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**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT  
Siergiewicz Property  
Map 47, Lot 44-2  
Hollis, NH**

**Prepared for:**  
Conservation Commission  
Town of Hollis  
7 Monument Square  
Hollis, NH 03049

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**PHOTOGRAPHS** - Photographs by StoneHill November 17, 2017

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**Siergiewicz Property - Map 47, Lot 44-2**  
**Hollis, NH**

**1.0 EXECUTIVE SUMMARY**

StoneHill Environmental, Inc. has conducted a Phase I Environmental Site Assessment for the Town of Hollis Conservation Commission for a parcel of land referenced on Hollis Tax Map 47 as Lot 44-2 located along the east side of South Merrimack Road in Hollis, Hillsborough County, New Hampshire. It was our understanding that the Town of Hollis intends to purchase the parcel. As such, the Phase I ESA is being performed in order to assist the Conservation Commission with completion of all appropriate inquiries prior to acquisition of the parcel. The scope of work conducted during the Phase I Environmental Site Assessment was consistent with the requirements of the *ASTM Standard Practice E 1527-13, "Phase I Environmental Site Assessment Process"*, with any substantive exceptions noted in Section 2.3.

Based upon review of historical records and interviews conducted, the west area of the subject parcel has been in use for farming since at least circa 1950s. The parcel is 19.86 acres in size and is developed with an approximate 8.5-acre hay field and a small garage/barn structure which has been vacant for several years. The garage building also features a water supply well. The field was historically used for production of corn. For the last several years, the hay field has been mowed down to enable recreational use by local community members. The remainder of the parcel consists of forest and forested wetlands. The property is located in a historically rural area on the east side of the Town of Hollis. Properties in the immediate area consist of a mix of undeveloped forest lands, farmland and residential properties. Properties in the area are served by private water supply wells and discharge domestic wastewater to private septic systems.

Review of municipal records and information provided by town personnel was not indicative of a release of petroleum or hazardous substances which is likely to impact soil or groundwater quality at the subject property. Review of state and federal environmental records was not indicative of a release of petroleum or hazardous substances which is likely to impact soil, soil vapor or groundwater quality at the property. During the site reconnaissance visit StoneHill did not observe evidence which would be indicative of a release or threatened release of petroleum or hazardous substances which could impact soil or groundwater quality at the property. The historical use of the property for corn production indicates the possibility that chemical agricultural amendments may be present in soil within the cleared area of the property. Mr. Siergiewicz indicated that any pesticides would have been applied in accordance with labeling instructions and standard application practices.

In conclusion it is the opinion of the Environmental Professional overseeing the completion of this Phase I ESA that the observations made and records reviewed during this Phase I ESA were not indicative of current or historical recognized environmental conditions at the subject property. The possible presence of pesticides in agricultural soils is considered a de minimis condition since the presence of pesticides in agricultural soil would not result in an enforcement action if brought to the attention of the New Hampshire Department of Environmental Services. As the proposed use of the property does not consider redevelopment for residential use, it is our opinion that further assessment is not warranted in order to complete "all appropriate inquiries" with regard to the ASTM standard.

## 2.0 INTRODUCTION

StoneHill Environmental, Inc. (StoneHill) was retained by the Town of Hollis Conservation Commission to conduct a Phase I Environmental Site Assessment (Phase I ESA) for a parcel of land referenced on Hollis Tax Map 47 as Lot 044-002 located along the east side of South Merrimack Road in Hollis, Hillsborough County, New Hampshire (Site). It was our understanding that the Phase I ESA was requested in support of due diligence being conducted by the Conservation Commission prior to possible acquisition of the property for conservation of approximately 10 acres and development of approximately 10 acres as recreational fields and a parking lot. StoneHill conducted “all appropriate inquiries via completion of the Phase I ESA in conformance with the *ASTM Standard Practice E 1527-13, "Phase I Environmental Site Assessment Process"* (ASTM Standard) to identify recognized environmental conditions at the Site.

