

To: Jim Bingham, Town Administrator - Warner
CC: Warner Selectboard, Warner Conservation Commission, Darryl Parker (Economic Development Committee), Warner Planning Board, Dawna Tousignant - Project Manager at Sanborn Head & Associates, Mike McCluskey - DES

Good morning all,

I learned this morning that a clock is ticking related to the phase 1 Brownfield Assessment that was done by Sanborn Head on the property at 32 Waterloo St.. I want to make you aware of this and ask a couple of questions.

To Jim Bingham and Dawna Tousignant - What is the date of the Phase 1 Brownfield assessment?

This matters because its usefulness to the town changes at 180 days from the date and again changes at 1 year from the date.

If the town were to acquire the property within 180 days from the date (not likely) the phase 1 assessment would still be valid.

If the town were to acquire the property within one year of the Phase 1 assessment, the assessment could be updated.

If the town acquires the property after more than a year has passed since the Phase 1 assessment a new phase 1 would have to be done within 180 days of purchase.

This is important because having a current phase 1 assessment protects the town by making it eligible for brownfield cleanup grants should any hazardous condition be discovered after the purchase. This is exactly the step that was not taken when the town took ownership of the ODD Fellows building which resulted in the town being the responsible entity for cleanup without access to grant funding to help.

I understand the both the phase 1 and phase 2 work was completed by the end of the grant which occurred on Sept 30, 2016. Is the report ready? If not, when is it expected? May I please have a copy?

To remind everyone why we took this project on... As members of the town attempt to create a rail trail through town the property at 32 Watereloo St. plays a critical role as a potential location for trailhead parking and as a location where we need to build trail to avoid inconveniencing property owners whose homes are located very close to the old railroad grade just west of Exit 9 of I-89. The town is also interested in getting the property back on the tax rolls. I know of at least two people who have an interest (or have had an interest) in purchasing the property. That said, the town wants to be sure its safe to move forward with a request to NHDOT to ask if the property could be declared surplus and that's why we applied for the grant.

I would like to ask the town to petition NHDOT to declare the property surplus once the selectboard has had an opportunity to read the report. If we get the answer we want from NHDOT and there is still time to take advantage of the phase 1 assessment that would be ideal. Even if we have to do another phase 1, at least we will have this one as a reference.

Best regards,
Tim Blagden
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