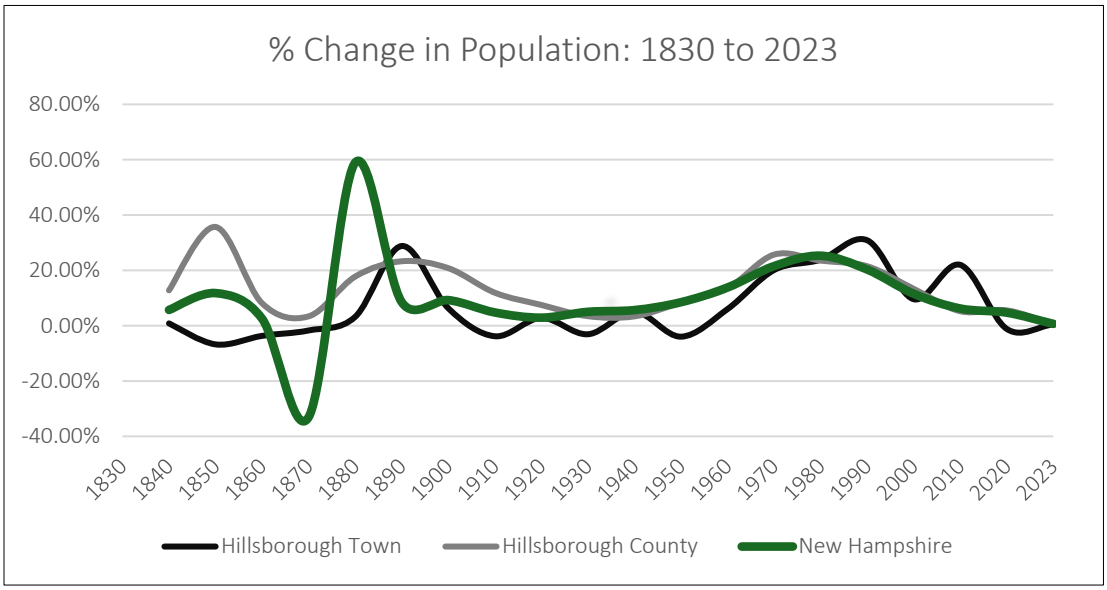


Figure 6. Percent Change in Population, 1830 to Present: Hillsborough Town, Hillsborough County & State of NH (Source: U.S. Census Bureau)

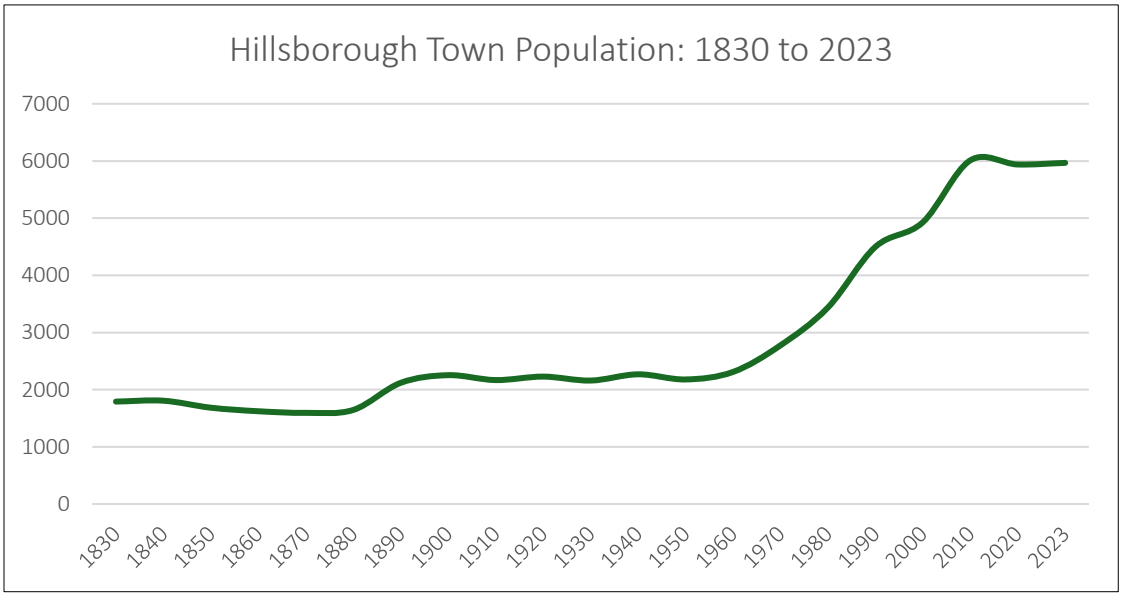


Figure 7. Hillsborough Town Population, 1830 to Present (Source: U.S. Census Bureau)

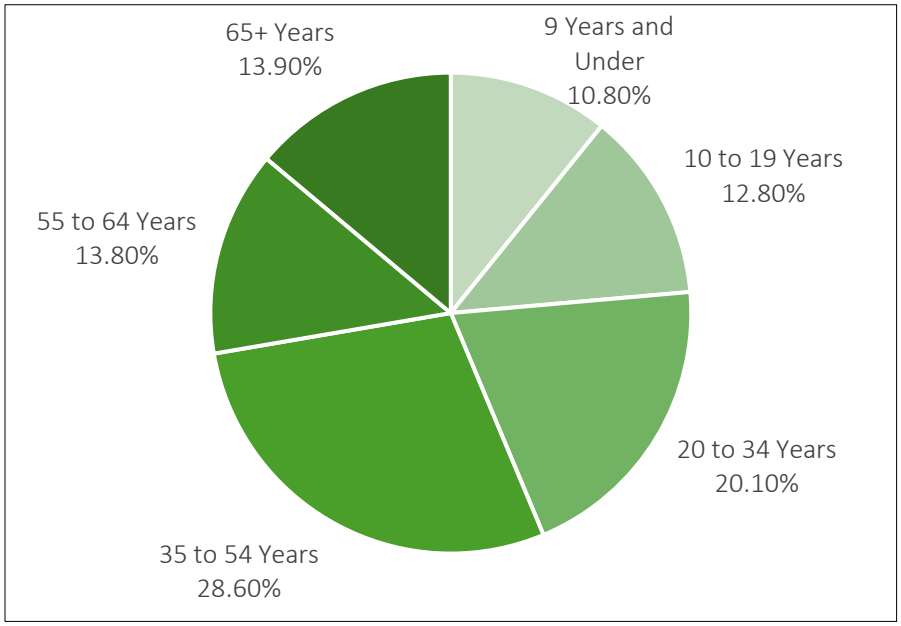


Figure 8. Town of Hillsborough Age Cohort Breakdown (Source: U.S. Census Bureau)

Table 1. Demographics Including Sensitive Populations by Area (Source: U.S. Census Bureau)

	Hillsborough	Hillsborough County	New Hampshire
Median Household Income (Dollars)	93,421	100,436	95,628
% Living Below Federal Poverty Level (Past 12 Months, All People)	5.7	6.5	7.2
% Population w/ a Disability	12.5%	11.7	13.0
% Population w/o Health Insurance Coverage	8.1	6.0	5.5
% Households Receiving Food Stamps/SNAP (Past 12 Months)	8.1	6.2	6.0
Median Age	39.5	41.0	43.2
% Adult Population (>25 yrs) w/ Bachelor's Degree or Higher	23.9	40.6	39.8
% People of Color[1]	12.0	19.1	12.5

According to 2023 ACS 5-year estimates, 33.7% of housing structures in Hillsborough were built in 1969 or earlier, and 21.1% of structures were built in 1939 or earlier (**Table 2**). According to the US EPA, 24% of homes built between 1960-1978 have some lead-based paint and 87% of homes built before 1940 have some lead-based paint. This is important to note, as proximity to lead-based paint may create health

risks, particularly for the sensitive populations identified above. In general, housing in Hillsborough is predominantly owner-occupied, and the Town has a much smaller proportion of renter-occupied units compared to the county and state. Home values in Hillsborough, monthly owner costs, and average rent are below the average for the county and state, although the percentage of households paying 35% or more of income on gross rent or monthly owner costs is comparable to county and state averages. This indicates that while average housing costs in Hillsborough are less than in the county and the state, housing cost burdens for residents in Town are comparable to other Hillsborough County and New Hampshire residents, as incomes in Hillsborough Town are, on average, lower than in the county and state. As such, the Town may benefit from additional rental housing options for residents, and especially from affordable housing options for both owners and renters.

Table 2. Housing Information by Area (Source: ACS)

	Hillsborough Town	Hillsborough County	New Hampshire
% Owner-Occupied Housing Units	90.7	67.5	72.5
% Renter-Occupied Housing Units	9.3	32.5	27.5
Median Owner-Occupied Home Value ($)	245,000	385,500	367,200
Median Selected Monthly Owner Costs for Housing Units w/ a Mortgage ($)	1,987	2,398	2,305
Selected Monthly Owner Costs as a Percentage of Household Income: % Paying 35% or More	18.6%	18.9%	20.1%
Median Gross Rent ($)	977	1,532	1,423
Gross Rent as a Percentage of Household Income: % Paying 35% or More	38.0%	37.8%	37.9%
Vacancy Rate (All Housing Units) (%)	19.2	5.1	14.4
Homeowner Vacancy Rate (%)	0.5	0.3	0.4
Rental Vacancy Rate (%)	0.0 (Margin of Error: ±16.0)[2]	3.1	3.9

According to the EPA Cleanups in My Community (CIMC) tool, within a 2-mile radius of the site, 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 (**Figure 9**). 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, more holistic 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.

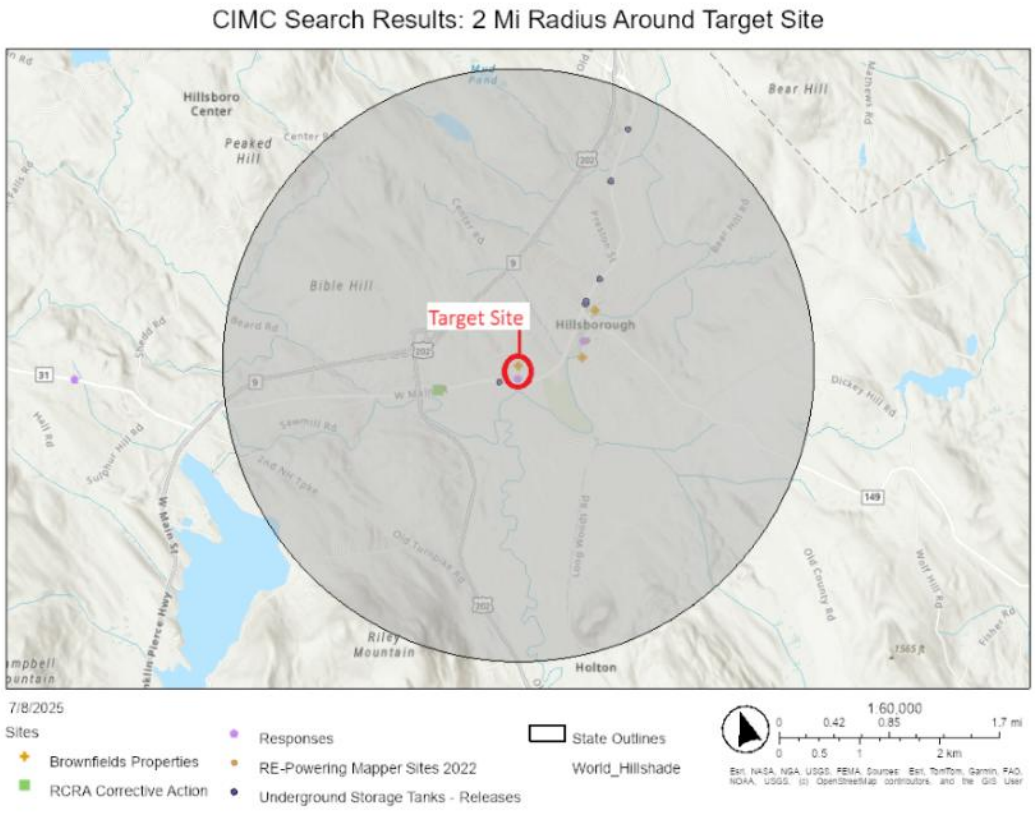


Figure 9. "Cleanups in My Community" Map with Key (Source: US EPA)

3.2 PUBLIC FACILITIES & SERVICES

SCHOOLS

According to New Hampshire Department of Education (DOE) School & District Profiles, Hillsborough is part of Hillsboro-Deering Cooperative School District. There are three public schools in the district with a total of 1,172 students enrolled: the Hillsboro-Deering Elementary School (Grades PK-5), the Hillsboro-Deering Middle School (Grades 6-8), and the Hillsboro-Deering High School. All three schools are located just 1.1 miles northwest of the Target Site in a multi-school complex. Other schools in the area include the Head Start School and Project Genesis institutions, located within one mile of the Target Site. The Head Start School is a preschool, and Project Genesis is a drop-in teen center open to middle and high school students.

MEDICAL SERVICES

The Target Site is located within a Health Resources and Services Administration (HRSA)-designated Primary Care Area Health Provider Shortage Area (HPSA). This HPSA (HPSA ID: 1334217517) covers the entirety of Hillsborough, as well as the communities of Greenfield, Bennington, Deering, Antrim, Henniker, Bradford, Stoddard, Washington, Harrisville, Elmwood, and Russell. The nearest hospital is the Hillsborough County Hospital located in Manchester, NH (24.7 miles from the site). Other nearby medical

providers include the Hillsborough-Deering Family Health Center – Primary Care (0.8 miles from Site), Bara Dental (0.5 miles from Site), and Premier Dental Care (0.8 miles from Site). While there are some healthcare options for residents in Hillsborough, the HPSA designation for the Town indicates that these providers do not meet all the healthcare needs of Hillsborough residents.

RECREATION/PARKS

The Target Site is located within an area with significant outdoor recreation resources including trails, conservation areas, water attractions, and sports fields. Table 3 outlines the recreational resources located within 1.5 miles of the site. It is important to note that this is not an all-inclusive list of recreational opportunities in Hillsborough; see Appendix E for a full list of outdoor recreation assets in Hillsborough.

Table 3. Nearby Recreation Resources

Name	Distance from Target Site (Miles)	Acreage	Features
Butler Park	0.6	N/A	- Courtyard - Outdoor event/concert space
Confluence Trail	0.1	53	- 0.9 Acre Hiking Trail
Kemp Park	0.9	0.5	- Historic stone BBQ pit
Contoocook River Riverwalk	1.0	113	- Small beach fishing areas - 3 mi of trails - Seasonally accessible island
Beard Brook Park (Town Beach)	1.4	3.1	- Cold brook pool with swimming, sandy beach, fishing, portable toilet, picnic tables - 0.5-mile trail
Penelope and John Dawson Memorial Forest	1.1	530	- Contoocook River frontage - Snowmobile trail along river
Grimes Field	1.3	N/A	- Multi-sport fields including baseball diamond, soccer fields, tennis courts, basketball court
Underpass Trail	1.1	14.6	- 0.85 mi trail

MUNICIPAL AND EMERGENCY SERVICES/FACILITIES

The Site is located 0.18 miles south of the Hillsborough Town Garage and Transfer Station/Landfill, separated from the Site by a small wooded area. The Town Garage/Transfer Station complex is abutted by the Hillsborough-Deering School Campus to the north. Other municipal services in the area include the Hillsborough Town Hall, Fire Department, Police Station, and Post Office. The proximity of these municipal facilities to the Target Site, in addition to other public facilities like the Hillsboro-Deering School District Complex and multiple outdoor recreation locations, may present an opportunity for the addition of multiple vehicular connections from the Site that would create a larger municipal complex along Municipal Drive and West Main Street (Figure 10).

Figure 10. Nearby Municipal Facilities (Source: Google Earth Pro)

Classified as a 'mostly volunteer' department by the U.S. Fire Administration (USFA), the Hillsborough Fire Department provides both fire protection and emergency medical services (EMS) to Hillsborough. There are 24 members in the department including four emergency medical technicians (EMT), four per diem medical personnel, and four Chief officers. Apparatus includes two ambulances, a heavy rescue unit, engine, tankers, ladder, utility, and a forestry vehicle.

The Hillsborough Police Department is split into three divisions. The Patrol division is comprised of eight full-time officers and three part-time officers. The Criminal Investigation division is comprised of two Hillsborough PD detectives, two Hillsborough PD school resource officers, one prosecuting attorney, and one juvenile diversion coordinator. The Communications Division (i.e., dispatch center) has ten employees working at Hillsborough Dispatch (located on Municipal Drive), serving Hillsborough, Deering, Antrim, Washington, and Bennington ('Police Department' in Figure 10).

3.3 FOOD ACCESS

According to the US Department of Agriculture (USDA) Economic Research Service, census tract 33011025500, which contains the Site, is not identified as a "Low-Income - Low-Access" ("LILA") area (i.e., a "food desert"). There are several grocery stores in town including Shaw's (0.6 miles from site), Dollar General (0.2 miles from site), and Family Dollar (1 mile from site).

For local food source options, there is a weekly farmers' market on West Main St that runs from May 24 – September 13. There are also two Community Supported Agriculture (CSA) programs nearby the Target Site; the Farmsteads of New England, Inc. and the Whiskers & Wattles Acres.

3.4 BUSINESSES

West Main Street, the Town's main commercial strip on which the Target Site is located, includes services, dining options, cultural attractions, small industrial facilities, and small local shops (Table 4).

Table 4: Businesses in Target Area (Source: Google Maps)

Business Name	Distance from Target Site (miles)
Services	
S C Auto Repairs	0.06
VIP Tires & Service	0.2
Osram Sylvania Automotive	0.6
Tire Warehouse	0.6
Hillsborough Ford Dealership	0.8
AV Concepts/RadioShack Dealer	0.5
All Purpose Storage	0.3
Chop The Top (Barber Shop)	1
Food/Restaurants	
Hillsborough House of Pizza & Bar	0.3
Leo's Bar and Grill	0.2
Ming Du	0.2
Yanni's Pizza	0.4
McDonald's	0.8
Domino's	0.6
Tooky Mills Pub	0.7
Taco Beyondo	0.9
Shops	
Pretty Perfect Gifts	0.6
The Emporium	0.7
The Earth Magic Shoppe	0.9
Hillsborough Community Thrift	0.5
Pretty Dead Thingz Oddities	1
Ollie's Treasure Shop	0.7

Of the residents who are employed in Hillsborough, 33.4% work within the town. 65.7% of residents work in another NH community, and 0.9% commute out of state for work. The average commute for residents

is 35.5 minutes. The largest employers in Hillsborough, many of which are located on West Main Street or within a close distance to the Site, are outlined in Table 5 below.

Table 5: Major Employer Information (Source: NH Economic and Labor Market Information Bureau (NH ELMI))

Business Name	Product/Service	Employees
Osram-Sylvania	Automotive Lighting	700
Hillsboro-Deering School District	Education	431
Shaw's Super Market	Supermarket	140
Town of Hillsborough	Municipal Services	95
McDonald's	Restaurant	40
High Tide	Seasonal Restaurant	35
Tractor Supply Co.	Rural Retail Store	30
Tooky Mills	Restaurant	30
Rite Aid	Pharmacy	18

While there are several large employers in Hillsborough, there is a high reliance on residential properties for the Town's tax base. A total of 79.7% of the local assessed valuation (2023) is from residential land and buildings, whereas commercial land and buildings comprised only 14.6% and public utilities and other uses only 5.7%. As such, the expansion of commercial opportunities along West Main Street—already a major commercial corridor—represents an opportunity to diversify the tax base while developing the Town's economic assets in the area.

3.5 COMMUNITY STAKEHOLDERS

Community stakeholders are entities that should be included in Site reuse planning, as they simultaneously contribute to the development and culture of Hillsborough while also being among those most likely to be affected by the final reuse of the Site. The Town of Hillsborough should actively pursue the input of these, and other stakeholders identified by the Town; involvement can range from but is not limited to comments/input on Site reuse visioning, attendance at public meetings, or direct contributions to the reuse of the Site through technical, financial, and/or logistical assistance.

Citizens, particularly neighboring residents and property owners are vital, often underrepresented stakeholders in Site reuse planning, and this is particularly true of owners and occupants of neighboring and abutting properties. The input and involvement of residents should be actively pursued by the Town as a part of the redevelopment process. Public input can be gathered through a variety of means including town meetings, door-to-door campaigns, and/or electronic or mail-in surveys. The Town should work to be transparent during the Site remediation and redevelopment process by providing the community with consistent updates on project progress and relevant town events, through posts on the town website, physical signs outside the town hall, or other existing means of communication with

residents. The taxpayers within the town are also vital stakeholders as they will be the ones most directly impacted by any municipally funded remedial and redevelopment efforts.