### 2.1 Scope of Work

The ASTM Standard is intended to be used by parties who wish to assess the environmental conditions of a property, taking into account commonly known and reasonably ascertainable information. The ASTM Standard outlines good commercial and customary practice for conducting an environmental assessment of commercial real estate with respect to the range of contaminants within the scope of CERCLA, and petroleum products. The practice constitutes “all appropriate inquiry” into the previous ownership and uses of the property consistent with good commercial or customary practice. The goal of the Phase I ESA is to identify "recognized environmental conditions" associated with the Site taking into account commonly known and reasonably ascertainable information. "Recognized environmental conditions" (RECs) means the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment, or 3) under conditions that pose a material threat of a future release to the environment. RECs do not include de minimis conditions which generally do not present a material risk of harm to public health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies." Therefore, some oils or hazardous materials may be present at a property but not constitute a REC. “Controlled RECs” (CRECs) are a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory agency, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. A CREC is considered a current REC. “Historic RECs” (HRECs) are defined as a past release of any hazardous substance or petroleum products that has been addressed to the satisfaction of the applicable regulatory agency, meeting unrestricted use criteria without subjecting the property to any required controls. “Commonly known information” means information known within the local community about the property that is material to recognized environmental conditions in connection with the property. “Reasonably ascertainable” means information that is 1) publically available, 2) obtainable from its source within reasonable time and cost constraints, and 3) is practically reviewable. “Practically reviewable” means information available in a manner which yields information relevant to the property without the need for extraordinary analysis of irrelevant data. In accordance with the ASTM Standard, the “effective date” of this report is November 17, 2017, the date upon which work commenced on the Phase I ESA and from which the useful life of the report should be calculated.

The scope of work was completed by Christopher Lane, an environmental scientist with a Bachelor of Science Degree in Environmental Science (2012, Montana State University) and more than two years of experience with completion of Phase I ESAs. The Phase I ESA was completed under the direction of Elissa Hill Stone, an Environmental Professional and Certified Environmental Manager with a Master of Science Degree in Soil Science (1979, Rutgers University), a Bachelor of Science Degree in Horticulture (1976, Cornell University) and more than 38 years of experience in environmental regulation and consulting reviewed the Phase I ESA.

## **2.2 Significant Assumptions**

The conclusions drawn by the Environmental Professionals responsible for completion of this report were influenced by certain assumptions, as follows. It was assumed that the remarks made by the knowledgeable persons interviewed in relation to this Phase I ESA were truthful. Except where potentially influenced by the presence of manmade features, it was assumed that groundwater flow is reflected by surface topography and would flow in the downhill direction. The term downgradient is used herein to describe properties in the direction in which groundwater is assumed to flow. The term upgradient is used herein to describe properties which are in the opposite direction from which groundwater is assumed to flow (i.e. typically topographically up slope with respect to a location in question). If the Site is residential in use, it would be assumed that lead paint may be present if the building was constructed prior to 1980. Unless provided information to the contrary, it would be assumed that paint applied to a commercial building or structure may be lead-containing paint. Unless provided information to the contrary, it would be assumed that transformers, capacitors, switches, voltage regulators, paints, and hydraulic equipment manufactured between 1929 and 1979 may contain polychlorinated biphenyls (PCBs). Caulking and other building materials installed between 1950 and 1979 may also contain PCBs. Unless provided information to the contrary, it would be assumed that certain building materials installed prior to 1980 contain asbestos, in particular floor tile and roofing materials.

## **2.3 Deviations from ASTM Standard**

StoneHill completed the Phase I ESA in general conformance with the ASTM Standard.

## **2.4 Limitations and Exceptions**

The Phase I ESA was conducted to evaluate the presence or likely presence of releases of oil or hazardous materials to the environment at the Site or in the immediate vicinity of the Site. The Phase I ESA did not include an assessment of the Site for the presence of asbestos containing building materials, lead paint, lead in drinking water, radon, wetlands, cultural resources, regulatory compliance, industrial hygiene, ecological resources, indoor air quality, or high voltage power lines. Since CERCLA liability does not include naturally occurring hazardous substances, this Phase I ESA does not take into consideration the potential presence of naturally occurring hazardous substances, such as but not limited to arsenic or other metals potentially present in groundwater, soil, rocks or crushed stone, or other such quarried fill material. Furthermore, substances may be present at the Site which would not be indicative of a REC but which would require special handling if being removed

from the Site, such as pesticide impacted soil within a pesticide application area, coal or wood ash impacted soil or fill, lead-based paint, or asbestos building materials.

