

**For EPA Internal Use ONLY**

**ASSESSMENT PROGRAM  
INFORMATION NEEDED TO DETERMINE SITE ELIGIBILITY**

(Use arrow keys or mouse to move through questions; use Spacebar or mouse to check boxes)

**A. BACKGROUND INFORMATION**

1. Grant number: 00A00997 Date: 6/21/2022
2. Grant recipient: Town of Jaffrey
3. Person providing site information: Jo Anne Carr of Town of Jaffrey & Judd Newcomb of Credere Associates, LLC
4. Property/site name (as identified or will be identified in ACRES): W.W. Cross
5. Property address: 39 Webster Street, Jaffrey, New Hampshire
6. Current property owner: Steven Thibeault
7. Work to be done: ☒ Phase I ☒ Phase II ☒ Phase III ☐ Other  
Explain Other: Click or tap here to enter text.

**B. SITES ELIGIBLE FOR FUNDING**

1. Does the site meet the definition of a Brownfields (*a real property, the expansion, redevelopment or reuse of which is complicated by the presence or potential presence of hazardous substances, pollutants or contaminants*)? ☒ Yes ☐ No
2. Type of contamination present: ☐ Hazardous Substances ☐ Petroleum ☒ Co-Mingled  
(*If the site has both hazardous substances and incidental petroleum contamination, check the box the “co-mingled” box. If the site has hazardous substances and distinguishable petroleum contamination, check both of those boxes and you must obtain approval from the State and EPA.*)
3. Describe the operational history and current use(s) of the site: The Site building was constructed circa 1915 as the W. W. Cross Factory, a manufacturer of tacks and fasteners, and operated as an industrial manufacturing facility until the late 1990s. Most recently, the Site was purchased at auction in 2007 by the current owner, Mr. Steven Thibeault. Subsequent uses of the Site building, which was divided into tenant spaces/units, were storage/warehouse spaces, a wood working facility, two gyms, and various other tenants. Dating back to circa 2012, there have been no active business operations at the Site, and the Site building has fallen into a state of disrepair. Recently, the Site building endured a fire, and a portion of the building was demolished and secured to prevent public access through an EPA Emergency Planning and Response action.
4. Describe the environmental concerns at the site, including when and how the site became contaminated and, to the extent possible, the nature and extent of the contamination. If the

environmental concerns are unknown, or if the land has been vacant for many years, why do you think it is contaminated? Previous investigations at the Site have identified various environmental concerns including a non-compliant No. 6 oil AST where PAHs and naphthalene were detected; floor drains and sumps associated with the release of plating solutions and other potential source areas resulting in the presence of cadmium in soils and cyanide and chlorinated solvents in groundwater; PCE in groundwater; and known hazardous building materials throughout the Site building; and, a capped industrial landfill and associated lagoons.

5. Are there any known ongoing or anticipated environmental enforcement or other actions (at the federal, state or local level) related to the site?? ☒ Yes ☐ No If yes, please explain and provide any known information regarding the responsibility of any party for contamination or hazardous substances at the site: The EPA recently completed a removal action to clean up portions of the Site that were affected by the fire. A NHDES groundwater management permit and post closure plan for the landfill are also in place at the Site that require ongoing monitoring.
6. Describe the proposed expansion, redevelopment or reuse of the property and how it aligns with the community's reuse plans: The Town plans to partner with a developer to redevelop the site for mixed-use to align with master planning efforts.

#### **C. SITES NOT ELIGIBLE FOR FUNDING**

1. Is the property listed (or proposed for listing) on the National Priorities List? ☐ Yes ☒ No
2. Is the property subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA?
3. ☐ Yes ☒ No
4. Is the property subject to the jurisdiction, custody, or control the US government? (Land held in trust by the US government for an Indian tribe is eligible.) ☐ Yes ☒ No

*Note: If you answered YES to any of the above (C. 1-3) your property is **not** eligible.*

#### **D. SITES NOT ELIGIBLE FOR FUNDING WITHOUT A PROPERTY SPECIFIC DETERMINATION**

Certain properties cannot be approved without a "Property Specific Determination". Please answer the following questions to the best of your knowledge:

1. Is your site/facility subject to a planned or ongoing CERCLA removal action? ☐ Yes ☒ No
2. Has your site/facility been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or a judicial decree or to which a permit has been issued by the U.S. or an authorized state under the Solid Waste Disposal Act (as amended by the Resource Conservation and Recovery Act (RCRA)), the Federal Water Pollution Control Act (FWPCA), the

Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SWDA)? ☐ Yes ☒ No

3. Is your site/facility subject to corrective action orders under RCRA (sections 3004(u) or 3008(h))? ☐ Yes ☒ No
4. Is your site/facility a land disposal unit that has submitted a RCRA closure notification under subtitle C of RCRA or is subject to closure requirements specified in a closure plan or permit? ☐ Yes ☒ No
5. Has your site/facility had a release of polychlorinated biphenyls (PCBs) that is subject to remediation under TSCA? ☐ Yes ☒ No
6. Has your site/facility received funding for remediation from the Leaking Underground Storage Tank (LUST) Trust Fund? ☐ Yes ☒ No

*Note: If you answered YES to any of the above (D. 1-6), please call your Project Officer for more information on how to prepare a property specific determination. Refer to Section 1.5 of the [Information on Sites Eligible for Brownfields Funding Under CERCLA 104\(k\)](#).*

**\*\* For petroleum sites, please proceed to Section F – Petroleum Only Sites \*\***

#### **E. PROPERTY OWNERSHIP ELIGIBILITY – HAZARDOUS SUBSTANCES INFORMATION ON LIABILITY AND DEFENSES/PROTECTIONS**

**Answer the following if the assessment grant recipient does NOT own the site:**

1. Did the assessment grant recipient ever arrange for the disposal of hazardous substances at the site, or transport hazardous substances to the site? ☐ Yes ☒ No
2. Did the assessment grant recipient ever cause or contribute to any releases of hazardous substances at the site? ☐ Yes ☒ No
3. Describe the assessment grant recipient's relationship with the current owner and the owner's role in the work to be completed: The Town of Jaffrey has no relationship with the current owner other than being a taxable entity within the Town. The current owner plans to provide access to the Town to perform Brownfields assessment and the Town plans to acquire the property through tax lien.

**Answer the following if the assessment grant recipient owns the site or will own the site during the grant performance period. If not, got to Section G.**

1. For the purposes of their assessment grant, how is the grant recipient best defined?
  - a. ☐ State or other Local Unit of Government that acquired the property prior to 1/11/2002.
  - b. ☒ State or other Local Unit of Government that acquired the property after 1/11/2002.
  - c. ☐ Non-Profit

- d. ☐ Other: Click or tap here to enter text.
2. How was the property acquired (or how will it be acquired)?
- a. ☐ Negotiated purchase from a private individual
  - b. ☐ Purchase or transfer from another governmental unit
  - c. ☒ Tax foreclosure
  - d. ☐ Eminent domain
  - e. ☐ Abandonment
  - f. ☐ Seizure or other law enforcement action
  - g. ☐ Donation
  - h. ☐ Other (explain): Click or tap here to enter text.
3. What was the date when the property was acquired (or the anticipated date when it will be acquired)? Fall 2022
4. What is the name and identity of the party from whom the property was (or will be) acquired?  
Steven Thibeault
5. Describe all familial, contractual, corporate or financial relationships or affiliations the assessment grant recipient has or has had with all prior owners or operators of the property: None
6. Did disposal of all hazardous substances at the site occur before the assessment grant recipient acquired (or will acquire) the property? ☒ Yes ☐ No
7. Did the assessment grant recipient ever arrange for the disposal of hazardous substances at the site, or transport hazardous substances to the site? ☐ Yes ☒ No
8. Did the assessment grant recipient ever cause or contribute to any releases of hazardous substances at the site? ☐ Yes ☒ No
9. Did the assessment grant recipient uphold their continuing obligations (*See Section III.B of the Enforcement Discretion Guidance Regarding Statutory Criteria for Those Who May Qualify as CERCLA Bona Fide Prospective Purchasers, Contiguous Property Owners, or Innocent Landowners ("Common Elements")*) after ownership, including exercising appropriate care and complying with any land use restrictions? ☐ Yes ☐ No – Not yet completed; planned prior to ownership
10. Did the assessment grant recipient perform any environmental inquiry prior to the purchase of the property? ☐ Yes ☐ No – not yet completed; planned prior to ownership.
11. If pre-purchase inquiry in accordance with EPA's All Appropriate Inquiry rule (or ASTM E1527-13, or its equivalent at the time of purchase) was performed, what is the date of the report? Planned prior to ownership.

12. Describe the types and dates of any assessments performed and indicate on whose behalf the assessments were performed: Planned.

