

Granite State Potato Chip, Salem

Overview

The former Granite State Potato Chip plant was located at 227 North Broadway in Salem. This facility was one of the first to manufacture potato chips in the country and operated continuously until its shutdown in 2007. The property consists of a number of dilapidated buildings and 3.2 acres of land. The owner of the property has received assistance from the state's Fuel Oil Discharge Fund (FOD Fund) and petroleum brownfields assessment grant for assessment and clean-up of the petroleum release. The property currently has a purchase and sales agreement that was made possible by the assistance provided by these programs.

At A Glance:

Site Location: North Broadway in Salem

Site Profile: Former Granite State Potato Chip Redevelopment

DES FOD Fund Reimbursements: \$106,502

DES Brownfields Assistance: \$31,298

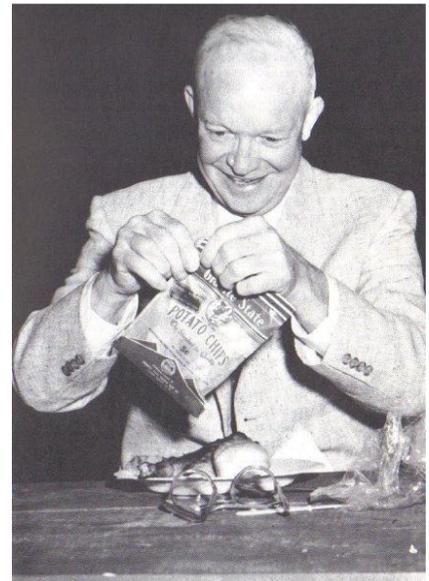
Outcomes:

- Approximately 103 tons of petroleum contaminated soil removed and properly disposed of.
- Site investigation completed.
- Soil delineation completed.
- Pending purchase and sales agreement.

History

According to Wikipedia, the original potato chip recipe was created in Saratoga Springs, New York on August 24, 1853. The story is that a patron repeatedly sent his fried potatoes back because they were too thick, soggy and bland. The resort hotel chef decided to respond by going to extreme by slicing the potatoes as thin as possible, frying them until crisp and seasoning them with extra salt. The patron (sometimes identified as Cornelius Vanderbilt) loved the new chips and they soon became a regular item on the lodge's menu under the name "Saratoga Chips." There are various claims for the start of commercial manufacturing of potato chips (Tri-Sum Potato Chip of Leominster, Massachusetts has one of the earliest claims of 1908). Granite State Potato Chip started its business in 1907, clearly one of the first potato chip manufacturers in the world.

In 2007 after four generations of potato chip manufacture, Granite State Potato Chip closed its doors. Although many miss the hot chips in boxes and green tins fresh out of the cooking kettles, the closure of the business was inevitable,



President Eisenhower tearing into a bag of Granite State Potato Chips.

given the changes in traffic patterns and competition from the varied choices of snack foods at supermarkets.

The owners of the property attempted to sell the property after the shutdown. Their purchase and sales agreement fell through, however, because the family could not afford to conduct the environmental investigations required by the prospective purchaser. The environmental unknowns were too great and included an onsite landfill, fuel oil spills in the basement of the residential building, floating product near former tanks, spilled asphalt from a paving tenant, etc. There was also a significant amount of solid waste scattered throughout the property, including an abandoned delivery truck and boat.

Environmental Assessment and Cleanup

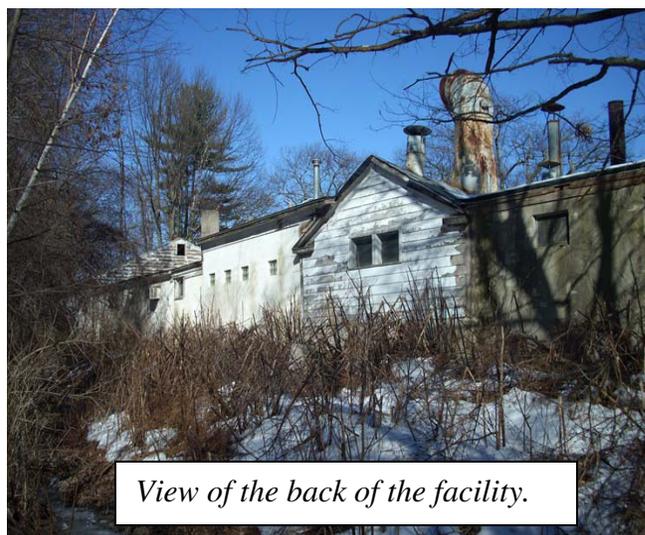
Two underground storage tanks were closed, one in the fall of 1988 (a 1,000-gallon fuel oil UST) and a 5,000-gallon heating oil UST (in the spring 1999). Petroleum-impacted soil was reportedly observed during the UST closures and separate phase liquid was eventually detected in the area of the 5,000-gallon UST(s). In August 2003, soil was removed in the area of the former 5,000-gallon UST(s). A total of 102.6 tons of soil was transported to MTS in Epsom for disposal/destruction via asphalt-batching.



View of the front of the facility.

Between 2001 and 2008, multiple subsurface investigations of the petroleum release associated with the former USTs were completed. Dissolved phase contamination and separate phase product (monitoring wells MW-1 and MW-2) were observed since 2001. These investigations were reimbursed by the FOD Fund.

DES was contacted by the Croft family in 2009 after repeated failures to sell the property. DES agreed to complete the investigation work that was stalling the property sale using its EPA petroleum brownfields assessment grant. A Phase I environmental assessment was completed in May 2010 and a Phase II in July 2010 using the brownfields funding. Based on the results of the Phase I and II studies, DES approved the completion of a soil delineation of the petroleum contamination using additional brownfields funding. The soil delineation report was submitted to DES April 26, 2011. The redevelopment plan for the site consists of demolition of existing structures and

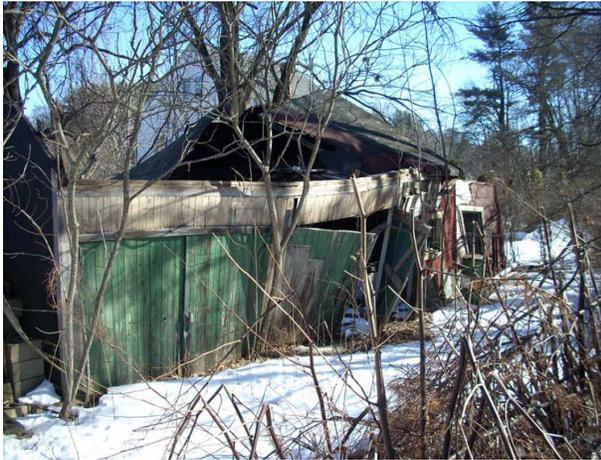


View of the back of the facility.

construction of a new retail building. The soil delineation and commitment from the FOD fund to pay for the required soil excavation and disposal is crucial to the construction of the proposed new facility.

Redevelopment Project Status

Currently, there is a purchase and sales agreement for the property. On June 7, 2011 the prospective purchaser went before the zoning board to seek a variance from the zoning ordinance requiring a 40-foot setback from wetlands. The zoning variance was approved and the proposal will next go before the planning board. The proposal for the property consists of demolition of the structures and construction of a retail building and offices.



View of Garage that collapsed in 2011.