

# Town of Hancock



P.O. Box 68 • 18 Point Road • Hancock, Maine  
Phone: (207) 422-3393 Fax: (207) 422-6705

November 7, 2017

To Whom It May Concern:

This shall serve as the cover letter for our clean-up grant application. We are providing the following information: DUNS# 058055497

- a. Applicant Identification: Town of Hancock, Maine, P.O. Box 68, Hancock, ME 04640.
- b. Funding Requested: i) Grant Type: Single ii) Federal Funds Requested: \$200,000  
iii) Contamination: Both, primarily petroleum with some Hazardous substances
- c. Location: Town of Hancock, Hancock County, Maine 04640
- d. Property Information: Hancock-Ellsworth Tannery, 49 Tannery Road, Hancock, Maine 04640
- e. Contacts: i) Project Director: Thomas E. Martin, (207) 667-7131 (phone), 395 State St., Ellsworth, ME 04605, e-mail: [tmartin@hpcpcme.org](mailto:tmartin@hpcpcme.org) ii) Chief Executive: Rick Merchant, Select board Chair, (207) 422-3393, P.O. Box 68 Hancock, ME 04640, e-mail: [hancocktownclerk@hancocktownoffice.com](mailto:hancocktownclerk@hancocktownoffice.com)
- f. Population of Town: i) 2,394 (2010 Census) ii) 2,394 (2010 Census) iii) Maine 12.5% Hancock County 11.5% (SAIPE Estimates 2015)
- g. Other Factors Checklist: See Attachment #I
- h. Letter from the State: See Attachment #II

Community Involvement: A project steering committee will be formed and will communicate with community groups, local businesses and the general public. Members of the Hancock County Planning Commission (HCPC) steering committee for the county-wide assessment grant will be recruited to serve on this committee, providing continuity and experience. We will use flyers, newsletters, and meetings to disseminate information and obtain feedback. Press releases will be sent to all media contacts, community groups, and municipal offices, inviting the public to attend all meetings. We will also use brochures, newsprint, television, and radio media, digital presentations, social media, and website postings as a means of community engagement and face-to-face meetings with property owners.

Selectpersons, Assessors, Overseers  
Gary C. Hunt • Richard A. Merchant  
Myrna J. Coffin • Daniel T. Bossert • Ernest L. Butler

Administrative Assistant  
Toni Dyer

CEO/LPI  
John M. Larson



Project Overview: This application builds on the work completed on the county-wide Brownfields Assessment Grant during which over 100 potential Brownfields sites were identified. This grant will focus on the cleanup of Parcel #2 of the site of the former Hancock Ellsworth Tannery in Hancock, Maine. The Phase 1 assessment of the site identified hazardous materials as described in the accompanying narrative; the cleanup of the materials is the target of this grant.

Brief Description of the Service Area: This application addresses a site in the town of Hancock in Hancock County, Maine. It is in a coastal region with large influx of summer visitors. The median age in the town is 47.2 years old, compared to 47.1 for the county, 43.5 years in Maine, and 37.4 years old in the United States (ACS 2014 estimate). The natural beauty of the area has attracted many wealthy retirees who have created a strong demand for coastal real estate (much of it seasonal) and high housing costs. Employment opportunities are limited. ACS data show that only 93 Hancock residents work in town. By contrast, 120 work in Bar Harbor and 280 in Ellsworth.

Feel free to contact Tom Martin at 207- 667-7131, or by e-mail at [tmartin@hcpcme.org](mailto:tmartin@hcpcme.org) if you have any questions.

Rick Merchant  
Chair, Hancock Board of Selectmen

Enclosures

c: Frank Gardner, EPA Region 1

Attachment 1: DUNS Number

Attachment 2: Other Factors Checklist

Attachment 3: Letter from State Environmental Authority

# Town of Hancock

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## ATTACHMENT I

**DUNS NUMBER: 058055497**

### **Selectpersons, Assessors, Overseers**

Richard A. Merchant Jr. • Ernest L. Butler Jr.  
George W. Colwell • John Bridges. • Randall Ewins

