



October 18, 2023

GeoInsight Project 11310-000

Thomas R. Hanna, Esq.
BCM Environmental & Land Law
41 School Street
Keene, NH 03431

Re: Marsh Property
Temple, NH

Dear Mr. Hanna,

As requested, GeoInsight, Inc. (GeoInsight), is providing you with comments regarding the status of property at 32 West Road in Temple, New Hampshire (the Property) relative to potential risks posed by antique vehicles and associated maintenance activities to surface water and groundwater resources. Specifically, you requested our opinion regarding a letter prepared by the Town of Wilton Planning Board¹ and the likelihood of conditions/activities at the property causing contamination to surface water/groundwater resources of Wilton.

SITE CONDITIONS

GeoInsight visited the property twice (on May 12, 2021 and on August 3, 2023) to evaluate management practices of oil and hazardous materials, and significant environmental concerns were not identified during these visits. Although the property may be legally defined as a “junkyard”, volumes of wastes stored or generated at the property were not consistent with automobile recycling businesses we have evaluated that rely on frequent dismantling and disarticulation of vehicles for parts. To the contrary, the use and storage of oil and regulated materials was relatively limited and vehicle storage was generally in good order. Most vehicles viewed during both site visits were wire drive vehicles which did not utilize hydraulic fluids. Some de minimis oil staining generally covering less than four square feet was observed under some vehicles. Spill kits and speedy dry was observed in use during both site visits under vehicles that were actively being maintained.

Regulated materials such as gasoline, waste oil and car batteries were stored in small quantities and were stored under cover in a barn. Outside storage of these materials was not observed. Antifreeze storage was not observed. Gasoline was stored in five-gallon containers and waste oil was generated in small quantities (between 50 and 80 gallons per year for either off-site recycling or use in an off-site waste oil burner).

¹ Town of Wilton Planning Board letter dated May 18, 2022 to the Town of Temple Select Board

A floor drain was formerly identified in the barn and this drain was closed out following the May 12, 2021 site visit. A GeoInsight field scientist was on site during drain closure activities to take soil samples at floor drain discharge location. Oil staining and oil impacts were not observed during excavation and sampling activities and sampling results did not suggest a release of hazardous materials. A GeoInsight letter report describing site conditions and laboratory results from field sampling was prepared for the property owners on June 18, 2021 and it is our understanding that this document has been provided to the Town of Temple Select Board.

ENVIRONMENTAL SETTING

The area of the property used for the storage of antique construction equipment storage is located on a hill which is outside the boundaries of Temple's Aquifer Protection Overlay District and away from surface water bodies or wetlands. Surface water bodies or wetlands were not identified near the vehicle storage locations during GeoInsight site visits in 2021 or 2023. The area is mapped by the New Hampshire Department of Environmental Services² as "Qt" or glacial till. Glacial till is generally considered a poorly sorted, low permeability material deposited directly by glacial ice. Contaminants released onto glacial till migrate slowly and do not typically travel large distances unless the release is large in volume. Groundwater within glacial till is generally not available in large enough quantities to serve as a public drinking water supply.

CONCLUSIONS REGARDING REGIONAL IMPACT

Based upon our experience and research at the site, there are inconsistencies or misconceptions in the Wilton Letter dated May 18, 2022 relating to the potential for regional impact. Letter language is included in italics followed by GeoInsight's response.

Page one, paragraph 2: *Based on our review of GIS maps, the site is surrounded by, and uphill from a, stratified drift aquifer that not only underlies this part of Temple but extends to Wilton, where is it the town drinking water supply, and other communities to the east.*

To be clear, a stratified drift aquifer does not underlie the Marsh property. The property is underlain by glacial till and bedrock.

Page two, last paragraph: *Chemical leaks do not stay put. They travel and travel quickly with any precipitation.*

The surficial material underlying the property is glacial till. This material is generally low in permeability in comparison to stratified drift aquifer material and fluids including oil and water travel very slowly in glacial till.

² Hildreth, C.T. 1988, Surficial Geologic Map of the Geenville 7.5 minute Quadrangle, New Hampshire. Open File Report NH-88-XX

Page three, first paragraph under Surface Water Contamination: *The collection endangers Wilton's surface water and its wellhead protection district. The deteriorating collection is outside, on the ground, unprotected from the elements. In addition to potential seepage into the aquifer, the pollutants identified above likely will contaminate runoff from the site, which flows downhill at an average 17% slope into the Temple Brook, thence into Blood Brook in Wilton and then into the Souhegan River in Wilton's wellhead protection area.*

These concerns do not consider the property conditions, management practices, or the environmental setting. During the two site visits conducted by GeoInsight, regulated materials were found to be stored in a barn protected from precipitation in generally small containers (less than 5 gallons in size). The few areas of oil staining under antique vehicles that were found were small in square footage (generally less than four square feet) and did not extend away from areas directly under the vehicle. Speedy dry and spill kits were observed in use under vehicles that were actively being maintained. Regulated materials associated with vehicle maintenance such as gasoline, waste oil, batteries, etc. were stored under cover in barn protected from precipitation.

Considering the limited amount of oil and regulated materials stored on site, the storage and management activities employed, and the limited size of soil staining observed in a till setting documented at the site, it is unlikely that releases at the site would pose a risk to drinking water supplies for the Town of Wilton. The closest Town of Wilton water supply source to the property appears to be the Everett Groundwater Production Well which is over four miles to the east measured in a straight line from the property.

GeoInsight's services and its conclusions, and recommendations are subject to the limitations and exceptions included as an attachment to this letter.

If you have questions or concerns regarding this matter please contact me at 603-314-0820.

Sincerely,
GEOINSIGHT, INC.



David A. Maclean, P.G., L.S.P.
Senior Associate/Senior Hydrogeologist

cc: Alan Marsh

Attachments A: Limitations and Exceptions

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ATTACHMENT A: LIMITATIONS AND EXCEPTIONS

The findings presented in this report are based upon the scope of services performed, information obtained through the performance of the services, and other conditions as agreed upon by GeoInsight and the original party for whom this report was originally prepared. This report is an instrument of professional service and was prepared in accordance with the generally accepted standards and level of skill and care under similar conditions and circumstances established by the environmental consulting industry. To the extent that GeoInsight relied upon information prepared or provided by other parties, GeoInsight makes no representation as to the accuracy or completeness of such information. Only the party for whom this report was originally prepared, and other specifically named parties, may make use of and rely upon the information in this report, in its entirety.

The findings presented in this report apply solely to Property conditions existing at the time when GeoInsight's assessment was performed. It must be recognized, however, that assessment services rendered were intended for the purpose of evaluating the potential for impact through limited research and investigative activities, and in no way represents a conclusive or complete characterization of the Property. Conditions in other parts of the Property may vary from those at the locations where data were collected. GeoInsight's ability to interpret investigation results is related to the availability of the data and the extent of the investigation activities. As such, 100 percent confidence in conclusions provided cannot reasonably be achieved. Therefore, GeoInsight does not provide guarantees, certifications, or warranties (express or implied) that a property is free from environmental impacts. Furthermore, nothing contained in this document shall relieve other parties of its responsibility to abide by contract documents and all applicable laws, codes, regulations, or standards.