Hillsborough also has many places of worship, non-profits, and community groups that serve as important sources of social cohesion and community in Town. Churches in Hillsborough include St. Mary's Catholic Church, Smith Memorial Church UCC, Valley Bible Chapel, and the Hillsboro United Methodist Church. Non-profits and community groups in Hillsborough who may be stakeholders in Site reuse planning include, but are not limited to:

- Jumpstart Coalition NH - 501(c)(3) with the mission to "advance youth financial literacy and financial equity, through communication, collaboration, and support for effectiveness in financial education". If space for youth services is included in the reuse of the Site (Section 4), this organization may be consulted to ascertain what role it might play in enhancing the services and educational resources available to youth in Hillsborough.
- Hillsboro District Food Pantry - Volunteer run, non-profit organization that provides shelf-stable and fresh foods to local families in need.
- Southern NH Services - Advocacy group that focuses on New Hampshire's communities of color and similarly marginalized communities to be an authority on issues of equity and racial/economic justice, "so that all people can belong and be productive members of our communities". Should be consulted to consider how marginalized and underrepresented communities in Hillsborough and surrounding communities may be meaningfully represented in community engagement activities related to the reuse of the Site.
- Greater Hillsborough Chamber of Commerce - A voluntary partnership of "business and professional people" working to advance the economic and social growth of its members and communities. The Chamber may act as a connection to local businesses in Hillsborough, allowing the Town to engage with its local businesses en masse, as opposed to fragmented engagement with each individual small business. Even if a commercial reuse of the Site is not pursued, the chamber may still be an important stakeholder since the Site is on a significant commercial strip.
- Hillsborough Community Center, Inc. - 501(c)(3) founded in 2019 with the mission to develop a regional community center in Hillsborough that can provide a variety of community services and facilities for Hillsborough and surrounding communities including an indoor walking track, basketball court, fitness center, professional kitchen, childcare space, swimming pool, community garden, outdoor exercise space for all ages, space for small businesses, and a large meeting space. The organization has plans for the construction of the community center building but is currently looking for land of 2-10 acres with municipal services. The Target Site may be a potential candidate for this space, as it fulfills both conditions and is in a central location in Hillsborough nearby other community and municipal services.

The following Town boards and commissions should be considered important stakeholders in Site reuse planning, although all municipal entities may be consulted as relevant or necessary:

- Capital Improvement Plan Committee - Reviews and ranks project requests from Town departments in the Capital Improvements Plan (CIP) (Section 4). May be consulted regarding the approved Safety/Town Office capital improvement.
- Conservation Commission - Responsible for wetlands permitting in Hillsborough. Should be consulted to better understand any regulations or restrictions that may apply to the Site considering its proximity to multiple identified wetlands.
- Planning Board - "Central source and first stop for all land use activities in Hillsborough". May be consulted to clarify questions regarding zoning regulations in Town.
- Fire and Police Departments (including EMS/T) - If the Site is reused as a safety complex, the Hillsborough FD and PD should be consulted to determine the specific facility needs for each department and should be actively involved throughout Site reuse design and planning activities.
- Department of Public Works (DPW) - If public works facilities are included in the reuse of the Site, DPW should be consulted to determine their specific facility needs and should be actively involved throughout Site reuse design and planning activities.

State and regional stakeholders include:

- Environmental Protection Agency (EPA) Emergency Response Program - Completed limited remedial activities at the Site in 2025. May be consulted to clarify next steps for the cleanup of the Site, and Town may seek EPA brownfield grant funds for cleanup.
- New Hampshire Department of Environmental Services (NHDES) - May be consulted for assistance in assessment and cleanup planning, particularly regarding compliance with state regulations.
- Central New Hampshire Regional Planning Commission (CNHRPC) - May be consulted for additional technical assistance like site reuse planning, larger Town-wide planning, procurement support, grant application reviews, or guidance on additional funding opportunities the Site may be eligible for.

SECTION 4 - SUMMARY OF PLANNING DOCUMENTS

Master Plan, 2024

The Town of Hillsborough adopted an updated Master Plan for long-term community planning in 2024. This document outlines the overall community vision for the future of Hillsborough, short-term and long-term land use goals, and gaps in services for the Town. Goals, needs, and general observations from the Master Plan that may help to inform potential reuses of the Target Site are described below:

- Community Engagement and Feedback from Residents
    - Widespread support for revitalization in the Central Business District was voiced.

        - Identified a need for increased parking availability and an expanded sidewalk network.
        - Projects such as the Riverwalk and water/sewer infrastructure improvements were highly supported by residents.
    - The preservation of Hillsborough's rural and historic character, natural resources and recreation opportunities were all identified as high priorities for residents.
    - Residents have a desire for retail, restaurants, major grocery store, recreational businesses, agriculture-related businesses, and professional offices.
    - Residents are generally in favor of expanding various housing options in Town:
        - Senior living
        - Assisted living
        - Condominiums
        - Accessory dwelling units
        - Workforce housing
    - Desire for a Community Center was noted.
- Economic Base: Long-Term Goals for Improvement
    - Promote "quality of life" development.
    - Educate and make use of available incentives.
    - Support various infrastructure projects:
        - Water/sewer expansion
        - Redevelopment of brownfields
- Housing
    - Maintain existing housing stock.
    - Preserve and enhance Village development.
    - Focus on mixed-income and mixed-size housing that addresses changing demographics:
        - Aging population
        - Downsizing families
- Community and Recreational Facilities
    - Inventory and evaluate existing facilities and services.
    - Anticipate future needs.
    - Offer creative means of meeting future needs.
    - Recommend innovative community and recreational facilities.
    - Overcome geographic challenges to providing services.
- Transportation
    - Maintain and enhance local roads.
    - Work with NHDOT to ensure proper maintenance.
    - Establish guidelines for the Planning Board when considering new development.
    - Create transportation system that supports all users including foot and bike traffic.
    - Enhance economic vitality; expand parking.
    - Leverage scenic roads and trail networks.

- Existing and Future Land Use
    - Promote appropriate levels of development and density that supports economic development of the Commercial/Central Business districts while protecting Hillsborough's sensitive ecologically sensitive areas and preserving the Town's rural character.
    - Promote trails system development and expansion.
    - According to the Future Land Use Strategy map (Appendix F), the Site and surrounding area will continue to be commercial/central business district zoned.
    - Site is in a proposed Economic Revitalization Zone (ERZ) district in the Future Land Use Map, but it does not appear that this has been approved/implemented, according to information from NH BEA.
        - ERZ is an NH program that provides economic incentives to developers who develop underutilized or vacant commercial space.

Additionally, the Master Plan identified the need for expansion for multiple municipal facilities including the Town Offices, Highway Department, Fire Department, Police Department, and a Regional Community Center. The specific facility needs for each of these departments are described below:

- Town Offices
    - Town Offices at 27 School Street provide administrative office space for the Town. Currently, office space is provided for: Human Services, Building Inspector/Code Enforcement, Town Clerk, Planning, Administration, Assessing, Tax Collector, and Board of Selectman.
    - Youth Services are housed at additional buildings at 63 West Main Street and 6 Church Street.
    - "Possibility of consolidating youth services into the Town Offices has been discussed".
    - "Building at 27 School Streeet is no longer adequate for the Town as they are lacking a meeting space. The second floor was renovated in 2012; however, it is not handicap accessible".
- Highway Dept.
    - Need for larger barn for trucks and new equipment.
- Fire Dept.
    - Need for additional space for: additional sleeping quarters, office space, and a gym.
    - Space will be needed for new fire trucks and ambulances.
- Police Dept.
    - Need for new, larger, training area.
    - Separate building for evidence/storage needed.
- Regional Community Center
    - Develop a Hillsborough Regional Community Center to address the needs of Hillsborough and neighboring towns for a facility that provides health and wellness, senior

programming, community interaction and recreational facilities such as a swimming pool and office space for the Parks and Recreation Committee.

Capital Improvement Plan 2024-2029 (2024)

In 2024, the Town of Hillsborough approved a Capital Improvement Plan (CIP), an "integral extension of the Master Plan" that is a "budget and schedule which lays out a series of planned municipal expenditures for capital improvements". "Safety or Town Office Complex Engineering Plans" was a capital improvement project identified in the CIP, given "medium priority" and a cost estimate of $1,000,000, planned to begin in 2027.

The renderings for a municipal complex at the Target Site in Sections 8.1 and 8.2 of this Site Reuse Assessment report should be considered complementary to these engineering plans but are not a replacement for such. Even if a new safety or town office complex is ultimately not located at the Site, the information in this SRA may be beneficial to the design process of the complex and may be used as a visual aid to facilitate community input for the project.

Main Street Sidewalk Project, 2023

The plan for the Main Street Target Area calls for adding a 5-foot-wide sidewalk with adequate landscaping along West Main Street, and the Target Site falls within the boundaries of this proposed project (**Figure 11**). As such, any new development at the Site should include sidewalks along West Main Street, at a minimum, with green strips on both sides of the sidewalk.

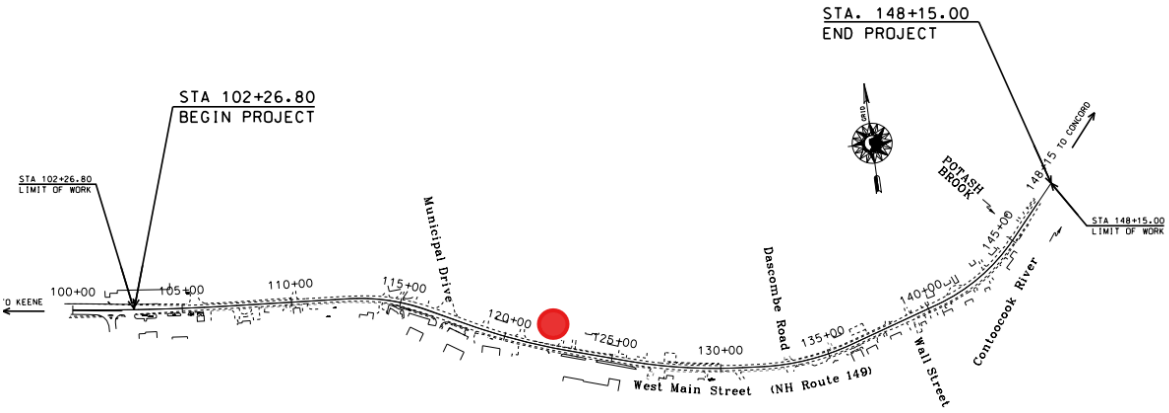


Figure 11: Boundary Map of Sidewalk Plan with Target Site Marked (Source: Main Street Sidewalk Project, 2023)

Hillsborough Design Charrette (2019)

In 2019, Plan New Hampshire, the Foundation for Shaping the Built Environment (Plan NH) created a design charrette for the Town of Hillsborough. A charrette, as stated by Plan NH, "is a brief, intense, brainstorming session in which ideas are brought together for the purpose of defining potential planning recommendations and possible design solutions for an identified need." Plan NH conducted an observational tour of Hillsborough and solicited input from both the Town and its residents. Based on

these activities, a variety of findings that may be relevant to reuse planning for the Target Site were identified:

- In Downtown Hillsborough (containing the Site), "there seems to be ample parking; however it is not well marked, [and there is] a perception that there is no adequate parking near businesses".
- Amenities (post office, library town hall, etc.) are all located in the Town center, so people have a reason to go there.
- There is a strong desire to improve sidewalks and connectivity of parking with businesses and services.
- There is a desire to develop more events (concert series, festivals) that give the Town identity.
- Existing assets within Hillsborough's 'nature economy' should be capitalized on.
- Small local businesses and artists may be supported through pop-up shops and a makerspace.

SECTION 5 - SITE-SPECIFIC CONSIDERATIONS

5.1 ZONING REGULATIONS & MAP

According to the Town of Hillsborough Zoning Ordinance, as amended March 12, 2024, the Target Site falls within the eastern boundaries of the Commercial Zoning District, and borders both the Central Business District and the Residential Village District (Figure 12). Municipal uses, most commercial uses, and limited residential uses are permitted in the Commercial District; a full list of permitted uses, uses permitted by special exception, and restricted uses are in Appendix D. Within each district, depending on the type of use, there are various dimensional regulations (e.g., setback, coverage, lot area, frontage, and building height requirements) that must be adhered to, outlined in Tables 6 & 7 below.

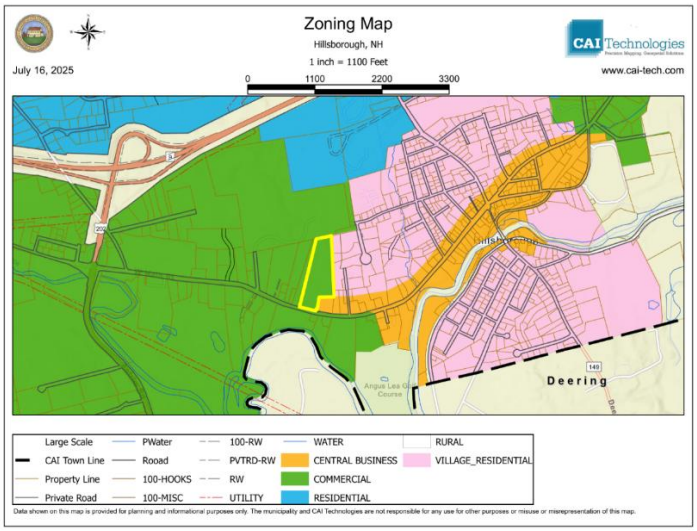


Figure 12: Zoning Map of Surrounding Area [Target Site Outlined in Yellow] (Source: Hillsborough AxisGIS; CAI Technologies)

Table 6: Setback, Coverage, and Building Height Requirements for the Commercial District (Source: Hillsborough, NH Zoning Codes, 2024)

Type of Use	Minimum Setbacks			Maximum Front Setback (ft)	Maximum Building Coverage (percent)	Maximum Building Height (ft)
	Front (ft)	Side (ft)	Rear (ft)			
Dwellings	30	15	20	N/A	25	50
Commercial Uses	50	20	25	N/A	30	50
Other Uses	50	20	25	N/A	20	50

Table 7: Lot Area and Frontage Requirements for Parcels in the Commercial District within Area Served by Municipal Water and Sewer (Source: Hillsborough, NH Zoning Codes, 2024)

Type of Use	Minimum Frontage (feet)	Minimum Lot Size (sq ft)
Single-Dwelling Units	100	10,000
Two-Dwelling Units	100	20,000
Three-Dwelling Units	125	28,500
Four-Dwelling Units	150	37,500
Commercial Uses (Each Building)	200	40,000
All Other Uses	200	40,000

While there are no explicit guidelines for the number of parking spaces required for a use in the Hillsborough Zoning Ordinance, applications for a change of use to the Planning Board must demonstrate "that there is adequate parking for the proposed use; this can be demonstrated with on-site or nearby off-site parking, through reasonable shared parking arrangements, through available on-street parking, or a combination thereof". The Town of Hillsborough Planning Board should be consulted during Site reuse planning to confirm that the proposed parking areas for any new use of the Site are sufficient. Additionally, parking spaces must have striping and be sized 10 ft wide by 18 ft long. There are no handicapped parking space requirements specified within the Hillsborough Zoning Ordinances, so it is assumed that the Town abides by the NH State Building Code requirements regarding handicapped accessibility that require a certain number of parking spaces based on the total parking spaces provided; signage guidelines are outlined in **Table 9** below.

Table 8. NH State Building Code Accessible Parking Space Minimum Requirements (Source: NH State Building Code §1106.1)

Total Parking Spaces Provided in Parking Facilities	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4

101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000

Table 9. Commercial District Signage Guidelines (Source: NH State Building Code)

Sign Type	Allowed? (Y/N)	Dimensional Standards/Restrictions
Permanent Signs	Y	- Maximum Allowable Total Area = 2 sq ft of sign area per every 1 linear ft of building frontage
Ground Signs	Y (Maximum one per property)	- Max Height: 20 ft - Max Area: 150 sq ft
Wall Signs	Y	- Max Size Height: 40% of the width of the wall on which it is placed - Cannot protrude above the wall on which it is located
Projecting Signs	Y	- Cannot project more than 5 ft from the supporting building façade - Minimum clearance between sign and finished grade: 8 ft - Max Height: Cannot exceed the height of the wall on which it is located

5.2 FLOODPLAINS

While the Target Site itself is not located within a floodplain, as mapped by the Federal Emergency Management Agency (FEMA), there are floodplains south of the Site on the opposite side of West Main Street associated with the Contoocook River (Figure 13). The 500-year flood zone (0.2% annual chance flood hazard area) is within about 130 feet of the Site; the 100-year flood zone (1.0% annual flood hazard area) is within about 500 feet of the Site. It is also important to note that the ground surface of the property can flood during significant storm events despite not being directly located within the floodplain; Building #1 floods with one to two 2 feet of standing water during significant storm events due to inefficient on-site stormwater management systems (see Section 7).

The distance and elevation difference between the Site and the River mitigates flood risks on the Site, but the proximity of the river means that stormwater management is of increased importance. Stormwater runoff generated on the Site will require a stormwater management system (e.g., properly sized and located catch basins, drainage pipes, and stormwater infiltration systems) that will prevent and mitigate untreated stormwater from directly discharging to the river. As stated in the ABCA for the Site (Sanborn Head, 2025), “Although an increase in storm intensity as a result of climate change could expand the

floodplain in the future, based on distance from the Site, and overall groundwater flow direction in the vicinity of the Site [towards the river], flooding is not anticipated to have a major impact on proposed remedial alternatives for the Site. However, localized ponding and/or flooding observed in the vicinity of Building #1 may need to be considered as part of future redevelopment designs."

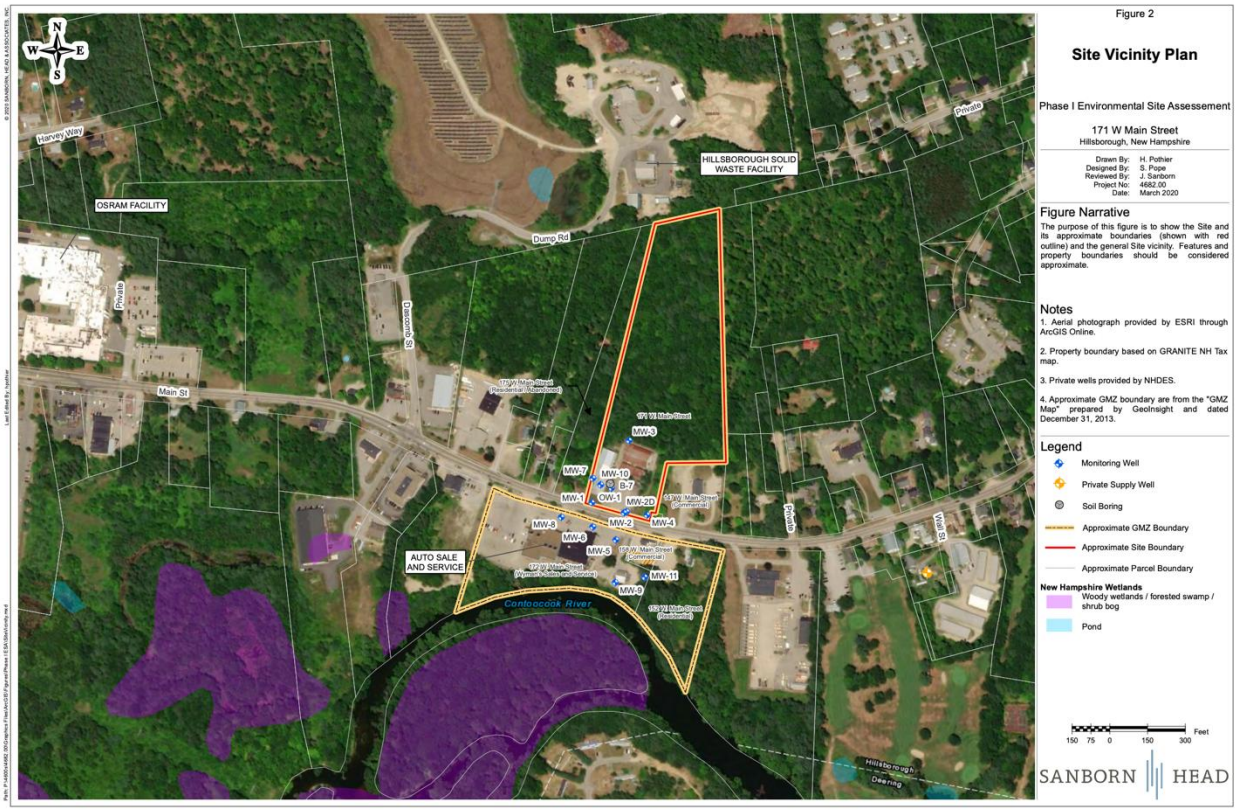


Figure 13. Annotated Map of Wells and Floodplains in the Vicinity of the Target Site (Source: Sanborn Head, 2019)

5.3 WETLANDS

Wetlands are protected ecosystems that serve as critical habitats fish and wildlife, contribute to flood control/retention, promote nutrient transformation and carbon sequestration, support stream bank maintenance, protect water quality, recharge aquifers, and provide opportunities for education and recreation.