### **Town Clerk/Administrative Assistant**

Toni Dyer

**Treasurer/Tax Collector**  
Diane Simmons

**CEO/LPI**  
John Larson

**Deputy Clerk**  
Carol Marshall

# Town of Hancock

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## ATTACHMENT II

### OTHER FACTORS CHECKLIST

#### Selectpersons, Assessors, Overseers

Richard A. Merchant Jr. • Ernest L. Butler Jr.  
George W. Colwell • John Bridges. • Randall Ewins

#### Town Clerk/Administrative Assistant

Toni Dyer

**Treasurer/Tax Collector**  
Diane Simmons

**CEO/LPI**  
John Larson

**Deputy Clerk**  
Carol Marshall

### Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: Town of Hancock

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	<b>x</b> 1
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	<b>x</b> 10, 11
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

# **Town of Hancock**

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## **ATTACHMENT III**

### **LETTER FROM THE STATE**

#### **Selectpersons, Assessors, Overseers**

Richard A. Merchant Jr. • Ernest L. Butler Jr.  
George W. Colwell • John Bridges. • Randall Ewins

#### **Town Clerk/Administrative Assistant**

Toni Dyer

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Diane Simmons

**CEO/LPI**  
John Larson

**Deputy Clerk**  
Carol Marshall



STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



PAUL R. LEPAGE  
GOVERNOR

PAUL MERCER  
COMMISSIONER

November 8, 2017

Mr. Frank Gardner  
EPA Region 1  
5 Post Office Square  
Suite 100, Mailcode: OSRR7-2  
Boston, Massachusetts 02109-3912

Dear Mr. Gardner:

The Maine Department of Environmental Protection's ("Department") Bureau of Remediation and Waste Management acknowledges that the Town of Hancock plans to conduct cleanups and is applying for federal Brownfields grant funds.

Rick Merchant of the Town of Hancock has developed an application requesting site-specific federal Brownfields Cleanup funding for the former Hancock Tannery property in Hancock (two parcels).

If the town receives funding, the Department's Voluntary Response Action Program ("VRAP") staff will provide review and comment on feasibility studies and remedial workplans, and will provide oversight (as necessary) of contractor's work at the properties. Upon successful completion of remedial activities at a property, the VRAP will provide protections from Department enforcement actions by issuing a Commissioner's Certificate of Completion.

Please feel free to call me directly at (207) 592-0882 should you have any questions regarding this letter.

Sincerely,

Nicholas J. Hodgkins  
Voluntary Response Action Program  
Division of Remediation  
Maine Department of Environmental Protection

Pc: Rick Merchant, Town of Hancock

AUGUSTA  
17 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0017  
(207) 287-7688 FAX: (207) 287-7826

BANGOR  
106 HOGAN ROAD, SUITE 6  
BANGOR, MAINE 04401  
(207) 941-4570 FAX: (207) 941-4584

PORTLAND  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE  
1235 CENTRAL DRIVE, SKYWAY PARK  
PRESQUE ISLE, MAINE 04769  
(207) 764-0477 FAX: (207) 760-3143

## **1 Community Need, 1.a. Target Community and Brownfields**

### **1.a.i. Community and Target Area Descriptions**

The Town of Hancock is a small, rural town with a year-round population of 2,394 people (2010 US Census) that is located on Maine's Downeast coast in Hancock County. Our targeted community groups are the working-class sector of the population that is struggling to find steady employment that does not require long commuting distances and the low income elderly that have poor housing choices and limited public transportation options. These two groups are the most affected by this blighted former tannery Brownfields property. The workers need jobs that provide a livable wage and can be reached using public transportation. The elderly and the workers need affordable housing, clean drinking water, and clean surface water for both recreation and food through fishing and shell fish harvesting.

The area historically had a natural resource-based economy. Forestry products and fishing-related industries were once major employers. In the past 30 years these sectors have declined due to global competition and depleted fishery stocks. The 1980 U.S. Census reported that 1,915 persons in Hancock County (11 % of the total labor force) were employed in farming, forestry, and fishing. According to the 2011-2013 American Community Survey (ACS) there were 1,578 employed in agriculture, fisheries, forestry, and mining (5.8 % of the labor force.) This data does not reflect the impact of the 2015 closing of the Verso Paper Mill which was once the major employer in the area. Employment fell from 1,252 jobs in 1989 to zero in 2014.

