



# HISTORIC COMMERCIAL BUILDING ON MAIN STREET

**28B MAIN STREET, RAYMOND, NH 03077**

**6,085± SF | Sale Price at \$285,000 | 7.71± Acres**

**NAI** Norwood Group

Commercial Real Estate Services, Worldwide

**BEDFORD:**  
116 South River Road  
Bedford, NH 03110  
Phone: (603) 668-7000  
Fax: (603) 647-4325  
Email: [info@nainorwoodgroup.com](mailto:info@nainorwoodgroup.com)

**PORTSMOUTH:**  
2 Greenleaf Woods Drive, #301,  
Portsmouth, NH 03801  
Phone: (603) 431-3001  
Fax: (603) 431-3122  
Email: [info@nainorwoodgroup.com](mailto:info@nainorwoodgroup.com)

**CONTACT:**

**DEANA ARDEN**  
(603) 682 3440  
[darden@nainorwoodgroup.com](mailto:darden@nainorwoodgroup.com)

**JAY BROUSSEAU**  
(603) 316 8777  
[jay@nainorwoodgroup.com](mailto:jay@nainorwoodgroup.com)

# PROPERTY INFORMATION



6,805± SF Available

## DESCRIPTION:

Rare opportunity to acquire a historic commercial property in the heart of Raymond. Known as the Al S. Welch Barn, this iconic two-story structure dates back to c. 1880 and features a new roof (2022) and three-phase power, allowing for a variety of commercial or industrial uses. The 7.71-acre parcel includes a six-bay garage and former horse stall, offering both functional space and redevelopment potential. Located in the C-1 Commercial Zone with permitted uses including office, retail, restaurant, warehousing, and light manufacturing (by special exception).

Excellent access, less than 1.5 miles from NH Route 101 with easy connectivity to Manchester, the Seacoast, and I-95. All uses subject to town and Historic District Commission approvals.

## PROPERTY FEATURES:

- High Visibility
- Easy Access to I-95 and 101
- Walkable Main Street Area
- Multiple Permitted Uses

# PHOTOS



# DEMOGRAPHICS

 Strategically located near Route 101, providing easy access to I-95



## 2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	6,123	20,916	72,845
Households	2,606	8,166	27,189
Families	1,736	5,916	20,563
Avg HH Size	2.35	2.55	2.66
Median Age	45.3	44.3	44.0
Median HH Income	\$85,479	\$101,285	\$117,300
Avg HH Income	\$102,452	\$123,956	\$147,414

### BUSINESSES (10 MILE)



**2,183**

TOTAL BUSINESSES



**16,951**

TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$117,300**

MEDIAN HH INCOME



**\$55,209**

PER CAPITA INCOME



**\$657,548**

MEDIAN NET WORTH

Property Address 28 B Main St  
Raymond NH 03677



NH CIBOR

**Mandatory New Hampshire Real Estate Disclosure & Notification Form**



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

**RADON :** Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

**ARSENIC:** Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations ([www.des.nh.gov](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

**LEAD PAINT:** Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

**WATER SUPPLY SYSTEM** N/A  
Type: (public)  
Location: \_\_\_\_\_  
Malfunctions: \_\_\_\_\_  
Date of Installation: \_\_\_\_\_  
Date of most recent water test: \_\_\_\_\_  
Problems with system: \_\_\_\_\_

Barn pulls from  
28 Main  
Garage/Horses pull  
from 30 Main

**SEWERAGE DISPOSAL SYSTEM** N/A  
Size of Tank: \_\_\_\_\_  
Type of system: \_\_\_\_\_  
Location: \_\_\_\_\_  
Malfunctions: \_\_\_\_\_  
Age of system: \_\_\_\_\_  
Date most recently serviced: \_\_\_\_\_  
Name of Contractor who services system: \_\_\_\_\_

Barn septic is on  
28 Main St  
system

Property Address 28 B Main St  
Raymond NH 03877

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?  
Yes  No

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): \_\_\_\_\_  
Type: \_\_\_\_\_

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes  No

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes  No

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes  No

If Yes, please explain: \_\_\_\_\_  
\_\_\_\_\_

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes  No  Barn attached to 28 Main St system

