

Chlor-Alkali Facility Superfund Site

Reuse Planning Committee

Meeting #1

December 11, 2007



Meeting Agenda

- Meeting Purpose & Introductions (5:30-5:45)
- Reuse Planning Process Overview & Goals Discussion (5:45-6:30)
- Site & Community Updates (6:30-7:00)

Break (7:00-7:15)

- Site Reuse Factors Presentation (7:15-7:45)
- Preliminary Discussion of Reuse Opportunities (7:45-8:20)
- Wrap-up & Next Steps (8:20-8:30)

Purpose

- The primary purpose of the Chlor-Alkali Facility Site Reuse Planning Process is to develop a set of community-based future land use goals and opportunities for the site.
- Tonight's meeting will focus on:
 - general goals for the process,
 - site reuse factors, and
 - preliminary discussion of reuse opportunities.

Reuse Planning Process Overview and Goals Discussion

- Reuse Planning Process Overview
- Discussion: General Goals for the Reuse of the Chlor-Alkali Facility Superfund Site
- Site and Community Planning Updates

Reuse Planning Process Overview

- Chlor-Alkali Facility Site Reuse Planning Committee Roles
- Project Resource Member Roles
- Consultant Team Roles
- Ground Rules for RPC Discussions
- Process Schedule

Reuse Planning Committee Roles

- Meeting participants will serve as representatives of the Reuse Planning Committee (RPC)
- The RPC will be an advisory committee that will participate in discussions, develop a reuse strategy for the site, and identify future land use recommendations for the site.
- The process will seek to build consensus among the RPC members, and the Berlin community regarding the future use of the Chlor-Alkali site. If full consensus cannot be reached, the full range of opinions expressed in Reuse Planning Process discussions will be included in advisory recommendations.
- The process will include three RPC meetings, and one public forum that will provide an opportunity for the RPC to share its findings with the larger Berlin community.

Project Resource Member Roles

- City of Berlin, EPA Region 1, NH DES, and Plymouth State University representatives will serve as project resource members.
- Project resource members are available to provide information to assist the RPC with discussions, and decision-making.
- Project resource members will not make decisions about future land use recommendations as part of this process.

Consultant Team Roles

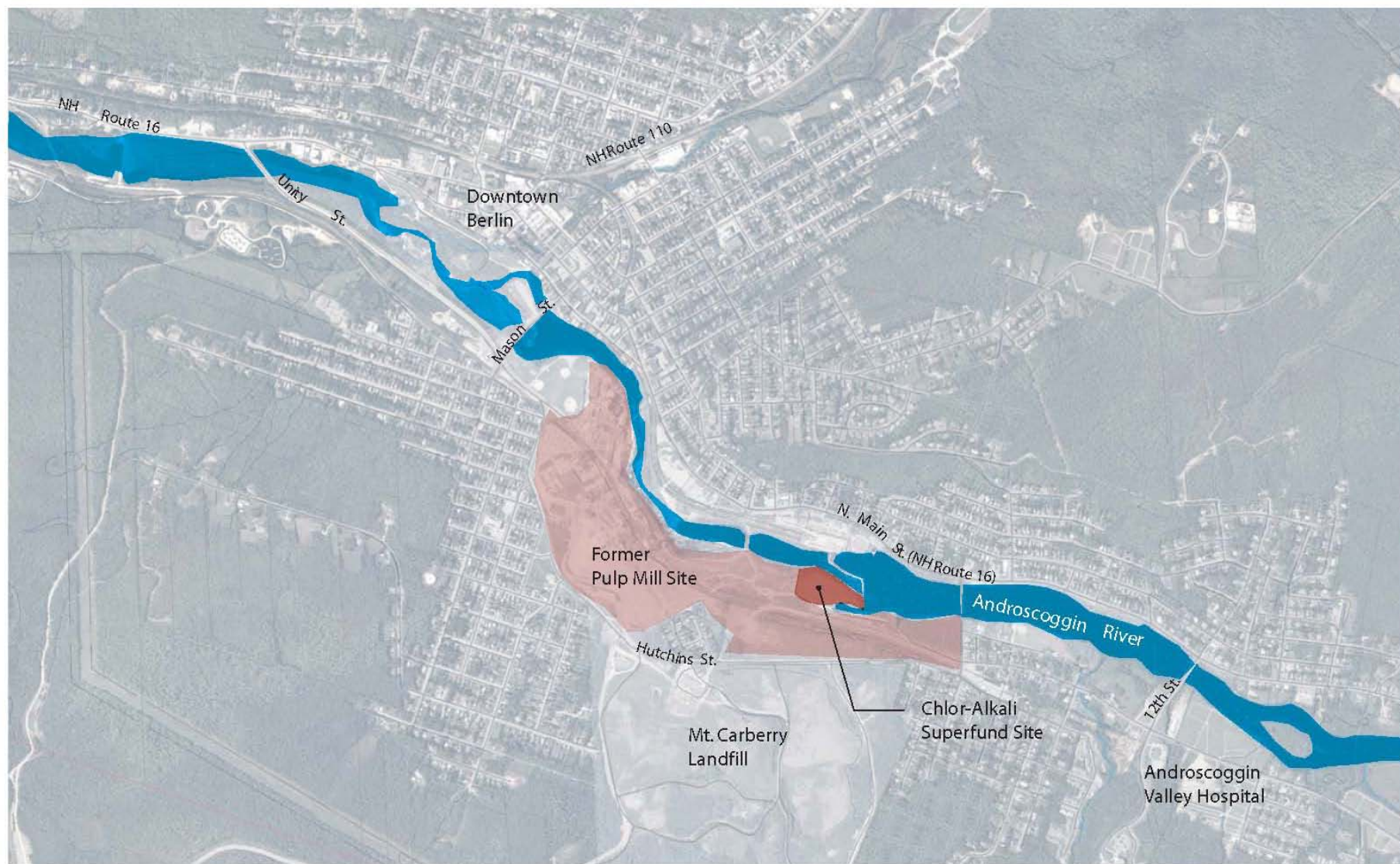
- Consultant team members will assist the RPC with meeting facilitation, research, technical analysis, mapping, and the presentation of the RPC's advisory recommendations.
- Consultant team members will also coordinate with RPC members, the City of Berlin, Master Plan Consultants, EPA Region 1, and NH DES throughout the process.
- Consultant team members will serve as neutral third-party process facilitators, and like project resource members, will not make decisions about future land uses as part of this process.

Reuse Planning Process Timeline

- RPC Meeting #1 (December 11, 2007)
- RPC Meeting #2 (February 2008)
- Public Forum (April 2008)
- RPC Meeting #3 (April 2008)
- Summary Report (May 2008)

Ground Rules for Discussion

- The process will serve as a means of reaching out to the community of Berlin to share information, gather feedback, and build capacity for further planning and revitalization projects.
- Reuse planning discussions should be an open forum for sharing a range of opinions and perspectives.
- Discussions should be respectful of the thoughts and views of all meeting participants.
- Technical terms and acronyms will be defined and explained in plain language.



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North

SITE LOCATION MAP

Chlor-Alkali Facility Superfund Site
Berlin, New Hampshire
December 2007

Discussion:

Reuse Planning Process Goals

- What do participants hope to get out of this process?
- Is there a shared set of goals and outcomes that participants would like to reach as a result of the process?
- Are there any other organizations, parties, or individuals (not currently in the room) that should be participants in this process?

