

FORMER PEASE AIR FORCE BASE COMMUNITY RELATIONS PLAN

Appendix M



U.S. AIR FORCE

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Site Description

Location

Former Pease Air Force Base is located on 4,365 acres in southeastern New Hampshire between the city of Portsmouth and the town of Newington in the Seacoast Region. The former base lies in Rockingham County and is 55 miles north of Boston and 3 miles south of Kittery, Maine.

Adjacent Land Use

The Air Force has now transferred most of the former base to the Pease Development Authority (PDA) by deed. The airfield is now a fully operational commercial airport. Other property is being used or developed for commercial and light industrial facilities. Approximately 1,100 acres of the former base was also transferred to the U.S. Department of Interior for use as a national wildlife refuge. The Air Force retained 229 acres of the former base for use by the New Hampshire Air National Guard.

Topography

About 2,600 acres of former Pease Air Force Base are forested with stands of timber that evolved from a mixture of old farm woodlots, abandoned fields and wetlands. Part of Pease AFB adjoins the Great Bay, a significant estuarine resource. There are 57 acres of freshwater ponds and 6.5 miles of shoreline along the Great Bay. This shoreline is the largest single tract of land in the estuary and is the largest single parcel of land under public ownership.

Former Pease AFB includes a variety of habitats supporting a wide array of wildlife. The Audubon Society conducted a study on the base and identified several large trees along the shoreline as likely habitat trees for bald eagles. In addition, the mud flats off of the southern part of the base contain some of the most productive oyster beds in the Great Bay.

History

Pease AFB was first developed as a municipal airport in the 1930s by the City of Portsmouth. With the onset of World War II, the U.S. Navy used the airport and in 1946 transferred exclusive rights of the airfield to the Air Force. The Air Force selected the installation for development as a Strategic Air Command base in 1951, and construction of the present base was completed in 1956 with the arrival of the first B-47 aircraft. The mission of Pease AFB was to maintain a combat-ready force capable of long-range bombardment operations. Over time, various fuels, oils, lubricants, solvents and protective coatings were used to support this mission, and releases of these substances into the environment occurred.

The 100th and 509th medium bomb wings were located at Pease AFB from 1958 to 1964 along with 130 aircraft (B-47 and KC-97) and 9,000 personnel. From 1966 to 1969, the 509th heavy bomb wing and the New Hampshire Air National Guard were located at Pease AFB along with 30 aircraft (B-52 and KC-135) and 5,000 personnel. In 1970, the 509th was converted to a medium bomb wing with 45 aircraft (FB-111 and KC-135) and 3,000 to 4,000 personnel. This level of activity continued until the base closed in 1991. During this time period the New Hampshire Air National Guard continued its operations at Pease.

In 1988, BRAC selected Pease AFB as one of 86 military installations to close. Military personnel began leaving the base in 1990, and Pease was closed as an active military installation on March 31, 1991. The New Hampshire Air National Guard remains at the airfield and uses some of the existing facilities. With the exception of two areas, which have been made available to the Department of the Interior and the New Hampshire Department of Transportation, the remainder of Pease AFB was made available to the State of New Hampshire's Pease Development Authority for reuse as a civilian airport and commercial center. Renamed Pease International Tradeport, the airport opened for civilian use in 1991 and became an FAA certified airport under FAR Part 139 in October 1992.

Environmental Actions

Most of the environmental actions at Pease were implemented in the 1990s. In 2005, the AF implemented a performance based remediation (PBR) contract to manage the environmental cleanup at the remaining sites. These sites are either in Remedial Action-Operation or Long Term Monitoring. .

In 2007-2008, the Plume 13/14 remedial action treatment system was designed and constructed. Start-up problems have kept the treatment system offline through summer 2012.

The Pumphouse 2 remedial action system was designed in 2008 and constructed in 2009-2010. The system was started at the end of 2010 and has been running since initial start-up with occasional adjustments.

The third Five-Year Review report was completed in 2009.