The U.S. Fish and Wildlife Service (USFWS) defines a wetland as "lands transitional between terrestrial [land] and aquatic [water] systems where the water table is usually at or near the surface or the land is covered by shallow water". To be classified by the USFWS, a wetland must meet one of the following criteria:

- "At least periodically, the land supports predominantly hydrophytes [aquatic plants adapted to water or waterlogged soil]"

- "The substrate is predominantly undrained hydric [permanently or seasonally saturated by water] soil"
- "The substrate is nonsoil and is saturated with water or covered by shallow water at some during the growing season of each year"

As seen in **Figure 14**, there are no wetlands located on the Target Site. However, there are woody wetlands/forest and a swamp/shrub bog located south of the Site along the banks of the Contoocook River. As previously mentioned, the Site is directly upgradient of the river, so adequate stormwater management is vital to ensure that runoff from the Site does not discharge into the river and impact bordering wetland areas.

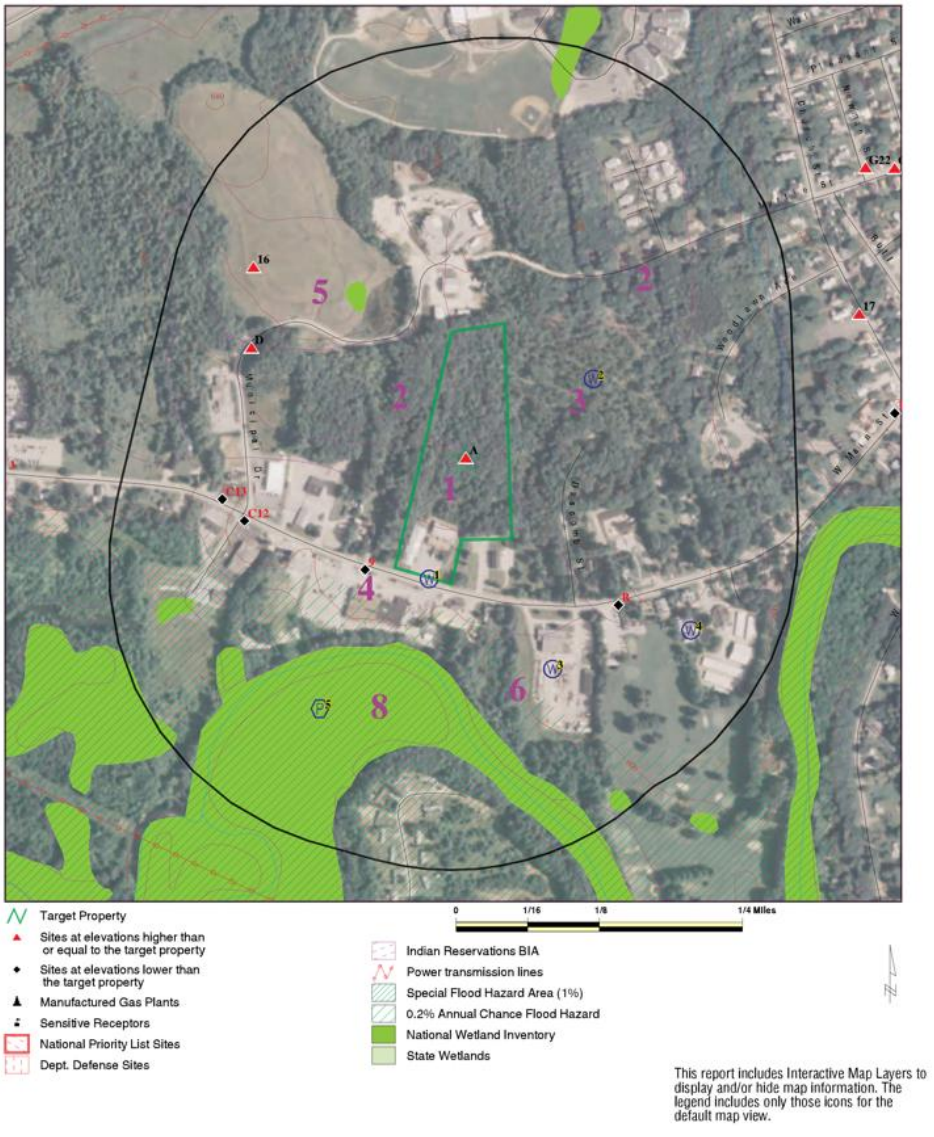


Figure 14. Annotated Wetlands Map with Key, Showing Onsite and Offsite Monitoring Wells (Source: Sanborn, Head, & Associates, 2020)

5.4 SOILS

A Web Soil Survey (WSS) from the US Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) was retrieved for the Target Site, outlined in **Table 10**. **Figure 15** is a map of the NRCS approximate soil map units (i.e., soil types or taxonomic classifications) at the Site. Physical properties of soil units relevant to construction, stormwater management, and on-site utility considerations are included in **Table 10**. According to the WSS, on-site soils include four soil map units (i.e., soil types or classifications), each with varying characteristics. Additional information on the physical soil properties, suitability criteria, and use limitations (e.g., septic suitability) of each is available through the USDA's Soil Series Classification Database. The WSS notes that "[soil map unit] information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works. Information…is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil."

Hydric soils are characterized by consistent waterlogging and saturation and are indicators of the presence of wetlands. Understanding the hydric rating of soils at the Site is important for ecological assessment, land management practice, construction, and regulatory compliance concerning wetland delineation and protection. More information on the definition and identification of hydric soils can be found in the NRCS "Field Indicators of Hydric Soils in the United States" 2024 Guide available online at: Field Indicators for Hydric Soils of the United States, Version 9.0. Three of the four soil map units identified at the Site are non-hydric, while one unit is hydric (labeled as '247b' in **Figure 15**). While no wetlands have been delineated within the Target Site boundaries, this classification may indicate the presence of wetlands just behind the developed portion of the Site, which should be investigated by a certified wetland delineator prior to Site reuse.

The USDA also classifies soil map units based on their runoff rate when saturated, which can indicate a soil's runoff potential and water infiltration rate. The criteria used for these classifications and additional information on implications of each classification can be found in Chapter 7 of the USDA National Engineering Handbook (NEH), available online at: NEH Chapter 7: Hydrologic Soil Groups. Each soil group is characterized as follows:

- Group A: Low Runoff Potential When Thoroughly Wet
- Group B: Moderately Low Runoff Potential When Thoroughly Wet
- Group C: Moderately High Runoff Potential When Thoroughly Wet
- Group D: High Runoff Potential When Thoroughly Wet

The hydrological classification of soils at the Target Site varies, falling into all four hydrological groups. The soil at the developed portion of the Site (22A) is classified in Group A, which indicates a lower runoff potential when thoroughly wet, but soils north of this area include Groups B, C, and D (increasing runoff potential), which may result in runoff flowing in a southern direction across the Site. Increased

precipitation associated with climate change may further increase stormwater runoff to a degree that on-site soils may be unable to allow the excess water to infiltrate. To minimize runoff associated with the development of impervious surfaces at the site, stormwater management techniques should be employed, which may include:

- Surface grading and plantings to retard runoff
- Minimization of impervious surfaces
- Use of pervious pavement
- Stormwater detention and retention basins

The WSS also assigns suitability ratings to each soil type to characterize the soil's suitability for on-site features like buildings or septic systems. Potential suitability ratings for soils through the WSS are:

- "Not Limited"
    - "Soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected."
- "Somewhat Limited"
    - "Soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected."
- "Very Limited"
    - "Soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected."

All on-Site soils are classified as having limitations for septic absorption, although a septic absorption field will likely not be necessary because the Site has available municipal sewer connections. The soils that cover much of the forested, northern portion of the Site, as well as part of the area behind the built structures, are classified as having limitations for dwellings both with and without basements. This suitability classification does not completely remove the possibility for development of such on-site features at the Site but indicates that the soils may be restrictive to the construction of such features and may entail additional construction costs. Investigation should be pursued prior to redevelopment to ascertain the feasibility of reuse alternatives and any additional construction costs that will be incurred.

Table 10. Site Soil Characteristics (Source: NRCS WSS)

Soil Map Unit Name (Map Unit Symbol)	Colton gravelly sandy loam, 0 to 3 percent slopes (22A, 2ym4j)	Becket fine sandy loam, 0 to 8 percent slopes, very stony (57B, 2w9pn)	Monadnock fine sandy loam, 8 to 15 percent slopes, very stony (143C, 2wlm7)	Lyme fine sandy loam, 0 to 8 percent slopes, very stony (247B, 2trsd)
Approx. Percentage of Site Land Area	19%	17%	22.3%	41.8%
Hydric Soil	No	No	No	Yes
Hydrologic Soil Group	A	C	B	B/D
Drainage Class	Excessively drained	Well drained	Well drained	Poorly drained
Depth to Seasonal High Water Table	More than 80 inches	More than 80 inches	More than 80 inches	0 to 18 inches
Parent Material	Sandy-skeletal glaciofluvial deposits	Loamy lodgment till derived from granite and gneiss and/or schist over sandy lodgment till derived from granite and gneiss and/or schist	Loamy supraglacial meltout till derived from phyllite and/or granite and gneiss and/or mica schist over sandy and gravelly supraglacial meltout till derived from phyllite and/or granite and gneiss and/or mica schist	Loamy supraglacial meltout till derived from phyllite and/or granite and gneiss and/or mica schist
Restrictive Layer	Not specified	Densic material	Strongly contrasting textural stratification	Not specified
Depth to Soil Restrictive Layer	Not specified	21 to 43 inches	18 to 36 inches	More than 80 inches
Depth to Bedrock	>200 cm	>200 cm	>200 cm	>200 cm
Septic (SSDS) Absorption Suitability	Very limited	Somewhat limited	Very limited	Very limited
Restrictions to Septic (SSDS) Absorption	Filtering capacity & seepage, bottom layer	Slow water movement	Slope, slow water movement, & seepage, bottom layer	Depth to saturated zone, slow water movement, & seepage, bottom layer
Suitability for Building with Basement	Not limited	Not limited	Somewhat limited (Slope)	Very limited (Depth to saturated zone)
Suitability for Building without Basement	Not limited	Not limited	Somewhat limited (Slope)	Very limited (Depth to saturated zone)

Figure 15. Site Soil Unit Map (Source: NRCS WSS)

5.5 PUBLIC DRINKING WATER SUPPLY PROTECTION

According to the NH Department of Environmental Services (NHDES) OneStop Data Mapper, the Target Site is not located within a Source Water Protection Area. There are some nearby Source Water Protection Areas including the Loon Pond Watershed, but the Target Site does not directly fall within any of these areas. NHDES recommends that Sites within a Source Water Protection Area develop a protection plan to "clearly delineate source protection areas, inventory potential contamination sources, and identify actions that limit the risk of contamination of local aquifers, lakes, and rivers". Additional information on source protection plans can be found on the EPA website.

As stated in the ABCA, "there [are] no water supply intake protection areas identified in the Site vicinity. Two wellhead protection areas are located approximately 900 ft southeast of the Site, but the associated wells are hydraulically separated from the Site by the Contoocook River" (Figure 13 in Section 5.2).

The New Hampshire Department of Environmental Services (NH DES) Designated River Corridor Web Map identifies the Contoocook River as a designated River Corridor, inducted into the New Hampshire Rivers

Management and Protection Program (RMPP) in June of 1991. Redevelopment of the Site may require consultation and/or permitting with the Contoocook & North Branch Rivers Local Advisory Committee (LAC) to identify any applicable restrictions that may apply to Site reuse.

Table 11. Site Water Characteristics (Source: NH DES)

Water Attribute	Applicable
Public Water Supply Watershed	No
Local Aquifer Protection Zone (APZ)	No
Source Water Protection Area	No

5.6 NATURAL HERITAGE

Site-specific information on critical habitats (e.g., rare/endangered species) is not publicly available in the state of New Hampshire, to prevent intentional or unintentional harm to such habitats. For project-level planning purposes, the NH Department of Natural & Cultural Resources (DNCR), Division of Forests and Lands (DFL), Natural Heritage Bureau (NHB) provides a free online screening platform, the NHB DataCheck Tool, where information can be requested regarding any rare/endangered species and significant natural habitats for a specific property or location. If NHB records indicate that such critical habitats are present, a staff review of potential impact(s) may be conducted for a fee. Depending on the potential project impacts, additional consultation, permitting procedures and/or project modifications and accommodation may be required.

5.7 COMMUNITY VULNERABILITY TO EFFECTS OF CLIMATE CHANGE

The Social Vulnerability Index (SVI) measures the extent to which a community is vulnerable to natural disasters and public health emergencies. The census tract containing the Target Site (33011025502) has a 'high' vulnerability score (0.8889) according to the Centers for Disease Control (CDC) Agency for Toxic Substances and Disease Registry's (ATSDR) SVI Interactive Map (Figure 16). This indicates that based on the socioeconomic characteristics of the area, environmental and natural features, and existing climate resilient resources or infrastructure, residents of the census tract are, compared to the nation, more vulnerable to environmental and public health impacts which may be exacerbated by climate change. As such, climate resilient reuse planning for the Site is of increased importance, strategies for which are described below.

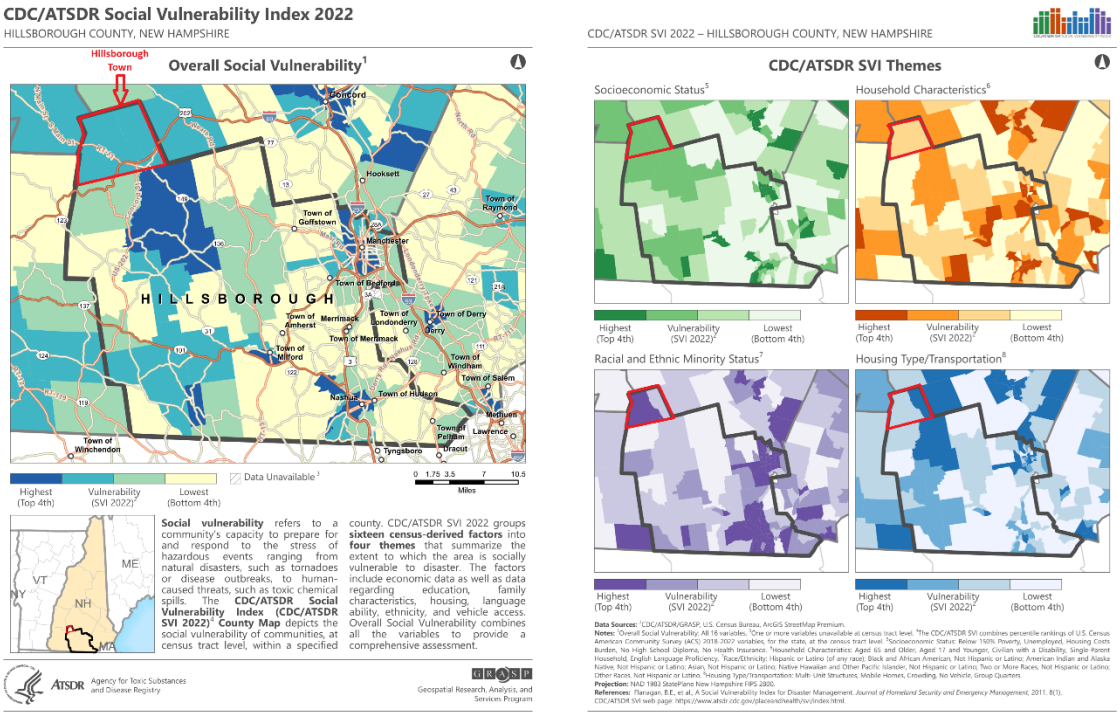


Figure 16. Annotated CDC SVI Maps for Hillsborough County [Approx. Hillsborough Town Boundaries Outlined in Red] (Source: ASTDR)

Data from the National Environmental Mapping and Application Center (NEMAC) predicts that Hillsborough County will experience a consistent increase in average daily maximum temperature, compared to the 1960-1990 observed averages (**Figure 17**). Within the graph, future climate projections are split into two scenarios—the blue projection shows a future "in which humans drastically reduce and stabilize global emissions of heat-trapping gases," and the red projection shows a future in which humans, "continue increasing emissions through the end of the 21st century." In both scenarios, the average daily maximum temperature for Hillsborough County is projected to increase, although the severity of this change is largely dependent on CO2 emission trends throughout the 21st century.

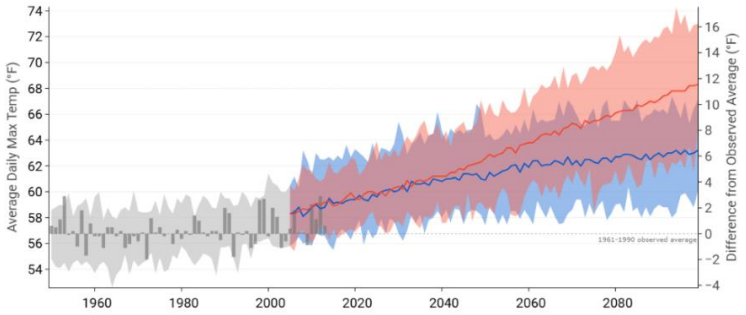


Figure 17. Graph of Average Daily Maximum Temp. for Hillsborough County, NH. (Source: NEMAC)

Moreover, according to FEMA's National Risk Index (NRI) tool, census tract 33011025502 is expected to experience multiple natural disasters at an increased rate compared to the nation. The NRI also estimates a community's Expected Annual Loss (EAL), measured in dollars, for each type of hazard. An EAL estimates a geographic area's estimated annual financial loss associated with damage from natural and/or climate-related disasters. The most prevalent risks for the census tract include:

- Hurricanes (64th National Risk Percentile, EAL $140,654)
- Riverine Flooding (65th National Risk Percentile, EAL $28,276)
- Ice Storms (85th National Risk Percentile, EAL $19,330)

These changes present a risk to this vulnerable community as it may experience increased costs associated with damage from natural disasters. The Target Site in its current condition is at an increased risk due to its poor on-site drainage system (Section 2). Any addition of impervious surfaces in redevelopment will require planning and design to ensure that the stormwater systems are capable of handling increased flows. As the prevalence and costs of damage from natural disasters and climate-related events continue to increase, steps should be taken to minimize Hillsborough's vulnerability and maximize climate resilience, including but not limited to:

- Utilize renewable energy sources
- Promote energy-efficient designs of new buildings
- Promote climate-resilient infrastructure and building materials
- Require flood resilient site design
- Minimize impervious surfaces
- Incorporate green spaces
- Design stormwater management plans for existing and new developments

SECTION 6 - INFRASTRUCTURE & TRAFFIC ASSESSMENT

6.1 UTILITIES

Based on information from the 2020 Phase I ESA (Sanborn Head, 2020) conducted at the Site, public water and sewer are available, but reconnection to these services will be required for any new building construction. The Hillsborough Water and Sewer Commission should be consulted as part of Site reuse planning to confirm that both public water and sewer systems have capacity to support the desired reuse of the Site, and to design any onsite pre-treatment for sewage that will be generated by proposed new facilities at the Site.

According to the New Hampshire Department of Energy (NH DOE), Eversource is the electricity provider for the Town of Hillsborough. The 2020 Phase I ESA indicated that while electrical power is not currently being provided to the Site, 3-phase power is available. 3-Phase power lines are visible along West Main

Street opposite the Site and along the Site's eastern boundary. A single-phase power line is currently connected to the front of Building #1, though it is not currently supplying power to the building (Figures 18 & 19).

The Site was historically heated by fuel oil; a UST containing No. 2 fuel oil that was likely used for building heating was removed in 1996. Based on environmental investigations at the Site and historical uses, it is expected that other fuel storage facilities that may still exist inside the building(s). Any new on-Site buildings will require a new heating oil tank if such is chosen as the heating system for new buildings. Alternatively, electric heating systems, if feasible, are another option for heating any new buildings.

The Federal Communications Commission (FCC) Broadband Map identifies the site as 'served' by high-speed internet (i.e., coverage is available). Potential providers include T-Mobile, Xfinity, Viasat, TDS Telecom, Starlink, and Hughesnet, with maximum download/upload speeds of 2000/1000 mbps, well above the FCC definition of 'high-speed' broadband (100/20 mbps).

Table 12. Utility Availability Matrix (Sources: FCC & NH DOE, 2025)

Utility	Availability	Provider(s)	Notes
Public Water	Yes	Town of Hillsborough	Any new building will require reconnection
Public Sewer	Yes	Town of Hillsborough	Any new building will require reconnection
Electricity	Yes	Eversource	Not currently being provided to the site
Natural Gas	No		Historically heated by oil, UST containing no. 2 fuel oil removed in 1996
High-Speed Internet	Yes	T-Mobile, Xfinity	FCC Broadband map identifies site as 'served' by high-speed fixed broadband

Figure 18: Power Lines Along West Main Street and Connected to Building #1 (Source: Google Earth Pro)

Figure 19. Power Lines Along Eastern Target Site Boundaries (Source: Google Earth Pro)

6.2 TRAFFIC ASSESSMENT

The Target Site is on West Main Street, a Class II State Highway (NH-149) that forms Hillsborough's main commercial corridor (yellow road in Figure 20). NH-149 has connections to:

- NH-9 to the north about 1.2 miles from the Site (dark orange road in Figure 20)
    - Continues West towards Keene, NH.
- NH-202 to the south and northeast
    - From the West Main Street-Antrim Road (NH-202) intersection 0.7 miles west of the Site, NH-202 can be taken north/northeast (dark orange road in Figure 20) or south (orange road in Figure 20).
    - To the northeast, NH-202 continues east towards Henniker and Concord. This is also the fastest route to the closest national interstate (I-89 just outside Concord).
    - To the south, NH-202 continues south towards Antrim, NH and the NH-MA border between Rindge, NH and Winchendon, MA.

