

## HCPC BROWNFIELDS STEERING COMMITTEE

October 4, 2010

### **Persons attending:**

Tom Sidar, Frenchman Bay Conservancy; Nick Hodgkins, Maine DEP; Denis H. Blodgett, Brooksville; Tom Martin, HCPC; Andrew Sankey, Bar Harbor Bank and Trust; Neil Heidinger, Winter Harbor (guest); and Glenn Daukas, Campbell Environmental.

### **Main points:**

The overall challenge is finding sites with landowners willing to allow a Phase I assessment. We need to build connections with landowners and explore options for owners of distressed properties. An assessment may be required for refinancing. There is less interest in the program among owners of high-value property.

The Corea site may have major contamination problems but would be hard to address under the current Brownfields grant. Glenn has contacted almost all sites listed on the commercial properties sales inventory. He has had few responses. One potential candidate is construction operation in Tremont. Another is a muffler shop in Tremont.

There may also be potential sites in the Washington Junction area (Ellsworth and Hancock). Another potential candidate is a boat warehouse in Southwest Harbor.

Winter Harbor: The Phase I assessment revealed asbestos and some mercury (such as switches, ballasts). There were no major problems with the site. There is no need for a Phase II clean up plan. The town is in the process of hiring an environmental consultant to address the identified problems.

Ellsworth: The Bryant Moore School building would not likely qualify for a Phase I assessment. The EPA does not normally approve assessments on school buildings and it already approved one in Hancock County. We need to search around Ellsworth for other potential sites.

Brooksville: One potential site is a plumbing supply dumping ground. There is a reported accumulation of over 30 years of material from old plumbing fixtures. The town plans to send a notice to owners of junkyards notifying them of violations of state junkyard laws. The garage site in Brooksville doesn't appear to have serious contamination problems.

Sullivan store (on Route at Route 185): The site, presently abandoned may not have been well-managed. It has UST's, but their condition is not known. Local contact people who might be able to approach the current landowner include Gary Edwards and Frank Dedmon. It is being used as an informal Park & Ride lot. It may have potential use

under the Route 1/186 scenic byways. The town is also contemplating a harbor management/public access plan. Glenn offered to provide background information to the landowner or town office. Municipalities are not liable for clean-up of tax-acquired property, but are responsible to secure property. (The property in question is not facing acquisition by the town). It was the consensus of those attending the meeting to make Route 1 store a priority for a Phase I site investigation.

Other sites: It was suggested that the Franklin site stay at bottom of list since EPA gave low priority to buildings. Tom Martin agreed to e-mail Stonington town manager Kathleen Billings-Pezaris about the three potential sites in that town. He also agreed to contact Bucksport economic development director Dave Milan to see if any sites had been identified since the town was last contacted.

Phase II Assessments: No sites with cooperating landowners have been identified.