Site and Community Planning Updates

- Chlor-Alkali Facility Superfund Site Status Update

(Darryl Luce, Remedial Project Manager, EPA Region 1)

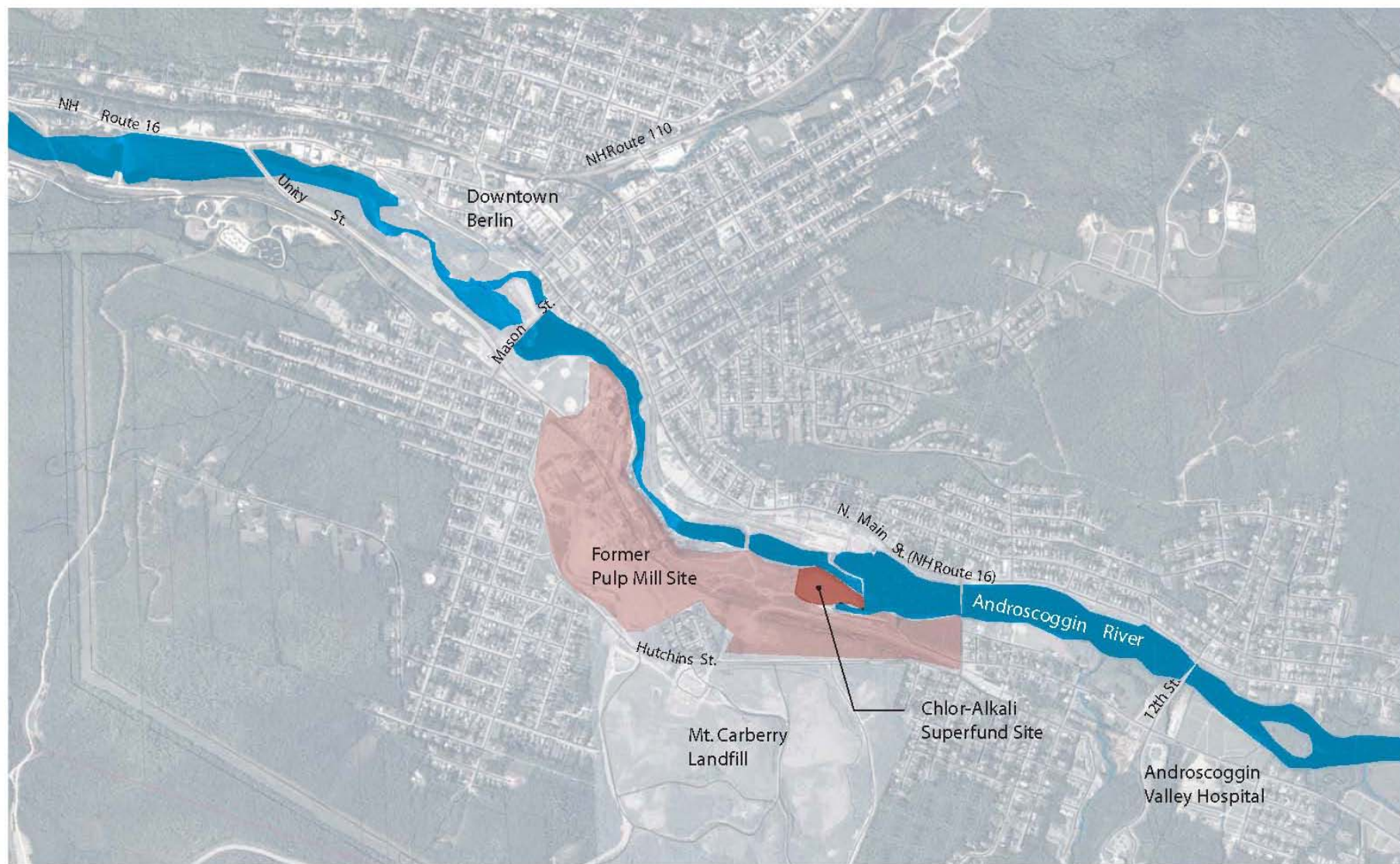
- City of Berlin Master Planning Process Update

(Pam Laflamme, City Planner, Berlin)

Presentation:

Site Reuse Factors

- Site Location
- Zoning and Surrounding Land Uses
- Property Ownership
- Access and Circulation
- Former Site Operations
- Existing Site Conditions
- Site Reuse Considerations
- Community-wide Planning Considerations



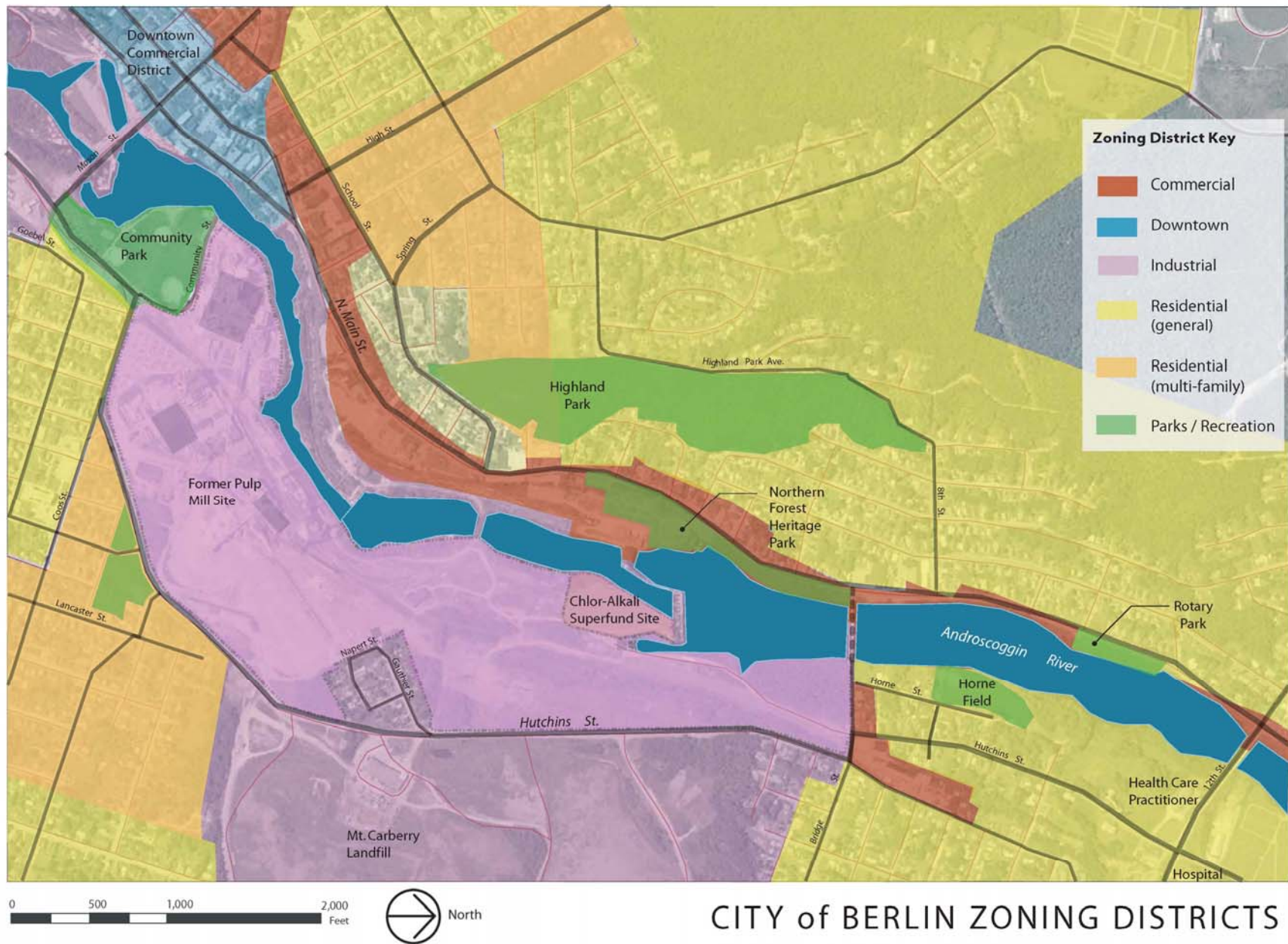
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North

SITE LOCATION MAP

Chlor-Alkali Facility Superfund Site
Berlin, New Hampshire
December 2007



CITY of BERLIN ZONING DISTRICTS

Chlor-Alkali Superfund Site Reuse Planning Process
Berlin, New Hampshire
December, 2007







