



The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES



Thomas S. Burack, Commissioner

EMAIL ONLY

April 5, 2016

Jeffrey Hayes, Executive Director
Lakes Region Planning Commission
103 Main Street, Suite #3
Meredith, NH 03253

LETTER OF NO FURTHER ACTION

Subject: **Laconia** – Madeira Property, 42 Franklin Street, DES Site #**201501001**,
Project #34403

Phase II Environmental Site Assessment, prepared by Credere Associates,
LLC, dated December 16, 2015

Dear Mr. Hayes:

The New Hampshire Department of Environmental Services (Department) has reviewed the *Phase II Environmental Site Assessment* for the Madeira Property located in Laconia, NH. This report was prepared by Credere Associates, LLC at the request of Lakes Region Planning Commission (LRPC). LRPC funded the site assessment work at this property pursuant to an EPA Brownfields Assessment Grant. Based on our review, the Department concurs with Credere's conclusions and recommendations and hereby issues this **Letter of No Further Action** for the site.

With respect to the polycyclic aromatic hydrocarbon (PAH), arsenic and lead impacted soil, the Department concurs with Credere's conclusion that these contaminants are likely attributable to historic fire debris and coal ash found in anthropogenic fill materials. As such, pursuant to Env-Or 602.03 and Env-Or 606.19(f), additional investigations or remedial actions to address these soils are not required at this time. That said, the concentrations at which the PAHs, arsenic and lead were detected still represent a direct contact risk. Therefore, the Department recommends that appropriate care be taken to prevent or limit site visitor/worker exposure to soils containing PAHs, arsenic and lead at concentrations above the soil remediation standards. If work is planned that might expose people to PAHs, arsenic and/or lead, a Site Health and Safety Plan should be prepared to prevent exposure to soils with concentrations above the Department's soil remediation standards. Also note that if future site development necessitates the disturbance or removal of these soils, the Department recommends the preparation of a soil management plan that would address on-site reuse or the disposal of the materials/soils at an appropriately permitted facility. These soils are not suitable for distribution to off-site properties.

The Department reserves the right, under New Hampshire Code of Administrative Rules Env-Or 600, *Contaminated Site Management*, to require additional investigations, remedial measures, or groundwater monitoring if further information indicating the need for such work becomes known.

DES Web Site: www.des.nh.gov

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-2908 Fax: (603) 271-2181 TDD Access: Relay NH 1-800-735-2964

Jeffrey Hayes
Site #201501001
April 5, 2016
Page 2 of 2

If you should have any questions, please contact me at the Department's Waste Management Division.

Sincerely,

A handwritten signature in black ink that reads "Michael McCluskey". The signature is fluid and cursive, with the first name "Michael" and last name "McCluskey" clearly legible.

Michael McCluskey, P.E.
Brownfields Program
Hazardous Waste Remediation Bureau
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ec: Attention Health Officer, City of Laconia
Chuck Still, Madeira USA
Allison Drouin, P.G., Credere Associates, LLC
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Karlee Kenison, P.G., Supervisor, HWRB