Hancock County is the home of Acadia National Park. The natural beauty of the area has attracted many wealthy retirees, who have created a strong demand for coastal real estate, resulting in elevated housing costs. According to the Maine State Housing Authority, Hancock had a home ownership affordability index of 0.77 in 2015. This is less than the county-wide index of 0.98. An index of less than 1.00 equates to problematic affordability issues.

Our most vulnerable population resides near the Brownfields sites and is disproportionately affected by unhealthy drinking water, soil, vapors, and contaminated sediments. Our targeted population is our working-class families that include youth with disabilities, low income households, and pregnant females, and our large elderly population. Almost all of our targeted population relies on untested private water supply wells. Since many households have both parents working, it is not uncommon for children to be unsupervised. This leads to youth loitering in our abandoned Brownfields which exposes them to hazardous chemicals and unsafe building conditions. Data from the 2014 ACS estimates indicate that Hancock County's median age (47.1 years) is higher than the state (43.5 years) and the US (37.4 years). Hancock County had 9.0 % rate for youth with developmental delays or disabilities which is double the state rate.

### **1.a.ii. Demographic Information and Indicators of Need**

<b>Demographic Information Table 1: Socio-Economic Data</b>				
Data	Hancock	Hancock County	Maine	National
Population	2,332 <sup>1</sup>	54,419	1,329,100 <sup>1</sup>	316,127,513 <sup>1</sup>
Unemployment	5.3% <sup>2</sup>	2.8% <sup>2</sup>	3.0% <sup>2</sup>	8.3% <sup>2</sup>
Poverty Rate,	12.1% <sup>1</sup>	13.5% <sup>1</sup>	13.9% <sup>1</sup>	15.5% <sup>1</sup>
% Minority	3.0% <sup>1</sup>	3.0% <sup>1</sup>	5.0% <sup>1</sup>	26.4% <sup>1</sup>

Median Household Income	\$41,153 <sup>1</sup>	\$47,030 <sup>1</sup>	\$49,331 <sup>1</sup>	\$53,889 <sup>1</sup>
2014 Median Age	46.7 <sup>1</sup>	47.4 <sup>1</sup>	43.8 <sup>1</sup>	37.6 <sup>1</sup>
<sup>1</sup> Estimates from the 2015 ACS 5-Yr Population Estimate US Census Bureau, FactFinder; <sup>2</sup> Bureau of Labor Statistics				

Table 1 does not reflect the various sources of income. According to the 2006-2010 ACS, 22.2% of the county household income is derived from interest, dividends, and rent compared to 15.8% for the state. Income from salary and wages accounted for 61.6% of income in the county compared to a 70.1 % rate for the state. The high rate of unearned income is due to the immigration of financially secure retirees. Therefore, the actual economic picture for full-time working-age residents is much bleaker than these statistics represent.

Wages are low. Maine Department of Labor reported the average weekly wage in Hancock County for the 2nd Qtr. of 2015 as \$665 (only 78% of the livable wage, \$850, as calculated in 2010). The employment rate fluctuates seasonally and Maine Dept. of Labor data reported an unemployment rate of 9.9 % in January 2015 compared to 3.7 % in August 2015.

### **1.a.iii. Description of the Brownfields**

The target area for this application is the former 151-acre Hancock Ellsworth Tannery (HET) which was recently taken by the Town as a foreclosure due to delinquent tax payments. The tannery was constructed in the late 1950s and ceased operations in the late 1960s. It was then operated as a storage facility until the mid-1990s when it was completely abandoned.

The HET site is the largest Brownfield in Hancock and occupies **prime land in the heart of a mixed business and residential district**. The HET site is located on Route 1, which is the primary highway in this area. The HET is served by the areas only public transportation system which connects Routes 1, 3, & 1A to adjoining parts of Maine and the city of Bangor. A subscription bus service connects this area to the region's largest employer, Jackson Laboratory.

The HET site was divided into 3 parcels by the Town to allow more manageable properties for resale. The success of this multi-use redevelopment is dependent on completing the plan for each parcel. It is necessary to look at the entire HET site to truly understand how the redevelopment of each parcel fulfills the overall plan. For this reason, we will be describing how the other two parcels complete this plan.