A pilot study was conducted at the Site 8 remedial action treatment system in 2010 to enhance the removal of contaminants through air sparging. It appears to be operating successfully as indicated by the declining concentration of contaminants in the vapor phase.

A PBR contract that includes both Loring and Pease was awarded in June 2011. The contract prioritizes site closure. Remedy enhancements are planned at several sites, including: Sites 8, 13, 32, 49, and 73.

Baseline review of Compliance sites is underway. Options for addressing these sites, if any, will be included in the 2012 BMP update.

Community Background

Portsmouth

Situated halfway between Boston and Portland, Maine, and located approximately 2 miles inland from the Atlantic Ocean on the Piscataqua River, the city of Portsmouth is the only deep water harbor in New Hampshire. This strategic coastal location has played a key role in the development of Portsmouth as a major economic and cultural center from the 17th century to the present time. Portsmouth is the second oldest community in New Hampshire. Originally settled as Strawberry Banke, the city of Portsmouth was incorporated in 1631. For most of the 17th, 18th and 19th centuries, Portsmouth was a major shipbuilding center, and the Portsmouth Naval Shipyard was established in 1800.

The economic base of the city began to shift toward agriculture and industry during the 1820s and 1830s when textile mills were established in the communities surrounding Portsmouth. Portsmouth served as the main shipping outlet for these communities, with raw cotton and bricks carried up the Piscataqua River and finished textiles carried downriver. In 1905, Portsmouth gained international fame when the Treaty of Portsmouth ended the Russo-Japanese War. The Port of Portsmouth was designated a foreign trade zone in 1983, confirming its importance in the shipping industry.

More than 17 percent of Portsmouth's land is within the bounds of Pease AFB, now known as the Pease International Tradeport.

Newington

The town of Newington is situated inland from the Atlantic Ocean along the Great Bay, Little Bay and the Piscataqua River. Though small, the community hosts extensive industrial and commercial development while preserving a rural lifestyle for its residents. Recently designated as a National Estuarine Research Reserve, the Great and Little Bays provide habitat to many types of wildlife and are home to one of the richest estuaries in North America.

Community planning is a Newington tradition dating back to 1640, when Newington residents established the first Town Forest in America. Town officials have protected the development of the waterfront district, reserving it for optimum utilization of its attributes. In 1991 Newington adopted a revised master plan which includes a waterfront industrial zone, the site of 75 percent of New Hampshire's bulk petroleum storage.

Newington's zoning ordinance divides the town's 9 square miles into residential, industrial, waterfront industrial, business and historic districts. The zoning ordinance

also designates four zones within Pease AFB: airport industrial, airport, natural resource protection, and light industry. A portion of Newington is located within the boundaries of Pease AFB.