NH-149 continues west of the Site towards Windsor, NH and southeast of the Site towards Manchester, NH. In summary, the Site has many nearby connections to multiple state highways, some of which continue to New Hampshire's largest cities (i.e., Concord and Manchester).

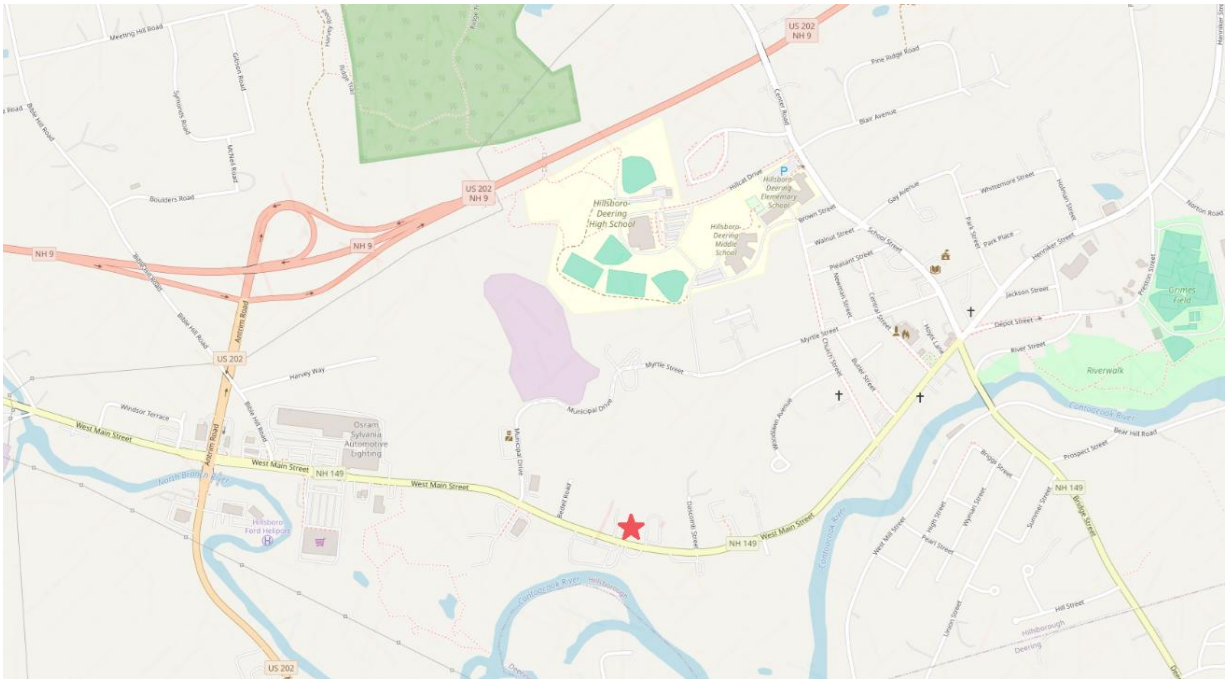


Figure 20. OpenStreetMap [Target Site Marked w/ Red Star] (Source: OpenStreetMap)

Shown in **Figure 21**, the Site is in one of the most highly trafficked areas in Hillsborough. On NH-149 just east of the Site and west of Dascomb Street, the most recent AADT count was 7,900 and just west of the Site at the West Main Street-Antrim Road intersection, the AADT count was 6,538. This is beneficial for commercial developments in the area but is an important consideration for municipal Site reuses—entrances, exits, and other on-site road connections should be designed to allow efficient movement of emergency vehicles in and out of the Site. Additionally, considering the Site's proximity to Municipal Road and the Hillsborough PD building, a connection between the Site and Municipal Road may be beneficial to mitigate traffic on West Main Street and provide more direct connections between the Site, the PD building, and other municipal services connected to Municipal Drive such as the transfer station complex, school complex, Town Hall, and FD building.

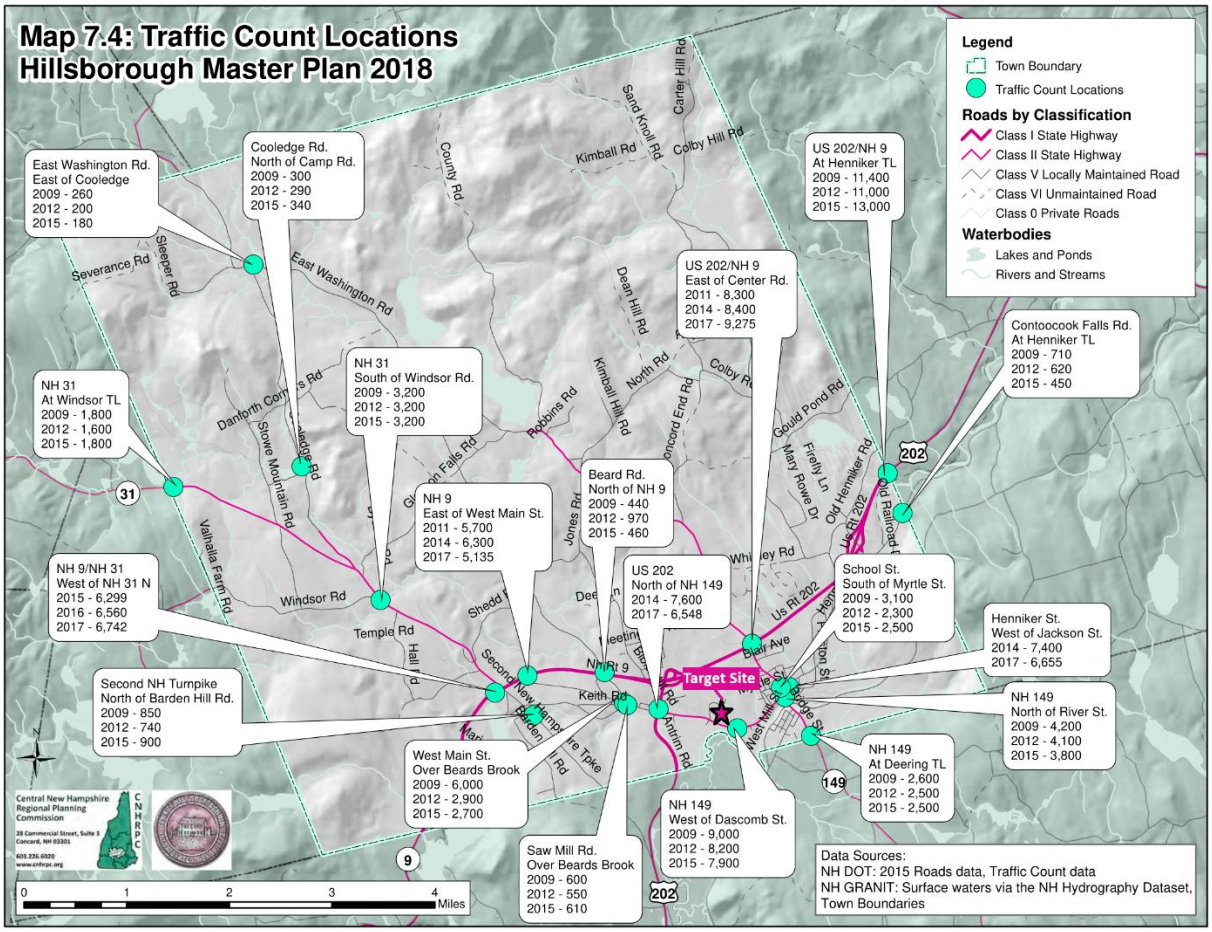


Figure 21. Traffic Count Locations in Hillsborough (Source: Hillsborough Master Plan, 2018)

There are currently no dedicated public parking areas within 1 mile of the Site along West Main Street Most commercial developments and recreational facilities in this area have their own dedicated parking areas, but if additional public parking is identified as a need in the area, the Site may be a good candidate due to its central location on a major commercial corridor. The existing parking lot space at the Site is described in the 2020 Phase I: "an asphalt-paved parking lot in poor condition is located on the southern portion of the Site, south of Building #2 and #3, east of Building #1 and north of West Main Street. Additional paved areas, also in poor condition, exist on the northern side of the Building #1 addition" (See Figures 22 & 23). Any new development at the Site should consider major repairs or reconstruction of on-site parking areas as part of a larger redevelopment plan that strategically places parking and new buildings in a manner that allows efficient movement of traffic in and out of the Site.

According to information from the NH Department of Transportation (DOT), there is no public transportation in Hillsborough. The closest option is public bus routes with stops in Hopkinton, NH and/or Warner, NH (Dartmouth Coach or Greyhound Line).

Figure 22. Site Parking Lot Facing ~NNE (Source: Google Earth Pro)

Figure 23. Site Parking Lot Facing ~ NNW (Source: Google Earth Pro)

SECTION 7 - ENVIRONMENTAL ASSESSMENTS

7.1 SUMMARY OF ENVIRONMENTAL SITE ASSESSMENTS

The NH Department of Environmental Services (NHDES) online database "One Stop" (https://www4.des.state.nh.us/DESOnestop/BasicSearch.aspx) was searched for previous environmental site assessments (ESAs) and other environmental information related to the site. A query for "All Site Documents" returned 97 Site-related documents (see **Appendix C**). Older documents (i.e., pre-2020

Phase I ESA) which may be necessary to characterize existing environmental conditions at the Site and to identify any future or current remedial restrictions are summarized in Table 13. The procedures and findings of more recent environmental documents for the Site are summarized in greater detail following Table 13, including:

- 2020 Phase I ESA
- 2023 Limited Phase II ESA
- 2025 Work Plan for Hazardous Building Materials Assessment (HBM)
- 2025 Analysis of Brownfield Cleanup Alternatives (ABCA)
- Documentation related to 2024/25 EPA Removal Program Activities

Table 13. Summary of Environmental Site Assessments and Other Environmental Documentation (Various Sources)

Document Title	Date	Summary (Key Activities, Findings, and/or Recommendations)
"Site Investigation Report" prepared by GeoServe, Inc.	Jan 2002	**Activities** - Installation of three monitoring wells and collection of soil and groundwater samples from the borings **Findings** - Chlorinated Volatile Organic Compounds (CVOCs) were detected at concentrations significantly greater than the applicable soil remediation standards - Tetrachloroethylene (PCE) and trichloroethylene (TCE) found in groundwater samples in concentrations exceeding the Ambient Groundwater Quality Standards (AGQS) thresholds - "Chlorinated solvents appeared to have been released at the Site, with the anticipated source being PCE used at the Site during the period of operation of the Hillsboro Laundry" **Recommendations** - None provided

Document Title	Date	Summary (Key Activities, Findings, and/or Recommendations)
"Supplemental Site Investigation Report" prepared by GeoInsight, Inc.	Dec 2009	**Activities** - Soil vapor sampling survey and additional groundwater samples collected - Installed new off-site monitoring wells on abutting property to the south **Findings** - Based on conceptual hydrogeologic model of contaminant source area and distribution at the Site: o Original source area was determined to be in the vicinity of the southern portion of Building 1 and dissolved Volatile Organic Compound (VOC) plume has migrated off-Site in a southern direction - Based on preliminary indoor air screening, six off-site buildings were identified to be within 100 ft of groundwater with concentrations of VOCs exceeding the applicable guidelines **Recommendations** - Soil vapor and indoor air sampling for the six identified offsite buildings - Installation of an upgradient monitoring well to assess potential upgradient sources of impact to the Site (including the Hillsboro Landfill) - Installation of two additional monitoring wells to the south of the Site - Comprehensive groundwater sampling after installation of new monitoring wells - Preparation of a NHDES Groundwater Management Permit Application
"Supplemental Site Investigation and Soil Vapor Sampling Report" prepared by GeoInsight, Inc.	Dec 2010	**Activities** - Groundwater samples retrieved from various on and off-site monitoring wells - Soil vapor sampling conducted at on and off-site buildings **Findings** - PCE and TCE detected in soil vapor samples exceeding the respective NHDES Commercial Soil Gas Screening Levels (CSGSLs) **Recommendations** - Further indoor air sampling - Preparation of a NHDES Groundwater Management Permit (GMP) - Evaluation of remedial alternatives in the form of a Remedial Action Plan (RAP)
"Hillsborough – 171 Main St Property, Former Associated Electric Facility…NHDES Response Letter to Supplemental Site Investigation and Sampling Report"	Feb 2011	Based on results from Dec 2010 Supplemental Site Investigation and Soil Vapor Sampling Report (see above), NHDES recommended that the following activities occur at the Site: - Complete indoor air sampling at the two commercial structures located at the property across the street to the south - Apply for Groundwater Management Permit (GMP) to address violations of the AGQS observed at the Site - Perform additional assessment to delineate the extent of the groundwater plume, especially to the southeast - Collect soil samples for polychlorinated biphenyl (PCB) analysis in the vicinity of the waste oil above ground storage tank (AST) that contained PCBs, located northwest of the Building #1 addition - Develop a RAP to mitigate the source area located in the vicinity of MW-1 (Monitoring Well 1)

Document Title	Date	Summary (Key Activities, Findings, and/or Recommendations)
"Indoor Air Sampling and Off-Site Well Installation" prepared by GeoInsight, Inc.	Feb 2012	This investigation report summarized the results of indoor air sampling conducted at four structures to the south of the Site to define limits of a proposed Groundwater Management Zone (GMZ). Key results were: - GMZ should be expanded to include 171, 172, 158, and 152 West Main St (based on Jan 2012 groundwater analysis data) - Further investigation of PCB impacts not warranted (based on surficial PCB soil sampling in 2010 and 2012) - Indoor air samples at adjacent properties illustrated mixed results as to the presence of air toxics; (this issue was revisited in May 2015)
NHDES "Revised Groundwater Management Permit Number GWP-199203033-H-001"	2013	This document confirmed that a Groundwater Management Permit (GMP) was issued to Rosewalk Industries, LLC, for the Site in July 2013. The GMP was revised in Aug 2013 and expired in July 2018. - The GMP required annual groundwater sampling at on-Site and off-Site locations, annual surface water sampling of the Contoocook River downgradient of the Site, and indoor air sampling at three off-site buildings - [As of July 2025] Groundwater/surface water sampling and indoor air sampling have not been completed since 2014 and 2015, respectively ○ GMP expired in July 2018, and an application to review the GMP has reportedly not been submitted - More recent information regarding the status of the GMP was retrieved via the One-Stop database and included herein (see Mar 2018 Notice of Non-Compliance, 2023 Limited Phase II ESA, and 2025 Analysis of Brownfield Cleanup Alternatives)
"2014 Annual Summary Report" by GeoInight, Inc.	Dec 2014	This document summarized Oct 2014 monitoring at the Site which included groundwater sampling on and off-site and surface water sampling of the Contoocook River. Key findings were: - PCE and its breakdown constituents were the primary contaminants of concern - Source of the PCE was in the vicinity of the southern end of building #1 - "It does not appear that contamination has reached the Contoocook River based on a surface water sample collected"
"Winter 2014-2015 Indoor Air Testing"	May 2015	**Activities:** - Indoor air sampling conducted at three off-site downgradient locations (two commercial buildings & one residence) **Findings:** - Detections of PCE and TCE in the basement of 158 West Main St exceeded NHDES Commercial Indoor Air Quality Standards **Recommendations:** - NHDES recommended a proactive approach to reduce concentrations of TCE in the indoor air of the basement of 158 West Main

Document Title	Date	Summary (Key Activities, Findings, and/or Recommendations)
"Notice of Non-Compliance for Former Associated Electric Facility"	Mar 2018	NHDES received no results for GMP-required Sep 2015, 2016, or 2017 sampling events, or the associated Periodic Summary reports.
"Annual Water Quality Summary Report & 2018 Fall Data Transmittal, Hillsborough Municipal Landfill" prepared by Loureiro Engineering Associates, LLC.	Jan 2019	This document summarized the findings from 2018 fall groundwater sampling at Hillsborough Municipal Landfill, which is upgradient of the Site. Findings included: - PFAS compounds detected in monitoring wells downgradient of the landfill, and potentially upgradient of the Site, at concentrations exceeding the AGQS - Other COCs detected at concentrations exceeding the AGQS were benzene, 1,4-dioxane, and arsenic

In summary, environmental investigations at the Site and nearby properties from 2001 to 2019 identified CVOCS—namely TCE and PCE—in groundwater and indoor air both on- and off-site in exceedance of applicable standards. These contaminants are believed to be associated with past laundry activities at the Site. It is believed that the main source of contaminants is in the vicinity of Building #1, and that contaminants migrated off-site in groundwater that flows south towards abutting properties along West Main Street. A GMP was approved for the Site, which required annual groundwater testing. This testing occurred for a brief period but was discontinued in 2015, and no sampling reporting has been submitted to NHDES since, so the Site has been in non-compliance with the NHDES GMP since 2015. Surface water sampling of the Contoocook River in 2014 did not reveal detectable concentrations of VOCs, and based on this finding, the investigators concluded that it did not appear that the groundwater contamination had reached the Contoocook River. Additionally, soil sampling did not identify the presence of PCBs to a degree that requires further investigation, despite some concern over its historical use on the site and its presence in waste oils, as reported in earlier ESAs.

(Mar 2020) Phase I ESA prepared by Sanborn, Head & Associates, Inc.

In March 2020, Sanborn, Head & Associates, Inc. conducted a Phase I ESA at the Site to provide an up-to-date characterization of environmental conditions at the Site and fill in any data gaps remaining from past investigations as part of cleanup and reuse planning efforts. Based on information from past environmental investigations, historical satellite imagery/maps, physical setting, a search of applicable environmental databases, owner provided documents, state/federal regulatory agency documents, local files, site reconnaissance, and interviews with local government officials and Site owner(s), the following Recognized Environmental Conditions (RECs) were identified for the Site:

1. Storage of drums and containers of various petroleum products and unknown chemicals at the Site.
    - 20 55-gallon drums, 10 5-gallon drums, 1 10-gallon drum of various oil and mineral waste oils throughout Building #1.

- "Several drums reportedly full of waste oil drained from capacitors and machinery part of former operations…anticipated that these oils have been stored at the Site for at least 17 years since operations ended in 2002".
- Previous Site owners noted that the Site is reportedly subject to flooding, and water damage was observed in the addition of Building #1 where drums are currently being stored. The water level can reportedly rise 1 to 2 feet in significant rain events. The Site is not in a floodplain and the exact cause of the flooding is unclear.

2. On- and off-site environmental impacts related to historical operations and associated wastewater discharges.
    - PCE was utilized as the cleaning fluid for dry-cleaning processes, and according to the property owner, was released directly into the floor drains which reportedly discharged into a dry well (past site investigations identified PCE and its breakdown products in soil and groundwater at the Site exceeded NHDES standards).
    - 1,4-dioxane exceeded ambient groundwater quality standards (AGQS) in an on-site monitoring well during the most recent sampling event. The groundwater plume appears to be migrating off-Site towards the Contoocook River.
    - Impacted groundwater has also created vapor intrusion risks, particularly for adjacent buildings at downgradient properties of the Site.
    - One source of contamination in CVOC-impacted groundwater is four floor drains observed in Building 1.
        - May discharge into municipal sewer.
        - Holding/septic tank still present at Site in unknown condition. Potential exists for release to have occurred due to the age of the tank. It should be noted that while Sanborn referred to this tank as a "holding/septic tank", there is no reported evidence that an onsite septic system (i.e., on-site wastewater leaching system) operated on the property. Rather, the Site has historically relied on municipal sewer for wastewater needs. A tank such as this, connected to a public sewer system, may be more appropriately referred to as a settling tank or grease trap.
    - "It is our opinion that historical operations and/or associated wastewater discharges have impacted environmental media at and downgradient of the site".
3. Potential for off-Site migration of CVOC-impacted groundwater resulting from leaks from the sanitary sewer and storm sewer systems
    - Storm water collected by on-Site catch basins may have entered the storm sewer network and been discharged off-site.
    - "Potential exists for CVOC-impacted wastewater to have migrated through sanitary sewer system in which the holding/septic tank is reportedly connected".
    - "Site is located adjacent to and potentially downgradient of the closed landfill. Based on the proximity of the closed landfill, the potential exists for landfill-related contaminants to have migrated to the Site".

(Aug-Oct 2023) Limited Phase II ESA prepared by Sanborn, Head & Associates, Inc.

