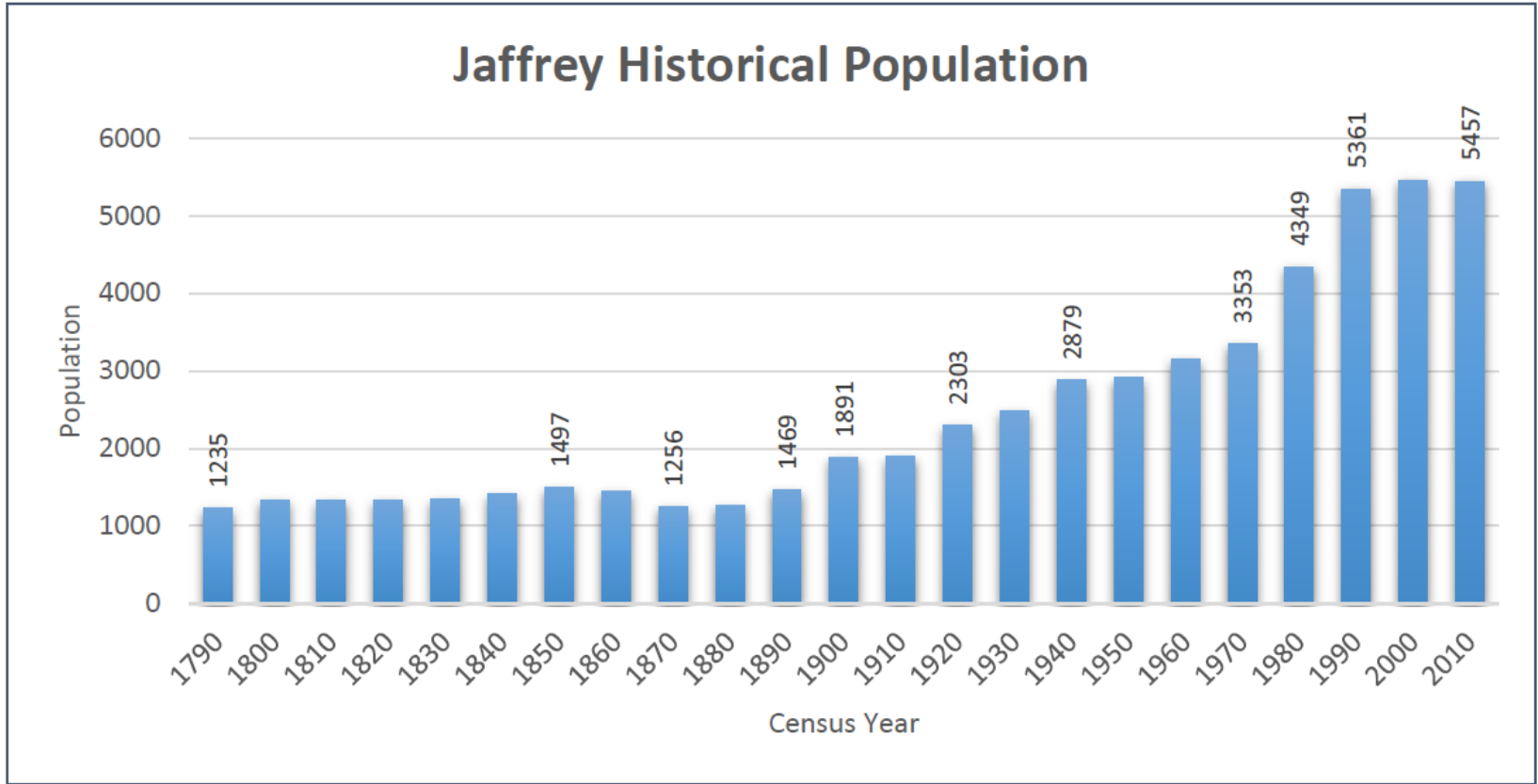




# Peak...c.1969





Source: NH Office of Strategic Initiatives, 2017

**JAFFREY SUBREGIONAL POPULATION TRENDS, 1960 - 2010**

<b>Population</b>						
	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
Jaffrey	3,154	3,353	4,349	5,361	5,476	5,457
New Ipswich	1,455	1,803	2,433	4,014	4,289	5,099
Peterborough	2,963	3,807	4,895	5,239	5,883	6,284
Rindge	941	2,175	3,375	4,941	5,451	6,014
Cheshire County	43,342	52,364	62,116	70,121	73,825	77,117