Key Community Concerns

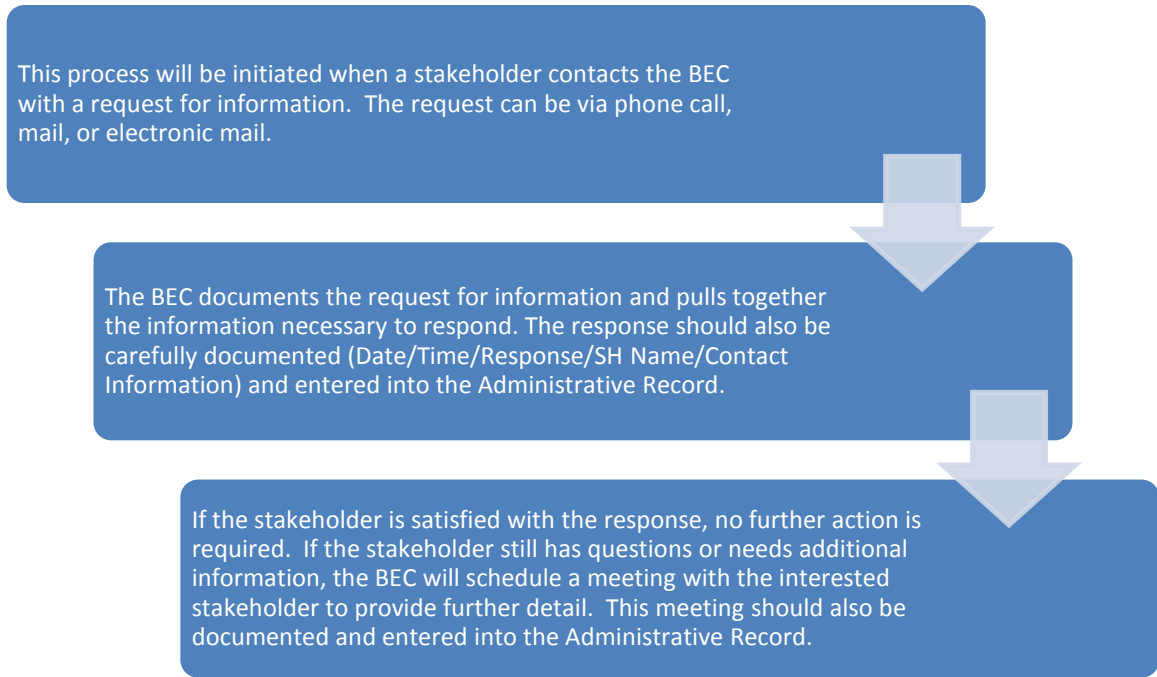
The community is supportive of the Air Force's presence and their cleanup activities. In particular, they appreciate hearing directly from the Air Force on status and any developing matters. In advance of recent activity, a closed meeting was held with primary stakeholders and was received very positively. These stakeholders meet every other month and it has been suggested that the Air Force brief them twice a year, or before any planned activity.

There has also been a request for an updated fact sheet outlining status of the new performance based contract and developments.

Recommended Community Involvement Approach

Given the limited activity and substantial completion of clean-up efforts at this base, community involvement should be handled on a case-by-case basis. As current stakeholders have expressed an ongoing interest in the clean-up efforts, direct interaction with those parties is recommended. These stakeholders meet every other month and it has been suggested that the Air Force brief them twice a year, or before any planned activity.

A majority of the public interest is expected to be isolated phone calls asking about a specific issue. Generally, these types of inquiries should be handled and documented by the BEC utilizing the following process.



In some instances, a concern raised by a single individual may actually raise a point or issue that affects a larger population. In those instances, the BEC may choose to elevate the issue and implement other outreach techniques. The following table outlines various recommended techniques, tips for success, and pros/cons that can be used to determine which technique is most appropriate for a given situation.

Techniques	Tips for Success	Pros	Cons
Restoration Advisory Board	Define roles and responsibilities up front	Provides for detailed analyses for clean-up issues	General public may not embrace committee's recommendations

Techniques	Tips for Success	Pros	Cons
	<p>Be forthcoming with information</p> <p>Use a consistently credible process</p> <p>Interview potential committee members in person before selection</p> <p>Use third-party facilitation</p>	<p>Participants gain understanding of other perspectives, leading toward compromise</p>	<p>Members may not achieve consensus</p> <p>Time and labor intensive</p>
Information Repository	<p>Make sure personnel at location know where materials are kept</p> <p>Keep a list of repository items</p> <p>Track usage through a sign-in sheet</p>	<p>Relevant information is accessible to the public without incurring the costs or complications of tracking multiple copies sent to different people</p> <p>Can set up visible distribution centers for project information</p>	<p>Information repositories are often not well used by the public</p>
Fact Sheets/Newsletters/ Neighborhood Notices and Flyers	<p>KISS! Keep It Short and Simple</p> <p>Make it visually interesting but avoid a slick sales look</p> <p>Be sure to explain public role and how public comments have affected decisions</p> <p>Q&A format works well</p>	<p>Can reach large target audience</p> <p>Allows for technical and legal reviews</p> <p>Facilitates documentation of public involvement process</p>	<p>Only as good as the mailing list/ distribution network</p> <p>Limited capability to communicate complicated concepts</p> <p>No guarantee materials will be read</p>
Open Houses, Poster Board Sessions and Site Tours	<p>Someone should explain format at the door</p> <p>Have each participant fill out a comment card to document their participation</p> <p>Be prepared for a crowd all at once – develop a contingency plan</p>	<p>Foster small group or one-on-one communications</p> <p>Ability to draw on other team members to answer difficult questions</p> <p>Builds credibility</p>	<p>Difficult to document public input</p> <p>Agitators may stage themselves at each display</p> <p>Usually more staff intensive than a meeting</p>