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes  No

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes  No

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes  No

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

Property Address 28 B Main St  
Raymond NH 03877

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes  No  Unknown

If yes than SELLER shall disclose, if known:

Remaining Term: \_\_\_\_\_

Amount of Charges: \_\_\_\_\_

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings \_\_\_\_\_

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes  No

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes  No  Unknown

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 28 B Main Street

Unit Number (if applicable): \_\_\_\_\_

Town: Raymond

Missa D. DeLuca  
SELLER

6/26/25  
Date

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

\_\_\_\_\_  
BUYER

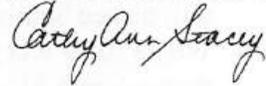
\_\_\_\_\_  
Date

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
Date

After recording mail to:

Therren & Alissa Welch  
47 Lisa Ave  
Raymond, NH 03077



LCHIP	ROA594962	25.00
RECORDING		18.00
SURCHARGE		2.00

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that I, **Inez Welch** (unremarried widow) of 103 Main Street, Raymond, Rockingham County, State of New Hampshire 03077,

FOR CONSIDERATION PAID hereby grants to **Therren S. Welch and Alissa L. Welch** (husband & wife), with a mailing address of 47 Lisa Ave, Raymond, Rockingham County, State of New Hampshire 03077, as joint tenants with the rights of survivorship, with **QUITCLAIM COVENANTS:**

A parcel of land, together with any buildings thereon, located on the Southeasterly side of Harriman Road in the Town of Raymond, County of Rockingham and State of New Hampshire, and being shown as Lot 89-1 on a plan of land entitled "A Survey and Plat of a Re-Subdivision Prepared for the Josephine Welch Estate, Situated in the Town of Raymond, New Hampshire", prepared by R.S.L. Layout & Design, Inc., Dated July 24, 1997, revised October 16, 1997, recorded in Rockingham County Registry of Deeds as Plan #D-25811, and according to which plan said tract is more particularly bounded and described as follows:

Beginning at a stone bound on the Southerly side of Harriman Road at the Southwesterly corner of the parcel and the Northwesterly corner of Lot 89-3; thence North 14° 14' 28" East 63.46 feet by Harriman Road to a point; thence South 75° 49' 56" East 100.05 feet by land now or formerly of MacDonald to an iron pipe; thence North 14° 13' 26" East 200.55 feet by the MacDonald land to an iron pipe; thence North 76° 08' 46" West 99.99 feet by the MacDonald land to Harriman Road; thence in a Northeasterly direction by Harriman Road and a curve with a radius of 315.23 feet and a length of 106.74 feet to a point; thence North 33° 38' 33" East 269.75 feet by Harriman Rod to a point; thence in a Northeasterly direction by Harriman Road and a curve with a radius of 278.80 feet and a length of 135.19 feet to a point; thence North 61° 25' 31" East 147.00 feet by Harriman Road to a point; thence in a Northeasterly direction by Harriman Road and a curve with a radius of 609.83 feet and a length of 95.87 feet to a point; thence South 18° 52' 10" West 481.49 feet by land now or formerly of Edwin H. Dickinson; thence North 89° 30' 11" East 391.47 feet by the Dickinson land and by land now or formerly of Helen Carrier to a point; thence South 32° 10' 27" West 315.08 feet by land now or formerly of Vernon & Lucy Downing to a steel rod; thence North 68° 35' 35" West 84.98 feet to a steel rod; thence South 30° 18' 06" West 99.44 feet to a steel rod; thence South 68° 35' 35" East 72.23 feet to a steel

Signed on this 4 day of Nov., 2021

Inez Welch  
Inez Welch

STATE OF N.H.  
COUNTY OF Rockingham

On this 4 day of November 2021, personally appeared the above-named **Inez Welch** known to me or satisfactorily proven through proof of identification of a Driver's License, to be the individual who executed the foregoing instrument, and swore to and acknowledged the same to be her voluntary act and deed.