In 2023, a Limited Phase II ESA was conducted to further characterize environmental conditions at the Site based on the RECs identified in the 2020 Phase I ESA. Activities included groundwater, surface water, stormwater, and off-site indoor air sampling, a ground penetrating radar (GPR) survey, and an on-site sub-slab vapor screening assessment. The results of these activities were as follows:

- GPR Survey
    - Consistent w/ observations from previous reports, the drywell is ~3 feet below ground surface south of Building #1.
    - East of Building #1, an additional below grade holding tank was potentially identified, although it was unable to be confirmed due to debris and trees.
- Groundwater, Surface Water, and Stormwater Sampling
    - Groundwater Sampling
        - Four CVOCs (PCE, TCE, cis-1, 2-DCE and vinyl chloride) detected at concentrations exceeding the Ambient Groundwater Quality Standard (AGQS) in one or more groundwater samples
        - Three CVOCs (PCE, TCE, vinyl chloride) detected at concentrations exceeding the GW-2 Groundwater Standard in one or more samples
        - Four polycyclic aromatic hydrocarbons (PAHs) detected at concentrations exceeding the AGQS
        - PCBs not detected above laboratory reporting limits
        - Arsenic and barium detected above laboratory limits
        - Two PFAS (perfluorooctanoic acid [PFOA] and perfluorooctanesulfonic acid [PFOS]) detected at concentrations exceeding the AGQS in one or more groundwater samples
    - Surface Water Sampling
        - VOCS were not detected above the laboratory reporting limits in the surface water samples collected from the Contoocook River, nor in either of the stormwater samples collected from on-site catch basins.
- Subslab Vapor Screening
    - PCE and TCE detected under Building #1. PCE detected at levels in exceedance of residential and commercial soil gas screening levels; TCE detected at levels in exceedance of residential soil gas screening levels.
    - No PCE or TCE detected above laboratory reporting limit in samples collected beneath Buildings #2 or #3.
- Off-Site Indoor Air Sampling

- TCE and PCE detected in each of the indoor air samples at downgradient sites.
  - TCE: concentrations greater than residential and commercial NHDES Indoor Air Screening Level
  - PCE: concentrations exceeded the residential Indoor Air Screening Level

Based on these findings, Sanborn recommended additional on-site investigation and assessment, on-site infrastructure and/or materials removal, and additional off-site investigation, with recommended activities for each outlined below in **Table 14**.

Table 14. Limited Phase II ESA: Recommended Remedial Activities (Source: Sanborn, Head & Associates, LLC., 2023)

Additional On-Site Investigation and Assessment	On-Site Infrastructure and/or Materials Removal	Additional Off-Site Investigation
- Installation of an upgradient monitoring well to assess the potential for contamination migrating onto the site - Advance additional soil borings/monitoring wells to collect soil and groundwater data in the vicinity of the presumed source areas to further assess the horizontal and vertical extent and for remedial evaluation purposes - Collection of additional chemical, geochemical, and physical properties data in groundwater and soil to inform potential Site remediation alternatives - Evaluation of the condition of the inside of the turbine pit in Building #1 to assess for the potential of a release	- Excavation, removal, and off-Site disposal of the below ground holding tank(s) and impacted soil, if present - Removal of heavy machinery in Buildings #1, #2 and #3 to facilitate further environmental investigation - Demolition and removal of Building #1 to provide access for additional sampling and excavation of source areas, if identified - Removal of drums in Buildings #1, #2 and #3 to limit risk of future releases - "The sampling noted above for remedial evaluation purposes should be performed prior to soil excavation or other remedial activities"	- Conducting an additional round of indoor air sampling in the off-Site buildings, including the residential property located at 152 Main Street which could not be sampled during the Limited Phase II ESA, during the winter months to assess indoor air quality during the heating season. - Develop and sample a monitoring well reportedly located behind the residential property at 152 Main Street if access is provided by the property owner and the well is viable.

- Perform a remedial alternatives assessment (ABCA)		

(Oct 2023 to Jan 2025) EPA Emergency Removal Action Activities

In October 2023, NHDES requested EPA assistance to remove drums and containers filled with unknown substances believed to be left on-site by the previous owner and operator. In Feb 2024, the EPA mobilized to the Site to conduct representative sampling of drums and containers and soil gas sampling. Based on this sampling, it was determined that the Site was eligible for EPA Removal Action (See May 2024 Removal Program Preliminary Assessment/Site Investigation Report linked in Appendix G). In January 2025, the EPA Removals Program conducted limited remedial activities at the Site, removing ~100 drums and containers of various petroleum products and unknown chemicals stored on-Site. According to the EPA On-Site Coordinator (OSC) for removal activities, following the January removal activities, EPA has been waiting for certificates of destruction of waste and finalizing invoices.

(Feb 2025) Work Plan for Hazardous Building Materials (HBM) Survey prepared by Sanborn, Head & Associates, LLC

In October 2024, Hillsborough received a $250,000 grant from InvestNH to support the demolition of on-site buildings. The purpose of this Work Plan and the planned HBM survey is to "identify potential regulated building materials in support of building demolition activities as part of the InvestNH Grant". The Work Plan was approved by NHDES on Feb 12, 2025; as of July 2025, UConn TAB is not aware of a publicly available HBM survey for the Site. Proposed activities of the approved Work Plan include:

- Collection and analysis of up to 75 bulk samples for asbestos analysis using polarized light microscopy (PLM) from accessible suspect Asbestos-Containing Building Materials (ACBMs).
- Collection and analysis of up to 20 paint samples for laboratory analysis of lead-based paints. Sample locations will be selected based on X-ray fluorescence readings taken in the field.
- Collection and analysis of up to five composite samples of suspect PCB-containing building materials for laboratory analysis.
- Completion of an inventory of other potentially hazardous or regulated materials associated with the buildings such as fluorescent light bulbs and ballasts, mercury containing components, batteries, hydraulic systems, and other potentially regulated materials and components.

Following this work, a report will be prepared that documents the results of the investigation to be provided to NHDES. The report will include the following items:

- An inventory of suspect materials identified
- A summary of samples collected including photographs and mapping of sample locations and laboratory analytical results
- A summary of HBMs identified including quantities of ACBM positively identified through laboratory analysis
- An overview of regulatory requirements

- Preliminary recommendations

The estimated cost for the proposed HBM survey and testing activities and report is $13,549.

(Feb 2025) Analysis of Brownfield Cleanup Alternatives (ABCA) prepared by Sanborn, Head & Associates, LLC

The purpose of an ABCA is to outline potential remedial plans for a contaminated Site to determine which remedial option, alone or in combination, would be best to remediate the Site to a degree that it is safe and pursuant to relevant state and federal regulations for the desired reuse.

Based on previous ESAs and other environmental investigations, the primary contaminants of concern (COCs) for the Site include CVOCs including PCE and TCE, which were identified in elevated concentrations in shallow soil and groundwater, primarily in the vicinity of Building #1, with a resulting groundwater plume migrating across West Main Street. towards the Contoocook River, and additional substances like 1,4-dioxane, arsenic, barium, PFAS, and PAHs associated with past Site uses. The ABCA also notes the Site may be impacted by the presence of an upgradient landfill. Additionally, previous investigations at on-site buildings have identified CVOCs in subslab vapor at concentrations exceeding Soil Gas Screening Levels and indoor air samples collected in off-Site buildings have also indicated exceedances of respective limits for PCE and TCE.

Although the future use of the Site has yet to be confirmed, the ABCA describes that “the Town is planning to remediate the property using cleanup funding and hopes to redevelop the property as the Town’s municipal complex”. However, to redevelop the Site for future municipal use, it is the opinion of Sanborn that additional remedial activities are warranted. In particular, “the primary exposure pathway with the potentially highest risk is vapor intrusion in current and future on-site buildings”. To mitigate indoor air risks for future buildings constructed as part of Site reuse, it is the opinion of Sanborn that exposure pathways for vapors currently impacting on-site buildings need to be remediated. To achieve this goal, Sanborn provided four potential cleanup alternatives, each with varying costs, levels of effectiveness or feasibility, and remedial (i.e., site reuse) restrictions. The four alternatives are summarized in Table 15, below. Additional information including a breakdown of each cost estimate can be found in the ABCA, linked in Appendix H.

Table 15. ABCA Cleanup Alternatives (Source: Sanborn, Head & Associated, LLC, 2025)

Cleanup Alternative	Description	Cost Estimate ($)	Effectiveness/Remedial Restrictions
No Action (Alternative 1)	- No remedial activities would be performed. - This would leave CVOC-impacted soil and groundwater in place. - A perimeter fence with a locking gate would not be implemented as part of this alternative, and there would be no barrier to discourage access to the Site and limit potential impacted indoor air. - It is anticipated that annual groundwater monitoring and indoor air sampling in accordance with the GMP would still be required as part of this alternative. Hence, this alternative would include the preparation of a GMP renewal application for long-term groundwater monitoring and indoor air sampling.	$25,000 annually; $15,000 every 5 years	- Would not be considered effective or reliable in addressing the risk of exposure to receptors to the impacted indoor air identified at the Site - Would significantly limit, if not altogether eliminate, the potential for redevelopment
Source Zone Mixing and Monitored Natural Attenuation (Alternative 2)	- Would involve mixing a reagent into the source zone to chemically and/or biologically enhance contaminant degradation in the source area (area south of building 1, in the vicinity of the reported drywell). - Requires the preparation of a GMP renewal application for long-term groundwater monitoring and sampling – which will allow for assessment of natural attenuation. - Would entail the removal of the drywell and below ground holding tank, if not previously removed as part of building demolition.	Capital Cost: $980,000 Annual Cost: $25,000	- Would entail an Activity and Use Restriction (AUR) w/a requirement that a passive vapor system (at a minimum) is installed in any new buildings on the property - By reducing the concentrations of CVOCs in the source area, this option is considered effective and reliable in reducing the risk of exposure to receptors to the impacted indoor air identified at the Site. However, a subslab depressurization system (SSDS) may still be required as a conservative measure to address residual impacts in any future new buildings established above the source area. - This option is not anticipated to be as effective in reducing concentrations in areas of the plume which have already migrated downgradient of the source area.

Cleanup Alternative	Description	Cost Estimate ($)	Effectiveness/Remedial Restrictions
Permeable Reactive Barrier (PRB) and Monitored Natural Attenuation (Alternative 3)	- Would involve installation of a shallow PRB along the southern property line via trenching to intercept and treat groundwater before it migrates off-Site. The PRB would utilize a reagent to chemically and/or biologically enhance contaminant degradation. - Would 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. - Would entail the removal of the drywell and below ground holding tank, if not previously removed as part of building demolition.	Capital Cost: $670,000 Annual Cost: $25,000	- Would entail an Activity and Use Restriction (AUR) w/ a requirement that a passive vapor system (at a minimum) is installed in any new buildings on the property. - Various reagents have proven effective for in-situ remediation of CVOCs. The shallow groundwater table and relatively permeable shallow subsurface media (i.e., sand) overlying a less permeable subsurface media (i.e., silt) are anticipated to contribute to the effectiveness of the PRB. - While anticipated to be effective in reducing contaminant mass migrating off-Site, Sanborn notes that it will not be as effective in reducing concentrations in areas of the plume which have already migrated downgradient, nor will it be as effective as alternative 2 at reducing presumed source area concentrations, as it does not target the source area. Additionally, the performance of the PRB may decrease over time.

Cleanup Alternative	Description	Cost Estimate ($)	Effectiveness/Remedial Restrictions
Source Zone Mixing, Permeable Reactive Barrier, and Monitored Natural Attenuation (Alternative 4)	- Combines both source area mixing (alternative 2) and the PRB (alternative 3) to address CVOC concentrations in both the source zone and migrating off-site. - Would 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. - Would entail the removal of the drywell and below ground holding tank, if not previously removed as part of building demolition.	Capital Cost: $1,350,000 Annual Cost: $25,000	- Would entail an Activity and Use Restriction (AUR) w/ a requirement that a passive vapor system (at a minimum) is installed in any new buildings on the property. - By reducing the concentrations of CVOCs in the source area and reducing contaminant mass migrating off-Site, this option is considered effective and reliable in reducing the risk of exposure to receptors, including exposure to the impacted indoor air identified at the Site and off-Site. - Various reagents have proven effective for in-situ remediation of CVOCs. The shallow groundwater table and relatively permeable media are anticipated to contribute to the increased effectiveness of the source area mixing and the PRB.

In summary, all four alternatives require the renewal of the GMP and associated groundwater monitoring and indoor air sampling. Additionally, Alternatives 2, 3 and 4 entail removal of the on-site drywell and the implementation of an AUR with a passive vapor system requirement for any new buildings. Sanborn notes that the alternatives do not actively address off-site impacts to groundwater and indoor air previously identified in downgradient properties, but the renewal of the GMP is considered sufficient to address existing off-Site impacts. Moreover, Alternatives 2, 3 and 4 are anticipated to result in improvement of water quality downgradient over time, which would be expected to reduce the potential for risk to downgradient properties.

Sanborn recommends Alternative 2 as the most cost-effective and feasible remedial plan for the Site. As they note, 'no action' (Alternative 1) does not address vapor intrusion risks associated w/ the impacted shallow groundwater on-site and significantly limits the potential future-use of the Site. Alternative 3 addresses only the risks associated with contaminants as they move off-site but does not address the risk associated with vapor intrusion on-site, while Alternative 4 addresses both on-site and off-site vapor intrusion risk but is the costliest. With these limitations in mind, Alternative 2 is recommended for the following reasons:

- Off-site vapor intrusion will be adequately managed through indoor air monitoring as part of the GMP.

- Effectiveness at addressing risks associated with Site and Site vicinity.
- Compatibility with the Town's vision for redevelopment of the Site.

7.2 REMEDIAL RESTRICTIONS

The reuse alternatives outlined in Section 8.2 of this report assume that a) on-site buildings are demolished and b) environmental contamination identified in on-site investigations are remediated to the degree necessary to meet applicable state and federal guidelines and to safely reuse the Site for the prescribed purpose. The implementation of activity and use restrictions (AURs) for the Site, if any, would depend on the chosen remedial alternative, to be outlined in a Remedial Action Plan (RAP) prior to Site cleanup and redevelopment. As such, no AUR for the Site currently exists; the need for one or more AURs will be determined based on the selected remedial actions and desired site reuse.

Alternatives 2-4 in the ABCA each entail an AUR, the exact boundaries and restricted uses of which would be delineated in the RAP. For the purposes of this SRA, it is assumed that the Reuse Scenarios described in Section 8.2 of this report can be built and safely used, as the selected remedial alternative(s) will address indoor air vapor risks and other concerns. It is advisable in all brownfield site redevelopments that cleanup plans, site designs, and construction planning be considered together, to ensure project feasibility and to minimize the costs of complying with the requirements of any AURs.

SECTION 8 - REDEVELOPMENT SCENARIOS

8.1 CRITERIA FOR REUSE ASSESSMENT

Discussions with Town officials identified interest in reusing the Site as a municipal complex. As described in the Master Plan for Hillsborough and as outlined in Section 4, the Town is need of additional facilities for the fire department, police department, Town offices, and the highway department. The Target Site is a good candidate for some combination of the municipal facilities needed due to its proximity to other Town services as well as its location in an area where residents already visit for other purposes such as parks/recreation, shopping, and services. The three buildings outlined in Section 8.2 are designed to meet the long-term needs of the fire department, police department, and town offices.

Although space for the highway department is not reflected in Section 8.2, both Reuse Scenario A and B include a connection to Municipal Drive, providing a direct connection to the existing highway garage shed. While planning studies also identified the need for a regional community center, this is not reflected in Section 8.2, as conceptual designs for the regional community center are currently in progress, available online at the Hillsborough Community Center, Inc. website. Additionally, sidewalks associated with the Main Street Sidewalk project are not reflected in Section 8.2 but should be considered in the final design for the Site. The Reuse Scenarios assume that the Site is remediated to a sufficient level to support the proposed reuse and that the utilities necessary to support the reuse are available.

Based on the research outlined in Sections 2-7 and input from municipal contacts, the criterion used in formulating the reuse scenarios for the Site include, but are not limited to, the following:

- Assumption that an adequate Stormwater Management Plan is implemented as part of Site reuse planning.
- The Capital Improvement Plan for Hillsborough allocated resources towards a 'Town/Safety Complex'.
- The Site is in close proximity to other municipal facilities, as outlined in Section 3.2.
- The Site has connections available for all vital utilities (electricity, water/wastewater, heating and A/C, high-speed internet).
- Municipal uses are permitted in the Commercial District of Hillsborough. The renderings in Section 8.2 adhere to all dimensional regulations for the Commercial District, as outlined in the Hillsborough Zoning Ordinance.
- The renderings in Section 8.2 minimize impervious surfaces while maximizing the creation of new green space and the preservation of existing forested areas.
- Renewable energy (i.e., rooftop solar) is represented in both Reuse Scenarios to support stable energy and cooling for the buildings at the Site, in spite of increasing temperatures associated with climate change.
- All three buildings shown in Section 8.2 are designed to be larger than existing comparable municipal facilities in Hillsborough to support the long-term needs of the Town (Table 16)

Table 12. Existing Municipal Facilities Area vs. New Conceptual Facilities Area

Facility	Existing Facility Area (ft^2)	New Conceptual Facility Area (ft^2)
Town Hall/Offices	4,203	9,625
Fire Department	7,722	26,260
Police Department (on Municipal Drive)	10,550	9,500 + 0.3 Acres

8.2 REUSE ALTERNATIVES

The renderings in this Section were created in SketchUp Pro 2025/Lumion Student and are to-scale with geo-located terrain (i.e., slopes). Additionally, the Reuse Scenarios assume that the Site is remediated to a sufficient level to support the proposed reuse and that the utilities necessary to support the reuse are available. These renderings are for conceptual visioning purposes only; they do not represent the Town's final reuse plan for the Site, as of 08/27/2025.

Scenario A:

Reuse Scenario A outlines a north-south linear building orientation and includes a vehicular connection between Municipal Drive and West Main Street (**Figure 24**). Adequate signage for parking areas and entrances/exits are included throughout. Landscaping and decorative flowers or assorted vegetation are also included throughout the Site, especially along building facades. Additionally, this Scenario includes a dedicated entrance for emergency vehicles, separate from an entrance for parking associated with the Town Offices.

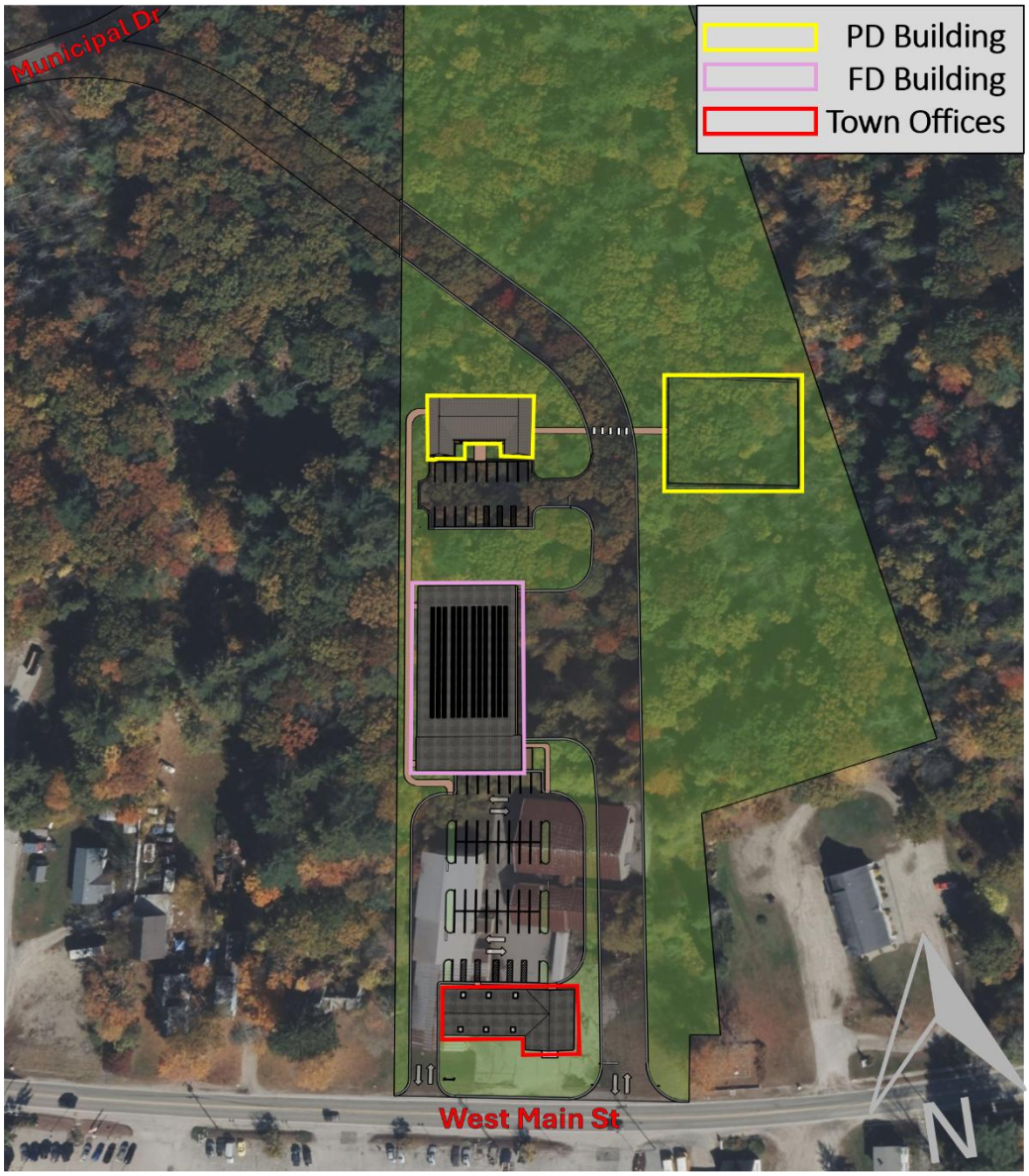


Figure 24. Annotated Aerial View of Reuse Scenario A (Sketchup)