New Hampshire	606,400	737,681	920,610	1,109,252	1,235,786	1,316,470
<b>Percentage Change</b>						
	<b>1960-1970</b>	<b>1970-1980</b>	<b>1980-1990</b>	<b>1990-2000</b>	<b>2000-2010</b>	
Jaffrey	6.3%	29.7%	23.3%	2.1%	-0.3%	
New Ipswich	23.9%	34.9%	65.0%	6.9%	18.9%	
Peterborough	28.5%	28.6%	7.0%	12.3%	6.8%	
Rindge	131.1%	55.2%	46.4%	10.3%	10.3%	
Cheshire County	20.8%	18.6%	12.9%	5.3%	4.5%	
New Hampshire	21.6%	24.8%	20.5%	11.4%	6.5%	

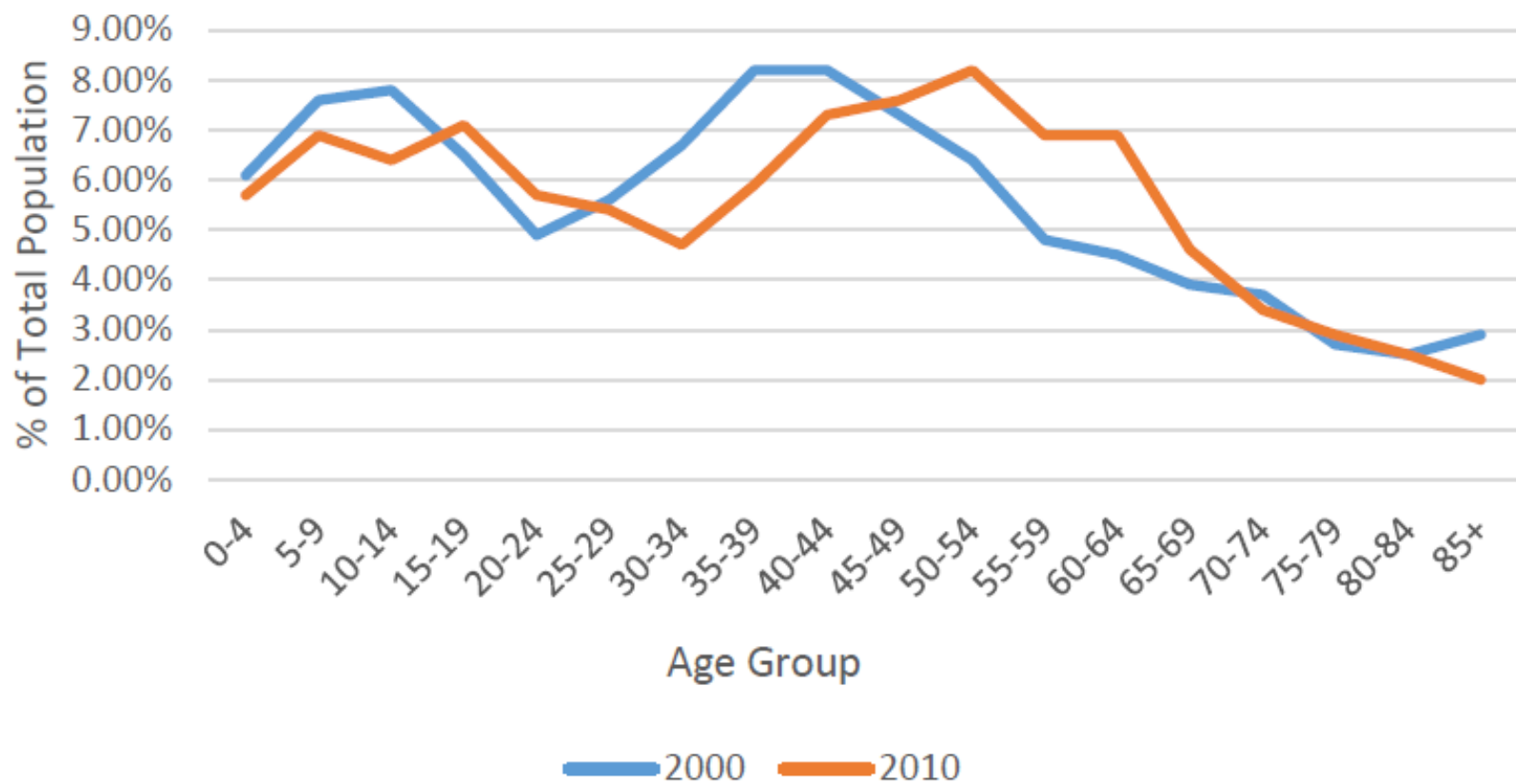
*Source: NH Office of Strategic Initiatives (OSI), US Census*