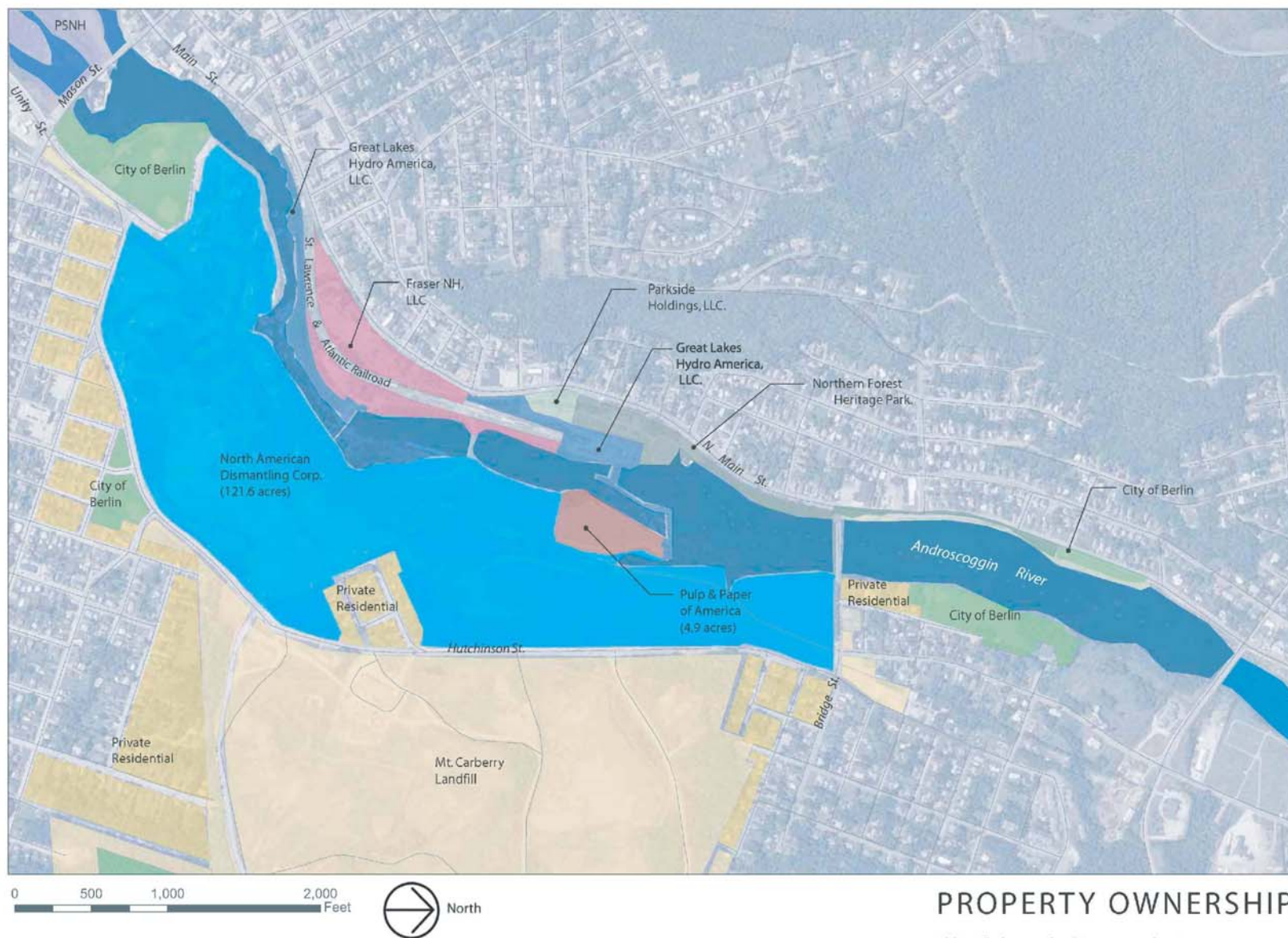






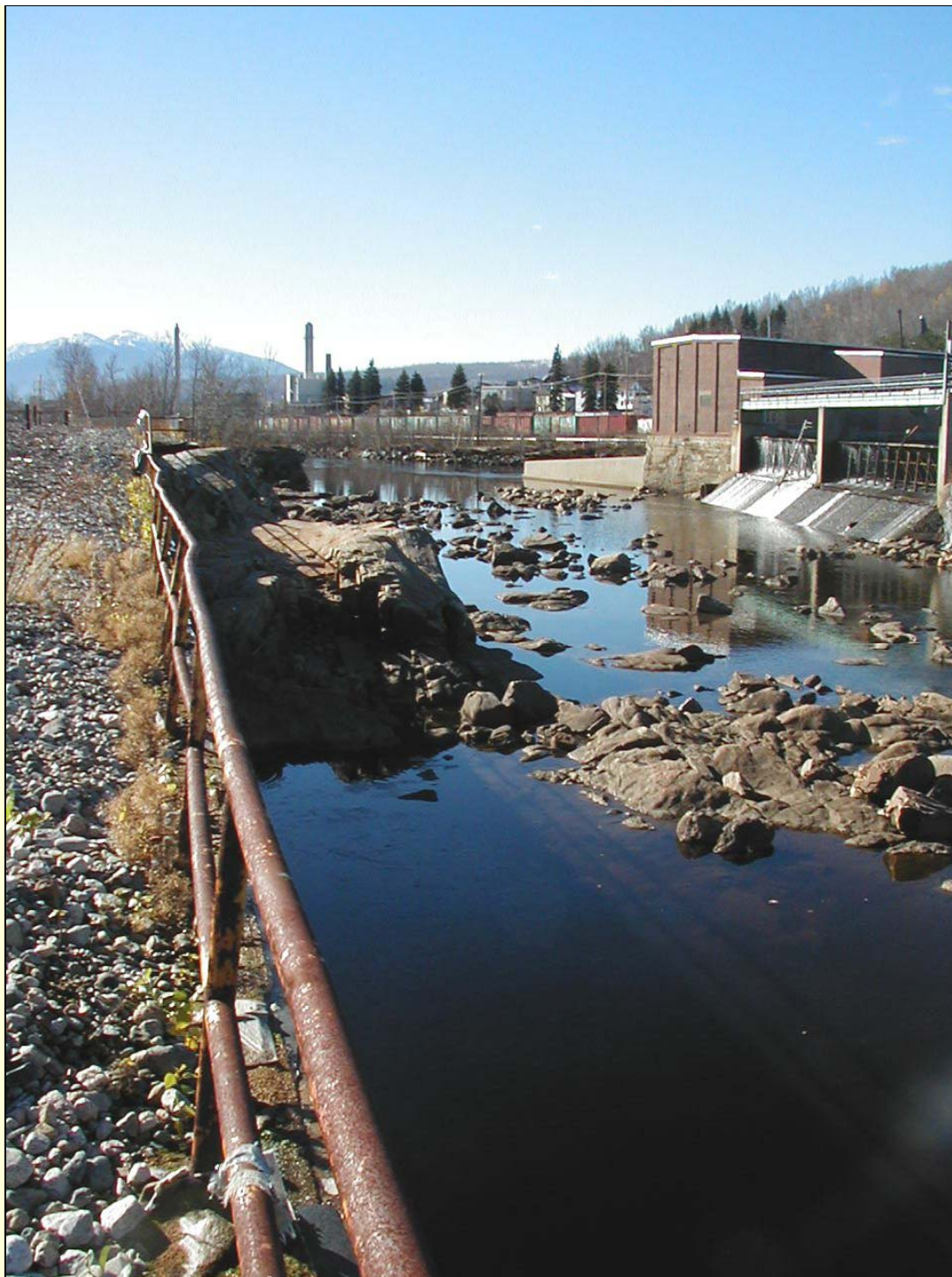






PROPERTY OWNERSHIP

Chlor-Alkali Superfund Site Reuse Planning Process
Berlin, New Hampshire
December, 2007





