The parcel to be remediated (Parcel #2) is a 13.8 acre lot that has 250 feet of road frontage on Route 1 which is our prime location for business. The parcel contains two former tannery treatment lagoons that contain elevated levels of volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). The parcel also formerly contained a leaking underground storage tank and a leaking aboveground storage tank. Each tank contained petroleum products. A pump house is located on the lot that supplied water from Meadowbrook and Kilkenny Stream to the tannery building. The land also contains an area where #6 fuel oil was dumped and buried approximately 2 to 6 feet below grade. All of the identified contaminants in this parcel were detected below the surface at 2 to approximately 15 feet below grade. Groundwater was measured at approximately 4 to 8 feet below grade. Bedrock underlies the soil and ranges from 4 to 15 feet below grade.

VOC, SVOC, and petroleum contaminants are migrating with groundwater toward Kilkenny Stream. Kilkenny Stream flows 1,100 feet and discharges to Kilkenny Cove. Kilkenny Cove is a 212-acre marine estuary where a significant tidal flat was historically used for productive shell fish harvesting. The cove is currently closed for shell fish harvesting due to contaminants released from the tannery and other Brownfields. In reality, however, people are frequently seen on the tidal flat harvesting shellfish despite the closure. Kilkenny Stream is the one area of the HET site that is attractive as it was not aesthetically affected by the development of the tannery.

Parcel #1 is located adjacent to Parcel #2 which comprises the building portion of the former tannery. We are also applying for a cleanup grant for Parcel #1. The site currently serves as a hang-out spot for kids. The adjacent building's roof has partially collapsed. There is asbestos in the building. Hundreds of 1960 vintage poly chlorinated biphenyl (PCB) containing fluorescent light ballasts are present on the floor or are precariously hanging from the partially collapsed roof. Poly-cyclic aromatic hydrocarbons (PAHs), other SVOCs, and the heavy metals lead and chromium that are present in open floor trenches within the building. Chromium impacted sludge and rotting hides from the 1960s remain within the building, and there are several water filled pits located in unlit areas of the abandoned structure.

Parcel #3 which comprises the last 134 acre piece of the HET site is adjacent to Parcel #1's eastern border. The Environmental Site Assessments (ESAs) demonstrated that Parcel #3 was not impacted with tannery wastes. Parcel #3 is proposed to be the future location for approximately 60 affordable housing lots. Affordable housing on our only public transportation corridor will enhance the quality of life and economic situation for many of our residents.

Within a 1/4 mile of the HET site are several Brownfields properties. These sites include an auto repair/machine shop and a gasoline service station with a long spill history. There are also the Hancock Municipal landfill and the adjacent Town of Franklin closure landfill within this proximity. These sites range from approximately 1-75 acres. These sites are in mixed in with residential areas where residents rely on private water supply wells.

### **1.b. Welfare, Environmental, and Public Health Impacts, 1.b.i. Welfare Impacts**

The HET affects all of our community, but in particular the lower income residents that live within its shadow. This highly visible dilapidated, graffiti-ridden, eyesore is one of the first sights that greet us each day we enter our town on Route 1. It is a depressing sight that serves as a constant reminder of blight, economic depression, and community failure. Revitalization of the surrounding area is highly improbable with this being the depressing backdrop that can not be ignored. It serves as a magnet for vandalism and unintended exposure to harmful substances for those (mostly youth) that frequently trespass on to the site.

### **1.b.ii. Cumulative Environmental Issues**

Vulnerable populations affected by environmental justice and cumulative environmental issues include low income individuals, those without health insurance, those in fair to poor health, and youth with developmental disabilities. Youth living near HET, frequently loiter in the abandoned building where they are exposed to PCB wastes, asbestos, heavy metals, VOCs, SVOCs, and the unsafe structure. People not caring or knowledgeable about the closed tidal flat continue to harvest clams and other shell fish for consumption or resale.