<b>Population Projections 2015-2040</b>							
	<b>2015 est.</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>% Change 2015-2040</b>
Jaffrey	5,393	5,308	5,225	5,246	5,262	5,272	-2.3%
New Ipswich	5,160	5,383	5,635	5,744	5,812	5,836	13.1%
Peterborough	6,445	6,604	6,795	6,926	7,008	7,037	9.2%
Rindge	6,043	6,154	6,268	6,293	6,311	6,324	4.7%
Cheshire County	77,345	77,653	78,002	78,315	78,543	78,695	1.7%
New Hampshire	1,330,501	1,349,908	1,374,702	1,402,878	1,422,530	1,432,730	7.7%

Source: NH Office of Strategic Initiatives (OSI)

## Age Distribution



## Employment by Industry Type- Jaffrey Residents 2000-2015

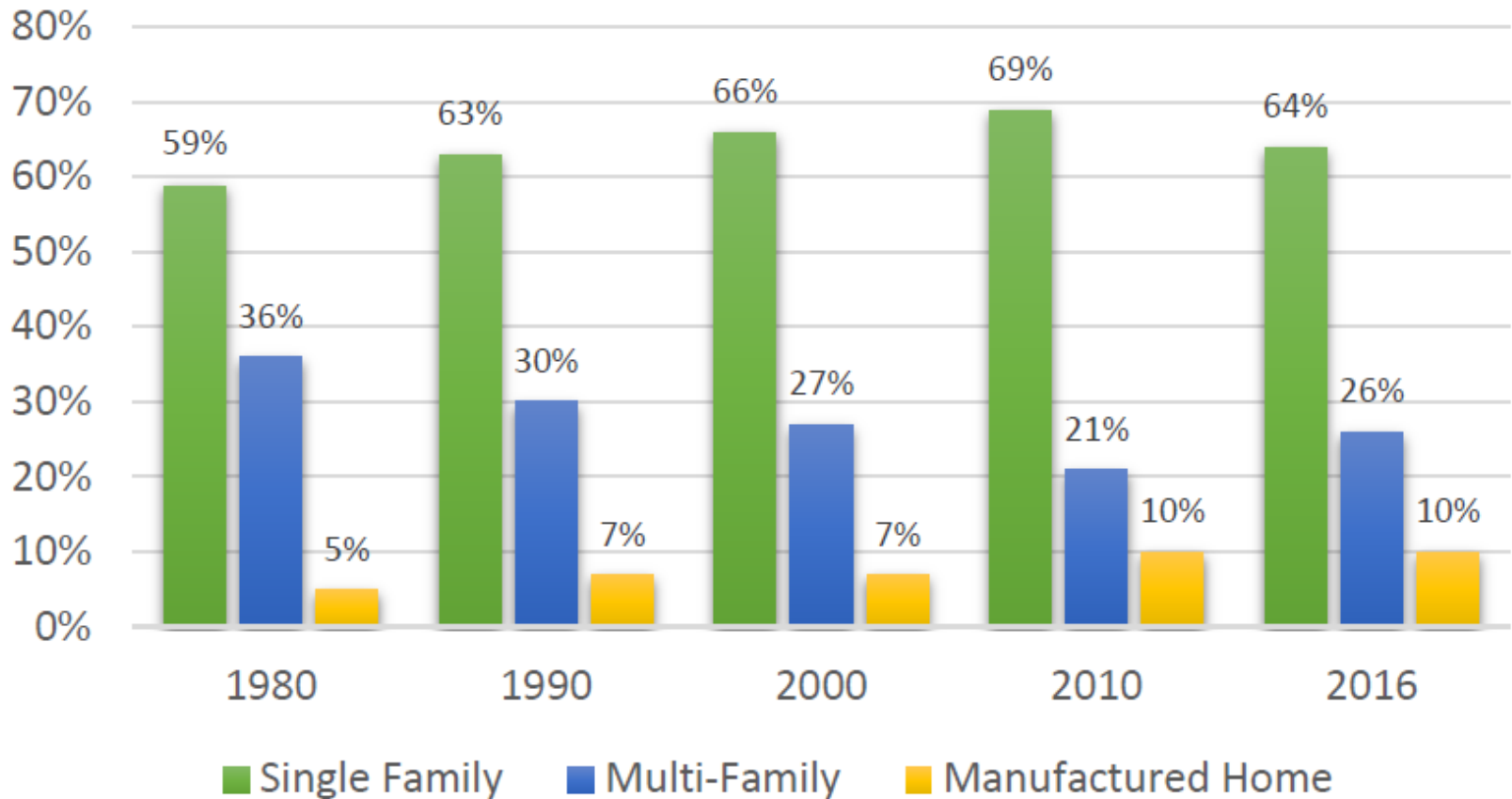
	2000	2005	2010	2015
<b>Total Number of Jobs</b>	<b>2,662</b>	<b>2,616</b>	<b>2,425</b>	<b>2,755</b>
<b>Goods Producing</b>				
Average Employment	1,274	1,148	1,082	1,394
Average Weekly Wage	\$765	\$813	\$986	\$1,073
<b>Service Producing Industry</b>				
Average Employment	1,053	1,066	994	990
Average Weekly Wage	\$486	\$499	\$559	\$618
<b>Government (Federal, State, Local)</b>				
Average Employment	335	402	349	371
Average Weekly Wage	\$620	\$629	\$875	\$865
<i>Source: Economic and Labor Market Information Bureau, NH Employment Security- figures not inflation adjusted</i>				