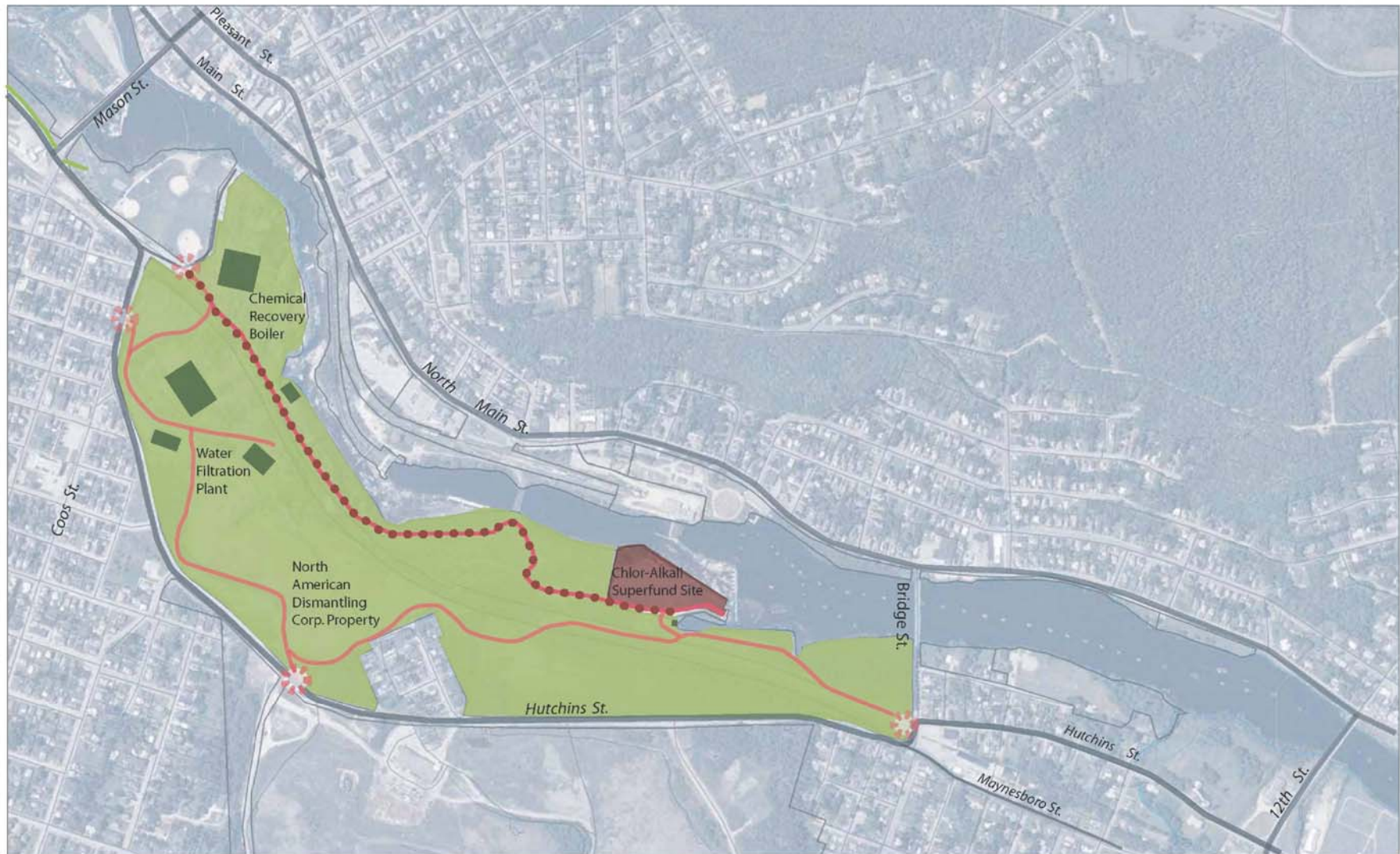
ACCESS & CIRCULATION

Chlor-Alkali Superfund Site Reuse Planning Process
Berlin, New Hampshire
December, 2007



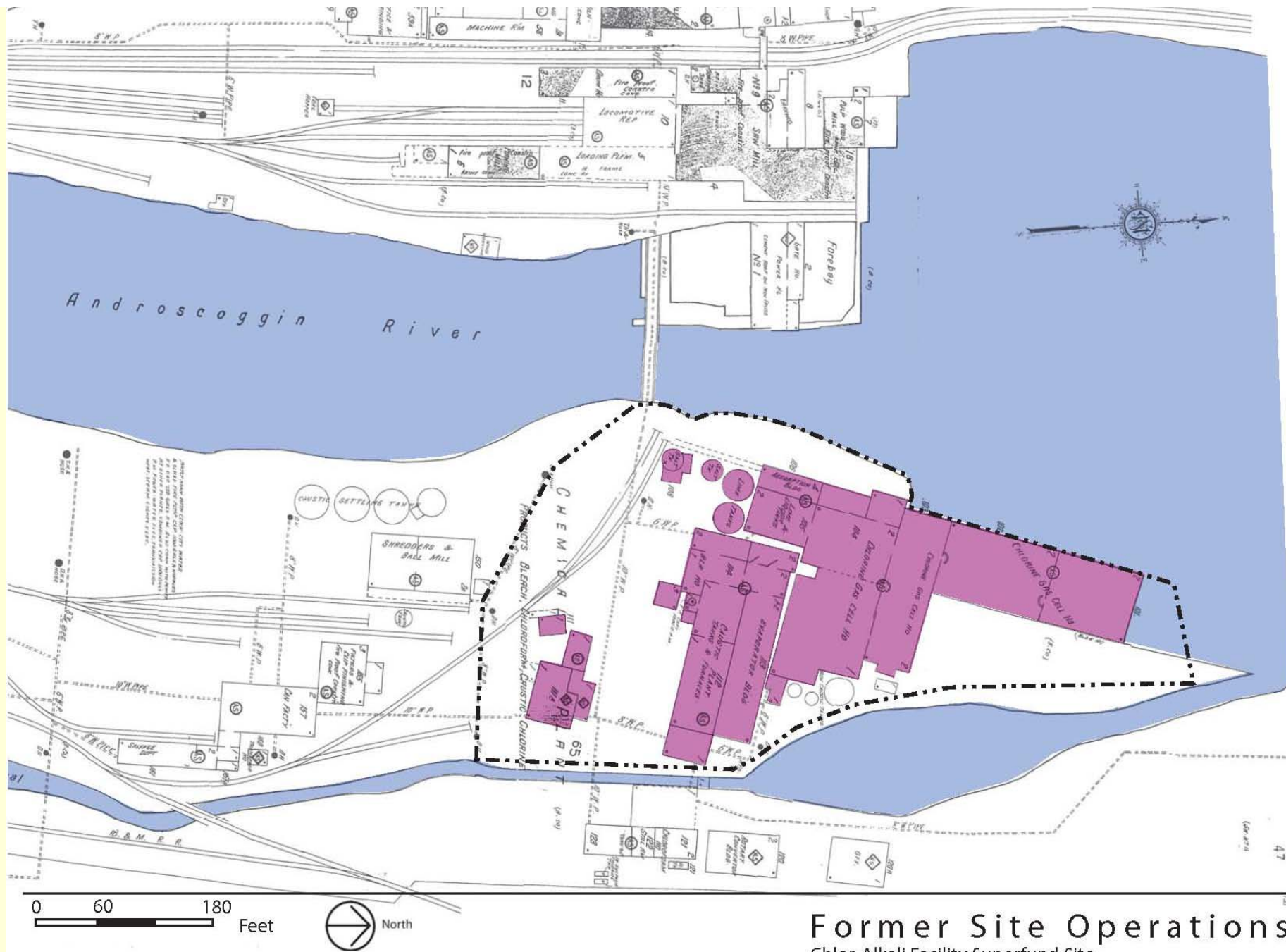
ACCESS & CIRCULATION

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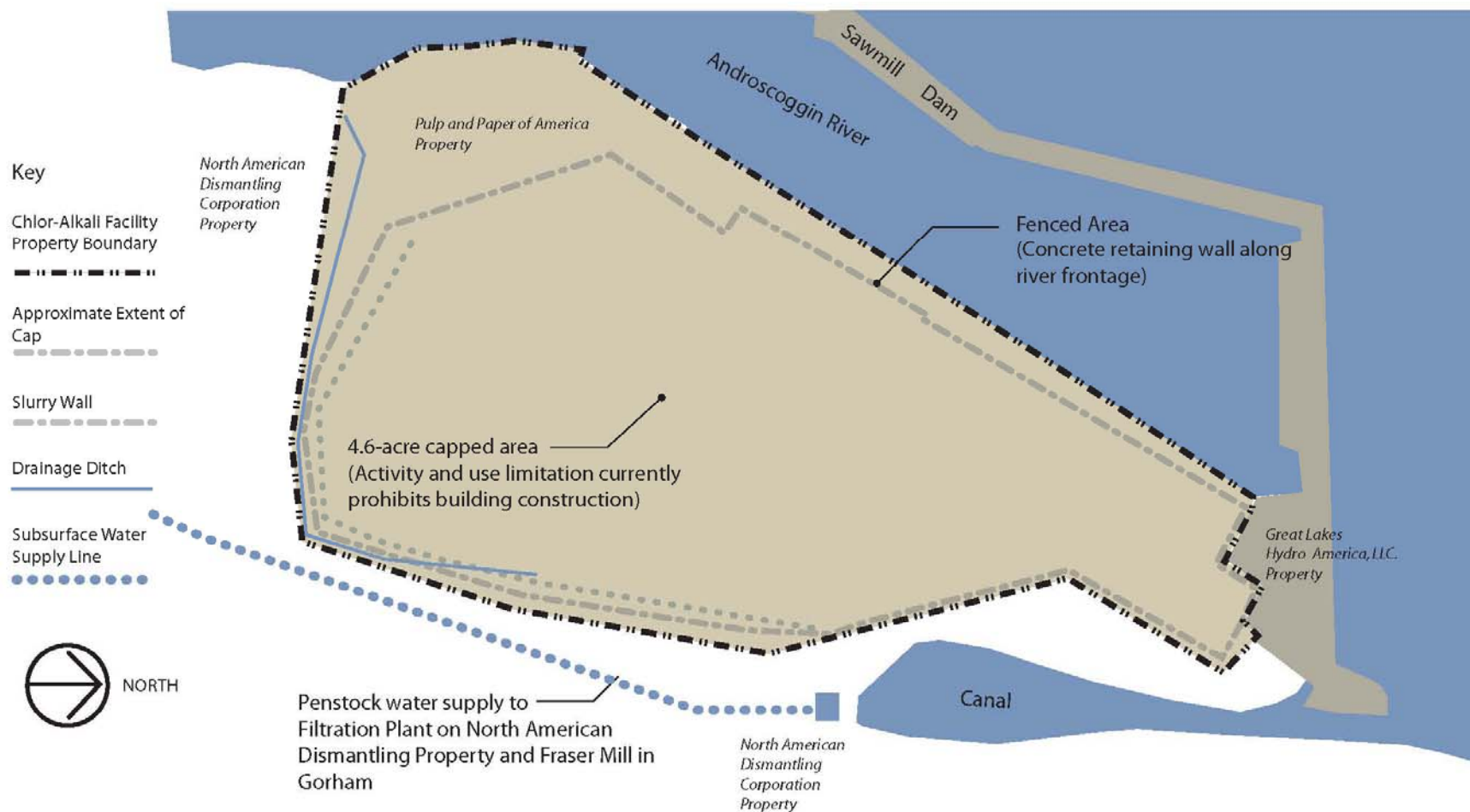


