

# FORMER W.W. CROSS SITE 39 WEBSTER STREET JAFFREY, NH

Draft Analysis of Brownfields Cleanup Alternatives (ABCA)  
Phase I – Hazardous Materials Abatement & Demolition

# OUR TEAM



**George Naslas, PG, LSP**  
Principal-in-Charge



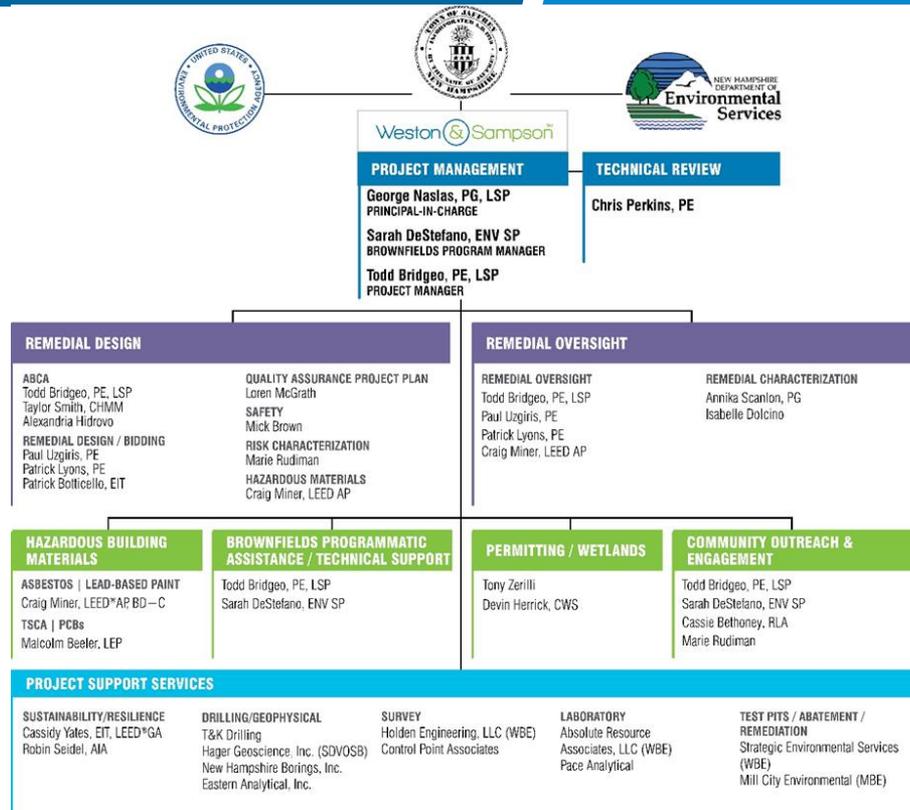
**Sarah DeStefano, ENV SP**  
Program Manager