Three buildings with the following features are included in Scenario A:

- Town Hall/Town Offices Building
    - 9,625 gross square feet (gsf) 2-story building
    - Office space on both floors
    - ADA accessible 1st-floor meeting space
    - Separate vehicular entrance from West Main Street
    - Multiple pedestrian building entrances connecting to the community meeting space, office space, or lobby area
    - Pedestrian paths from the parking lot to building entrances
    - 40-space parking lot shared with FD building (in addition to 6 ADA-compliant handicap spaces)
- Fire Department Building
    - 26,260 gsf 2-story building
    - Total of 15,890 ft^2 available floor space for multiple uses including offices, sleeping quarters, and a gym (10,370 ft^2 on 2nd floor above bays and 5,520 ft^2 on 1st and 2nd floors next to bays)
    - Front and rear entrances with paths from parking area
    - Eight bays with 14' x 16' doors for anticipated future need (total 10,370 ft^2 floor area)
    - Shared parking lot with town offices building
    - Rooftop solar panels
- Police Department Building
    - 9,500 gsf 2-story building
    - Minimal windows on 1st floor to maximize security for evidence storage
    - ~0.3-acre fenced outdoor training area
    - Evidence and general storage space
    - 14 parking spaces (in addition to 3 ADA-compliant handicap spaces)

Figure 25. Scenario A: Aerial View of Site Layout (Facing N)

Figure 26. Scenario A: Aerial View of Emergency Vehicles Entrance (Facing N)

Figure 27. Scenario A: Alternative Aerial View of Emergency Vehicles Entrance (Facing N)

Figure 28. Scenario A: Emergency Vehicles Entrance from West Main Street (Facing NW)

Figure 29. Scenario A: Town Offices Shared Parking Lot Entrance from West Main Street (Facing N)

Figure 30. Scenario A: Town Offices Front Entrance (Facing N)

Figure 31. Scenario A: Birds' Eye View of FD Building/Town Offices Shared Parking Lot (Facing W)

Figure 32. Scenario A: Town Offices Rear Entrance from Shared Parking Lot (Meeting space entrance on left & additional office space entrance on right; facing SW)

Figure 33. Scenario A: Side View of Fire Department Building (Facing NW)

Figure 34. Scenario A: FD Building Front Entrance (Facing NW)

Figure 35. Scenario A: FD Building (Facing W)

Figure 36. Scenario A: Alternative View of FD Building (Facing W)

Figure 37. Scenario A: PD Building & Connection to Municipal Drive (Facing NW)

Figure 38. Scenario A: PD Building Parking Lot (Training area in top right; facing E)

Figure 39. Scenario A: Birds' Eye View of Police Training Area (Connection to Municipal Drive in top right; facing W)

Scenario B:

Reuse Scenario B incorporates the same building footprints and designs as Scenario A but outlines a comparatively spread-out building orientation, utilizing open space along the eastern parcel boundary for the police and fire department buildings. In this Scenario, each building has their own dedicated parking area with the following number of spaces:

- Town Offices: 40 + 8 ADA-Compliant Handicap Spaces
- Fire Department Building: 15 + 3 ADA-Compliant Handicap Spaces
- Police Department Building: 12 + 3 ADA-Compliant Handicap Spaces

While this layout slightly increases impervious surface coverage compared to Scenario A, as the Town Hall and Fire Department do not share a parking lot, this layout allows for additional green space in between on-site buildings and provides more separation between emergency services (i.e., fire and police department) and general municipal services at the Town Hall. Like Scenario A, Scenario B includes a vehicular connection between Municipal Drive and West Main Street (Figure 35). Adequate signage for parking areas and entrances/exits are included throughout. Landscaping and decorative flowers or assorted vegetation are also included throughout the Site, especially along building facades. Additionally, this Scenario also includes a dedicated entrance for emergency vehicles, separate from an entrance for parking associated with the Town Offices.

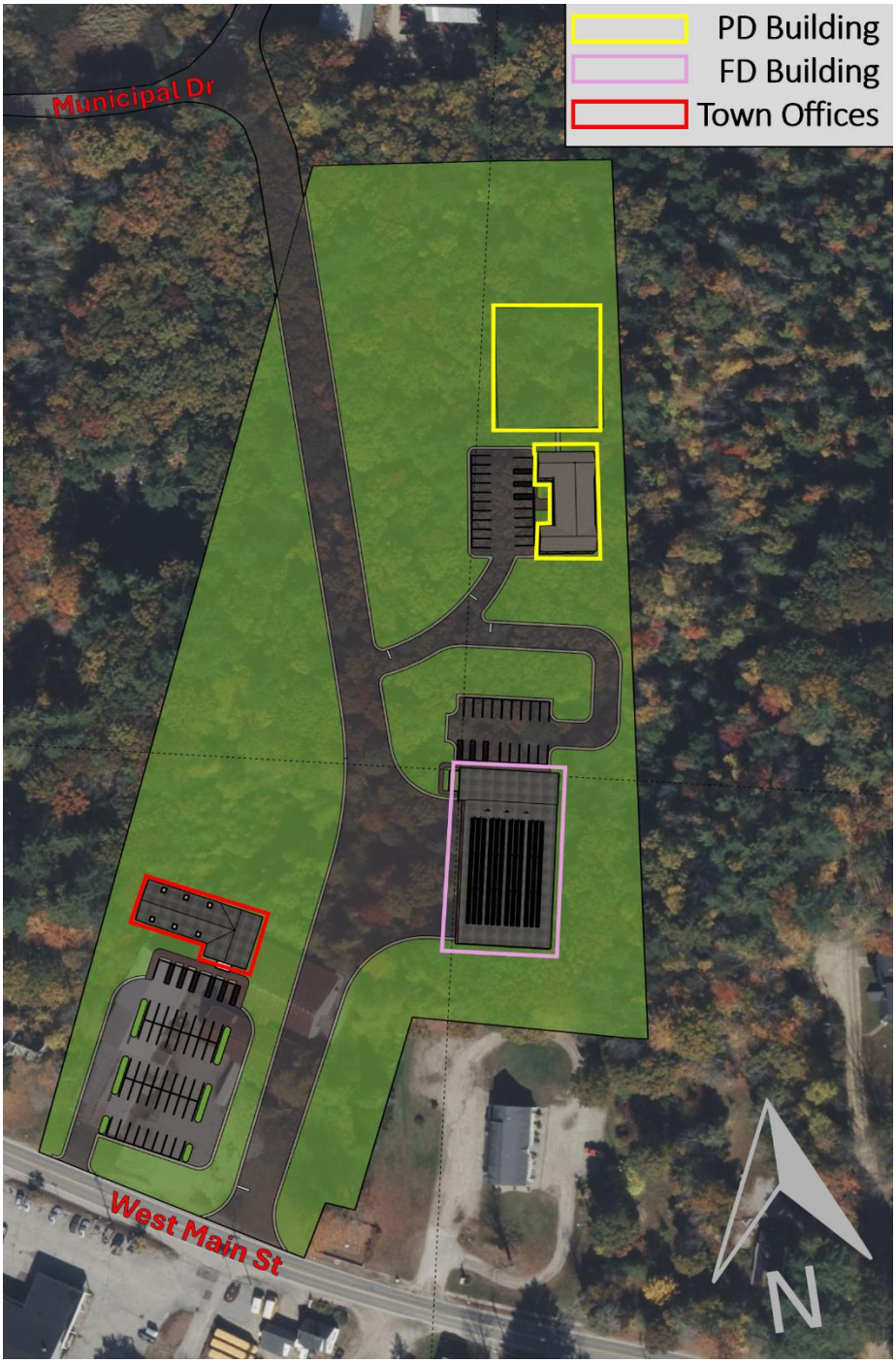


Figure 40. Aerial View of Reuse Scenario B (Sketchup)

Figure 41. Scenario B: Aerial View of Building Layout (Facing N)

Figure 42. Scenario B: Aerial View of Town Hall and Parking Lot (Facing N)

Figure 43. Scenario B: Emergency Vehicles Only Street Entrance (Facing N)

Figure 44. Scenario B: Town Offices Parking Entrance from Ground on West Main Street (Facing N)

Figure 45. Scenario B: Town Hall Building Front Entrance (Facing ~N)

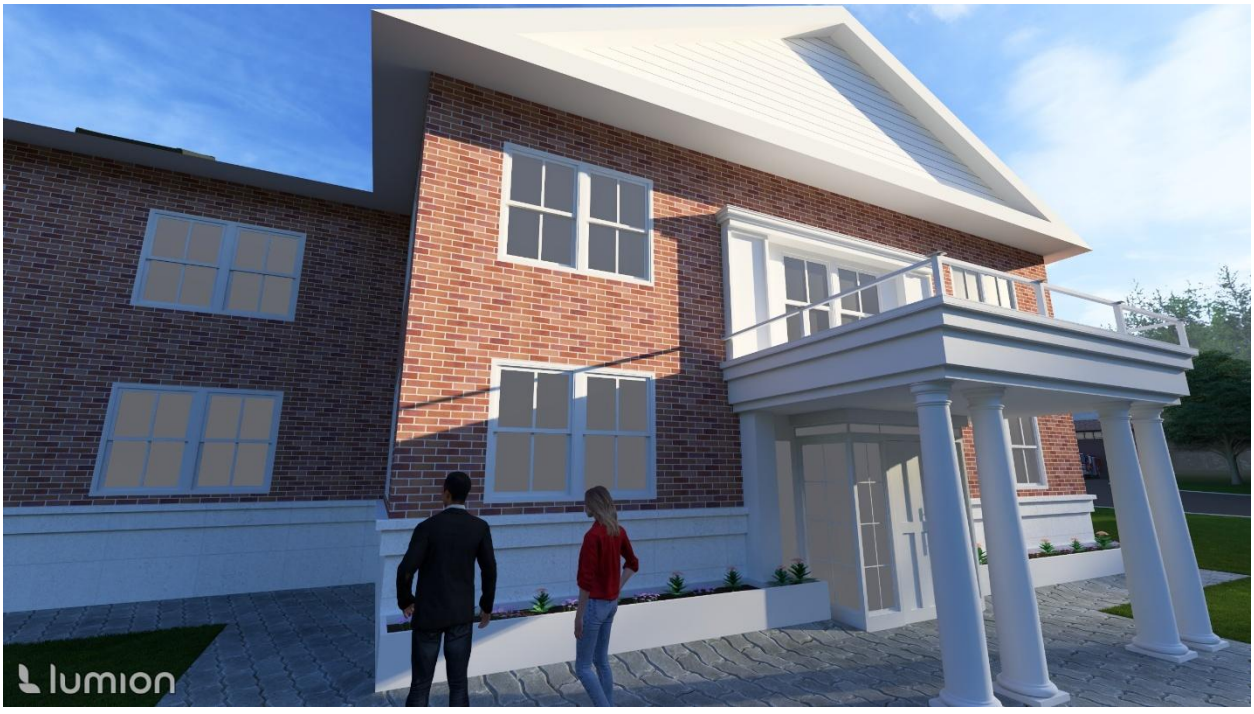


Figure 46. Scenario B: Town Hall Building Front Entrance Ground View (Facing NE)

Figure 47. Scenario B: Town Office Building Rear Entrances (Meeting space entrance to left & alternative offices entrance to right; facing S)

Figure 48. Scenario B: PD Building & Parking Lot (Facing NE)

Figure 49. Scenario B: Aerial View of PD Training Area (Facing SW)

Figure 50. Scenario B: FD Building (PD building in top left; facing E)

Figure 51. Scenario B Alternative View: FD Building (Facing E)

Figure 52. Scenario B: FD Building Entrance (Facing E)

Figure 53. Scenario B: Street-Level View of FD Building (Facing SE)

REFERENCES

About: Learn, Engage, Act Now. New Hampshire Center for Justice & Equity. (2025). https://nhcje.org/about

Approved New Hampshire Economic Revitalization (ERZ) Zones. NH Division of Economic Development. (2023, November 9). https://www.nheconomy.com/getmedia/61de92c1-dfa9-4d2c-93db-583a68810bf3/Approved-New-Hampshire-Economic-Revitalization-Zones.pdf

Broadband Speed Guide. Federal Communications Commission. (2022, July 18). https://www.fcc.gov/consumers/guides/broadband-speed-guide

Environmental Protection Agency. (2024, November 5). *How can I tell if my home contains lead-based paint?*. EPA. https://www.epa.gov/lead/how-can-i-tell-if-my-home-contains-lead-based-paint

Environmental Protection Agency. (2025, May 5). *Cleanups in My Community*. EPA. https://www.epa.gov/cleanups/cleanups-my-community

Greater Hillsborough Chamber of Commerce. GHCOC NH. (2023). https://ghcocnh.org/

Hillsboro District Food Pantry. (n.d.). https://hillsborofoodpantry.wordpress.com/

Hillsboro Fire Department Roster. Hillsboro Fire Department. (2025). https://www.hillsborofd.com/roster/

Hillsboro Police Department. CRIMEWATCH. (2025). https://crimewatch.net/us/nh/hillsborough/hillsboro-pd

Hillsborough Community Center. (n.d.). https://hccnh.org/

Hillsborough, NH Property Maps. AxisGIS. (n.d.). https://next.axisgis.com/HillsboroughNH/

Hillsborough, NH. Local Harvest CSA. (2025). https://www.localharvestnh.com/

Historic Census Data. NH Economy. (2010). https://www.nheconomy.com/office-of-planning-and-development/what-we-do/state-data-center-(census-data)/historical-census-data

HPSA Find. HRSA Data Warehouse. (n.d.). https://data.hrsa.gov/tools/shortage-area/hpsa-find

National Broadband Map. FCC National Broadband Map. (2025, July 22). https://broadbandmap.fcc.gov/location-summary/fixed?version=dec2024&addr1=325%2BSIBLEY%2BRD&addr2=ROWE%2C%2BMA%2B01367&zoom=17.16&vlon=-72.897831&vlat=42.695108&br=r&speed=100_20&tech=1_2_3_6_7

National Fire Department Registry Search Results. U.S. Fire Administration. (n.d.). https://apps.usfa.fema.gov/registry/results?DeptName=Hillsboro&

NH Community Profiles. New Hampshire Employment Security. (2025, April). https://www2.nhes.nh.gov/GraniteStats/SessionServlet?page=Community.jsp&SID=1&city=000612&cityName=Hillsborough

NH School and District Profiles. NH Public Schools | NH Department of Education. (2010). https://my.doe.nh.gov/profiles/citytown.aspx

NHDES OneStop Data Mapper. NH Department of Environmental Services. (n.d.). https://experience.arcgis.com/experience/c67c8c7dab844987852c9c4b3283b041#data_s=id%3AdataSource_4-192afa8953f-layer-69-18fbb45273a-layer-23-18fbb6dd913-layer-43%3A895

Public Transit Services. NH.gov. (2023, May 31). https://mm.nh.gov/files/uploads/dot/remote-docs/state-transit-services2023.pdf

Town of Hillsborough Zoning Ordinance. (2024, March 12). https://hillsboroughnh.org/wp-content/uploads/2025/03/Zoning-Ordinance-Amended-3-11-25.pdf.

Shop Farmsteads Farm-made Products. Farmsteads of New England. (2025). https://www.farmsteads-ne.org/store1

U.S. Census Bureau. (2023). Census Data Tables. https://data.census.gov/table/ACSST5Y2023.S2201

United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). (n.d.). Web Soil Survey. https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

United States Department of Agriculture (USDA). (2025, February 20). *Food Access Research Atlas - Go to the Atlas*. Economic Research Service. https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas

Utilities by City / Town. NH Department of Energy. (2025). https://www.energy.nh.gov/utilities-providers/utilities-city-town#anchor-H

What Is Shortage Designation?. Health Resources & Services Administration. (2023, June). https://bhw.hrsa.gov/workforce-shortage-areas/shortage-designation#hpsas

White, I. (2025). *Site Profile On-Scene Coordinator (OSC)*. EPA. https://response.epa.gov/site/site_profile.aspx?site_id=16543

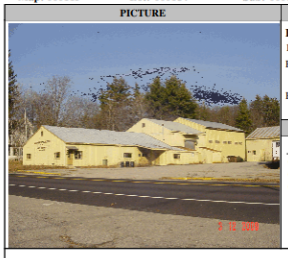
Wisdom. (2025). *Community Health Outlook*. NH DHHS Data Portal. h:ttps://wisdom.dhhs.nh.gov/wisdom/dashboard.html?topic=community-health-and-leading-indicators&subtopic=community-health-outlooks&indicator=community-health-outlook

APPENDICES

Appendix A. Building Property Cards

Map: 00011P Lot: 000184 Sub: 000000 Card: 1 of 3 171 WEST MAIN STREET HILLSBOROUGH Printed: 06/03/2025

PICTURE



OWNER

HILLSBOROUGH, TOWN OF
171 WEST MAIN STREET
P.O. BOX 7

HILLSBOROUGH, NH 03244

TAXABLE DISTRICTS

District	Percentage

PERMITS

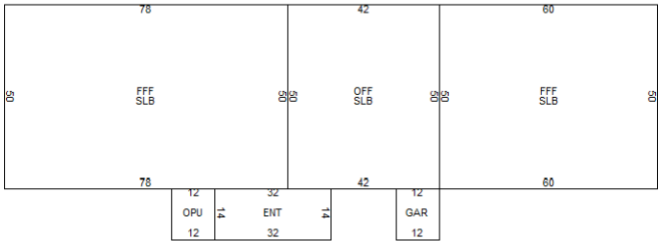
Date	Permit ID	Permit Type	Notes
07/23/24	2024-232	DEMOLITION	REMOVE BOTH BUILDINGS OF
01/18/24	2024-022	ELECTRICAL	UPDATE FLOURESANT LIGHT
05/02/23	2023-100	ELECTRICAL	240V SERVICE & WIRING

BUILDING DETAILS

Model: **1.00 STORY INDUSTRIAL**
Roof: **GABLE HIP/METAL/TIN**
Ext: **PREFIN METAL**
Int: **AVERAGE 4 USE**
Floor: **CONCRETE/CARPET**
Heat: **OIL/FA NO DUCTS**
Bedrooms: Baths: **3.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B2 AVG-20**
Com. Wall:
Size Adj: **0.7919** Base Rate: **EXA 75.00**
Bldg. Rate: **0.5892**
Sq. Foot Cost: **$ 44.19**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPU	OPEN PORCH	168	0.15	25
FFF	FST FLR FIN	6900	1.00	6900
SLB	SLAB	9000	0.05	450
OFF	OFFICE AREA	2100	1.00	2100
GAR	GARAGE ATTCHD	168	0.45	76
ENT	ENTRY LANDING	448	0.10	45
		18,784		**9,596**

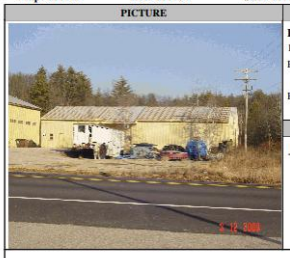


2020 BASE YEAR BUILDING VALUATION

Market Cost New:		$ 424,047
Year Built:		1970
Condition For Age:	VERY POOR	35 %
Physical:		
Functional:	DEF.MAINT	25 %
Economic:	BROWN SI	15 %
Temporary:		
Total Depreciation:		75 %
Building Value:		$ 106,000

Map: 00011P Lot: 000184 Sub: 000000 Card: 2 of 3 171 WEST MAIN STREET HILLSBOROUGH Printed: 06/03/2025

PICTURE



OWNER

HILLSBOROUGH, TOWN OF
171 WEST MAIN STREET
P.O. BOX 7

HILLSBOROUGH, NH 03244

TAXABLE DISTRICTS

District	Percentage

PERMITS

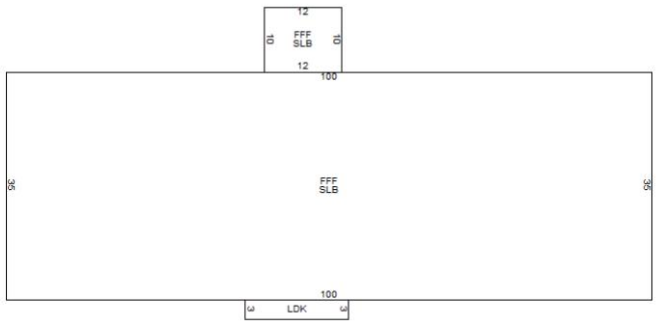
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY WAREHOUSE**
Roof: **GABLE HIP/METAL/TIN**
Ext: **PREFIN METAL**
Int: **MINIMUM**
Floor: **CONCRETE**
Heat: **GAS/FA NO DUCTS**
Bedrooms: Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.8556** Base Rate: **EXA 75.00**
Bldg. Rate: **0.5904**
Sq. Foot Cost: **$ 44.28**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	3620	1.00	3620
LDK	LOADING AREA	48	0.20	10
SLB	SLAB	3620	0.05	181
		7,288		**3,811**