Techniques	Tips for Success	Pros	Cons
	Set up several stations so multiple people can view at once		
Public Notices	Figure out the best days and best sections of the paper to reach intended audience Avoid rarely read notice sections	Potentially reaches broad public	Expensive, especially in urban areas Allows for relatively limited amount of information
Media Relations	Fax or e-mail press releases or media kits Foster a relationship with editorial board and reporters	Informs the media of project milestones Press release language is often used directly in articles Opportunity for technical and legal reviews	Low media response rate Frequent poor placement of press release within newspapers
Public Meeting	Set up the meeting to be as welcoming and receptive as possible to ideas and opinions and to increase interaction between technical staff and the public Review all materials and presentation ahead of time	Participants here relevant information and have an open opportunity to ask questions and comment People learn more by hearing other's questions and comments Legal requirements are met	There is a potential for the meeting to escalate out of control because emotions are high It is challenging for facilitators to establish an open and neutral environment for all views to be shared
Responsiveness Summaries	May be used to comply with legal requirements for comment documentation Use publicly and openly to announce and show how all comments were addressed	Responsiveness summaries can be an effective way to demonstrate how public comments are addressed in the decision process	With a large public, the process of response documentation can get unwieldy

Techniques	Tips for Success	Pros	Cons
Website	A good home page is critical	Reaches across distances	Users may not have easy access to the Internet or knowledge of how to use computers
	Each Web page must be independent	Makes information accessible anywhere at any time	
	Put critical information at the top of the page	Saves printing and mailing costs	Large files or graphics can take a long time to download
	Use headings, bulleted and numbered lists to steer user		
Speaking Engagements/ Outreach Meetings	Understand who the likely audience will be	Opportunity to get on the agenda	May be too selective and can leave important groups out
	Make opportunities for one-on-one meetings	Provides opportunity for in-depth information exchange in non-threatening environment	

Source: International Association of Public Participation. "Public Participation Toolbox," 2006.

Recommended Community Relations for Various Phases of Clean-Up Activities

The EPA provides guidance on how and when to involve the community in the environmental clean-up process. While very few activities are specifically prescribed by the letter of the law, the EPA has repeatedly made it clear that the intent of the law was to "provide every opportunity for residents of affected communities to become active participants in the process and to have a say in the decisions that affect their community."

The Air Force adopts the intent of the law and is committed to go above and beyond the letter of the law at each of the former eastern BRAC bases. The following table outlines the activities recommended by the EPA at various steps in the process. ***If an issue needs to be elevated***, the BEC can use this table as a tool to determine the most appropriate course of action given the issue raised. Additionally, AFRPA strategic communications staff can help ensure that the information is presented in easy to understand terms and that technical terminology is clearly and concisely communicated.

	Restoration Advisory Board	Information Repository	Administrative Record	Fact Sheets	Newsletters	Open Houses, Poster Board Sessions, and Site Tours	Public Notices	News Releases/Media Relations	Neighborhood Notices/Flyers	Public Meetings	Public Comment Period	Responsiveness Summary	Website	Speaking Engagement/Outreach Mtgs
Preliminary Assessment/ Site Investigation			●	●		●	●	●	●					
Listing on the National Priorities List			●				●	●			●	●		
The Remedial Investigation/Feasibility Study (RI/FS)	●		●	●	●	●							●	●
Proposed Plan (PP)	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Record of Decision (ROD)	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Remedial Design (RD)/ Remedial Action	●	●	●	●	●	●		●					●	●
Operation & Maintenance (O&M)	●	●	●		●		●	●			●	●	●	●
Deletion from the National Priorities List	●	●	●				●	●			●	●	●	●

Source: U.S. Environmental Protection Agency. "Superfund Community Involvement Handbook," 2005.