## F. PETROLEUM ONLY SITES - PROPERTY OWNERSHIP ELIGIBILITY

*Petroleum-only sites are to be submitted to the state for eligibility determination. Please contact your state representative to obtain the information they require to determine site eligibility. As a courtesy, send a copy of the site eligibility information to your EPA Project Officer so he or she is aware of potential upcoming work. The assessment grant recipient must provide their EPA Project Officer with a copy of the state's determination letter. See Section 1.3.2 of the [Information on Sites Eligible for Brownfields Funding Under CERCLA 104\(k\)](#). The following questions are typical of the petroleum site information you may need to provide to the state:*

1. Did the current and/or immediate past owner dispense or dispose of, or own the subject property during the dispensing or disposal of, any petroleum or petroleum products, or exacerbate existing petroleum contamination on the site? ☐ Yes ☐ No If Yes, explain: Click or tap here to enter text.
2. If the answer to question F.1 is yes, did the responsible party take reasonable steps to address the petroleum contamination on site? ☐ Yes ☐ No Explain: Click or tap here to enter text.
3. If the answer to question F.1 is yes, is the responsible party financially capable to assess and clean up the site? ☐ Yes ☐ No Explain: Click or tap here to enter text.

*Note: If question F.1 identified a responsible party who is liable for petroleum contamination at the site, and that party is financially viable to pay for assessment and cleanup costs, then the site is **not** eligible. If the identified responsible party took reasonable steps to address the petroleum contamination at the site, and/or is not financially viable to pay for the assessment and cleanup costs, then the site may still be eligible.*

4. Has any responsible party been identified for the site through, either:
  - a. A judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or cleanup the site: ☐ Yes ☐ No
  - b. An enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or cleanup the site: ☐ Yes ☐ No
  - c. A citizen suit, contribution action or other third party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site: ☐ Yes ☐ No
5. Is the site subject to any RCRA orders issued under 9003(h) of the Solid Waste Disposal Act?  
☐ Yes ☐ No

*Note: If the answer to any of the questions in F.4 or F.5 is yes, the site is **not** eligible. It is the grantee's responsibility to provide as much information as needed by the state to make the determination. It is not the responsibility of the state to do the research to determine liability or viability. If enough information cannot be provided, there is a possibility the determination will be delayed.*

## G. ACCESS

Does the assessment grant recipient have access or an access agreement for this property?

☒ Yes ☐ No

## H. NATIONAL HISTORIC PRESERVATION ACT (NHPA) COMPLIANCE

*Note: If you answer yes to any of the following questions you should contact your project officer to determine if any additional information is required.*

1. Is your selected property (site) currently listed in the National Register of Historic Places and/or is it a designated National Landmark? ☐ Yes ☒ No
2. Is your selected property (site) eligible to be listed in the National Register of Historic Places? ☐ Yes ☒ No
3. Is your selected property (site) part of a designated Historic District? ☐ Yes ☒ No
4. Will your project impact the viewshed of any adjacent or surrounding designated Historic Districts or registered historic structures? ☐ Yes ☒ No
5. Does your project have the potential to impact archaeological resources? ☐ Yes ☒ No

## I. VULNERABILITY CONSIDERATIONS

1. Is the property located in an area with potential environmental justice issues? ☒ Yes ☐ No

*To see if your property potentially has these issues, see <https://www.epa.gov/ejscreen>.*

2. Is the property potentially vulnerable to extreme weather and/or projected climate change?  
☒ Yes ☐ No

*If uncertain, more information can be found at <https://www.epa.gov/enviroatlas>.*

3. Is the infrastructure potentially being upgraded or reused as a result of this project?  
☒ Yes ☐ No

## J. PROPERTY ELIGIBILITY APPROVAL

W.W. Cross, 39 Webster Street, Jaffrey, New Hampshire

*(To be filled out by the Assessment Grant recipient)*

The information provided above is accurate to the best of my knowledge.

**Jo Anne Carr**

Title: Director of Planning and Economic  
Development

**6/22/2022**

Date

*(To be filled out by EPA Project Officer.)*

The information provided above is consistent with the site eligibility requirements for assessment  
funding: ☐ Yes ☐ No

*Click or tap here to enter text.*

Project Officer

*Click or tap to enter a date.*

Date

Need for Attorney Consultation: ☐ Yes ☐ No Notes: *Click or tap here to enter text.*

Additional Information: *Click or tap here to enter text.*