Former Site Operations

Chlor-Alkali Facility Superfund Site
Berlin, New Hampshire
Circa. 1928



Upper Plant



Existing Site Conditions

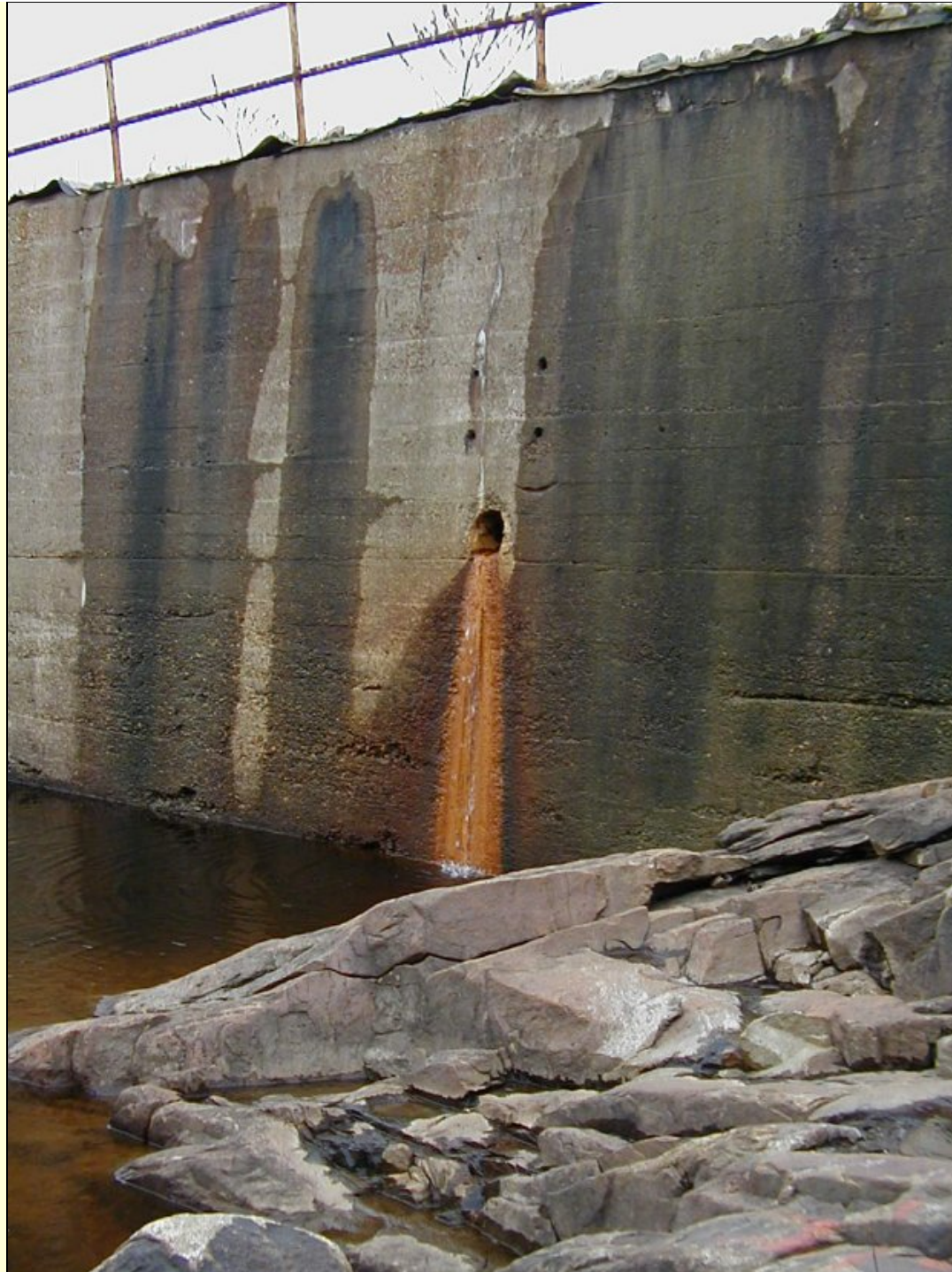
Chlor-Alkali Facility Superfund Site
 Berlin, New Hampshire
 December, 2007