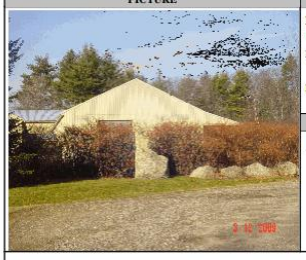


2020 BASE YEAR BUILDING VALUATION

Market Cost New:		$ 168,751
Year Built:		1980
Condition For Age:	FAIR	19 %
Physical:		
Functional:	DEF.MAINT	10 %
Economic:	BROWN SI	15 %
Temporary:		
Total Depreciation:		44 %
Building Value:		$ 94,500

Map: 00011P Lot: 000184 Sub: 000000 Card: 3 of 3 171 WEST MAIN STREET HILLSBOROUGH Printed: 06/03/2025

PICTURE



OWNER

HILLSBOROUGH, TOWN OF
171 WEST MAIN STREET
P.O. BOX 7

HILLSBOROUGH, NH 03244

TAXABLE DISTRICTS

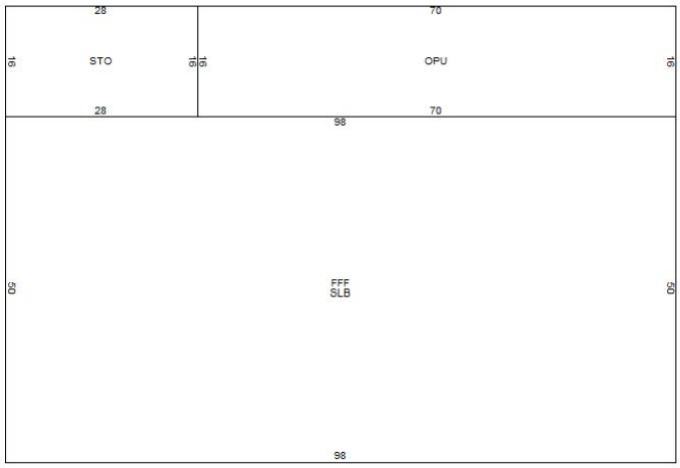
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY WAREHOUSE**
Roof: **GABLE HIP/METAL/TIN**
Ext: **PREFIN METAL**
Int: **MINIMUM**
Floor: **CONCRETE**
Heat: **WOOD/COAL/NONE**
Bedrooms: Baths: Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.8242** Base Rate: **EXA 75.00**
Bldg. Rate: **0.4616**
Sq. Foot Cost: **$ 34.62**



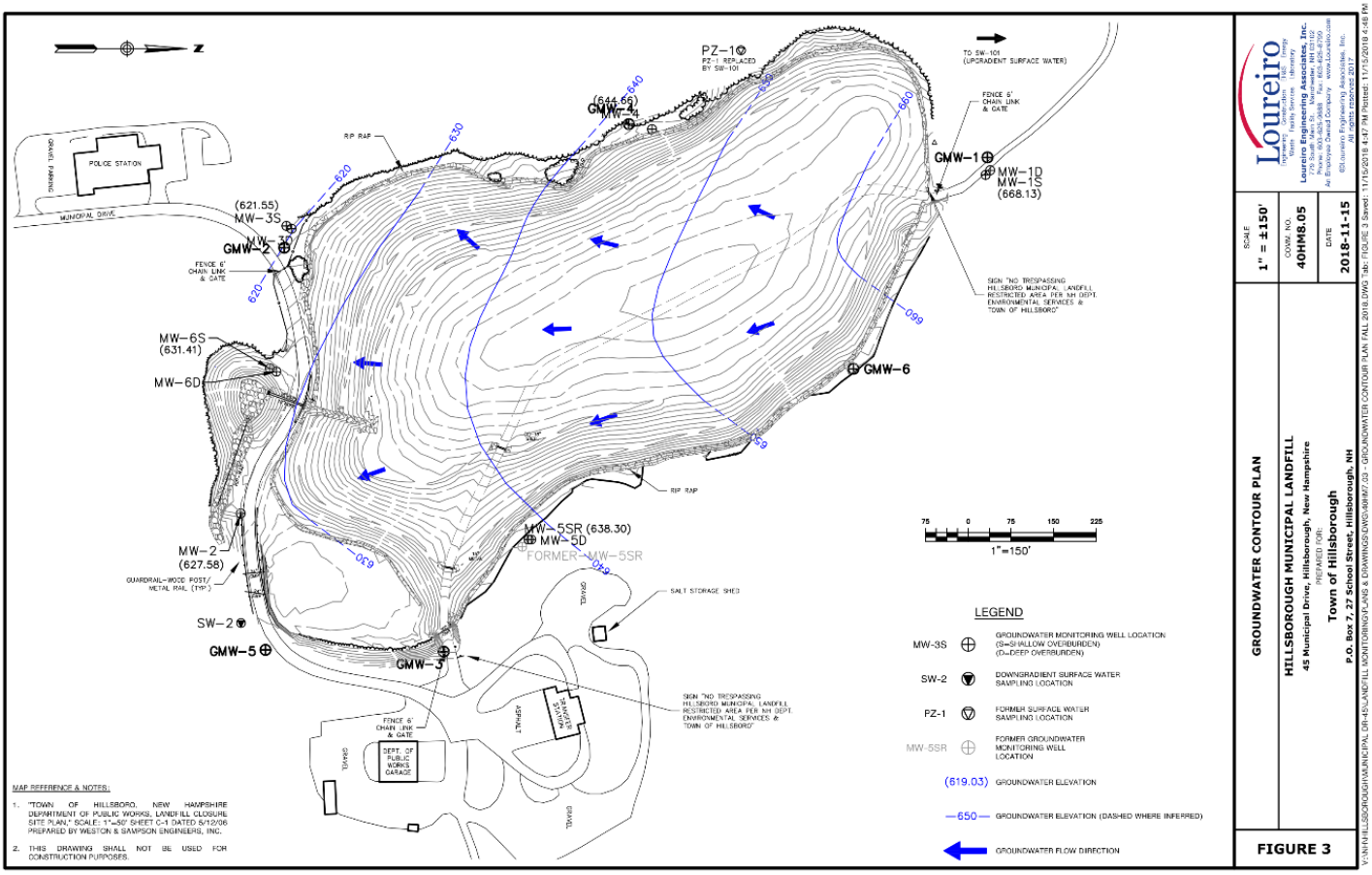
BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	4900	1.00	4900
SLB	SLAB	4900	0.05	245
OPU	OPEN PORCH	1120	0.15	168
STO	STORAGE AREA	448	0.25	112
		11,368		**5,425**

2020 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 187,814**
Year Built:		**1980**
Condition For Age:	FAIR	**19 %**
Physical:		
Functional:	DEF.MAINT	**10 %**
Economic:	BROWN SI	**15 %**
Temporary:		
Total Depreciation:		**44 %**
Building Value:		**$ 105,200**

Appendix B. Topographical Map of Hillsborough Landfill with Approximate Surface Water Flow (Source: 2020 Phase I ESA)



Appendix C. NHDES "All Site Documents" Report

(Click to View PDF w/ Document Links)

6/17/2025 — **All Site Documents Report** — 1 of 5

Site Number: **199203033**

Name and Address: **ASSOCIATED ELECTRIC CO.**
WEST MAIN ST
HILLSBOROUGH

Site Related Documents (97)

	Program	Project #	Facility Id	Document Type	Name/Title	Date Submitted	File Size
5312404	REMEDIATION	39571		REPORT TO DES	ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES 14-FEB-2025	02/14/2025	4.12 MB
5312166	REMEDIATION	39571	0	SITE PLAN	WORK SCOPE APPROVAL #3 12-FEB-2025	02/12/2025	.40 MB
5312186	REMEDIATION	39571		REPORT TO DES	WORK PLAN FOR HAZARDOUS BUILDING MATERIALS SURVEY 10-FEB-2025	02/12/2025	.46 MB
5347280	REMEDIATION	39571	0	REPORT	J20721-1 UDS LEVEL 2 REPORT FINAL REPORT 18-SEP-2024	09/18/2024	1.82 MB
5347276	REMEDIATION	39571	0	REPORT	J20725-1 UDS LEVEL 2 REPORT FINAL REPORT 18-SEP-2024	09/18/2024	1.75 MB
5347595	REMEDIATION	39571	0	REPORT	REMOVAL PROGRAM PRELIMINARY ASSESSMENT/SITE INVESTIGATION REPORT MAY 2024	05/01/2024	5.00 MB
5125531	REMEDIATION	39571		REPORT TO DES	LIMITED PHASE II ESA - DATA TRANSMITTAL AND SITE-SPECIFIC INDOOR AIR RISK ASSESSMENT 15-SEP-2023	10/17/2023	5.00 MB
5112003	REMEDIATION	6645		REPORT TO DES	LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT - ADDITIONAL SCOPE ITEMS 9-AUG-2023	08/14/2023	.28 MB
5124069	REMEDIATION	6645	0	WORKSCOPE/BUDGET	WORK SCOPE APPROVAL #2A 11-AUG-2023	08/11/2023	.51 MB
5068362	REMEDIATION	6645	0	WORKSCOPE/BUDGET	WORK SCOPE #2	02/21/2023	.38 MB
5062861	REMEDIATION	6645	0	WORKSCOPE/BUDGET	PHASE II ESA WORKPLAN	02/10/2023	5.00 MB
5043108	REMEDIATION	39571	0	WORKSCOPE/BUDGET	WORK SCOPE APPROVAL #1A 10-NOV-2022	11/10/2022	.40 MB
5043098	REMEDIATION	39571	0	WORKSCOPE/BUDGET	EMAIL INCLUDING WORKSCOPE ADDENDUM 2-NOV-2022	11/02/2022	.08 MB
5021314	REMEDIATION	39571	0	WORKSCOPE/BUDGET	WORK SCOPE APPROVAL #1	08/23/2022	.32 MB
5021328	REMEDIATION	39571	0	WORKSCOPE/BUDGET	EMAIL INCLUDING WORK SCOPE FOR PHASE II ESA WORK PLAN 10-AUG-2022	08/10/2022	.08 MB
4872922	REMEDIATION	39571		REPORT TO DES	PHASE I ENVIRONMENTAL SITE ASSESSMENT	03/18/2020	5.00 MB
4703882	REMEDIATION	6645	0	CORRESPONDENCE-FROM	NOTICE OF NON-COMPLIANCE	03/09/2018	.47 MB
4621956	REMEDIATION	6645	0	CORRESPONDENCE	DES E-MAIL RESPONSE	09/07/2016	.06 MB
4621550	REMEDIATION	6645		CORRESPONDENCE-TO	RESPONSE TO NHDES MAY 24, 2016 MRD LETTER	08/30/2016	.21 MB
4615242	REMEDIATION	6645		CORRESPONDENCE-TO	REQUEST FOR EXTENSION	08/02/2016	.03 MB
4605444	REMEDIATION	6645		CORRESPONDENCE-FROM	NOTICE OF NON-COMPLIANCE	05/24/2016	.17 MB
4559452	REMEDIATION	6645		CORRESPONDENCE-FROM	RESPONSE TO WINTER 2014-2015 INDOOR AIR TESTING DATED 5-14-15	06/30/2015	.44 MB
4550703	REMEDIATION	6645		REPORT TO DES	WINTER 2014-2015 INDOOR AIR TESTING 14-MAY-2015	05/15/2015	5.00 MB
4527154	REMEDIATION	6645		PERMIT INFORMATION	GWP-199203033-H-001 2014 ANNUAL SUMMARY REPORT 22-DEC-2014	12/22/2014	3.19 MB
4525330	REMEDIATION	6645		CORRESPONDENCE-FROM	2ND REQUEST FOR STATUS - OUTSTANDING REQUIRED SUBMITTALS	12/08/2014	.28 MB
4510186	REMEDIATION	6645		CORRESPONDENCE-FROM	RESPONSE TO 2013 ANNUAL SUMMARY REPORT	08/20/2014	.16 MB

6/17/2025 — **All Site Documents Report** — 2 of 5

Site Number: **199203033**

Name and Address: **ASSOCIATED ELECTRIC CO.**
WEST MAIN ST
HILLSBOROUGH

Site Related Documents (97)

	Program	Project #	Facility Id	Document Type	Name/Title	Date Submitted	File Size
4481238	REMEDIATION	6645		PERMIT INFORMATION	GWP-199203033-H-001 2013 ANNUAL SUMMARY REPORT 08-JAN-2014	01/09/2014	3.87 MB
4468928	REMEDIATION	6645		CORRESPONDENCE-TO	NOTICE OF GROUNDWATER MANAGEMENT PERMIT DOCUMENTATION 26-SEP-2013	09/26/2013	.90 MB
4460960	REMEDIATION	6645		PERMIT INFORMATION	GWP-199203033-H-001 REVISED GROUNDWATER MANAGEMENT PERMIT	08/15/2013	.09 MB
4460869	REMEDIATION	6645		CORRESPONDENCE-FROM	DES APPROVAL OF RECORDATION EXTENSION	08/15/2013	.07 MB
4460135	REMEDIATION	6645		CORRESPONDENCE	GMP MODIFICATION REQUEST	08/13/2013	.04 MB
4454965	REMEDIATION	6645		PERMIT INFORMATION	GWP-199203033-H-001 GROUNDWATER MANAGEMENT PERMIT	07/17/2013	.07 MB
4435458	REMEDIATION	6645		PERMIT INFORMATION	GWP-199203033-H-001 GROUNDWATER MANAGEMENT PERMIT APPLICATION 13-FEB-2013	03/05/2013	5.00 MB
4422601	REMEDIATION	6645		CORRESPONDENCE-FROM	RESPONSE TO OCTOBER 29 2012 CORRESPONDENCE FROM ROSEWALD INDUSTRIES INC.	11/27/2012	.12 MB
4422067	REMEDIATION	6645		CORRESPONDENCE-TO	RESPONSE TO NHDES LETTER DATED SEPTEMBER 4 2012 29-OCT-2012	10/18/2012	.03 MB
4414869	REMEDIATION	6645		CORRESPONDENCE	RETURNED CERTIFED MAIL LETTER DATED 9-4-12 UNCLAIMED	10/04/2012	.14 MB
4416001	REMEDIATION	6645		CORRESPONDENCE-TO	EXTENSION REQUEST	09/26/2012	.03 MB
4409662	REMEDIATION	6645		CORRESPONDENCE-FROM	REQUEST FOR GROUNDWATER MANAGEMENT PERMIT APPLICATION	09/04/2012	.12 MB
4365985	REMEDIATION	6645		CORRESPONDENCE	CERTIFIED MAIL RECEIPT FOR LETTER DATED 4/16/12	05/02/2012	.05 MB
4361922	REMEDIATION	6645		CORRESPONDENCE-FROM	RESPONSE TO INDOOR AIR SAMPLING AND OFF-SITE WELL INSTALLATION AND SAMPLING REPORT	04/16/2012	.12 MB
4349357	REMEDIATION	6645		REPORT TO DES	INDOOR AIR SAMPLING AND OFF-SITE WELL INSTALLATION AND SAMPLING 16-FEB-2012	02/17/2012	5.00 MB
4324550	REMEDIATION	6645		CORRESPONDENCE-FROM	CERTIFIED MAIL RECEIPT FOR LETTER DATED SEPTEMBER 20 2011	09/27/2011	.05 MB
4324552	REMEDIATION	6645		CORRESPONDENCE-FROM	RESPONSE TO WORK PLAN FOR SUPPLEMENTAL INVESTIGATION ACTIVITIES PREPARED BY GEOINSIGHT INC. DATED AUGUST 23 2011	09/20/2011	.05 MB
4315293	REMEDIATION	6645		REPORT TO DES	WORK PLAN FOR SUPPLEMENTAL INVESTIGATION ACTIVITIES 23-AUG-2011	08/23/2011	5.00 MB
4301470	REMEDIATION	6645		CORRESPONDENCE-TO	PROPOSED SCHEDULE FOR ADDITIONAL INVESTIGATION AND REPORTING 10-JUN-2011	06/10/2011	.14 MB
4292804	REMEDIATION	6645		CORRESPONDENCE-FROM	CERTIFIED RETURN RECEIPT FOR LETTER DATED APRIL 15 2011	04/20/2011	.05 MB
4292802	REMEDIATION	6645		CORRESPONDENCE-FROM	REQUEST FOR WORK SCHEDULE	04/15/2011	.05 MB
4275287	REMEDIATION	6645		CORRESPONDENCE-FROM	RESPONSE TO SUPPLEMENTAL SITE INVESTIGATION AND SOIL VAPOR SAMPLING REPORT PREPARED BY GEOINSIGHT INC. DATED DECEMBER 20 2010	02/03/2011	.55 MB

6/17/2025 **All Site Documents Report** 3 of 5

Site Number: **199203033**

Name and Address: **ASSOCIATED ELECTRIC CO.**
WEST MAIN ST
HILLSBOROUGH

Site Related Documents (97)

	Program	Project #	Facility Id	Document Type	Name/Title	Date Submitted	File Size
4268981	REMEDIATION	6645		REPORT TO DES	SUPPLEMENTAL SITE INVESTIGATION AND SOIL VAPOR SAMPLING 20-DEC-2010	12/21/2010	5.00 MB
4248852	REMEDIATION	6645		CORRESPONDENCE-FROM	CERTIFIED MAIL RECEIPT FOR LETTER TO THOMAS SLOWICK DATED 7/23/10	07/30/2010	.04 MB
4246037	REMEDIATION	6645		CORRESPONDENCE-FROM	RESPONSE TO TENTATIVE SCHEDULE FOR CHLORINATED VOC VAPOR TESTING MONITORING WELL INSTALLATION AND PCB SOIL SAMPLING PREPARED BY GEOINSIGHT INC. DATED JULY 16 2010	07/23/2010	.05 MB
4244939	REMEDIATION	6645		REPORT TO DES	TENTATIVE SCHEDULE FOR CHLORINATED VOC VAPOR TESTING MW INSTALL PCB SOIL SAMP 16-JUL-2010	07/16/2010	.57 MB
4237963	REMEDIATION	6645		CORRESPONDENCE-FROM	CERTIFIED MAIL RECEIPT FOR LETTER DATED 5/20/10 TO THOMAS SLOWICK	06/01/2010	.05 MB
4235024	REMEDIATION	6645		CORRESPONDENCE-FROM	RESPONSE TO SCOPE OF WORK FOR CHLORINATED VOC VAPOR TESTING MONITORING WELL INSTALLATIONS AND PCB SOIL TESTING PREPARED BY GEOINSIGHT INC. RECEIVED MAY 12 2010	05/20/2010	.05 MB
4234257	REMEDIATION	6645		REPORT TO DES	SCOPE OF WORK FOR CHLORINATED VOC VAPOR TESTING MW INSTALL AND PCB SOIL SAMP 12-MAY-2010	05/12/2010	2.29 MB
4224138	REMEDIATION	6645		CORRESPONDENCE	CERTIFIED MAIL RECEIPT FROM THOMAS SLOWICK REGARDING LETTER DATED 2/1/10	02/22/2010	.04 MB
4212416	REMEDIATION	6645		CORRESPONDENCE-FROM	RESPONSE TO SUPPLEMENTAL SITE INVESTIGATION REPORT PREPARED BY GEOINSIGHT INC. AND RECEIVED DECEMBER 22 2009	02/01/2010	.06 MB
4203124	REMEDIATION	6645		REPORT TO DES	SUPPLEMENTAL SITE INVESTIGATION REORT 14-DEC-2009	12/14/2009	5.00 MB
4195162	REMEDIATION	6645		CORRESPONDENCE-FROM	REQUEST FOR STATUS OF ENVIRONMENTAL SITE INVESTIGATION	09/30/2009	.05 MB
4198733	REMEDIATION	6645		CORRESPONDENCE-FROM	CERTIFIED MAIL RECIEPT FOR REQUEST FOR STATUS OF ENVIRONMENTAL INVESTIGATION	09/30/2009	.05 MB
4175734	REMEDIATION	6645		CORRESPONDENCE	CERTIFIED RETURN RECEIPT FOR ACCESS REQUEST FOR 172 WEST MAIN STREET PROPERTY	04/27/2009	.07 MB
4175735	REMEDIATION	6645		CORRESPONDENCE-FROM	ACCESS REQUEST FOR 172 WEST MAIN STREET PROPERTY	04/16/2009	.05 MB
4164256	REMEDIATION	6645		CORRESPONDENCE-TO	PROPERTY ACCESS REQUEST 10-MAR-2009	03/10/2009	2.17 MB
4163509	REMEDIATION	6645		CORRESPONDENCE-TO	REVISED SCOPE OF WORK ROSEWALD INDUSTRIES PROPERTY 05-SEP-2008 WITH COVER LETTER 03-MAR-2009	03/03/2009	.29 MB
4163506	REMEDIATION	6645		CORRESPONDENCE	CERTIFIED RETURN RECEIPT FOR THE RESPONSE TO "REVISED SCOPE OF WORK TO EVALUATE EXTENT OF CHLORINATED VOC IMPACTED GROUNDWATER ROSEWALD INDUSTRIES INC. PROPERTY" PREPARED BY GEOINSIGHT INC.	02/18/2009	.06 MB
4163505	REMEDIATION	6645		CORRESPONDENCE-FROM	CERTIFIED RESPONSE TO THE "REVISED SCOPE OF WORK TO EVALUATE EXTENT OF CHLORINATED VOC IMPACTED GROUNDWATER ROSEWALD INDUSTRIES INC. PROPERTY" PREPARED BY GEOINSIGHT INC.	02/18/2009	.09 MB