Town	Housing Units						%Change 2000-2010
	1970	1980	1990	2000	2010	2016*	
Jaffrey	1,223	1,770	2,426	2,352	2,547	2,386	8.3%
New Ipswich	545	798	1,326	1,449	1,916	2,020	32.2%
Peterborough	1,374	1,952	2,242	2,509	2,956	3,284	17.8%
Rindge	493	985	1,781	1,863	2,224	2,156	19.4%
Cheshire County	17,241	23,274	30,350	31,876	34,773	34,964	9.1%
New Hampshire	235,529	347,758	503,541	547,024	614,754	620,729	12.4%

*Source: US Census Bureau; US Census ACS 2012-2016 estimates*



## Housing Type 1980-2016



Source: US Census; NH Office of Strategic Initiatives

### Housing Affordability

100% of 2016* Median Household Income	\$62,800	80% of Median Household Income	\$50,240	50% of Median Household Income	\$31,400
30% of monthly income	\$1,570	30% of monthly income	\$1,256	30% of monthly income	\$785
Monthly mortgage	\$1,169	Monthly mortgage	\$930	Monthly mortgage	\$571
Mortgage affordable at 3.5% for 30 years**	\$254,856	Mortgage affordable at 3.5% for 30 years**	\$204,777	Mortgage affordable at 3.5% for 30 years**	\$129,659

Source: New Hampshire Housing Finance Authority Mortgage Qualifier Calculator

\* U. S. Census Bureau 2012-2016 American Community Survey (ACS) 5-Year Estimates Table DP03

\*\*includes 2016 property tax rate of 3.3% a \$10,000 down payment and \$500 homeowners insurance

### Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI) Monthly

Jaffrey Housing Costs	With a Mortgage		Without a Mortgage	
	# of Units	% of Units	# of Units	% of Units
Less than 20.0 %	279	28.4%	256	52.1%
20.0 to 24.9 %	202	20.5%	77	15.7%
25.0 to 29.9 %	223	22.7%	26	5.3%
30.0 to 34.9 %	67	6.8%	14	2.9%
35.0 % or more	213	21.6%	118	24%
Total Housing Units	984		491	
Not Computed	0		0	