**Todd Bridgeo, PE, LSP**  
Project Manager



**Paul Uzgris, PE**  
Remedial Design / Evaluation



# W.W. CROSS SITE

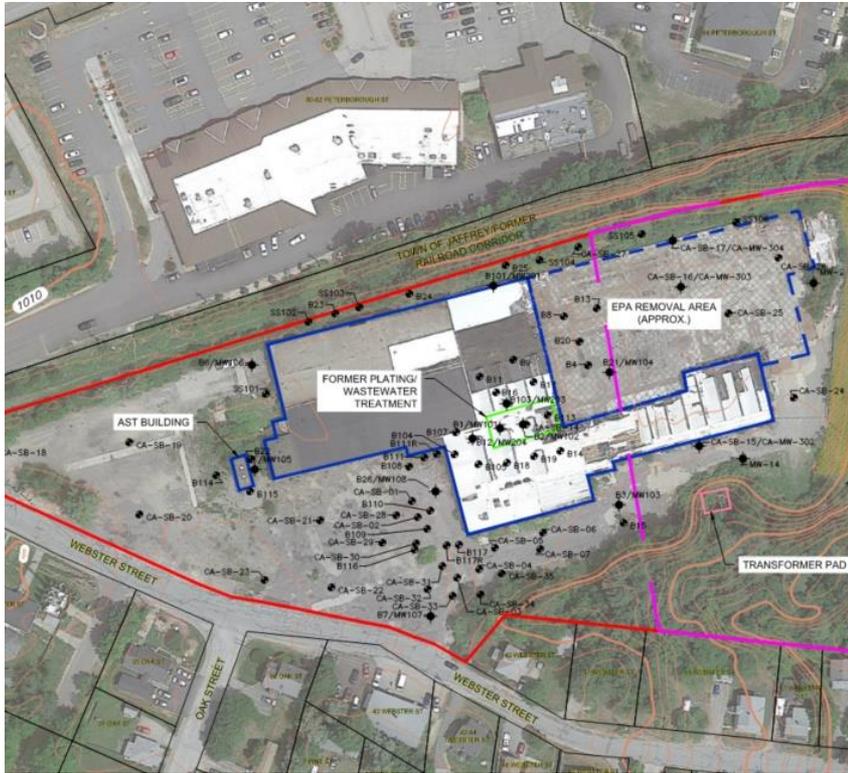


# SITE HISTORY

- **Historic Manufacturing Facility (1920 – 2000)**
  - Used for manufacturing tacks and fasteners for several industries, including upholstery, carpeting, and shoemaking.
- **Building Repurposed for Multi-Commercial Use (2000 – 2012)**
  - Commercial tenants included a woodworking facility, gym, and storage.
  - Building has been vacant since 2012.
- **Building Fire (2020)**
  - A major fire damaged the eastern portion of the former manufacturing building.
- **EPA Removal Activities (2021)**
  - Damage from the fire prompted EPA to demolish a portion of the building and remove asbestos-containing debris.
- **Phase II & Supplemental Phase II (2023)**
  - Assess conditions in former manufacturing area.



# PHASE II FINDINGS



## Key Findings:

- Soil & Groundwater Contamination
- Asbestos Containing Materials
- Lead-Based Paint & PCBs
- Aboveground Storage Tank (AST)  
& Transformers

# CLEANUP GOALS



**Abate hazardous building materials & demolish the remaining parts of the former manufacturing building to address public safety risks.**



**Remove the existing building to enable the removal of contaminated soil.**

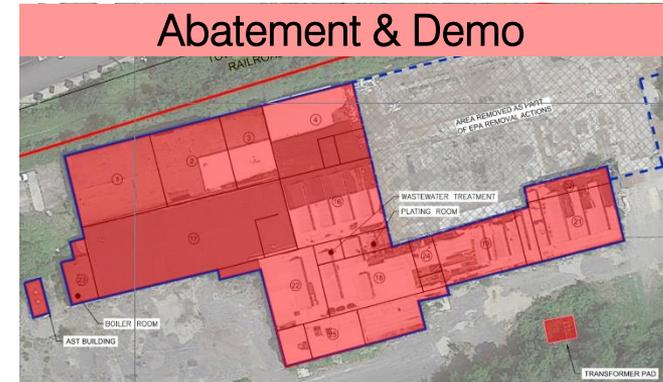


**Achieve regulatory compliance and support future mixed-use redevelopment.**

# PHASES OF CLEANUP

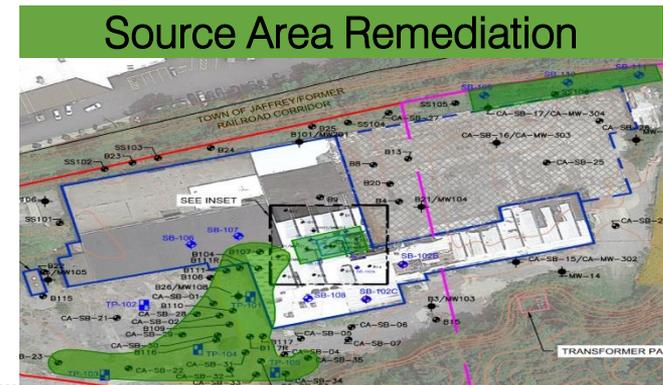
## PHASE 1: Aboveground

- Abatement & disposal of hazardous building materials.
- Remove former building contents, fuel AST, and electrical transformers.
- Demolish aboveground portion of former manufacturing building.
- Secure the Site.