Before me,



Kristen Smith  
Notary Public / Justice of the Peace  
My commission expires:



The State of New Hampshire

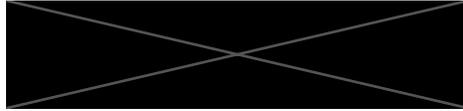
**DEPARTMENT OF ENVIRONMENTAL SERVICES**



**Robert R. Scott, Commissioner**

EMAIL ONLY

August 20, 2025



**LEAKING UNDERGROUND STORAGE TANK PROJECT COMPLETE**

**Subject Site:** **Raymond** – Ai S Welch & Sons, 28 Main Street  
DES Site #198906059, LUST Project #826, HAZWASTE Project #11021  
  
28 Main Street Area, Main Street  
DES Site #201406016, SITEEVALHW Project #33070

**Request for Information** (email), dated August 14, 2025 regarding property at 28B Main Street (DES #198906059, LUST Project #826, Activity #342192)

Dear Alissa Del Tufo:

The New Hampshire Department of Environmental Services (NHDES) has reviewed the above-referenced email and other information in our files for two sites associated with the 28B Main Street property, including the Ai S Welch & Sons site (DES #198906059) and the 28 Main Street Area site (DES #201406016). The August 14, 2025 email requests information regarding petroleum storage and hazardous waste conditions at the 28B Main Street property. This letter pertains only to the petroleum storage at the property and soil and groundwater environmental data associated with petroleum storage. A response regarding hazardous waste conditions at the property will be provided by the NHDES Hazardous Waste Remediation Bureau (HWRB) under separate cover. The Raymond property assessment card for the property where the petroleum storage facility was located references the property address as 28B Main Street.

Oil Remediation and Compliance Bureau personnel reviewed the “Final Report for 28 Main Street Area, Combined Preliminary Assessment/Site Inspection, Raymond, New Hampshire,” provided with the August 14<sup>th</sup> request and which is part of the NHDES Site #201406016, 28 Main Street Area site file. This report was prepared for the U.S. Environmental Protection Agency by Weston Solutions, Inc. dated May 2017. This report summarized previously completed assessment of soil and groundwater conditions at the former petroleum storage facility documenting that site conditions in 2017 met NHDES soil and groundwater standards for petroleum constituents. The above ground storage tank at the site was removed in 2006. A copy of NHDES correspondence dated March 27, 2006 regarding this closure is attached for your information. Four underground petroleum storage tanks were closed by removal in 1989 prior to implementation of the requirement to document closure activities and submit a report to the NHDES.

NHDES has reviewed these reports and other information concerning this past release of petroleum hydrocarbons. This information was compared with the following cleanup criteria:

[www.des.nh.gov](http://www.des.nh.gov)

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
(603) 271-3503 • Fax: (603) 271-2867 • TDD Access: Relay NH 1-800-735-2964

1. All human health hazards associated with direct exposure to the LUST project contaminants through dermal contact, ingestion, and inhalation have been eliminated;
2. All necessary activity and use restrictions for the LUST project have been implemented;
3. All sources of groundwater contamination for the LUST project have been eliminated;
4. All on-site and off-site dissolved contamination levels for the LUST project meet groundwater quality criteria as specified in Env-Or 603.01;
5. All penalty(ies) or fine(s) issued under RSA 146-A, RSA 146-C, RSA 147-A, and RSA 485-C have been paid;
6. All invoices associated with NHDES's recoverable cost pursuant to RSA 146-A, RSA 146-C, RSA 147-A, and RSA 485-C have been paid, have been waived, or payment can be made by direct transfer from the State's petroleum reimbursement fund(s); and,
7. All fees or costs due under RSA 147-F have been paid.

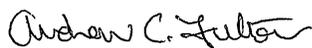
NHDES has concluded that the LUST project meets the above cleanup criteria. Therefore, no additional investigation or remedial measures shall be required for the LUST project.

Please note that this letter only applies to the LUST project at this site and is not a Certificate of No Further Action. Soil and/or groundwater contamination associated with the HAZWASTE project remain at this site. The NHDES Hazardous Waste Remediation Bureau (HWRB) will provide comments regarding future requirements for the investigation and remediation of the HAZWASTE project. Site closure and the issuance of a Certificate of No Further Action cannot occur until the HAZWASTE project meets the above cleanup criteria and all other NHDES corrective action requirements are completed.

NHDES reserves the right, under New Hampshire Code of Administrative Rules Env-Or 600, Contaminated Site Management, to require additional investigations, remedial measures, or groundwater monitoring if further information indicating the need for such work becomes known.