Source: US Census ACS 2012-2016 estimates

### Gross Rent as a Percentage of Household Income (GRAPI) 2016

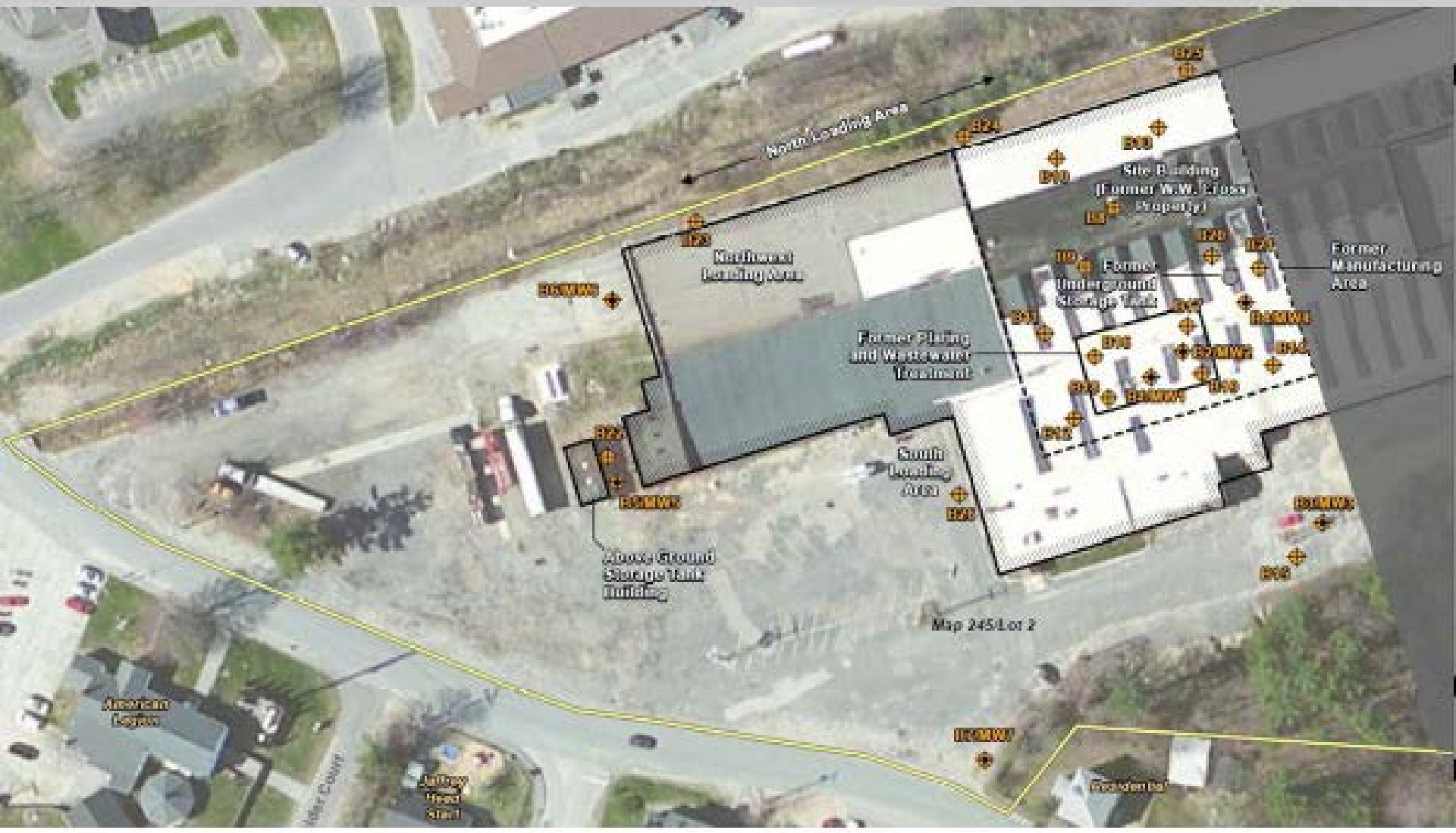
Housing Costs (Rental)	# of Units	% of Units
Less than 20.0 %	160	27%
20.0 to 24.9 %	61	10.3%
25.0 to 29.9 %	28	4.7%
30.0 to 34.9 %	64	10.8%
35.0 % or more	280	47.2%
Total Housing Units	593	
Not Computed	44	

Source: US Census ACS 2012-2016 estimates.