## PHASE 2: Belowground

- Perform additional soil testing to refine remedial scope and costs.
- Remove existing building foundation.
- Excavate and remove contaminated soil from former plating area and southern loading docking area.
- Backfill and grading.



# DRAFT ABCA | PHASE I CLEANUP OPTIONS

## 1) No Action

- Does Not Meet Cleanup Goal
- Estimated Cost: **\$0**

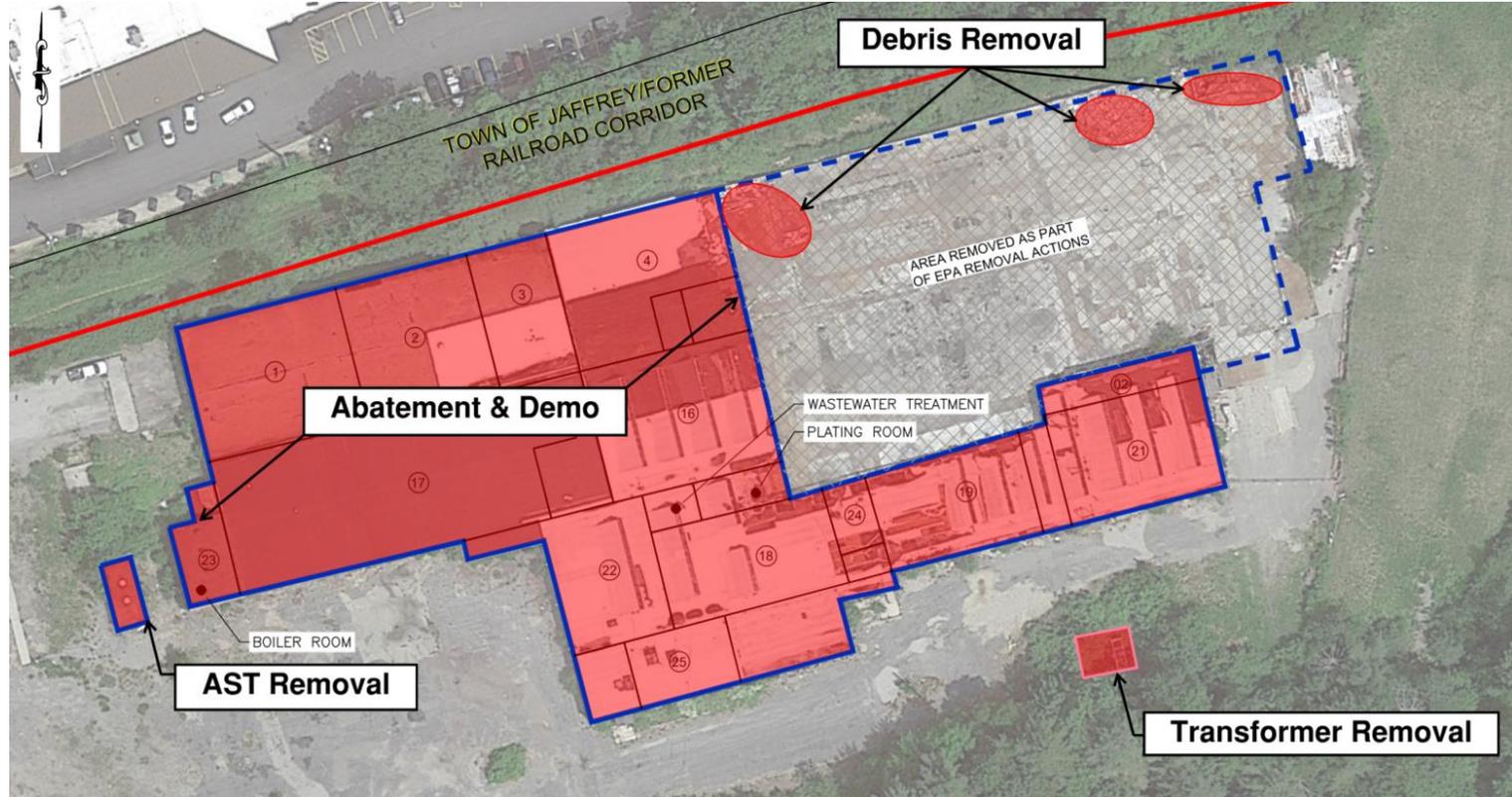
## 2) Hazardous Building Material Abatement and Building Renovation