Please do not hesitate to contact me if you have any questions about this letter.

Sincerely,



Andrew C. Fulton, P.G.  
Oil Remediation and Compliance Bureau  
Tel: (603) 271-7376  
Email: [andrew.c.fulton@des.nh.gov](mailto:andrew.c.fulton@des.nh.gov)

Waste  
Management  
Division

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Management Division  
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Attachments: NHDES Correspondence dated March 27, 2006 regarding Aboveground Storage Tank Closure Report

ec: Jeffrey Marts, P.G., HWRB  
Raymond Health Officer

Route/ec: Margaret Bastien, P.E., ORCB

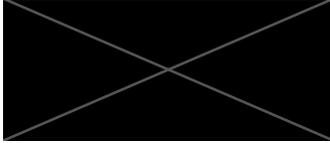


The State of New Hampshire  
**Department of Environmental Services**



**Michael P. Nolin**  
Commissioner

March 27, 2006



**SUBJECT: RAYMOND – Welch & Sons, Inc., 28 Main Street: Aboveground Storage Tank Closure Report, December 31, 2005 by Allseasons Environmental, LLC (DES#198906059)**

Dear Mr. Welch:

The New Hampshire Department of Environmental Services (DES) has reviewed the report for the November 23, 2005 tank closure for the 20,000 gallon above ground fuel oil tank removed at the above referenced facility. Based upon the information contained in the report, DES has concluded that:

1. It does not appear that a discharge of petroleum that would ultimately impact surface water or groundwater of the State has occurred from this tank. Therefore, DES will not require additional investigation or remedial measures related to this tank removal.
2. The owner(s) of this facility must meet the goals of the N.H. Administrative Rules Env-Wm 1403, *Groundwater Management and Groundwater Release Detection Permits*. That is, groundwater at the site must continue to meet drinking water quality standards. The owner shall not undertake any activities that might result in Ambient Groundwater Quality Standards being exceeded at the site.

DES reserves the right (under N.H. Administrative Rules Env-Wm 1403, *Groundwater Management and Groundwater Release Permits* and N.H. Administrative Rules Env-Wm 1600, *Standards for Reporting and Remediation of Oil Discharges*) to require hydro-geological investigations and/or remedial measures, if further information indicating the need for such work becomes known.

If you have any questions, please contact me at the Waste Management Division.

Sincerely,

Charles Berube, P.G.  
Oil Remediation & Compliance Bureau  
Tel. (603) 271-3644  
Fax (603) 271-2181  
Email: cberube@des.state.nh.us

cc: Allseasons Environmental, LLC  
Michael Juranty, P.E., ORCB  
I:\Cberube\CLOSURES\ASTCLOSE\AST198906059.306.doc



December 2, 2020



Re: Rear Addition Assessment  
28B Main Street  
Raymond, NH

Dear Ms. Welch,

At your request, a site visit was made on November 24, 2020 to the above address to observe the existing conditions of the rear addition and make recommendations to achieve a safe structure. This report is based on visual and accessible observations. Attached are photographs.

### **Discussion & Observations**

The +/- 16'-6" x 36'-0" one-story, wood framed structure rests on a combination of foundation types including stone and brick masonry, wood piers, and concrete pylons. The roof and wall framing do not exhibit any distress or fractures.

The following noteworthy items require repair to achieve and restore the structure to a safe condition:

#### **Item 1 – Rear Rim Joist**

The rear rim joist is either missing or deteriorated due to weather causing the floor joists and rear wall to be inadequately supported.

*Recommendation:* Install a pressure treated rim joist on the full length of the rear wall. Attach floor joists to rim using joist hangers.

#### **Item 2 – Concrete Floor Slab**

The middle third of the floor consists of a concrete floor slab on grade that has cracked and settled causing a tripping condition. The slab is supported by backfill and 3 stone masonry walls. The masonry walls are stable.

P:\2020 JOBS\20-157 Welch, Alissa\Documents\20-157 Report dated 12-02-20.docx

*civil & structural consultants, land planners*

118 PORTSMOUTH AVE. A202, STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 WWW.EMANUELENGINEERING.COM

*Recommendation:* Remove the concrete slab and construct a new slab. Top of slab to be level with adjacent wood floors.