All of our residents rely on private water supply wells for their water source. Most of our groundwater supply wells are drilled into a granitic rock that may have elevated levels of radon, uranium, and/or arsenic. The source of arsenic is naturally occurring in most cases, but is also caused by years of herbicide spraying in many of our agricultural areas. Although there are some treatment options available to make the consumption of the water safer, many of our residents are unaware of these issues, or do not have the financial ability to periodically sample their water, install a water treatment system, or properly maintain their water treatment systems.

The historical industrial practices that were concentrated along our rivers and harbors spewed vast amounts of industrial pollution into our water ways and have severely impacted our sediments, fish, and shellfish. Since most of our population uses our water bodies for recreation, we are all exposed to residues from these industries. Some of us, however, particularly those with limited education and economic challenges rely more on local shellfish and fishing as a food and or income supplement. Depending on the location of the shellfish harvested and the amount of fish and shellfish consumed, there are greater health risks. As an example, in February 2014, state fisheries regulators closed nearly 7 miles of one of our local rivers for shell fish harvesting for 2 years as a result of mercury contamination.

#### **1.b.iii. Cumulative Public Health Impacts**

The region has underlying health problems that are likely affected by contaminants from Brownfields sites. We have five Brownfields in the immediate vicinity of our target community. According to the Wiley On Line Library Cancer Journal for Clinicians, and the 2012 Maine Annual Cancer Report, Hancock County has a cancer incidence rate of 537 per 100,000 residents. No state, other than Maine (528) exceeds 519. The US rate is 472. It is not a coincidence that the numerous Brownfields and some of the highest cancer incidence rates in the US are not related. The Univ. of New England states 26 % of males in the county lacked access to medical care compared to 18 % for the state. Since 2000, Maine consistently ranks among the top 3 states in cancer incidence for all ages, races, and genders (National Program of Cancer Registries, 2009 #92). Low income populations are particularly vulnerable since they are less likely to seek medical attention due to a lower rate of health insurance coverage.

Brownfields-related contamination disproportionately threatens our lower-income population which includes the elderly, youth with disabilities, and pregnant females. This is because they reside in close proximity to these sites and are vulnerable through lack of health insurance, ingestion of contaminated shellfish and groundwater, inhalation of air-borne pollutants, and direct contact with hazardous substances. A prime example of this is the youth that congregate at the HET site where they are exposed to PCB wastes, asbestos, heavy metals, VOCs, SVOCs, and the unsafe structure. In addition, many of the existing houses are very old and poorly constructed. Mold, lead paint and unsafe building materials like asbestos are common. The HET blight further reduces investment potential and discourages redevelopment.

Contaminants leaching into drinking water wells are our most common threat. Our residents depend solely on private water wells. Private wells are rarely sampled and pose a higher risk to human health. The current plan is to create affordable housing adjacent, but hydrogeologically up-gradient of the HET site. This area is currently not impacted. However, if the HET contaminant sources are not cleaned-up, it is possible new groundwater pathways may be created

that could allow contaminants to migrate to the affordable housing water source. In addition, if the source areas of the contaminants are not cleaned up, youth residing in the new proposed housing units will likely congregate at the HET building and be exposed to contaminants.

<b>Table 2 County &amp; State Health Indicators</b>		
<b>Indicator</b>	<b>Hancock County (%)</b>	<b>Maine (%)</b>
Non-Elderly Adults w/o health insurance	20%	16%
Those with no usual source of medical care	16%	10%
Males without usual source of medical care	26%	18%
Youth w/developmental disability	9.0%	4.5%
Youth Asthma	11%	9.5%
<b>Source:</b> University of New England Center For Community & Public Health		

### **1.c. Financial Need 1.c.i. Economic Conditions**

The Town of Hancock is a small community (2,394 people) with a limited business sector and is not able to place an additional tax burden on our population. As it is now, we struggle to prioritize essential services to our community. Rising municipal service costs and reduced state funding has put a severe strain on our budget. There is no additional town or state funding to conduct an environmental clean-up on any property without eliminating or significantly reducing current essential services. The need for this clean-up comes at a time of reduced state fiscal aid to municipalities. According to the Maine Municipal Association (MMA), the state's combined municipalities aid was reduced by 50 % since 2009. Examples of other cuts reported by the MMA include a \$2 million reduction in state aid for local roads, shortfalls in K-12 school funding, and less reimbursement for rural property tax breaks.