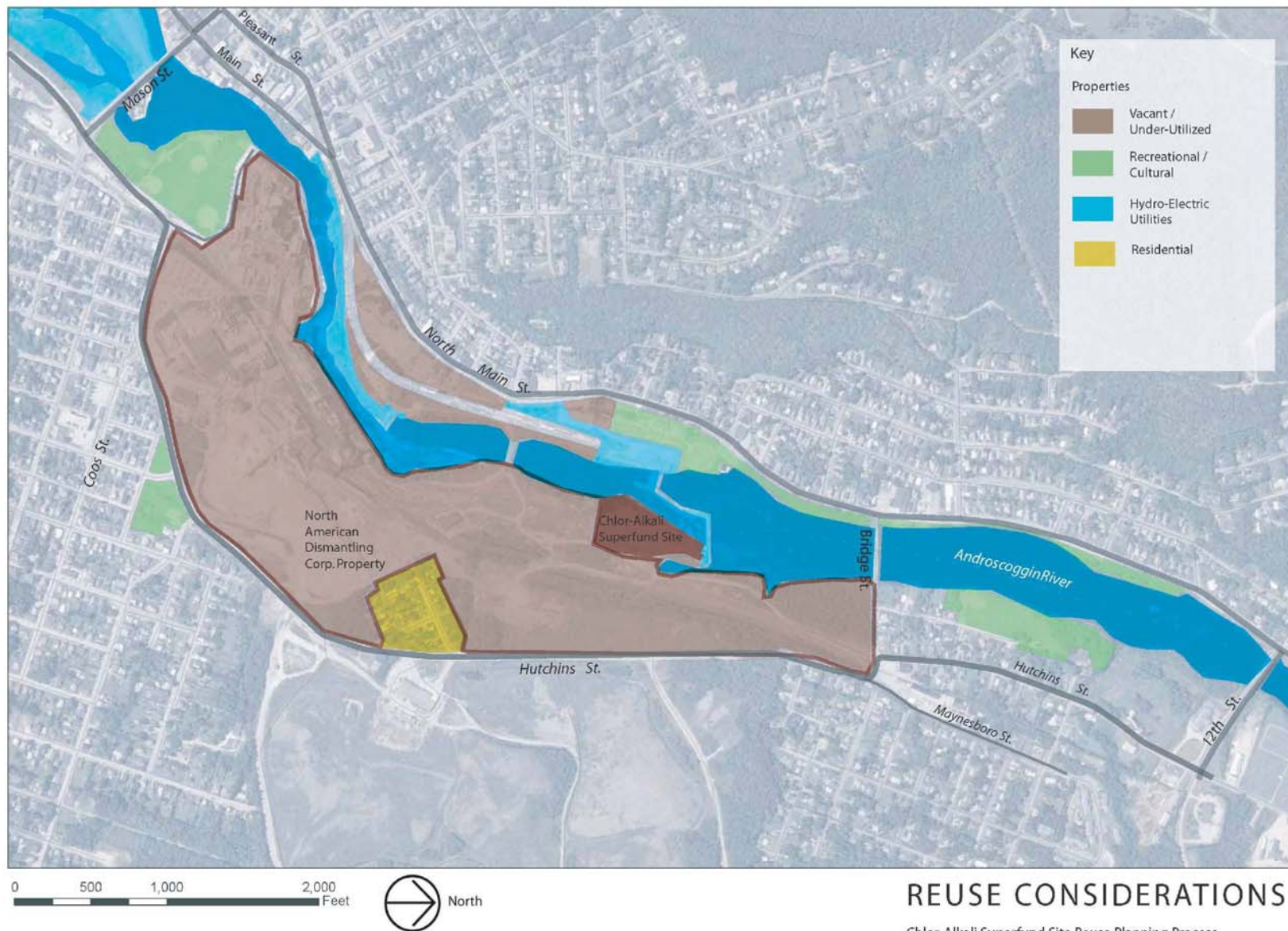






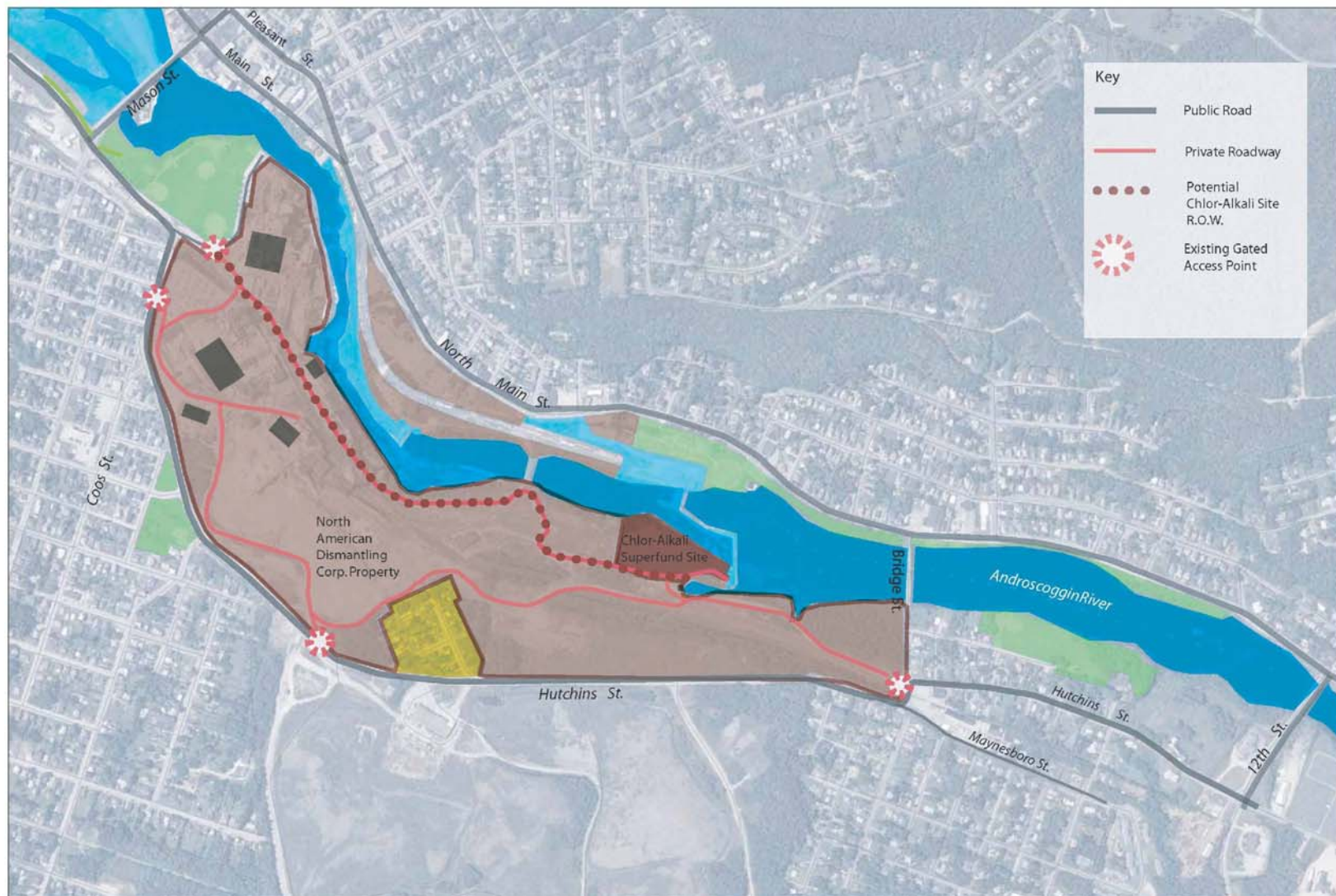






REUSE CONSIDERATIONS

Chlor-Alkali Superfund Site Reuse Planning Process
Berlin, New Hampshire
December, 2007

