

Site Redevelopment Profile

Kearsarge Metallurgical Corp. Superfund Site

Mill Street – Route 113, Conway, New Hampshire 03818

Property Overview

Size

9 acres

Current Site Uses

- Several commercial businesses are located on site. The site is also in ecological reuse.

Use Restrictions

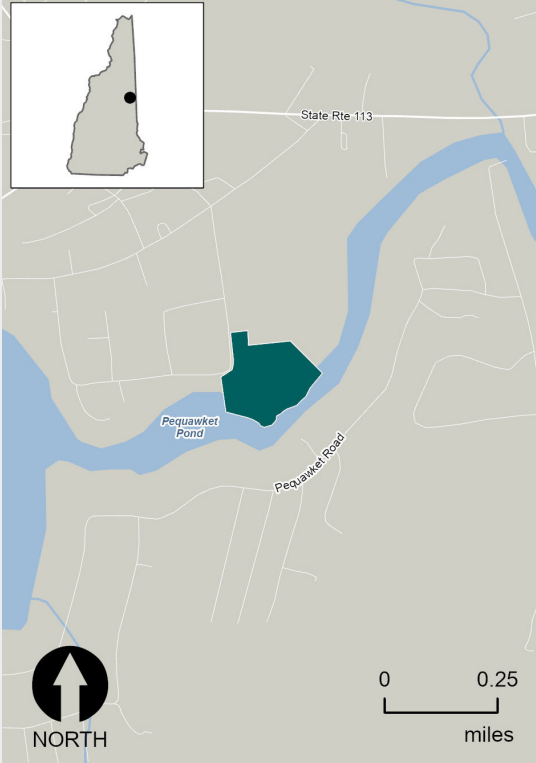
- Institutional controls prohibit the extraction of groundwater, any activities that could compromise the remedy, food production and residential uses.

Surrounding Population

1,750
1 MILE

5,109
3 MILES

8,225
5 MILES



A map of the site in New Hampshire.

Site History and Redevelopment Timeline

1964-1982

KMC made stainless steel valves and other materials on site.

1982

KMC abandoned the site. The New Hampshire Highway Department installed monitoring wells.

1980s

EPA and the state conducted site investigations.

1984

EPA placed the site on the NPL. KMC declared bankruptcy.

1990

EPA selected the site's remedy.

1992-2005

EPA and NHDES cleaned up the site.

2004

EPA and the town of Conway completed a site reuse assessment.

2012

EPA updated the site's remedy.

2013

The town sold the property to JHKH Industrial and Restoration LLC.

2015-2016

NHDES treated and restored a 1-acre area of additional soil contamination.

2019

Several businesses operate on site and the site is in ecological reuse.

History and Cleanup

The Kearsarge Metallurgical Corp. Superfund site, a former stainless-steel casting facility, is now home to three businesses. During site cleanup, other parts of the site were returned to ecological use. The site's reuses illustrate the benefits of repurposing existing structures on Superfund sites, and how collaboration between EPA and municipalities can lead to successful redevelopment and reuse of formerly contaminated lands.

The site covers 9 acres in an industrial park on the western edge of Conway, New Hampshire, along the northern bank of Pequawket Pond. The undeveloped part of the site consists of wetlands and poplar forest. Between 1964 and 1982, Kearsarge Metallurgical Corp. (KMC) made stainless steel metal castings at the site. KMC left behind solid and liquid waste when it abandoned the site in 1982. These wastes polluted site soils and groundwater. EPA placed the site on the Superfund program's National Priorities List (NPL) in 1984 after a series of state and EPA-led investigations.

The New Hampshire Department of Environmental Services (NHDES) and EPA worked with KMC to remove wastes and restore groundwater. KMC led some cleanup efforts before abandoning the site and declaring bankruptcy in 1984. In 1992, EPA removed more than 13,000 tons of hazardous and solid waste from the site. In 1993, EPA built a groundwater pump-and-treat system. EPA and NHDES removed an additional 5,670 tons of contaminated soil in 2003. In 2012, EPA updated the groundwater remedy to natural attenuation. After this change, the town of Conway acquired the site through a tax deed. EPA then transferred the groundwater treatment plant to the town of Conway. NHDES will monitor groundwater until EPA takes the site off the NPL. In 2015, NHDES led additional cleanup, mixing an oxidizing compound into a 1-acre area where additional soil contamination was found. NHDES established native plants in the treatment zone and finished restoration work in the spring of 2016.



The former KMC building was converted into office space by the site owner.



Site cleanup work, 2015.

Redevelopment

Recognizing that the site was vacant and abandoned, the community prioritized its reuse early on, during cleanup. EPA and the town of Conway completed a reuse assessment for the site in 2004. It identified commercial and industrial land uses as priority uses for the property. Once EPA determined that the pump-and-treat system was no longer needed, EPA and NHDES worked with the town of Conway and the town's Department of Public Works to support the site's return to use. For example, EPA staff was available to speak to prospective purchasers about site liability concerns.

After cleanup, the town of Conway prepared the site for reuse by removing dilapidated structures and retaining buildings with reuse potential. These buildings, the former KMC building and the groundwater treatment plant, made the property more attractive to developers who would need to invest less in upfront construction efforts. The town sold the site property to JHKH Industrial and Restoration LLC in 2013 and recouped

some lost back taxes from the sale. The new owner converted the former groundwater treatment plant into an automotive workshop and restored the former KMC building for use as office space. Three businesses on site now employ eight people, generating income as well as tax revenue.

"[NHDES] is pleased with the progress the agencies and the town of Conway have made at this site in recent years; groundwater treatment and removal activities have opened up the opportunity for site reuse."

Andrew Hoffman
NHDES Project Manager

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For more information see: www.epa.gov/superfund-redevelopment



The north bank of Pequawket Pond, 2016.