We have had to adjust our budget to reflect reduced state revenue as well as the loss of property taxes due from abandoned commercial businesses. Commercial appraisals for many of these Brownfields sites have resulted in negative values. In December 2014, the Verso Paper Mill closed. This has created a domino effect causing other smaller businesses that supported the paper mill to close. Therefore, our ability to raise further tax revenue continues to erode.

Welfare demographics for Hancock County include a high percentage of children living in poverty (21.5%) compared to 18.5% of children statewide Maine Shared Health Needs Assessment and Planning Process (SHNAPP, 2015) and unwed births below poverty level is 86%. Eleven percent of children are without health insurance (the highest county in Maine). According to Maine State Housing, in Hancock County, there are 21 affordable housing properties providing rental assistance to 742 very low income households. In addition, Maine State Housing Authority provides 4,424 Section 8 rental vouchers in Hancock County.

To qualify for rental assistance programs a renter must earn no more than 50% of the Area Median Income (AMI). In Hancock County, to qualify for Section 8 assistance, a renter household containing four persons must earn \$30,800 or less in comparison to other areas with a threshold of \$24,300.

According to Community Health Needs Assessment and Action Plan 2016, 43.13% of Hancock County children are eligible for the free and reduced lunch program (Maine Department of Education, 2015). Hancock County has a slightly higher percentage of individuals living in

poverty, at 14.0% compared to the state average of 13.6%. The high school graduation rate is 84.3%, which is slightly below the state rate of 86.5% (SHNAPP, 2015).

Hancock County has high rates of un-insured, with 16% of residents having no insurance compared to 13% statewide (County Health Rankings, 2016). Hancock County is among the bottom four ranking counties in Maine with fewer residents enrolled in MaineCare (23.6% vs. 27.0% statewide) (SHNAPP, 2015). Additionally, a smaller percentage of Hancock County children ages 0-19 are enrolled in MaineCare compared to the rest of the state (40.4% vs. 41.8%). 9-12.9% of the Hancock County population receives financial assistance under Low-income Heat Energy Assistance Program (LIHEAP) and the Town of Hancock is 16.4%.

### **1.c.ii Economic Effects of Brownfields**

The 237-acre Verso Paper Mill was one of the prime economic engines of our region. With its closing, many of our residents are now unemployed. Workers are either leaving the region or commuting longer distances for jobs. Our region is composed of financially secure retirees, financially challenged elderly, and struggling lower income, working class families. Workers often face long commutes or paying a disproportionate share of their income for housing near their work place. ACS data for 2012 indicate that 28.3% residential mortgage holders in Hancock County pay more than 35% of their income for housing, which is nearly 10% higher than the state average. As workers move further from their business district jobs, more of their earnings go to transportation costs. The HET blight discourages any development in this area. It decreases the tax base and property values, minimizes the potential for new jobs, and squanders an ideal location for economic prosperity and housing in our town.

Brownfields have impacted the Kilkenny Cove tidal flats. The real and perceived environmental hazards are significant given the local tradition of harvesting clam flats. There are presently 212 acres of clam flats closed in Kilkenny Cove. The potential economic loss from this particular closure ranges from a low of \$61,056 to a high of \$3,052,800. (Kevin Athearn “Economic Losses from Closure of Shellfish Harvesting Areas in Maine, 2008”).

## **2. 2.a. Project Description & Feasibility of Success 2.a.i Project Description Existing Conditions**

This project addresses many of the challenges faced by the Town and is consistent with our comprehensive plan already underway. The Town promotes the protection of drinking water sources, human health, and productive tidal flats. The Town strives to enhance opportunities for new and existing jobs and affordable housing. Affordable housing that can take advantage of our public transportation is particularly encouraged. The goal of this project is to convert the most blighted property in our town to an attractive place with new businesses with ocean views. It will also utilize existing infrastructure and provide affordable housing constructed on Parcel #3 that will have walking access to the new businesses and public transportation. A conservation easement will be established promoting recreational activities and to protect Kilkenny Stream and Meadow Brook. Within the conservation easement, a trail will be constructed to join the already established Kilkenny Cove Old Pond Rail Trail. Once the final easement is procured, this trail will extend approximately five miles with the terminus being the Town Office. The proposed trailhead parking area will also promote its use by other residents.