- Partially Meets Cleanup Goals
- Very High-Cost for Repairing & Maintaining Dilapidated Building
- Estimated Cost: **\$1,910,000 – \$2,740,000**

## 3) Hazardous Building Material Abatement and Building Demolition

- Meets Cleanup Goals
  - Lower Cost Relative to Reducing Risk and Supporting Reuse
  - Estimated Cost: **\$950,000 – \$1,285,000**
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# PHASE I SCOPE OF WORK



# SITE WORK CONTROLS

## ■ Dust Controls

- Spraying/Misting of Water
- Polyethylene sheeting barriers
- Fencing with dust screen
- Dust Monitoring



## ■ Environmental Protection

- Stormwater Erosion Controls
  - Straw Wattles
  - Silt Fencing
  - Erosion Control Blankets
  - Catch Basin “Silt Sacks”
- Truck Decontamination Pad



# TIMELINE / SCHEDULE

| Activities                               | Dates (Month/Year) |                |
|--|--------------------|----------------|
|  | Start Date         | End Date       |
| Plan Preparation & EPA/NHDES Approval    | September 2024     | October 2024   |
| Phase 1 Draft ABCA Presentation          | November 2024      | November 2024  |
| Phase 1 Cleanup Planning & Design        | November 2024      | December 2024  |
| Phase 1 Bidding and Contractor Selection | January 2025       | February 2025  |
| Phase 1 Abatement/Demolition             | March 2025         | July 2025      |
| Phase 2 Remedial Design Characterization | May 2025           | June 2025      |
| Phase 2 Design and Bidding               | August 2025        | September 2025 |
| Phase 2 Soil Remediation                 | October 2025       | December 2025  |

# COMMUNITY INVOLVEMENT

## ACCESS TO DOCUMENTS:

- Relevant project documents are available for review on the Town website for the Site:  
<https://www.townofjaffrey.com/planning-economic-development/pages/ww-cross39-webster-street-site>
- Documents can also be viewed at the Information Repository at Jaffrey Town Offices. Information in the repository may be reviewed by scheduling an appointment with the project spokesperson during normal business hours:

### Spokes Person Contact Info:

Jo Anne Carr, Director of Planning and Economic Development

Jaffrey Town Hall  
10 Goodnow Street  
Jaffrey, NH03452  
603.532.7880 x110

[jacarr@townofjaffrey.com](mailto:jacarr@townofjaffrey.com)

### Town Office Hours:

Monday – Wednesday: 8:00 am - 3:30 pm  
Thursday: 11:00 am - 6:00 pm  
Friday: 8:00 am - 12:00 pm

## PUBLIC COMMENT:

- Public comments on the draft ABCA can be submitted to Jo Anne Carr at [jacarr@townofjaffrey.com](mailto:jacarr@townofjaffrey.com) or 603-532-7880 x110 by Friday, 6 December 2024, at 4:30PM.
- Comment responses will be prepared between 9 December and 13 December 2024. The Final ABCA will be posted to the Town's website and information repository by 6 January 2024.

# QUESTIONS

