

Former Avilite Facility, Marlborough

Overview

DES worked with the town of Marlborough to address an abandoned manufacturing facility that formerly manufactured styrofoam boards for building insulation. The facility was a haven for illicit drug use and posed a significant safety issue for the town. DES removed drums of waste and provided Fuel Oil Discharge Cleanup Fund (FOD Fund) assistance. Based on this assistance, the town was able to take the facility for back taxes, demolish the building and resell the property to a firm for redevelopment. The property has returned to the tax roles and is occupied by a local business.

At A Glance:

Site Location: Main Street of Marlborough

Site Profile: Former Avilite Manufacturing Facility Clean up and Redevelopment

DES Reimbursements: \$20,171

Outcomes:

- Underground tank and drums removed.
- Local drug haven demolished.
- Site investigation completed.
- Blighted site closed (abandoned for 10 years)
- Property is redeveloped .

History

The former Avilite Manufacturing facility located at 302 East Main Street in Marlborough was abandoned after the owner of the property died. The town requested that the state acquire the building for potential future widening of Route 101. The state declined to acquire the building based on the structural condition of the building, presence of drums of wastes and general concerns about the costs and hazards associated with the property.

In 1998 the roof of the building collapsed from the winter snow load. The town again appealed to the state for assistance with the property based on safety and health concerns prompted by illicit drug use in the building. DES toured the property and discussed the assistance that could be provided to the town. The town and DES agreed to the following course of action: 1) DES would remove and dispose of the drums, 2) the town would take



Avilite facility before and after roof collapse.

over the abandoned property and demolish the buildings and 3) DES would assist the town with obtaining FOD fund eligibility to address releases from the underground storage tank. Based on this informal agreement, the site was cleaned up and redeveloped in record time.

Environmental Assessment and Cleanup

DES was awarded a first in the nation pilot program in which the State of New Hampshire would be provided EPA Emergency Removal funds for state led emergency removal actions. One of the first sites on which DES used the pilot funds was the Avilite property. The DES contractor overpacked and properly disposed of the drums. As soon as the drums were secured and safety issues were resolved (May 1998), the town started demolition of the buildings. DES was able to identify Avilite's successor company and recovered the majority of the cost of the drum removal from that company. The town worked steadily on identifying firms with a potential interest in



Example of drug graffiti in the building.

the property and was successful in negotiating an agreement with American Property Holdings. American Property Holdings agreed to remove the underground fuel oil storage tank and acquire the property. DES explained the operations of the FOD Fund to the town and company so that all parties understood that resolution of potential contamination from the abandoned fuel oil tank would be addressed by the FOD Fund. The ability of the FOD Fund to address potential contamination made all parties comfortable with proceeding with the redevelopment of the parcel.

The 10,000 gallon underground storage tank was removed on May 20, 1998, immediately following the building demolition. After completion of the site investigation, DES was able to formally close the site in October 1999.

Redevelopment Project Success

Redevelopment rapidly proceeded after demolition was completed. The lot was subdivided into two lots. By May 2000 construction was complete on one of the lots. The completed building and lot was sold to King & Company, a specialty staircase manufacturer. The second lot was later sold to a firm that constructed secure storage buildings on the lot. After 10 years of abandonment and no property tax payments, the new commercial development netted \$5,290 in property tax payments in 2000. The commercial development on the other lot added additional property tax revenues in subsequent years. In 2000, Bob King reported that he had five full time employees.



Completed 2,960 square feet building for specialty staircase manufacturer (May 2000).