# Recommended Phase II ESA



# Recommendation:

## Further Investigation of...

- Cd, cyanide and PCE impacts to soils and/or groundwater in proximity to the former plating and wastewater treatment area;
- PCE impacts to groundwater;
- PAH impacts in the area of B12 and B26, and naphthalene impacts to groundwater; and
- PAH impacts to soil in the area of the inactive No. 6 oil AST.



# Evidence of Past Industrial Operations





**Materials / Wastes Storage**





**Renovated Spaces, Vandalized**



Photo 17 (6-27-17): View of 'sawtooth' skylight area with ACM roofing applied to the shallow slope, and ACM flashings.



Photo 4 (6-27-17): Vermiculite insulation within AST bunker (sample set 62); ACM (Tremolite) found to be present.



Photo 10 (6-27-17): ACM 9-inch floor tiles (sample set 09) located in bathroom within Site Building Room 22.



Photo 14 (6-27-17): One of several fire doors observed throughout the Site Building interior (P.A.C.).

**TABLE 7: REMOVAL COST ESTIMATES FOR ASBESTOS-CONTAINING MATERIALS**

Hazardous Building Materials Inventory  
W.W. Cross Property  
39 Webster Street  
Jaffrey, New Hampshire

Material	Quantity	Unit	Unit Cost	Total
Floor tile mastic and associated tiles	75	SF	\$6	\$450
Residual mixed mastics	720	SF	\$4	\$2,880
Interior window glaze	4	EA	\$250	\$1,000
Floor tread mastic and associated tread material	25	SF	\$20	\$500
9-inch floor tile	740	SF	\$4	\$2,960
Exterior window glaze	6	EA	\$150	\$900
Exterior caulking	105	LF	\$10	\$1,050
Overhead door caulking	80	LF	\$10	\$800
Roof penetration flashings (within negative roof fields)	9	EA	\$300	\$2,700
Perimeter flashings (associated with negative roof fields)	1,570	SF	\$6	\$9,420
Sawtooth skylight fields and flashings (within negative roof fields)	36,000	SF	\$4	\$144,000
Vermiculite insulation within AST vault	1	EA	\$3,000	\$3,000
<i>Fire doors</i>	13	EA	<i>\$200</i>	<i>\$2,600</i>
<i>Confirmed/Presumed Asbestos Abatement Subtotal:</i>				<b>\$172,260</b>
<i>Contingency<sup>2</sup>:</i>				<b>34,500</b>
<i>Estimated Consultant Fee<sup>3</sup>:</i>				<b>10,000</b>
<b>TOTAL ESTIMATED ASBESTOS ABATEMENT COST:</b>				<b>\$216,760</b>

**NOTES:**

1. SF = Square Feet; LF = Linear Feet; Each = Individual Unit
2. A contingency is added to cover potential hidden costs and market variability
3. A consultant fee is added to cover the costs of abatement design, oversight, and final air clearances.
4. Presumed asbestos-containing material (PACM) shown in italics.

Order-of-Magnitude Cost Estimate

**TABLE 8: REMOVAL COST ESTIMATES FOR OTHER HAZARDOUS/POTENTIALLY HAZARDOUS MATERIALS**

Hazardous Building Materials Inventory

W.W. Cross Property

39 Webster Street

Jaffrey, New Hampshire

Material	Quantity	Units	Unit Cost	Total
Pad-mounted transformers (interior)	4	EA	250	\$1,000
Fluorescent light ballasts	697	EA	\$12	\$8,364
Fluorescent light tubes	1630	EA	\$4	\$6,520
Thermostat switches	16	EA	\$25	\$400
Batteries/emergency lights	27	EA	\$35	\$945
Refrigerator/freezer units	5	EA	\$100	\$500
Window-mounted AC units	2	EA	\$75	\$150
<i>Total removal cost Subtotal:</i>				<i>\$17,879</i>
<i>Contingency:</i>				<i>\$3,550</i>
<b>TOTAL OTHER HAZARDOUS MATERIALS:</b>				<b>\$21,429</b>

**NOTES:**

1. Cost estimates presented assume disposal of all fluorescent ballasts as PCB-containing. A cost savings may be achieved if some ballasts are determined to be non-PCB.
2. Contingency costs are added to cover potential hidden costs and market variability.
3. EA = Each; SF = Square Feet

Order-of-Magnitude Cost Estimate