

Environmental Considerations

Regulatory Flood Plain

A portion of the general store property lies within the Regulatory Floodplain and the Cornish Regulatory Flood Plain Conservation Overlay District. The Cornish General Store received a Letter of Map Amendment (LOMA) on April 10, 2007, which removed the structure only from the Regulatory Floodplain. A copy of the LOMA has been included in this report. This exception applies so long as there is no expansion of use. The following extract is taken from the 4/10/2007 LOMA:

PORTIONS OF THIS PROPERTY REMAIN IN THE SFHA {*Special Flood Hazard Area*} Portions of this property, but not the subject of the Determination Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. (*LOMA, Case No. 07-01-0640A, pg. 2*)

It is possible that renovations or alterations to the general store building may require a new Letter of Map Amendment (LOMA) or a Conditional Letter of Map Amendment (CLOMA). Additionally, there may be restrictions on the use of the basement level if it is found to lie below the base flood elevation. The services of a civil engineer will be required in the next phase of the general store design process in order to ensure compliance with floodplain regulations.

Septic System Easement

The septic system that serves the general store building lies partially on an abutting property. Use of the septic system will be considerably different from the use stated in the recorded easement. After donation of the building, the grantee should seek a new easement that would specify the grantee and restate the use as for the benefit of the grantee.

Groundwater Management Permit

The New Hampshire Department of Environmental Services (DES) issued a Groundwater Management Permit (#GWP-199606022-C-001) to the Cornish General Store Property, Tax Map 18, Lot 6, on May 26, 2004. This permit was recorded at the Sullivan County Registry of Deeds in accordance with DES regulations. The issuance of a Groundwater Management Permit establishes a Groundwater Management Zone, which is “an area within which groundwater use must be restricted and monitored due to the presence of groundwater contaminants that exceed the State’s Ambient Groundwater Quality Standards (AGQS).”¹ This permit was issued after the removal of the gasoline pumps and underground storage tanks from the general store property.

The general store property was released from monitoring requirements, based on information submitted to DES, on May 24, 2006. August 2005 well monitoring results showed that there was no ambient groundwater quality standard violation. The groundwater at the site was determined

¹ *Notice of Groundwater Management Permit*, SCRD Book 1449, Page 997

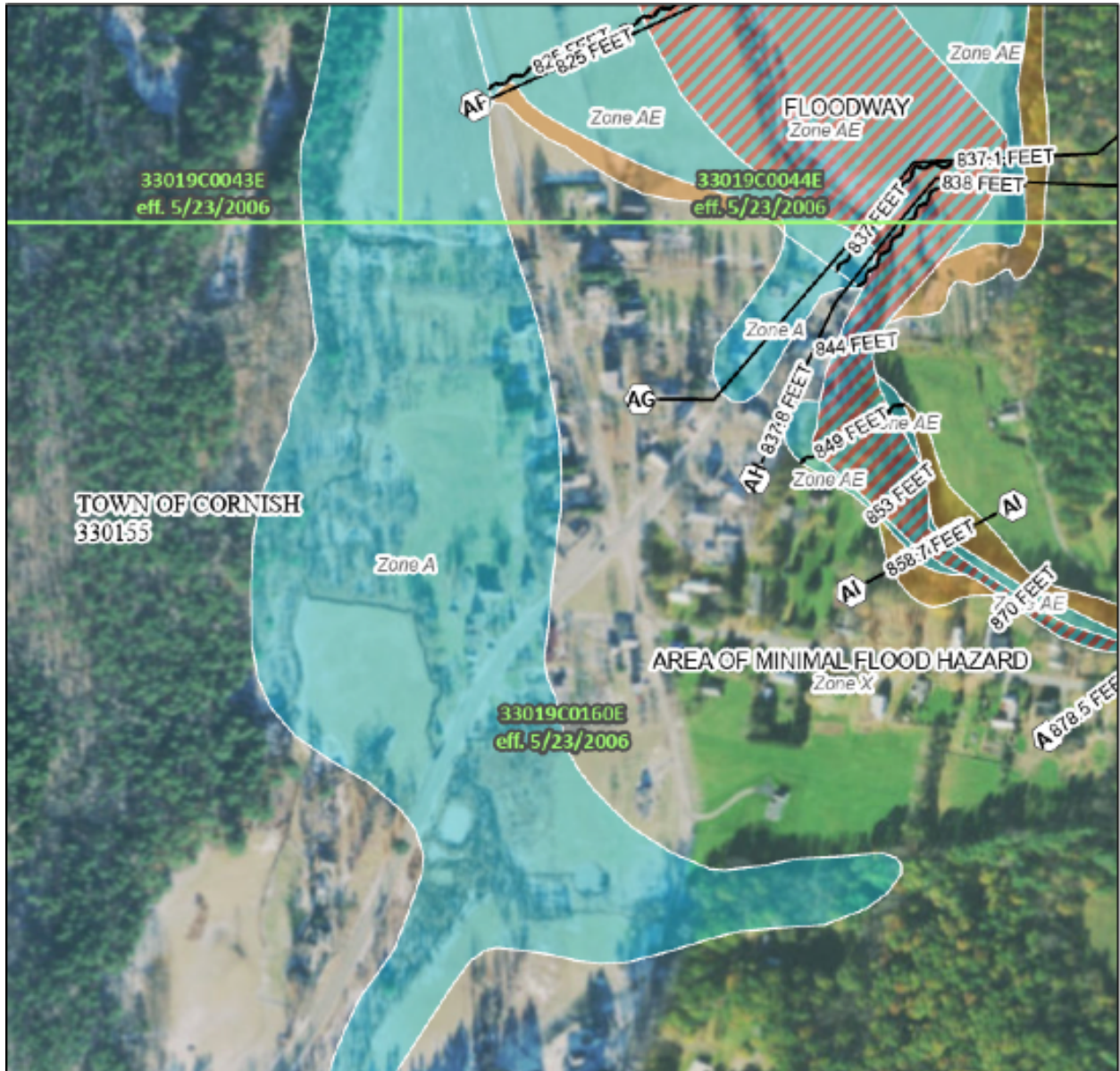
to be in compliance and the Groundwater Management Permits were terminated. The release was recorded at the Sullivan County Registry of Deeds.²

It is important to note that the well servicing the general store has been relocated to the green across the street and that the water meets current State standards. However, the DES requirement that Groundwater Management Permits must be recorded in the title chain of the subject property demonstrates the importance of disclosure of prior permit issuance to prospective property owners.

² *Release of Recordation of Notice of Groundwater Management Permit*, SCR D Book 1602, Page 103



George H. Stowell Free Library
 24 School Street



General Store Building
226 NH Route 120