**Item 3 – Rear Wall Framing**

The rear wood framed wall has a sagging door header spanning the original door opening.

*Recommendation:* The opening shall be filled in with like kind studs to reduce the header span and at the same time, install a new 3'-0" wide door to serve as a second egress.

**Item 4 – Exterior Platform & Stairs**

The current ladder is unsafe and unsecured.

*Recommendation:* Construct a platform at the doorway and stairs to serve as a second means of egress. The platform must be level with the floor and the stairs have a minimum width of 44 inches with a handrail on each side.

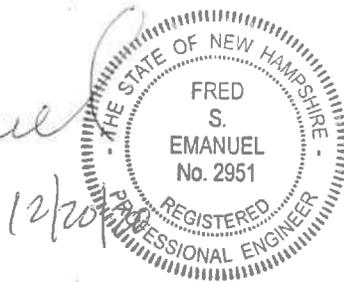
**Summary**

The 4 recommended items in this report will restore the structure to a safe condition. The roof framing exhibits no signs of distress.

This completes my report. If you should have any questions or need further assistance, please advise.

Very truly yours,

*Fred Emanuel*  
Fred Emanuel, P.E.



Attachment : Photographs (14 pages)



### New Hampshire Preservation Alliance - Barn Assessment Worksheet

Owner(s): THERREN & ALISSA WELCH Date: OCTOBER 21, 2017

Farm Name: \_\_\_\_\_

Address of Barn: 283 MAIN STREET Town: RAYMOND

Mailing Address (if different): [REDACTED] Town: [REDACTED]

**Brief History of Barn/Farm/Property:**

BUILT ~1880 AS LIVERY STABLE, EVENTUALLY HOME OF  
ALS. WELCH + SONS OIL COMPANY UNTIL 2001

*Use page 3 if additional space is required.*

Barn Style: GABLE Approximate Date of Construction: ~1880

Approx. Dimensions: 35x50 Framing:  hewn,  up & down,  circular sawn,  stick,  mixed

Main Barn Doors:  <sup>ORIGINAL</sup> sliding,  hinged,  offset Nails:  handmade,  cut,  wire

Cellar Access?  yes,  no <sup>OVERHEAD NOW</sup> Active Agricultural Use?  yes,  no, if yes, what? \_\_\_\_\_

Interesting Features: HANDSOME CUPOLA, KING TRUSSES HOLD UP  
SECOND FLOOR

Barn Owner: THEOPHEN & ALISSA WELCHBarn Consultant: ED PAPEPhone #: 664-2760

## New Hampshire Preservation Alliance - Barn Assessment Worksheet - page 2

	Building Material	Condition: poor/fair/ good/excellent	Specific Problems	Suggested Repairs	Rough Estimate for Repairs
Framing	2X BALLOON FRAME	GOOD	① ROOF SAG UNDER WEIGHT OF CUPOLA, 5 LAYERS OF SHINGLES, & 2X6 RAFTERS ② BULGE OR SAG IN SECOND FLOOR ③ CRACKED JOISTS IN CELLAR	① REMOVE OLD SHINGLES AND SUPPORT RAFTERS AT MIDPOINT AND/OR CUPOLA ② INVESTIGATE FURTHER ③ LIFT & ADD HANGERS	
Foundation	STONE & CONCRETE	GOOD			
Grading/ Slope/ Vegetation	ASPHALT AND GRASS	FAIR CONDITION GRADE GOOD			
Exterior sheathing/ Siding	CLAPBOARDS	FAIR TO GOOD	SOME ROTTED, MOST NEED PAINT SCRAPED	REPLACE & PAINT	PLAN ON \$50/HR FOR LABOR
Windows/ Doors		FAIR TO EXCELLENT -SOME PLYWOOD INSERTS		REPLACEMENT IN PROGRESS	
Roof	ASPHALT	FAIR TO POOR IN SPOTS		STRIP OLD SHINGLES ~\$2000 AND REPLACE	ASPHALT \$4/SQFT STEEL \$6/SQFT



The State of New Hampshire  
**DEPARTMENT OF ENVIRONMENTAL SERVICES**



**Robert R. Scott, Commissioner**

EMAIL ONLY

October 16, 2025



Subject: Raymond – Al S. Welch & Sons, 28B Main Street  
NHDES Site #198906059, HAZWASTE Project #11021

