

Cote Block
67 Main Street, Berlin



DES Site Number: 200908061
ONESTOP Master Id.: 64382
Date of Update: February 7, 2012

Description: This site is currently a vacant building. The first level of the building is currently empty retail space while the upper floors are vacant apartments. Previous occupants have included a photographic studio and dark room and miscellaneous commercial operations.

Potential Environmental Concerns: Environmental concerns associated with this property are largely limited to the likely presence of hazardous building materials (i.e. asbestos, lead and PCB-containing building materials, and PCB-containing light ballasts) and mold. However, miscellaneous unlabelled chemicals and pharmaceuticals are present in a variety of small containers throughout the building. These materials need to be identified, inventoried, and disposed of properly.

Previous Work: A Brownfields Phase I Environmental Site Assessment was completed on behalf of the City by Nobis Engineering, Inc. under contract to North Country Council, Inc. in August 2009. This work was funded by an EPA Brownfields Assessment Grant awarded to North Country Council, Inc.

NHDES authorized Nobis Engineering, Inc. to conduct a Phase II Environmental Site Assessment. The Phase II Environmental Site Assessment involved: (1) a hazardous building materials (HBM) survey; (2) identifying, inventorying, and staging of the miscellaneous chemicals found throughout the building; and (3) determination of the

proper disposal methods for these chemicals and pharmaceuticals. An HBM survey was completed in support of potential renovation or demolition to assess the presence and distribution of hazardous building materials such as PCBs (in floor tiles, mastics, light ballasts, transformers, etc.), asbestos (in pipe coverings, linoleum, tiles, wall board, plaster, etc.), and mercury (heating system components, etc.). HBM surveys involve limited destructive sampling and analysis of suspect building materials.

Due to the results of the Phase II Environmental Assessment, NHDES authorized GZA GeoEnvironmental, Inc. (GZA) to conduct a more comprehensive hazardous building materials assessment. A “Supplemental Asbestos and Hazardous Building Material Survey Report” was submitted to NHDES in August 2011. The supplemental survey identified the widespread presence of asbestos, lead-based paint, and PCB containing paint within all floors of the building. Any future renovation or demolition work associated with this building will need to address these materials.

Copies of all available Brownfields reports for this site can be accessed from NHDES’ ONESTOP Database at: <http://www2.des.state.nh.us/DESOnestop/BasicSearch.aspx>.

The assessment work completed by NHDES was funded via our EPA Brownfields Coalition Assessment Grant and our Cost Recovery Fund.

Current Work:

No funds are currently available for additional assessment, cleanup planning or cleanup at this site. Therefore, no assessment work or cleanup activities are planned at this site during 2012.

Scheduled Public Events: There are no public meetings currently scheduled for this site.

Cleanup Planning: Cleanup planning documents have not yet been prepared for this site. Cleanup planning documents will be prepared and released for public comment once sufficient funding is secured.

Section 106 of Historic Preservation Act: NHDES submitted a Project Review Request to the New Hampshire Department of Cultural Resources – Division of Historical Resources (DHR) for consultation prior to undertaking the Phase II Site Assessment and supplemental hazardous building material survey. In both cases NHDHR issued a determination of “No Adverse Effect”.

Funding: The assessment work completed by NHDES was funded via our EPA Brownfields Coalition Assessment Grant, State and Tribal Response Program Grant and our Cost Recovery Fund.