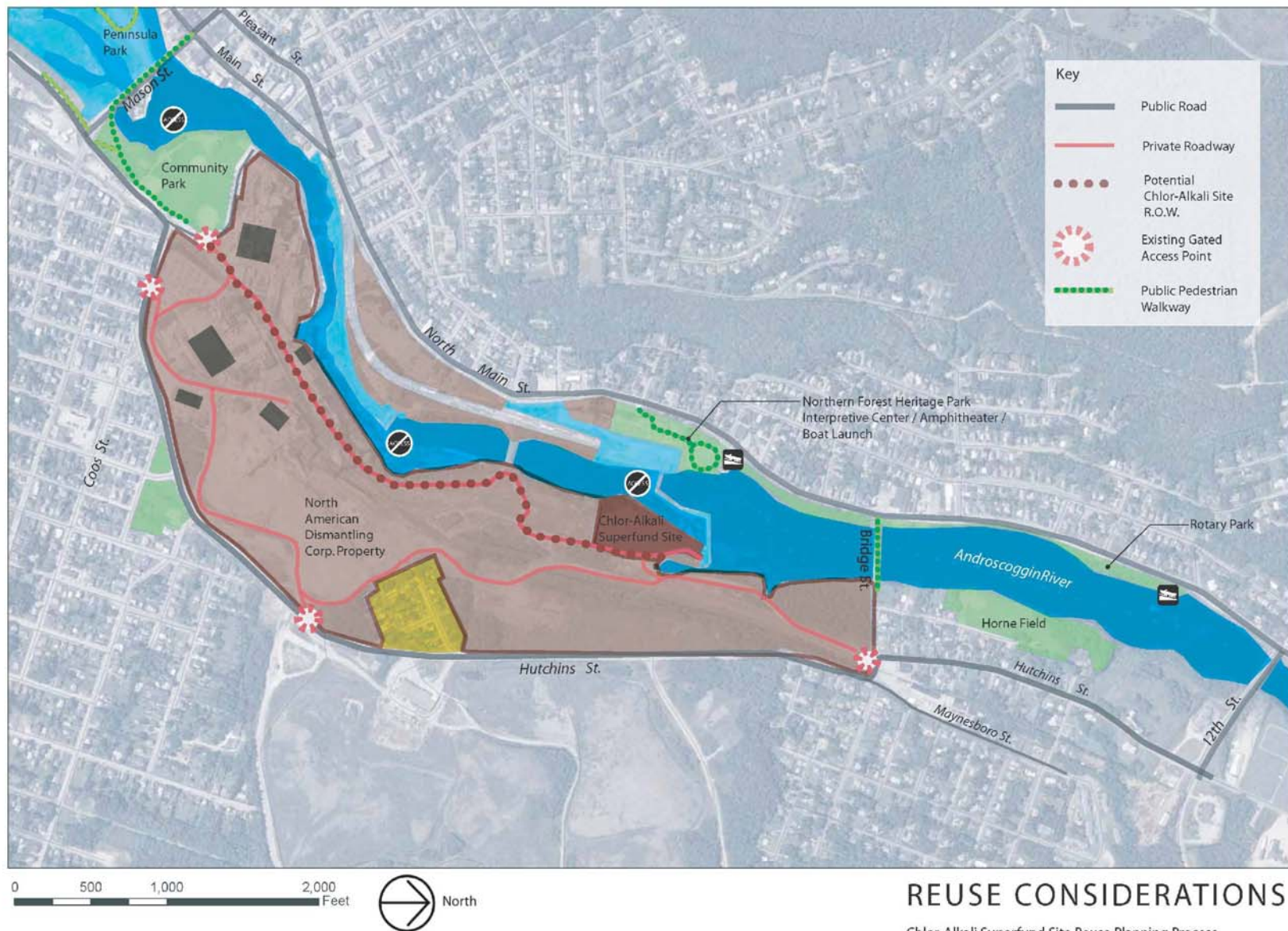


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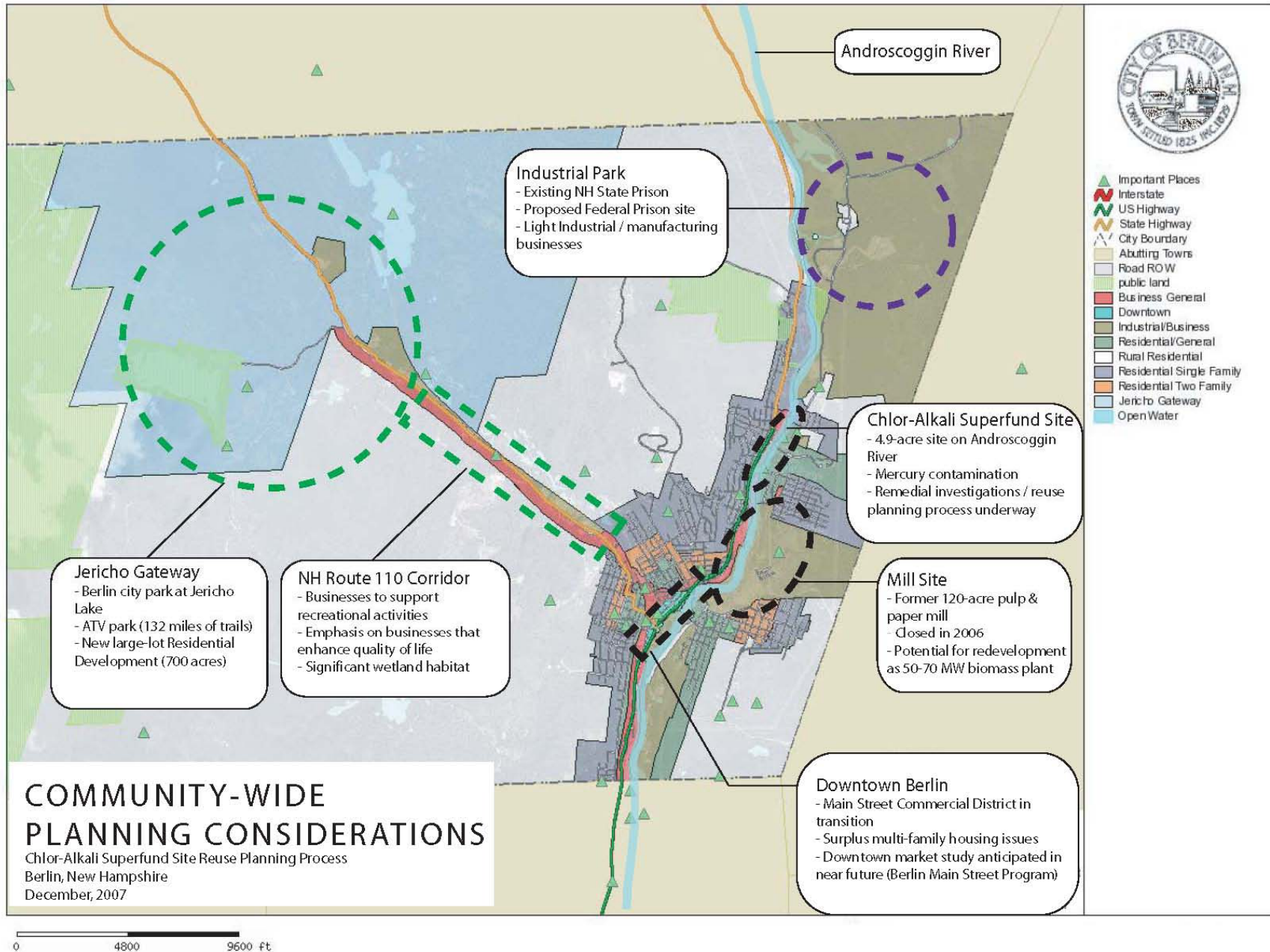
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 Berlin, New Hampshire
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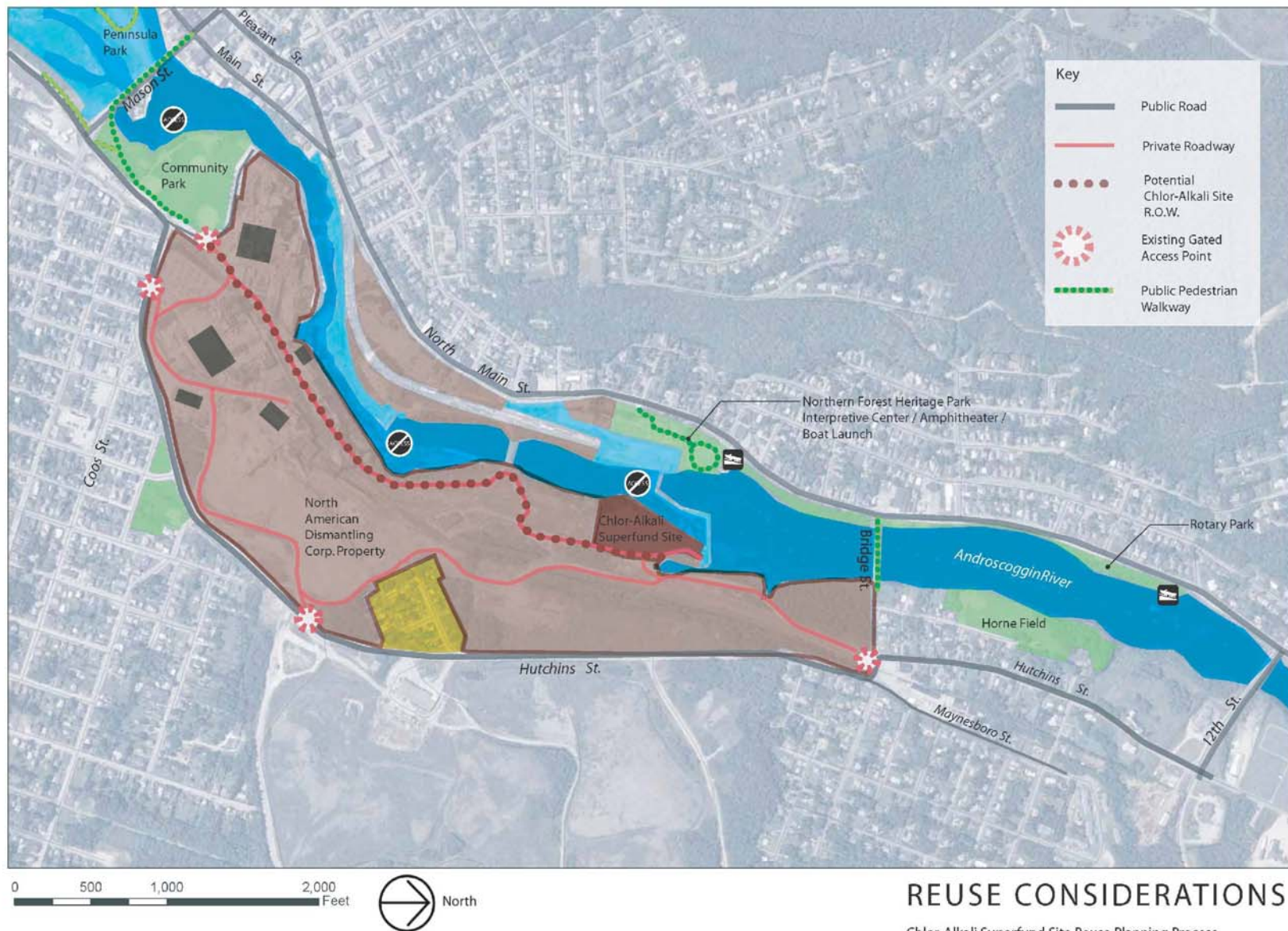


Questions?