This site is the largest Brownfields in Hancock and occupies prime land in the heart of a business and residential district. The HET site is located on Route 1, which is the primary commuter route in this part of the state. The HET site is served by the areas only public Downeast Transportation, Inc. (DTI) system which connects rural areas to adjoining parts of Maine.

Parcel #2 is the subject of this grant application and Parcel #1 is the subject of a separate cleanup grant. Parcel #2 is 13.8 acres and is impacted with tannery wastes from two capped lagoons and liquid-phase petroleum that is migrating with groundwater toward Kilkenny Stream. Kilkenny Stream discharges to the nearby Kilkenny Cove, a former productive tidal flat. The petroleum contamination is the result of surface dumping of #6 fuel oil and fuel oil leaking from aboveground and underground storage tanks. The #6 fuel oil dumping were covered over with approximately 2 feet of soil. Impacts are restricted to subsurface soils and groundwater. Liquid-phase petroleum has yet to reach Kilkenny Stream based on a recent investigations. The petroleum contamination that will require remediation ranges from 2 to 15 feet below grade and is estimated to be approximately 2,175 cubic yards. The VOC and SVOC impacts to the soils in the former capped lagoons are limited to approximately 825 cubic yards.

Once the remediation has been completed, this parcel will be redeveloped as it occupies prime commercial real estate on Route 1. It has a view of the ocean and will be considered a very desirable business location. Two businesses have already expressed interest and both are willing to provide the grant matching funds to complete the remediation. The ideal businesses for this parcel will provide goods and services as well as jobs to the anticipated population that will reside in the affordable housing that will be located in Parcel #3.

Frenchman Bay Conservancy (FBC), located in Hancock is a national accredited land trust that is interested in preserving the land adjacent to Kilkenny Stream and Cove. This would provide a protective corridor and buffer for this sensitive ecological area and a place that will be preserved for the enjoyment of the local residents, employees, and future families that relocate to Parcel #3's affordable housing units. A trail within the easement is proposed to extend to the Kilkenny Cove Old Pond Rail Way Trail. This would create almost five miles of walking trail from Meadow Brook to the Town office. This Conservancy has pledged funding to complete a conservation easement. A trailhead parking lot is also proposed as part of the redevelopment.

It is expected that when this site becomes revitalized it will turn this blighted portion of our community into a very attractive location for additional businesses and housing. Success may begat more success enhancing our quality of life with new housing, business, and protected land.

#### **2.a. ii Proposed Cleanup Plan**

The clean-up plan will consist of hiring a Qualified Environmental Professional (QEP) to oversee all site activities. The QEP will draft bid specifications to complete the work that is recommended in the Analysis of Brownfields Clean up Alternatives (ABCA). The excavation and removal of contamination was the alternative recommended which will best allow our planned future development to take place. This will protect both Kilkenny Stream from future impacts and reduce the chance that contaminated soil, that serves as a source of contaminants dissolved in the groundwater, could migrate to anticipated water wells that will need to be installed to support the new businesses and proposed affordable housing units. The bid

specifications will be forwarded to qualified contractors through our approved procurement process. The most responsive contractor will be selected to complete the remedial project.

The selected contractor will excavate the soil that exceeds Maine Department of Environmental Protection (MEDEP) standards. The soil will be transported to a licensed off-site disposal facility. It is anticipated that the petroleum saturated soil surrounding the former tanks and directly down gradient will be removed. In addition, the #6 fuel oil dumping area will also be remediated. A few areas in the former lagoons will be excavated to remove soil exceeding MEDEP standards. None of impacted soils are considered hazardous waste. Therefore, they can be disposed of as Maine Special Waste at an in-state licensed disposal landfill. Following remediation, an environmental covenant and deed restriction will be completed to restrict the use of groundwater in the immediate area near the lagoons and former tanks. Yearly sampling is likely to be required for several years to demonstrate the remedial effectiveness. The hydraulically up-gradient portion of the parcel will be approved for groundwater use and a water right of way will be established to allow businesses in Parcel #2 to receive a clean water supply.

