

**Town of Boscawen**  
**Brownfields Advisory Committee**  
**116 North Main Street, 4<sup>th</sup> Floor Meeting Room**  
**DRAFT MEETING MINUTES**  
**Thursday, September 3, 2026 at 5:00pm**

**Present:** Kellee Jo Easler, Tim Kenney, Lorrie Carey – Ex-Officio, Matt Monahan – CNHRPC, Katie Phelps – Town Administrator, Laura Pasquine (*Remote*) – NHDES, Kayin Bankole (*Remote*) – USEPA, Kyle Carleton (*Remote*) – Green Site Services, Samantha Trahan (*Remote*) – Sanborn, Head & Associates, Inc., and Scott Nerney - Sanborn, Head & Associates, Inc.

Chair Easler called to order at 5:00pm. Roll call completed.

**Draft Minutes:**

The Committee reviewed the draft minutes from July 20, 2026. **Lorrie Carey made a motion to approve the minutes from July 20, 2026 as presented. Seconded by Tim Kenney. All in favor.**

*Sanborn Head & Associates – Post-Construction Update*

Scott Nerney presented a post-construction presentation on behalf of Sanborn Head & Associates. The presentation outlined the project team, remediation scope, and the remedy implementation timeline at the site. Remediation work is nearly complete and proceeding on schedule.

- **Week of July 6<sup>th</sup>** – Green Site Services mobilized, cleared vegetation, and set up erosion and sediment controls.
- **Week of July 13<sup>th</sup>** – An access road and decontamination pad were constructed, soil removal began in Areas 1 and 3, plus a spot excavation at FW-01.
- **Week of July 20<sup>th</sup>** – Soil removal from excavation areas 2 and 4, plus spot excavations SS-01, CA-SS-16, and CA-SS-17.
- **Week of July 27<sup>th</sup>** – Soil removal from spot excavation SS-54A and backfilling.
- **Week of Aug 3<sup>rd</sup>** – Soil removal from spot excavation CA-SB-1 and backfilling.
- **Week of August 24<sup>th</sup>** - Soil removal from the site began; all waste profile information was received, with material being transported to the turnkey landfill in Rochester.
- **Other Items** - Green Site Services worked on granite block stockpiling, demolition of non-lateral earth bearing walls and debris removal throughout the mobilization.
- **Remaining Tasks** - Mr. Nerney noted that the remaining soil loadout was planned for Friday, September 4<sup>th</sup>. The front fence replacement was scheduled for September 9<sup>th</sup> through the 15<sup>th</sup> and demobilization was planned for the week of September 14<sup>th</sup>. The as-built survey was scheduled for September 21<sup>st</sup>.

*Green Site Services Update*

Kyle Carleton confirmed that Mr. Nerney's summary was accurate and he had no further updates.

*Exceedance in Excavation Area 4*

A specific contamination issue was discussed regarding the southern wall of Excavation area 4, where benzo(a)pyrene levels slightly exceed the state standard. Mr. Nerney noted that the state standard for benzo(a)pyrene is 0.7 and the current reading is 0.72. The southern sidewall has been

excavated and sampled twice, with exceedances found both times. Mr. Nerney said the plan is to remove an additional 4–7 inches of soil from that wall on September 4th and resample. If concentrations remain above standard or increase, the site may require an Activity and Use Restriction (AUR). A site-specific risk assessment was also discussed as a potential option. Benzo(a)pyrene is the only compound currently exceeding a state standard; other compounds detected are below their respective standards. Lorrie Carey expressed optimism, noting that given the site's history, having only one minor exceedance in one area is a positive outcome. The group briefly discussed the differences between this site and the Concord mill site remediation. It was noted that the Concord site involved removal of all concrete and conversion to structural fill, whereas the Boscawen site still has existing slabs and retaining walls. The Boscawen site was less heavily industrialized (sawmill, flour mill, late-stage storage use for the tannery), suggesting potentially lower contamination levels overall. It was acknowledged that surprises are always possible, particularly under existing slabs that have not been tested.

#### *NHDES Updates*

Laura Pasquine noted that there were no updates from NHDES.

#### *EPA Updates*

Kayin Bankole reminded everyone that the grant period of performance ends September 30, 2026.

#### *Historical Interpretation*

Progress on the historic interpretive panels for Commercial Street was discussed. Lorrie Carey said that panels covering the mills, railroad, Indigenous presence, and Hannah Duston Island are complete in raw form and are currently being formatted by a graphic designer. Both EPA and the Division of Historic Resources have expressed interest in reviewing the content. Kayin Bankole EPA indicated flexibility on whether to review raw or formatted content, deferring to what is easiest for the town.

#### *Public Comment & Questions*

Tom Lynch, 37 Commercial Street, questioned whether soil would be tested if slabs and walls are removed in the future, and who would be responsible. The Select Board decided to leave the walls in place, as a structural engineer confirmed their value; the decision was made to give future developers the option to use or remove them. Lorrie Carey indicated that soil testing under slabs would be the responsibility of the future developer, not the town, once ownership transfers.

#### *Fence Replacement*

Mr. Nerney said that the old fence will be removed and a new, more robust fence will be installed approximately 6 inches inside the old fence line and concreted into the ground.

#### *Property Marketing*

Ms. Carey questioned if the property was ready to market to developers. Mr. Nerney said it's probably reasonable. Katie Phelps questioned if it would be prudent to wait until the additional sampling is completed and we know of any potential use restrictions. Mr. Nerney discussed the possibility that any future AUR might apply only to a sub-portion of the parcel rather than the entire site, providing flexibility for future development. Discussion ensued.

#### *Future Meeting Schedule*

92 The committee discussed whether additional meetings are needed before the grant expires. A  
93 tentative follow-up meeting was scheduled for September 28th at 6 PM, to be cancelled if  
94 circumstances do not require it.

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96 **Lorrie Carey made a motion to adjourn the meeting at 5:25pm. Seconded by Tim Kenney.**  
97 **All in favor.**

98 *Minutes respectfully submitted by Katie Phelps*