If a site is reopened as a result of the Air Force Accelerated Site Completion Program, community relations will need to be conducted for the appropriate phase as shown in the table above. For a more detailed description of each of the community relations strategy, please see the main document.

Administrative Record

The Administrative Record for this base can be found at <https://afarpaar.lackland.af.mil/ar/docsearch.aspx>. It includes historical documents and findings related to environmental clean-up activities.

ATTACHMENT 1: Stakeholder Database

BRAC'ed Base	Senator	Congressman	Governor	Mayor	City Council Members
Former Pease AFB	<p>Senator Kelly Ayotte (R) 14 Manchester Square, Ste 140 Portsmouth, NH 03801 603-436-7161</p> <p>Senator Jeanne Shaheen (D) 1589 Elm Street Suite 3 Manchester, NH 03101 603-647-7500</p>	<p>Congressman Frank Guinta (R-NH 1st) 33 Lowell Street Manchester, NH 03101 603-641-9536</p>	<p>Governor John Lynch: Office of the Governor State House 107 North Main Street Concord, NH 03301 603-271-2121</p>	<p>Eric Spear, Mayor 1 Junkins Ave., Portsmouth, NH 03801 603-610-7200</p>	<p>Robert Lister, Assistant Mayor 69 Diamond Drive, Portsmouth, NH 03801 603-431-6577</p> <p>Anthony Coviello, Councilor 341 Dennett St. #2, Portsmouth, NH 03801 603-436-9044</p> <p>Esther E. Kennedy, Councilor 41 Pickering Ave., Portsmouth, NH 03801 603-431-2944</p> <p>Nancy Novelline Clayburgh, Councilor 405 FW Hartford Dr., Portsmouth, NH 03801. 603-436-6525</p> <p>Bradley Lown, Councilor 45 Brackett Road Portsmouth, NH 03801 603-436 -1902</p> <p>M. Chris Dwyer, Councilor 600 Broad St., Portsmouth, NH 03801 603-436-5247</p>

BRAC'ed Base	Senator	Congressman	Governor	Mayor	City Council Members
					<p data-bbox="2091 186 2427 321">Kenneth E. Smith, Councilor 298 Myrtle Ave., Portsmouth, NH 03801 603-433-3148</p> <p data-bbox="2091 365 2373 500">Jack Thorsen, Councilor 34 Hunking Street Portsmouth, NH 03801 603-601-4015</p>

Additional Stakeholders:

- Pease Development Authority
- Town of Newington
- Town of Greenland
- Seacoast Citizens Overseeing Pease Environment
- Environmental Protection Agency, Region 1
- New Hampshire Department of Environmental Services
- New Hampshire Department of Transportation
- New Hampshire Air National Guard
- U.S. Fish & Wildlife Service
- Portsmouth Water Department
- Portsmouth Fire Commission
- Portsmouth Police Commission
- Newington Board of Selectmen
- Newington Town Clerk
- Newington Tax Collector
- Newington Police Commissioner

ATTACHMENT 2: Media List

Former Pease AFB

Radio Station	Phone	Website
WSCA-LP Portsmouth Community Radio 106.1 FM	603-430-9722	www.portsmouthcommunityradio.org
WHEB 100.3 FM	603-436-7300	www.wheb.com
WNTK 99.7 FM	603-448-0500	www.wntk.com
WJYY 105.5 FM	603-224-8486	www.wjyy.com
WLNH 98.3 FM	603-524-1323	www.wlnh.com

TV Station	Phone	Website
WMUR 9 ABC	603-669-9999	www.wmur.com

Newspaper	Phone	Website
<i>The New Hampshire Gazette</i>	603-433-9898	www.nhgazette.com
<i>The Portsmouth Herald</i> <i>Fosters Daily Democrat</i>	800-439-0303	www.seacoastonline.com www.fosters.com