The sampling and analysis of potential sources of a release was beyond the scope of work of this Phase I ESA. Since the assessment was conducted without comprehensive subsurface exploration and chemical analysis of soil beneath the Site, conditions which may impact the Site due to on-site or off-site sources have not been quantitatively evaluated. Furthermore, StoneHill cannot represent findings regarding areas which were inaccessible or obscured from view during the site visit.

Much of the information provided in this report is based upon personal interviews and research of available documentation, records, and maps at government agencies. Therefore, the information in this report is subject to the limitations of historical documentation, the availability and accuracy of pertinent records, and the recollection of the persons interviewed during the course of the assessment. The information presented in this report is applicable only to the dates of the records and lists reviewed as indicated in this assessment report. StoneHill's observations are valid on the date of the site reconnaissance visit.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of the ASTM Standard practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, and this practice recognizes reasonable limits of time and cost. If the Client desires a higher level of certainty concerning RECs, further environmental assessment would be required.

The Phase I ESA is not intended to be a complete environmental audit or industrial hygiene survey which would ascertain compliance with federal and state regulations other than those explicitly stated herein. It should be noted that the findings and conclusions of this assessment do not constitute scientific certainties, but rather probabilities based upon our professional judgment concerning data gathered during the course of the assessment. Information potentially obtained during further investigative activities, which were beyond the scope of this Phase I ESA, could result in a modification of the findings stated within the report.

This report has been prepared in accordance with generally accepted environmental site assessment practices and was conducted in conformance with the degree of care and skill exercised by other environmental consulting firms undertaking similar studies at the same time in the same geographical area. No other warranty, expressed or implied, is made.

## **2.5 User Reliance**

This Phase I ESA report has been prepared solely for use as a preliminary environmental evaluation of the Site by Town of Hollis Conservation Commission. This report, its findings and recommendations contained herein shall not, in whole or in part, be relied upon by any other party without the prior written consent of StoneHill and representatives of the Town of Hollis.

### **3.0 SITE DESCRIPTION**

#### **3.1 Site Location and Legal Description**

The Site is located along the east side of South Merrimack Road in Hollis, NH (see Figure 1, Site Location Map). The property is reference on Hollis Tax Map 47 as Lot 44-2 (see Figure 2, Tax Map). According to property cards provided by the Town of Hollis Tax Assessor, the deed reference for the property can be found in the Hillsborough County Registry of Deeds Book 8619 Page 68, dated October 18, 2013. According to the municipal records the lot is currently owned by Laurie R. Siergiewicz.

#### **3.2 Site and Vicinity General Description**

The Site is 19.86 acres in size. The west and central portion of the property feature a large field of arable land historically used for production of corn and hay but currently kept mowed for intermittent use by the community for recreation. The remaining land consists of dense forested lands and wetlands. The west area of the Site is also developed with a single story garage/barn structure and dirt driveway. Wetlands are present along the northern border of the Site, east of the field area towards Pennichuck Pond and to the southeast to the southern border of the Site. The surrounding area has been utilized for farming activities since at least the early 1900s and currently consists of rolling topography featuring a mix of farming properties, undeveloped forest and wetlands, and residential properties.

#### **3.3 Current and Past Uses of the Site**

The west and central portion of the property are currently kept mowed for intermittent use by the community for recreation. The remaining land consists of dense forested lands and wetlands. According to available historical records, site observations and information gathered during interviews, the Site has been used for farming since at least the mid-1900s. The original structure on the property was a chicken coup located in the northwest corner of the Site in the area currently occupied by the garage/barn structure. The current building replaced the original chicken coup approximately 25 years ago. When the father of the current owner took ownership of the property more than 60 years ago, the chicken coup was converted for use as a machine shop. The machine shop was subsequently moved directly across South Merrimack Road to the adjacent property. The original structure reportedly caved in during the period when it was not being used (1960s-70s) and the current structure was later built in its place approximately 25 years ago, and use of the structure for a machine shop resumed as equipment was brought back in from the machine shop location across South Merrimack Road. The structure has been empty and unused for approximately the last twelve years. The arable land on the Site has been utilized for corn and hay production intermittently since at least the mid-1900s.