Raymond – 28 Main Street Area  
NHDES Site #201406016, SITEEVALHW Project #33070

*28 Main Street Area Combined Preliminary Assessment/Site Inspection*, prepared by Weston Solutions, Inc., dated May 30, 2017 (NHDES Site #201406016)

**Request for Groundwater Sampling**

Dear 

The New Hampshire Department of Environmental Services (NHDES) has reviewed the information on file for the 28B Main Street Site (NHDES Site #198906059) and the 28 Main Street Area Site (NHDES Site #201406016). Information includes prior reports of groundwater sampling from the 28B Main Street Site, previous correspondence from NHDES, as well as the above-referenced report, which documents the findings of soil and groundwater sampling performed in 2016 by U.S. Environmental Protection Agency's (USEPA's) contractor at the 28B Main Street property and surrounding properties.

Reports indicate the presence of tetrachloroethene (PCE), a chlorinated volatile organic compound (CVOC), at concentrations in groundwater at levels greater than New Hampshire's Ambient Groundwater Quality Standards (AGQS) at the 28B Main Street Site. Specifically, PCE exceedances were detected in groundwater samples collected from MW-01 and MW-02R, at concentrations of 7.8 and 22 micrograms per liter ( $\mu\text{g}/\text{L}$ ), greater than the AGQS of 5  $\mu\text{g}/\text{L}$  during the 2016 sampling event. Previously, PCE was also detected above AGQS in samples collected from MW-03 and MW-5 during 1989 and 2003 sampling events. In addition, PCE was not detected at elevated concentrations in groundwater samples collected from the surrounding properties during the 2016 sampling event.

Based on the information available to date, a discharge of regulated contaminants appears to have occurred at the 28B Main Street Site. As the current owners of the Site,   have been identified as the parties responsible to investigate and remediate (if necessary) the impacts in accordance with Env-Or 600. At this time, NHDES requests that additional groundwater monitoring be completed to determine whether the CVOC contamination in groundwater remains at the Site. NHDES requests that the monitoring round include the following:

- Locating, re-developing, and securing the monitoring wells at the Site,
- Collecting depth-to-groundwater level measurements to determine groundwater elevations and flow direction(s),
- Collecting groundwater samples for analysis of CVOCs, and

[www.des.nh.gov](http://www.des.nh.gov)

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
(603) 271-2908 • Fax: (603) 271-2181 • TDD Access: Relay NH 1-800-735-2964

- Preparing and submitting to NHDES a report of findings from the monitoring, as well as any recommendations for next steps.

NHDES requests that this work be completed within 60 days following receipt of this letter in accordance with Env-Or 605.08. Following our review of the monitoring results, NHDES will evaluate the need for any additional work at the site, including potential ongoing groundwater monitoring under a groundwater management permit.

Should you have any questions, please do not hesitate to contact me directly at NHDES' Waste Management Division.

Sincerely,



Lea Anne S. Atwell, P.G.  
State Sites Section Supervisor  
Hazardous Waste Remediation Bureau  
Tel: [\(603\) 271-6542](tel:(603)271-6542)  
Email: [LeaAnne.S.Atwell@des.nh.gov](mailto:LeaAnne.S.Atwell@des.nh.gov)

ec: Raymond Health Officer  
Kate Emma Schlosser, P.E., HWRB

Waste  
Management  
Division



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Management Division  
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**28B MAIN STREET  
RAYMOND, NEW HAMPSHIRE 03077**

**Sales:** Hannah Fifty

**Septic Design**

28b Main Street Raymond, New Hampshire 03077

**Est ID:** EST5821347

**Date:** Oct-23-2025

**Septic Design \$2,900.00**

- Design new septic system per bedrooms in house
- Access lot and shoot topography
- Access soils
- State and Town fees
- Test Pit charges included in total.