Questions for Discussion

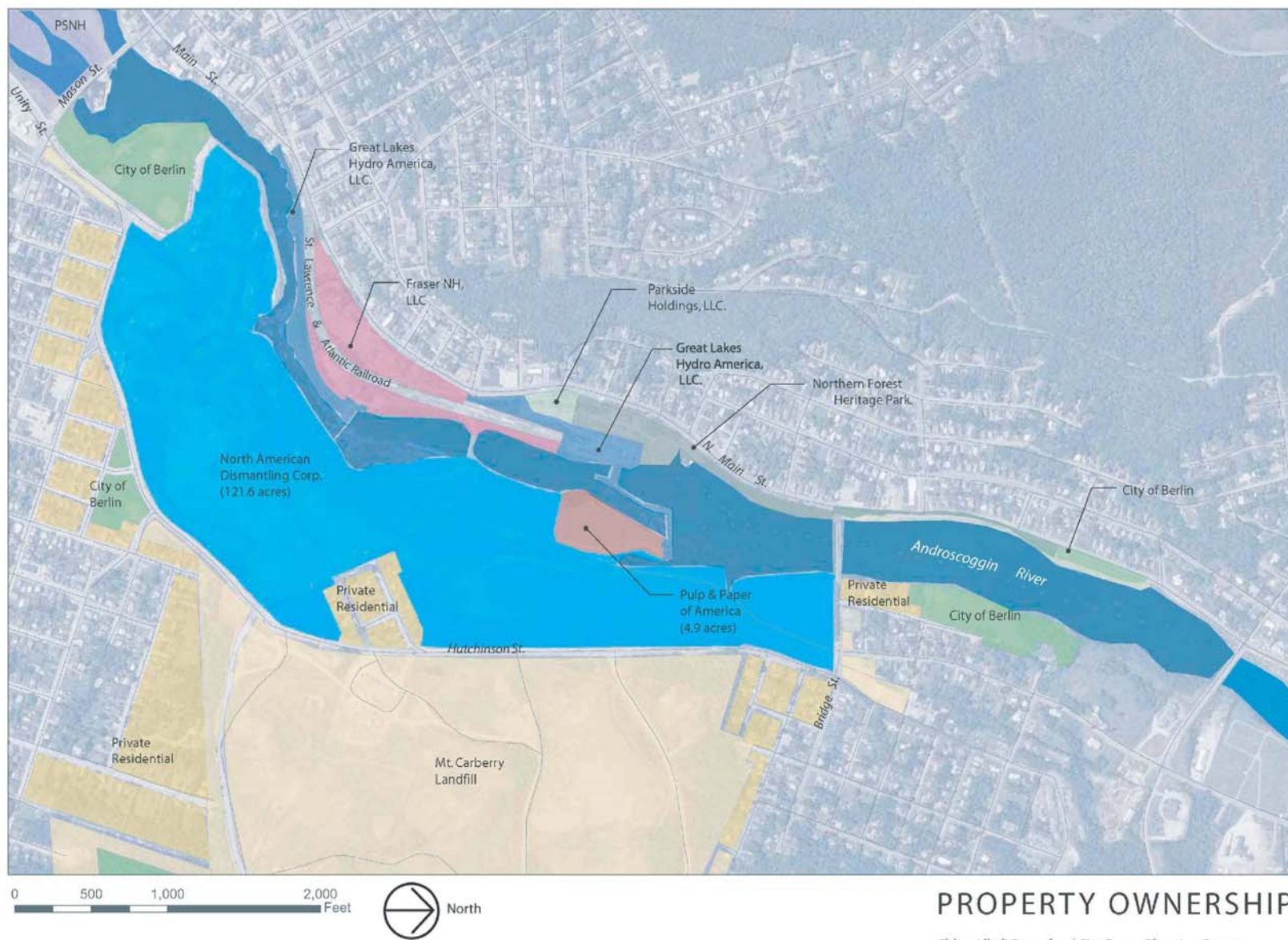
- What types of land uses would you like to see at the Chlor-Alkali site?
 - Commercial uses
 - Industrial uses
 - Residential uses
 - Recreational uses
 - Civic uses
- How would future land uses at the Chlor-Alkali site relate to the redevelopment of the adjacent mill site?
- What existing assets, economic opportunities, and skills does Berlin have that could contribute to the productive reuse of the Chlor-Alkali site?
 - River-based recreation opportunities
 - Forest products economy
 - Eco-industrial opportunities
 - Specific job skills





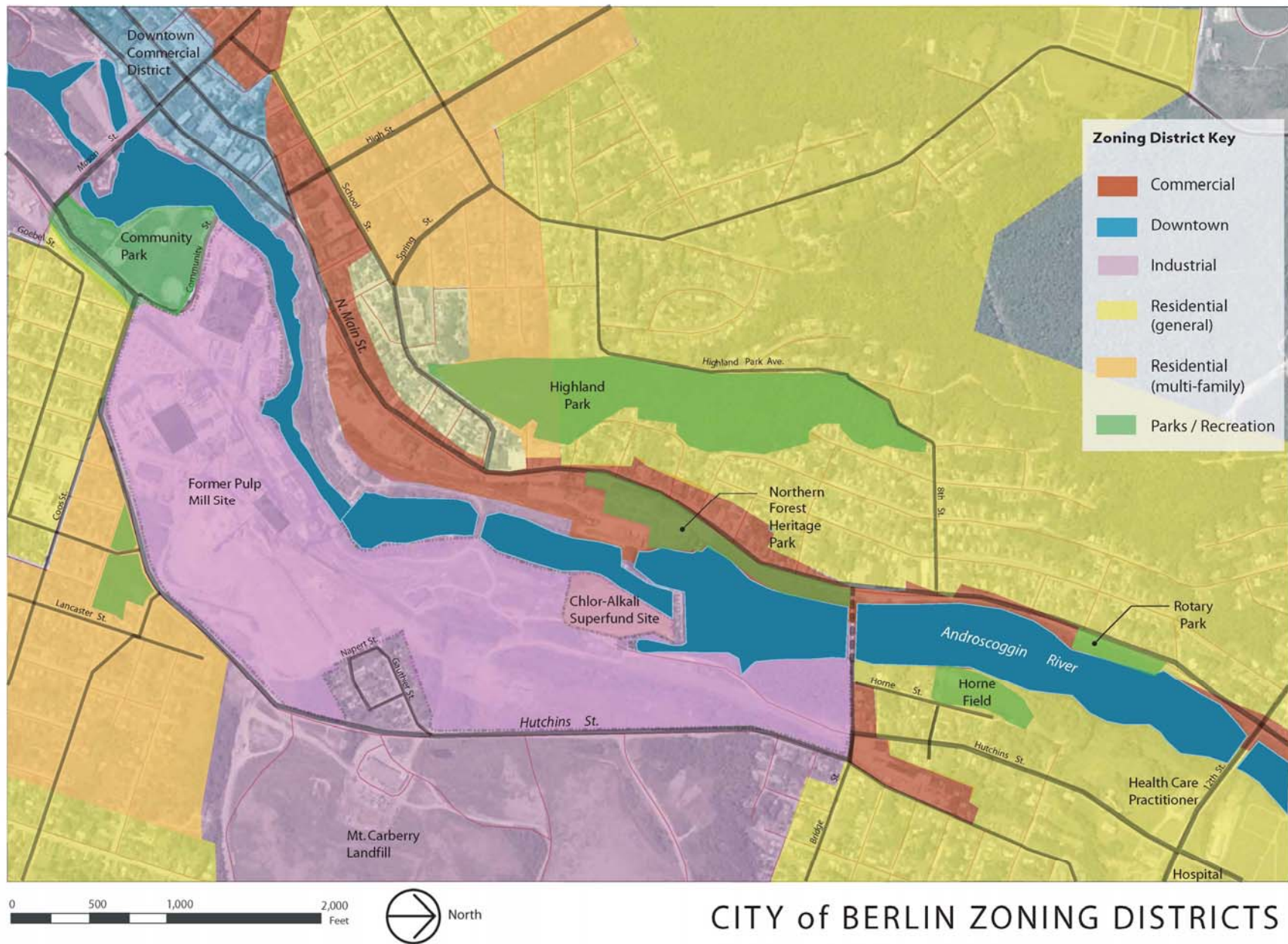
REUSE CONSIDERATIONS

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Berlin, New Hampshire
December, 2007



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Berlin, New Hampshire
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Next Steps

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