Aerial photographs dated 1965, 1978, 1998, 2003, 2007, 2013, and 2017 were obtained from the U.S. Geological Survey, U.S. Department of Agriculture and Google Earth via the internet. All of the photographs depict the Site as consisting of farmland and forest land in the same configuration as currently exists. The 1965 image shows the original chicken coup structure. It is difficult to make out



if a structure can be seen in the 1978 image. The remaining images from 1998 onward show the Site as being developed with the current garage/barn building.

Historical topographic quadrangles for the area dated 1906 and 1953 were viewed at the University of New Hampshire Library website. The 1906 map depicts the property as being undeveloped land while the 1953 map depicts ground cover and shows the Site as being at least partially cleared land. The maps do not depict the presence of any structures on the Site.

Sanborn Fire Insurance Maps do not provide coverage including the Site area.

### **3.4 Description of Property Improvements**

Site is improved with a 1,176 square foot barn/garage built approximately 25 years ago, a dirt driveway, a water supply well used for an outdoor spigot only, and an approximately 8.5 acre field historically used to grow corn and hay but most recently kept mowed for intermittent use by community for recreation. The forested part of the parcel is mostly forested wetlands.

### **3.5 Current and Past Uses of Surrounding Properties**

The surrounding area consists mainly of farmlands, forest and residential properties. Use of property in the surrounding area for residential use and farmland dates back to the 1800s. Properties in the area are served by private water supply wells and discharge domestic wastewater to private septic systems.

### **3.6 Environmental Setting**

The Site is relatively level with a slight slope towards the east towards Pennichuck Pond. The Site slopes toward the north along its northern boundary and slopes south along its southern boundary. The north, east, and southeast areas of the Site consist of forested wetlands. Much of the Site is located within a 100 year flood zone, with only the west portion of the farm field being outside of the 100 year flood zone boundary. The soils at the Site are mapped as a mix of sandy loams developed in glaciofluvial deposits and mucky peat in the wet areas. Shallow groundwater is anticipated to mimic topography, with overall groundwater flow direction to the east and southeast. Bedrock geology at the Site is mapped as the Merrimack Group, Berwick Formation which consists of purple biotite-quartz-feldspar granofels or schist with interbeds of calc-silicate granofels and minor metapelites.

## **4.0 USER PROVIDED INFORMATION**

### **4.1 Title Records**

Title records were not provided to StoneHill by the Town of Hollis. The Hollis Tax Assessor's records indicated that the deed reference for Map 47 Lot 44-2 can be found in the Hillsborough County Registry of Deeds Book 8619 Page 68, dated October 18, 2013. According to the municipal records, the lot is currently owned by Laurie Siergiewicz.

#### **4.2 Environmental Liens or Activity and Use Restrictions**

Hollis Conservation Commissioner, Tom Dufresne, stated that he is not aware of any environmental liens, encumbrances or activity and use restrictions in the Site chain of title. Municipal office personnel indicated that they are not aware of any environmental liens, encumbrances, or activity and use restrictions with regard to the Site.

#### **4.3 Specialized Knowledge**

Other than the historical use of agricultural pesticides and fertilizers for corn production, no other specialized knowledge was provided to StoneHill with regard to the Site.

#### **4.4 Commonly Known or Reasonably Ascertainable Information**

Mr. Dufresne stated that he is not aware of any commonly known or reasonably ascertainable information available within the community which would be indicative of RECs in relation to the Site.

#### **4.5 Valuation Reduction for Environmental Liens**

Mr. Dufresne reported that the purchase price for acquisition of the Site parcel reasonably reflects fair market value without any price reduction which may be related to environmental impairment.

#### **4.6 Reason for Performing the Phase I ESA**

It was our understanding that the Hollis Conservation Commission requested the Phase I ESA as part of completion of due diligence associated with possible acquisition of the Site.

### **5.0 SITE RECONNAISSANCE**

#### **5.1 Methodology and Limiting Conditions**

The Site was visited by Christopher Lane, representing StoneHill, on November 17, 2017. Mr. Lane was accompanied during the visit by property co-owner Jim Siergiewicz and Hollis Conservation Commissioner, Tom Dufresne. The site visit was conducted by first observing the interior and grounds of garage/barn building, then by walking around the property to the eastern extent of the farm field observing the Site grounds for any signs of RECs. The eastern portion of the property was not walked since it is wetlands. Some areas of dense vegetation obscured views of some areas. No other limiting conditions were encountered.