<b>Subtotal</b>	<b>\$2,900.00</b>
<b>Taxes</b>	<b>\$0.00</b>
<b>Estimate Total</b>	<b>\$2,900.00</b>

Once signed by both parties and upon receipt of the deposit payment, this document will become a binding Construction Contract (the "Contract") between Customer and Select Excavation and Landscaping, LLC ("Contractor"). Contractor desires to provide the requested construction work to Customer and Customer desires to obtain such work from Contractor. THEREFORE, in consideration of the mutual promises set forth below, the parties agree to the payment terms set forth below and to the attached Standard Terms and Conditions, all of which are incorporated herein, and have set their signatures to this Contract.

Payment shall be made to "Select Excavation and Landscaping, LLC," 25 True Hale Road, Sandown, NH 03873. Customer agrees to pay the total sum of \$[Enter Requested Work Total], shown above as "Requested Work Total", as follows, and subject to any adjustments as provided for in this Contract:

10% of the Requested Work Total (in the amount of \$[Enter Amount]) as the deposit payment, which payment, upon

Select Excavation & Landscaping  
25 Hale True Road  
Sandown, New Hampshire  
03873

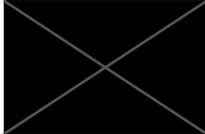
P.603-670-5729

www.nhexcavation.com  
info@nhexcavation.com



P.O. Box 451  
EXETER, NH 03833-0451  
TEL: 603-770-3988  
STEVESHOP@COMCAST.NET  
JULIESHOPE@COMCAST.NET

October 22, 2025



via email: 

Re: Sampling of Existing Groundwater Monitoring Wells  
Al S. Welch & Sons (DES #198906059)  
28B Main Street  
Raymond, New Hampshire

Dear 

This letter presents our proposal to provide environmental services at the property referenced above. You have provided us with correspondence from the New Hampshire Department of Environmental Services (NHDES) dated October 16, 2015, and we have reviewed relevant documents available on NHDES OneStop.

There are four existing groundwater monitoring wells at the property that were last tested in 2016. The conditions of the wells are therefore unknown. NHDES has requested the following.

*Locating, re-developing, and securing the monitoring wells at the Site,*

*Collecting depth-to-groundwater level measurements to determine groundwater elevations and flow direction(s),*

*Collecting groundwater samples for analysis of CVOCs, and*

*Preparing and submitting to NHDES a report of findings from the monitoring, as well as any recommendations for next steps.*

**Work Scope.** Upon receipt of this signed contract, Exeter Environmental Associates, LLC will proceed with the following work scope for the subject property:

- (1) Provide project management and correspondence.
- (2) Perform an initial site visit of the subject property to locate the existing monitoring wells, gauge their condition, and develop and secure the wells.
- (3) If serviceable, purge the four existing monitoring wells by pumping a minimum of 3 well volumes. Collect depth to groundwater measurements. Collect groundwater samples from four monitoring wells using a peristaltic pump and standard industry practices.
- (4) Submit the samples to Eurofins Testing Northeast for analysis of volatile organic compounds (VOCs) using EPA Method 8260D.
- (5) Prepare a letter report of the work performed, an updated site plan, a summary table of the results along with historic results, and any appropriate recommendations. The deliverable will consist of an electronic report in pdf format.

**Cost and Schedule.** The cost of the work outlined above will be billed at a lump sum fee of \$4,200. We require a deposit of \$2,500 on the day of our initial visit with the balance due upon completion of our report. Any follow-up work requested by you or NHDES will be billed on a time and materials basis using the following rates: PG labor at \$145/hr, PM labor at \$125/hr, van at \$90/day, sampling equipment at \$50/day and expenses and subcontract fees at cost plus 15%. We are prepared to begin the project when authorized and estimate that it will take three weeks or less to complete.

Please review the enclosed Exeter Environmental Associates, LLC, *Terms and Conditions*. If acceptable, please sign, date, and return the original copy of this contract as authorization to proceed.

Sincerely yours,



Steven B. Shope, PG  
President  
Exeter Environmental Associates, LLC

Enclosure: *Terms and Conditions*

I (Client) \_\_\_\_\_  
(signature)

\_\_\_\_\_  
(print)

hereby warrant my full authority to act for, in the name of, and on behalf of the Client, and that I hereby accept this contract, and authorize Exeter Environmental Associates, LLC to proceed with the above work scope.