6/17/2025 **All Site Documents Report** 4 of 5

Site Number: **199203033**

Name and Address: **ASSOCIATED ELECTRIC CO.**
WEST MAIN ST
HILLSBOROUGH

Site Related Documents (97)

	Program	Project #	Facility Id	Document Type	Name/Title	Date Submitted	File Size
4163507	REMEDIATION	6645		CORRESPONDENCE	RE-SUBMITTAL OF WORK SCOPE AS PREPARED SEPTEMBER 5 2008 - NON CERTIFIABLE VIA EMAIL	01/26/2009	.26 MB
4156664	REMEDIATION	6645		CORRESPONDENCE-TO	INTENT TO PROCEED WITH HAZWASTE STUDY 16-NOV-2008	11/18/2008	.03 MB
4168666	REMEDIATION	6645		CORRESPONDENCE	STATUS UPDATE AND RESPONSE TO STATUS UPDATE	11/16/2008	.02 MB
4156209	REMEDIATION	6645		CORRESPONDENCE-FROM	CERTIFIED REQUEST FOR SITE STATUS UPDATE AND CERTIFIED RETURN RECEIPT INFORMATION	10/28/2008	.16 MB
4126693	AST		0000319	CORRESPONDENCE-FROM	LETTER OF DEFICIENCY WMD 08-101 IN RESPONSE TO SECONDARY CONTAINMENT UPGRADE REQUIREMENT	07/24/2008	.04 MB
4169277	REMEDIATION	6645		CORRESPONDENCE	CORRESPONDENCE 6/27/07 TO 1/26/09	06/27/2007	.23 MB
4169272	REMEDIATION	6645		CORRESPONDENCE-FROM	NOTICE OF INTENT TO INITIATE SITE INVESTIGATION ACTIVITIES	06/29/2006	.41 MB
4169279	REMEDIATION	6645		CORRESPONDENCE	CORRESPONDENCE 5/8/06 TO 5/24/07	05/08/2006	.64 MB
3967422	REMEDIATION	6645		CORRESPONDENCE	REQUEST FOR SITE STATUS UPDATE	03/21/2006	.16 MB
3967416	AST		0000319	PHOTO	OPUF	10/14/2005	.38 MB
4169271	REMEDIATION	6645		CORRESPONDENCE-FROM	REQUEST FOR STATUS UPDATE ON SITE INVESTIGATION	05/19/2005	.03 MB
4169273	REMEDIATION	6645		REPORT TO DES	WORKSCOPE FOR SITE INVESTIGATION 18-FEB-04	02/18/2004	.17 MB
3733354	UST		0111152	CORRESPONDENCE	General	09/12/2003	.53 MB
4169267	REMEDIATION	6645		CORRESPONDENCE-FROM	RESPONSE TO STATUS UPDATE	07/29/2003	.33 MB
4169266	REMEDIATION	6645		CORRESPONDENCE-TO	STATUS UPDATE 30-JUN-03	07/02/2003	.01 MB
4168675	REMEDIATION	6645		CORRESPONDENCE-FROM	REQUEST FOR SCOPE OF WORK FOR SITE INVESTIGATION	02/28/2003	.31 MB
4168674	REMEDIATION	6645		CORRESPONDENCE-FROM	REQUEST FOR STATUS UPDATE	01/09/2003	.02 MB
4168673	REMEDIATION	6645		CORRESPONDENCE-FROM	RESPONSE TO SITE INVESTIGATION REPORT	03/25/2002	.06 MB
4168665	REMEDIATION	6645		REPORT TO DES	SITE INVESTIGATION REPORT 28-JAN-02	03/04/2002	1.71 MB
4168672	REMEDIATION	6645		REPORT TO DES	SOIL BORING LOGS 12-OCT-00	10/16/2000	.15 MB
4168664	REMEDIATION	6645		REPORT TO DES	PHASE 1 FILE REVIEWS AND DATA COLLECTION 7-AUG-00	08/09/2000	.96 MB
4168671	REMEDIATION	6645		CORRESPONDENCE-FROM	RESPONSE TO SCOPE OF WORK FOR SITE INVESTIGATION	06/15/2000	.03 MB
4169276	REMEDIATION	6645		CORRESPONDENCE	CORRESPONDENCE 6/13/00 TO 9/27/05	06/13/2000	1.05 MB
4168670	REMEDIATION	6645		REPORT TO DES	SCOPE OF WORK FOR SITE INVESTIGATION 13-JUN-00	06/13/2000	.15 MB
4168669	REMEDIATION	6645		REPORT TO DES	RESPONSE TO SITE INVESTIGATION REQUESTS 12-APR-00	04/12/2000	.02 MB
4168668	REMEDIATION	6645		CORRESPONDENCE-FROM	SECOND REQUEST FOR SITE INVESTIGATION	08/19/1998	.02 MB
4168667	REMEDIATION	6645		CORRESPONDENCE-FROM	RESPONSE TO NOTIFICATION OF GROUNDWATER CONTAMINATION	11/22/1996	.04 MB
4169278	UST		0111152	REPORT TO DES	UST CLOSURE REPORT 18-OCT-96	10/21/1996	.86 MB
3733355	UST		0111152	REGISTRATION	Registration For USTs	08/19/1996	.61 MB

6/17/2025 **All Site Documents Report** 5 of 5

Site Number: **199203033**

Name and Address: **ASSOCIATED ELECTRIC CO.**
WEST MAIN ST
HILLSBOROUGH

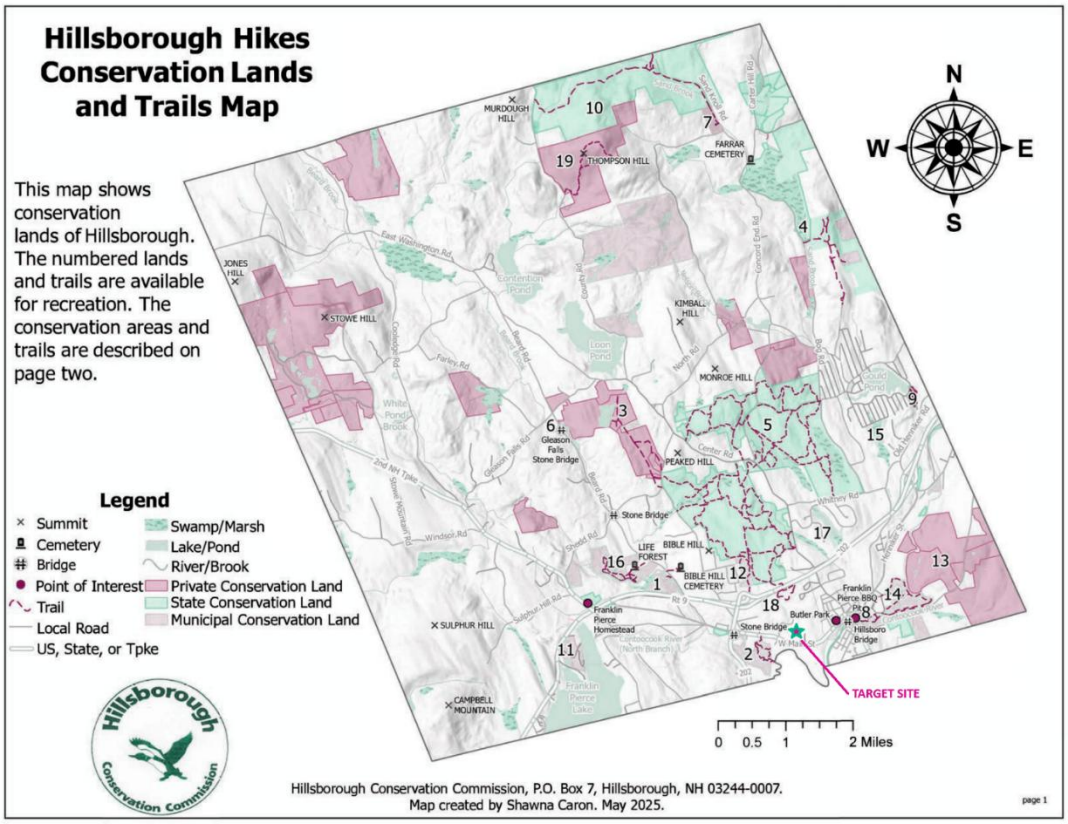
Site Related Documents (97)

	Program	Project #	Facility Id	Document Type	Name/Title	Date Submitted	File Size
4169783	UST		0111152	CORRESPONDENCE-FROM	UST CLOSURE NOTIFICATION	08/05/1996	.03 MB
4169274	REMEDIATION	6645		CORRESPONDENCE	CORRESPONDENCE 12/19/95 TO 4/18/00	12/19/1995	.30 MB

Appendix D. Permitted Uses Under Zoning Ordinance

Permitted Uses		Uses Permitted by Special Permit	Prohibited Uses
Home Occupation	Event Venue	Dwelling – Single Family[3]	Bed and Breakfast
Modular Building	Farmers' Market	Dwelling – 2 Family	Cluster Development
Auction House	Funeral Home	Dwelling – 3 and 4 Family	Mobile Home/Manufactured Housing
Bar	Garden/Farm Supply or Nursery	Dwelling – More than 4 Family	Mobile Home Park
Commercial Hydroponics Facility	Home Business	Crematory	Mobile Home Subdivision
Commercial Storage Facility	Hotel/Motel	Livestock Auction	Presite Built Housing
Convenience Store	Inn	Recreation, Outdoor	Camp, Recreations
Drive Through Facility	Laundromat	Vehicle and Machinery Auction	Campground
Dry Cleaner	Manufactured Home Sales	School	
EV Charging Station	Motor Vehicle Sales	Sawmill	
Entertainment Establishment	Night Club	Agriculture	
Entertainment Live	Office	Agritourism	
Personal Services	Repair Business	Boarding Kennel	
Recreation, Indoor	Restaurant		
School, Commercial or Trade	Retail Business		
Shopping Center	Theater		
Clinic	Clubs/Lodges for More than 250 people		
Clubs/Lodges for Less than 250	Day Care Facility Adult or Child/Family		
Community Center	Hospital		
Municipal Facility	Nursing Home, Retirement Home, Supervised Group Home		
Museum	Nursery School/Preschool		
Religious Institutions for less than 250 people and more than 250 people	Construction Service		
Business and Service Trade	Construction Storage Yard		
Industry	Light Industry		
Animal Shelter	Manufacturing		
Artist's Studio	Commercial Solar Collection System		
Veterinary Clinic/Animal Rehabilitation			

Appendix E. [Annotated] Hillsborough Hikes Conservation Lands and Trails Map with Index



Hillsborough Hikes Conservation Lands and Trails Map

1. **Beard Brook Park (Town Beach)** - Cold brook pool with swimming, sandy beach, fishing, portable toilet, picnic tables, and emergency telephone. Short, easy trail (0.05 mi) upstream allows for bird watching, nice views of the babbling brook. 3.1 ac.

   Bible Hill Cemetery - Trail from Beard Rd, through private property. A short, uphill hike (0.15 mi) to the well-maintained cemetery, which dates back to 1788. Historical setting, good for bird watching. 0.002 acre.

2. **Confluence Trail** - Easy hiking trail (0.9 mi) leads to the confluence of the Contoocook and North Branch Rivers. Marked trails, old fields, oxbows, vernal pools, wetland forest, two benches, osprey nest, beaver dam, wildlife, and bird watching. The bench overlooking the confluence is on private property. 53 acres.

3. **Cottrell Place** - Rustic, marked, easy hiking trails (2 mi) through upland forest to the town water line and a marked loop trail. Good location for hunters, wildlife enthusiasts, mushroom collectors, and birders. Trail is not regularly maintained. Forest Society trailhead on Jones Rd across from Fisher Cat Trail in Fox State Forest. 114 acres.

4. **Farrar Marsh** - Wildlife marsh with a small dam on Sand Brook (wild trout brook). Kayak/canoe launch, wildlife habitat, beaver lodges, waterfowl nesting, otters, cross-country skiing. Easy to Moderate hiking trails (2.5 mi) through mixed, upland forest with stone walls, barn foundations, old cellars/ foundations. Very large, old white ash tree on private property. 620 acres.

5. **Fox State Forest** - Over 20 miles of marked, easy to moderate trails through virgin and old growth forests, working research forest. Trailheads on Bog Rd, Whitney Dr, Center Rd, and Jones Rd. 1445 ac.

6. **Gleason Falls** - Historic stone arch bridge and waterfall, 1st Conservation Commission-owned land, geological slip fault. 3.6 acres.

7. **House Rock** - Large glacial erratic (170 ft in circumference, 30 ft in height), cave-like passage through the boulder. Mailbox on site with a visitor log. Hike or cross-country ski north on Sand Knoll Rd to follow Sand Brook (wild trout brook). 20 ac.

8. **Kemp Park** - Downstream from Hosiery Mill Dam. Historic large, stone, circular barbecue pit used by Franklin Pierce. Gazebo and scheduled events. Trails (0.75 mi) connect to Grimes Field and Riverwalk by Baseball Field #4. 0.5 acre.

9. **Lake Lot** - Conservation land along east and west sides of Sand Brook. Downstream from Gould Pond (Emerald Lake). Rustic in/out, easy trails (0.7 mi). Fishing, hiking, cross-country skiing, rushing waters, many large wolf pines abutting the rock wall and upslope from the trail. Birds, mushrooms, nature immersion. View of an old, retired sawmill foundation (on private property) from the south end of the trail on the west side. 6.6 acres.

10. **Low State Forest** - Babbling brook, sand knoll, mature forest trees, wildlife, birds, mushrooms, cross-country skiing, snowshoeing, hiking. Undeveloped trail heading west to County Rd through cleared, regenerating forest. No marked trails and no motor vehicles allowed. North trail continues into Bradford. Hiking trails are 3 mi total and easy to difficult throughout. 717 acres in HB.

11. **Manahan Park** - Sandy beach on Franklin Pierce Lake, pavilion, picnic sites, camping. Boat launch, playground, restrooms. Large e. white pine and e. hemlock trees preserved by deed. 44 acres.

12. **Meeting Hill Woods** - Mixed Forest parcel between Meeting Hill Rd and Fox State Forest. Marked, easy trails (0.8 mi) connect to Ridge Trail and Harvey Rd. Hiking, cross-country skiing, bird watching, mushrooms, wildlife viewing, glacial erratics. Near the south end of Harvey Rd, you can view "Tree Rock"- a large, Eastern hemlock with stilted roots growing on a glacial erratic. 20 acres.

13. **Penelope and John Dawson Memorial Forest** - Contoocook River frontage, snowmobile trail along river, no marked hiking trails, or trailheads. Good for hunting and wildlife enthusiasts. Bobolinks present in ridge field. Trails are not maintained. 530 acres.

14. **Riverwalk** – Beautiful, easy hike through mixed hardwood forest along the Contoocook River. Small beach sections allow for fishing. Seasonally accessible island, bird watching, fishing, wildlife viewing, cross-country skiing. 3 mi of trails. 113 ac.

15. **Rowe Marsh** - Wetland area with woods along the west edge, native winterberry, bird and wildlife viewing, unmarked easement along stone wall from the north end of Merrill Rd to south side of the marsh. No marked trails. 18 acres.

16. **Shedd Brook** - Marked upland, moderate, loop trail and brook loop trail (1.7 mi). Dramatic rapids and small waterfalls on Shedd Brook. Hiking, cross-country skiing, bird watching, wildlife viewing, mushrooms. Large glacial erratic (southeast of HCC sign). 86.5 acres.

17. **Town Marsh** - Heron rookery, beaver lodge, hiking, bird watching, native plants, wildlife viewing. No marked trails. Access through easements on Madison Cir and Jefferson Dr. 30.3 acres.

18. **Underpass Trail** – Winding, easy, woodland trail (0.85 mi) on Hillsborough-Deering Cooperative School District property. Trail passes through a wildlife underpass which crosses under highway 202/9 and meets with Ridge Trail in Fox State Forest. No signs at trailheads. Hiking, cross-country skiing, dogs allowed on leash. 14.6 acres.

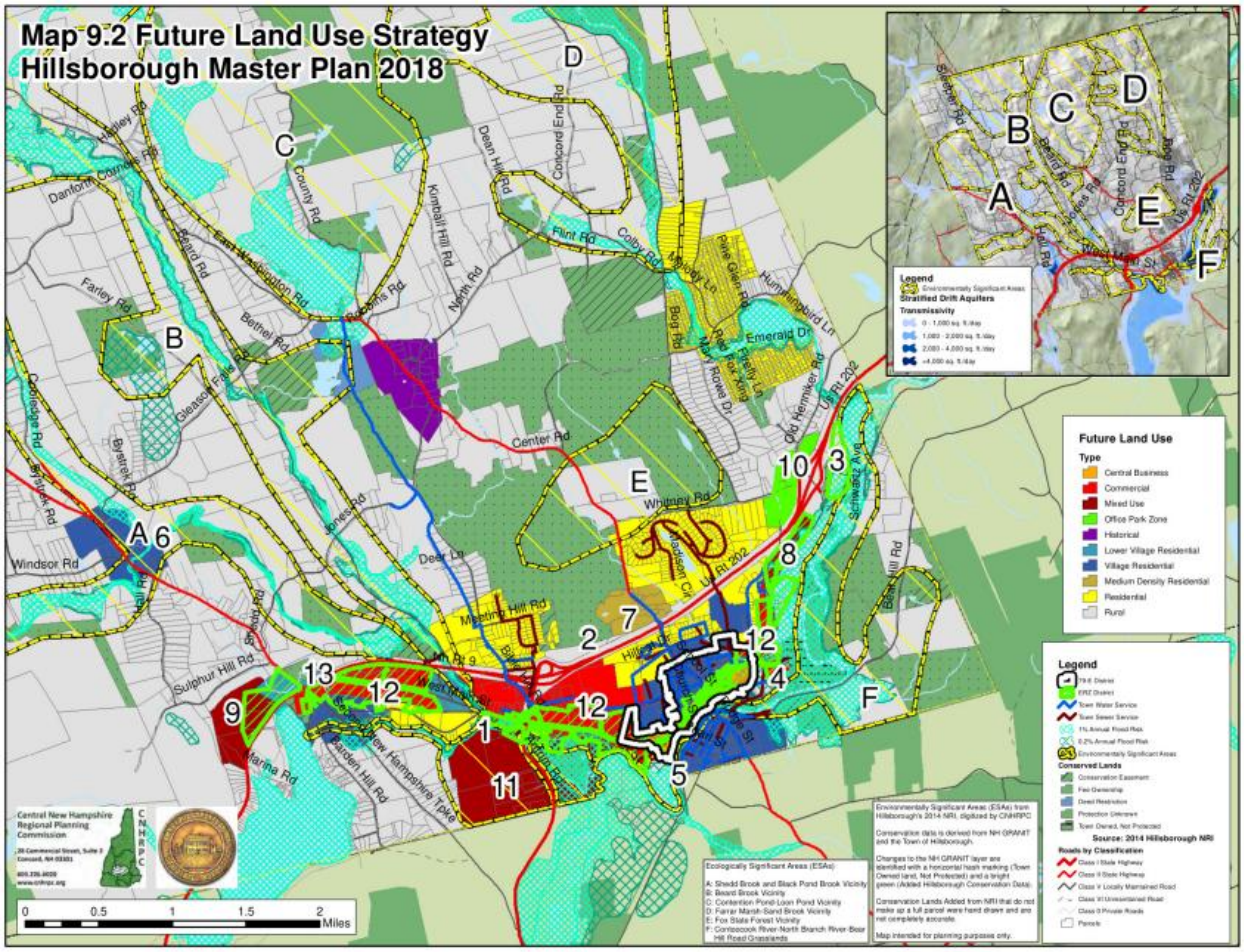
19. **Wenny-Baker Forest on Thompson Hill** - Highest point in Hillsborough, great winter views, Forest Society trailhead sign on County Rd, main trail leads to several loop trails to access summit, some steep trail sections, numerous rock cairns mark the trails, mountain laurels, wild blueberries, upland forest, stone walls, fresh spring along the trail, adjoins Low State Forest on north side. Easy to difficult hiking throughout (1.5 mi). 358 acres.

https://hillsboroughnh.org/conservation-commission/

Hillsborough Conservation Commission
P.O. Box 7
Hillsborough, New Hampshire
03244-0007

page 2

Appendix F. Future Land Use Map



Appendix G. Link to May 2024 Removal Program Preliminary Assessment/Site Investigation Report

Link to Document PDF.pdf

Appendix H. ABCA Link

Link to Document PDF.pdf