#### **5.2 General Site Setting**

The properties surrounding the Site include a mix of undeveloped forested land, wetlands, farm land, and residential properties.

### **5.3 Observations**

During the site reconnaissance visit the subject property was reviewed for RECs and business environmental risk (BER) which might impact the Site area. The information which follows is a presentation of the observations made during the site visit which are germane to the Phase I ESA being conducted for the Site.

- Waste disposal pits, ponds or lagoons were not observed on the Site.
- Waste disposal piles or other evidence of disposal of solid or hazardous wastes were not observed on the Site.
- Stained soil was not observed. Stressed vegetation was not observed.
- Odors indicative of a release of oils or hazardous substances were not noted in the ambient air during completion of the site reconnaissance visit.
- No evidence for the presence of underground storage tanks (USTs) was observed at the Site. No above ground storage tanks (ASTs) were observed on the Site.
- No electrical equipment likely to contain PCBs was observed on the Site.
- Groundwater monitoring wells were not observed on the Site parcel. A water supply well was observed inside the northeast corner of the garage/barn building. The well serves only an outside spigot and no septic system exists on the Site.

## **6.0 INTERVIEWS**

### **6.1 Owner Interview**

The co-owner of the Site parcel and brother to owner Laurie Siergiewicz, Jim Siergiewicz, was interviewed during the completion of the site reconnaissance visit. Mr. Siergiewicz indicated that the property has been in his family as active farmland and a machine shop in the barn dating back approximately sixty years. He said the farmland had been in active use since before his father took ownership of the property around sixty years ago. He said that the original chicken coup was converted into a machine shop which his father operated. The machine shop was relocated across the street to the adjacent property which served as the Siergiewicz family home and machine shop business. Jim stated that during the period when the original chicken coup was not in use as the machine shop, it collapsed during a winter storm. He recalled this to be sometime around 30 to 35 years ago. Jim said his father built a new garage/barn building to replace the collapsed original building and moved the machine shop operations back into the new building approximately 25 years ago. The machine shop ceased operations approximately 12 years ago and the barn has sat vacant and unused since that time. He stated that he is not aware of any conditions which might pose a threat of a release of hazardous chemicals or fuel oil. He stated that the current structure was at one time heated by a fuel oil furnace and housed a 275-gallon fuel oil tank. The fuel oil system was later

converted to a propane system and the oil tank was removed at that time. Since the machine shop operations have ceased, the propane tank has also been removed. Jim stated that he considers his father's operations at the Site to have always been in accordance with all regulations and best practices as far as environmental impacts are concerned. He also said that chemical amendments have been used on some of the farmed area of the property, but that they were always used in general conformance with labeling instructions and standard application procedures.

## **6.2 Interview with Site Manager**

The Site is managed by Jim Siergiewicz. Please see Section 6.1 for comments provided by Mr. Siergiewicz.

## **6.3 Interview with Occupants**

The Site property is not currently occupied.

## **6.4 Interviews with Local Government Officials**

Tom Dufresne, Hollis Conservation Commissioner, said that the cleared area of the Site will be improved with recreational fields and a parking lot and the unimproved area will be a conservation area. The Hollis Code Enforcement Office personnel indicated that they are not aware of any environmental concerns at the Site. Hollis Fire Department personnel stated that they are not aware of any issues regarding environmental conditions at the Site.

## **6.5 Interview with Others, Including Neighbor where the Host Property is Abandoned**

The Site properties are not abandoned; therefore, no others were interviewed during completion of the Phase I ESA.

## **7.0 REGULATORY AGENCY REVIEW**

### **7.1 State and Federal Agency Records**

A State and Federal environmental records database search report was completed by Environmental Data Resources, Inc. (EDR) on November 30, 2017. As warranted, StoneHill obtained additional information on the NH Department of Environmental Services (NHDES) OneStop website.