Date \_\_\_\_\_



**Exeter Environmental Associates, LLC** (Company) proposes to perform the Services described in the attached Work Plan at a charge pursuant to the Fee Schedule in effect at the time of contract, and under the conditions and circumstances as are set forth herein as follows:

**1. Billings/Payment.** Invoices for Company's Services shall be submitted at Company's option: either upon completion of such Services or at the end of the calendar month. All such invoices shall be payable with terms of Net 30 Days. It is understood and agreed that if Client fails to pay any invoice due to Company within 30 days after the invoice date, Company, without waiving any other claim or right against Client, and without liability whatsoever to Client, may terminate its performance hereunder.

**2. Limitations.** Client recognizes that Company's Services are solely for the benefit of Client and require decisions that are not based upon pure science but rather upon judgmental considerations. Company shall perform its Services in accordance with generally accepted practices. Client agrees that such Services shall be rendered without any warranty, expressed or implied, and that Company shall be responsible solely for its own negligence.

**3. Insurance.** Company agrees to keep in force Professional Errors and Omissions Insurance with limits of \$1,000,000 per occurrence and in the aggregate; General Liability Insurance with limits of \$1,000,000 per occurrence and in the aggregate; Automobile Liability Insurance as required by applicable state law; and Workmen's Compensation Insurance for employees as required by applicable state law.

**4. Limitation of Liability.** Client agrees that Company's liability for any and all acts, errors, or omissions will be limited to the extent any such claim results from the sole negligence of Company, its officers or employees. The total cumulative liability of Company, its officers and employees, arising out of such act, errors or omissions will be limited to the total compensation paid for services out of which the claim arose; unless covered by insurance specified above, in which case the coverage limits shall apply. Client agrees to indemnify and defend Company, its officers and employees and hold them harmless against any claim, action, suit, proceeding, loss, liability, damages, judgments or expenses ("Loss") arising out of Client's or its employees, representatives or contractor's wrongful action or omission, negligence or willful misconduct.

**5. Indemnity.** Company agrees to indemnify and defend Client, its officers and employees and hold them harmless against any claim, action, suit, proceeding, loss, liability, damages, judgments or expenses ("Loss") arising out of Company's or its employees, representatives or contractor's wrongful action or omission, negligence or willful misconduct.

**6. Right of Entry.** Client hereby grants to Company or represents and warrants that permission has been duly granted for the Right of Entry from time to time, by Company, its agents, staff, consultants, and contractors or subcontractors, upon the project location for the purpose of performing and with the right to perform all acts, studies, and research, including without limitation the making of test borings and other soil and water samplings, pursuant to the Work Plan. If such premises are not owned by the Client, the Client represents and warrants that it has full permission to allow Company onto the premises. The Client hereby recognizes that the use of exploration equipment may unavoidably affect, alter, or damage the terrain and affect vegetation, buildings, structures, and equipment in, at, or upon the area being studied. Client accepts the fact that this is inherent to Company's work and will not hold Company liable or responsible for any such reasonable alteration or damage.

**7. Underground Structures.** In the performance of the Services hereunder, Company shall rely upon third party sources in order to determine the existence and location of any underground structures that Company may rely on such third party advice, so long as such third party is a reasonable source for such information, without any requirement that Company shall make independent evaluation or investigation of such underground structures and utilities. In the event that the information supplied by third parties is incorrect, the Client acknowledges that Company shall not be responsible for any damages done to any such subsurface structures or utilities.

**8. No Third Party Reliance.** No party other than the Client shall be entitled to rely on the Services or any information, documents, records, data, interpretations, advice or opinions given to the Client by Company in the performance of the Work Plan. The Services relate solely to the specific project for which Company has been retained under the Work Plan and shall not be used or relied upon the Client for any variation or extension of such project, any other project or any other purpose. Any unpermitted use by the Client or any other party shall be at the Client's or such other party's own risk.

**9. Documents.** The Company will retain all pertinent records relating to performed Services for a period of two years following submission of the report, during which period the records will be made available to the Client at Company's Office at all reasonable times. Copies will be prepared by Company for Client for reasonable cost of reproduction.



# CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

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PRESENTED BY:

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**DEANA ARDEN**

**SENIOR ADVISOR**

tel (603) 637-2014

mobile (603) 682-3440

[arden@nainorwoodgroup.com](mailto:arden@nainorwoodgroup.com)

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**BROKER**

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