The database review included review of the U.S. Environmental Protection Agency (EPA) National Priority List (NPL), the delisted NPL sites, the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) list and no further action CERCLIS sites (CERCLIS NFRAP), the EPA Resource Conservation and Recovery Act (RCRA) list of hazardous wastes handlers and treatment, storage and disposal (TSDs) facilities and TSD corrective action sites (CORRACTS), the federal Institutional Control/Engineering Control (IC/EC) list, and federal Emergency Response Notification System (ERNS) sites. The database review also included New Hampshire listed Hazardous Waste Sites, solid waste disposal facilities, the locations of leaking

underground storage tanks (LUST), the locations of solid waste facilities, petroleum discharge incident (spill) reports; a listing of the locations of registered underground storage tanks (USTs) and above ground storage tanks (ASTs), state Institutional Control (IC) sites, state Voluntary Cleanup Sites, and state Brownfields sites.

The Site is not listed on any of the environmental databases searched. An adjacent property is listed as a RCRA-Non Generator and labeled with the title Hollis Line Machine Company Inc., which is the name of the Machine Shop formerly operated at the Site; however, it is unclear whether this listing refers to the Machine Shop when it was operated at the Site or at the adjacent property. In either case, listing as a RCRA hazardous waste generator is not indicative of a discharge of a regulated substance. Rather, the listing indicates compliance with regulations pertaining to disposal of hazardous substances in accordance with state and federal hazardous waste management regulations. Additionally, while the database search did return some regulated release sites within the approximate minimum search radii, due to the geographic location of the Site in relation to the listed sites, it is StoneHill's opinion that the release sites could not have an impact on soil or groundwater quality at the Site. Based upon review of the USEPA and NHDES data, StoneHill concludes the Site not impacted by a vapor encroachment condition as there are no active releases of volatile organic compounds within the applicable search distances.

## **7.2 Local Government Records**

Property files pertaining to the subject property were available at the Hollis municipal offices. It was found that the files did not contain information indicative of operations on the Site parcel which were likely to result in spills of oils or hazardous materials.

## **7.3 Physical Setting Sources**

The physical setting of the host property was assessed based upon site visit observations and review of the current U.S.G.S. topographic map showing the project area, aerial photographs, Web Soil Survey map, FEMA Flood rate maps, and National Wetland Inventory maps.

## **7.4 Historical Use Information for the Host Property and Adjoining Properties**

The objective of consulting historical resources is to develop a history of the previous obvious uses of the property and surrounding area back to the host property's first developed use, or back to 1940, whichever is earlier, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the host property. Historical use information may have been obtained by review of one or more of the following resources: historical U.S.G.S. topographic maps, historical aerial photographs, city directories, fire insurance maps, municipal records, history books, old maps, and deeds. Interviews with knowledgeable persons may also have been conducted to obtain this information. Please refer to Section 11.0 for a description of the resources used to complete this Phase I ESA.

## 8.0 FINDINGS AND OPINION

StoneHill has conducted a Phase I ESA for the property referenced as Lot 44-2, on Hollis Tax Assessor's Map 47, Hollis, Hillsborough County, NH. The scope of work conducted during the Phase I ESA was consistent with the requirements of the *ASTM Standard Practice E 1527-13, "Phase I Environmental Site Assessment Process"*, with any substantive exceptions noted in Section 2.3. It was our understanding that the Phase I ESA was a required component of due diligence being conducted by the Hollis Conservation Commission prior to acquisition of the Site. Tom Dufresne, a Hollis Conservation Commissioner, indicated that the west area of the Site will be improved with recreational fields and a parking lot, with the undeveloped areas maintained as conservation land.

Based upon review of historical resources and interviews conducted, the west and central areas of the Site were historically used for corn or hay production since at least the 1950s, and likely much earlier. This area of the 19.86 acre parcel is currently a mowed grassy area which is also developed with a 1,176 square foot garage/barn, a water supply well and a dirt driveway. The field has not been actively farmed for several years and is kept mowed for intermittent community use for recreation. The remainder of the Site consists of forested wetlands extending east towards the Site boundary. The property is located in a historically rural agricultural area on the east side of the Town of Hollis. Properties in the immediate area consist of a mix of undeveloped forest lands, farmland, and residential properties. Properties in the area are served by private water supply wells and discharge domestic wastewater to private septic systems.

Review of municipal records and information provided by town personnel was not indicative of a release of petroleum or hazardous substances which is likely to impact soil or groundwater quality at the Site. Review of state and federal environmental records was not indicative of a release of petroleum or hazardous substances which is likely to impact soil or groundwater quality at the Site. Based upon review of the USEPA and NHDES data, StoneHill concludes the Site not impacted by a vapor encroachment condition as there are no active releases of volatile organic compounds within the applicable search distances.

During the site reconnaissance visit, StoneHill did not observe evidence which would be indicative of a release or threatened release of petroleum or hazardous substance which could impact soil or groundwater quality at the Site. The historical use of the property for corn production indicates the possibility that chemical agricultural amendments may be present in soil within the cleared area of the property. Mr. Siergiewicz indicated that any pesticides would have been applied in accordance with labeling instructions and standard application practices

In summary, in our professional opinion, the information obtained during completion of this Phase I ESA was not indicative of a release of petroleum or hazardous substances that is indicative of a current or historical REC. No controlled RCs were identified. The use of pesticides in conformance with labeling instructions indicates that hazardous substances likely have been applied to the agricultural field of the Site; however, this use is permitted in an agricultural setting as is not considered a "release to the environment" and, as such, is not considered a REC. The possible presence of pesticides in the soils in the agricultural fields at the Site is considered a *de minimis* condition since the presence of pesticides within the agricultural fields would not result in an

enforcement action if brought to the attention of the NHDES. If the future use of the farmed land considered a use which involved frequent direct human contact by nonagricultural workers, such as redevelopment of the agricultural land with residences, is it our opinion that further assessment of soil quality for pesticides would be warranted, with the results compared to standards applicable to the proposed redevelopment use, in order to assess whether mitigation measures or regulatory control would be warranted. Otherwise, it is our opinion that no further environmental assessment is warranted at this time in order to complete “all appropriate inquiries” with respect to the ASTM Standard.

Although data gaps exist since historical records were not available in five year increments dating back to initial development of the Site with agricultural fields and the original chicken coup, it is our opinion that no significant data gaps were encountered which would affect the ability of the Environmental Professional to identify RECs in relation to the historical uses of the Site parcels.

## **9.0 CONCLUSIONS**

In conclusion, StoneHill has completed a Phase I ESA in general conformance with the ASTM Standard 1527-13 and ASTM Standard 2247-08 for the property referenced as Lot 44-2 on Hollis Tax Assessor’s Map 47, Hollis, Hillsborough County, NH. Any exceptions or deletions to this practice are described in Section 2.3. This assessment has revealed no evidence of current, historical or controlled RECs at the Site since no evidence of any hazardous substances or petroleum products was identified in, on or at the Site; 1) due to any release to the environment, 2) under conditions indicative of a release to the environment, or 3) under conditions that pose a material threat of a future release to the environment. The possible presence of pesticides in the soils in the agricultural field at the Site is not considered a “release to the environment” and is considered a de minimis condition since the presence of pesticides with the agricultural fields would not result in an enforcement action if brought to the attention of the NHDES. No other de minimis conditions were identified. As the proposed use of the property does not consider redevelopment for residential use, no further environmental assessment of the Site is recommended at this time in order to complete “all appropriate inquiries”.

**10.0 CERTIFICATION STATEMENT**

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in 312.10 of 40 CFR Part 312, and I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the host property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



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Elissa Hill Stone, CEM



**11.0 REFERENCES**

Environmental Data Resources, Inc. FirstSearch Report, dated November 30, 2017.

Town of Hollis municipal records reviewed by StoneHill on November 17, 2017.

Interview with Hollis Town Conservation Commissioner, Tom Dufresne, conducted on November 30, 2017.

U.S. Geological Survey aerial photographs dated 1965 and 1978.

Aerial photographs dated 1998, 2003, 2007, 2013, and 2017 obtained from Google Earth.

Historic Topographic Maps 1906, and 1953 obtained on the web at <http://docs.unh.edu/nhtopos/nhtopos.htm>.

Site Visit conducted by StoneHill personnel on November 17, 2017.

Interview conducted with Site manager and co-owner Jim Siergiewicz on November 17, 2017.

U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey.

U.S. Fish & Wildlife Service, Nation Wetland Inventory, downloaded at [www.fws.gov/nwi/](http://www.fws.gov/nwi/).

U.S. Geological Survey, 7.5 Minute Topographic Quadrangle, South Merrimack, NH.