Once the remediation is complete, the Town will apply for liability protection under the Maine DEP's Voluntary Response Action Program (VRAP) to provide state liability protection for the HET site. Through the VRAP, DEP will issue a site completion certificate which will demonstrate to the future purchaser that no further environmental remediation work is required.

#### **2.a.iii. Alignment with Revitalization Plans**

While a small, rural community with no professional planning staff, Hancock has participated in the development of municipal, regional, and state-wide planning documents that are consistent with the goals of the clean-up of the HET site. For example, the 1992 comprehensive plan calls for establishing a watershed protection plan for the estuaries important to marine resources. The Eastern Maine Development Corporation's (EMDC), a multi-county economic development agency, 2014 Comprehensive Economic Development Strategy promotes sustainable development and preserving the quality of life. The Town has also been active in the development of the Schoodic Scenic Byway and various regional transportation corridor plans, which have emphasized sustainable tourism. It is also consistent with the Maine Coastal Program goals of maintaining sustainable coastal habitats.

Every livability principle as well as sustainable and equitable approaches are all exemplified in this project: 1) the project will provide more transportation choices to the workers and residents as a result of the access to the DTI bus service. DTI connects riders to local villages that serve as employment and shopping areas; 2) the project will create affordable housing. The housing will be healthier, greener, and will be within walking distance to businesses and a trail system located within a conservation easement; 3) the reduced transportation costs for employees and the availability of local workers to employers will increase competitiveness for the area business as well as reducing employee living and commuting expenses; 4) the economic and desirability of living in this area will be enhanced. The blighted property will be remediated and will decrease the potential for any future illegal dumping; 5) the private and non-profit sector have already pledged significant resources if this cleanup can be funded. One business planning to relocate to this property employs many local residents; and 6) investment in this project demonstrates how this area is valued and it will create a new neighborhood of affordable housing.

Our project is designed to foster and implement sustainable and equitable development outcomes. Our project goals match those of town and regional comprehensive plans for what

will be a multi-use residential and commercial site. In all cases, the focus is encouraging redevelopment in areas of existing development. One company interested in redeveloping the site will **use existing infrastructure** for its redevelopment. The company will recycle all allowable materials from the building and grounds and will use all salvageable parts to create a new business space for their operations. During remediation we will have a no idling policy and will require that the project is done in the most energy efficient manner. The site development plan is consistent with the Town's site plan review ordinance that requires land uses to respect natural features and manage stormwater runoff. The plan also supports diverse job creation.

The HET will have access to the federally funded bus service that allows more transportation choices within walking distances from their homes. In addition, land uses in Hancock are subject to the Town's environmental control ordinance that sets strict standards to promote development harmonious with natural features, stormwater buffering, and pollution elimination measures. The Town has a proven track record of promoting sound construction and demolition debris (CDD) management. Hancock has solid waste ordinances that mandate CDD recycling.

## **2.b Task Description and Budget Table 2.b i. Task Description**

The Town and Hancock County Planning Commission (HCPC) have a memorandum of understanding that HCPC will manage this grant for the Town, therefore, the hours and costs reflect delegating the grant oversight to HCPC. HCPC will establish a tracking schedule with milestones and budgets to ensure we are on time and within budget. These paid staff hours will be supplemented by in-kind donations of time by town officials. This in-kind time shall consist of town officials communicating regularly about schedules, and all other pertinent information. The cash matching funds are to be supplied by Tracy Brothers Construction. Costs will be used to supplement the remediation of the contaminated soil estimated to cost \$195,010. All costs were estimated using experience related to other similar projects from MEDEP personnel.

**Task 1: Cooperative Agreement Oversight:** HCPC time involves **direct cost and fringe** 13.5 days of the executive director @\$72.02/hr (EXD) 5 days for the administrative assistance @\$34.89/hr (AA). Specific activities include: Procure a QEP and cleanup contractor in accordance with 40 CFR 30, advertising costs, postage, and bid interview documents; Attend 1 annual MEDEP Brownfield Workshop, travel of 92.5 miles @ \$0.54/mile = \$50. **Outputs** will also include submittal of quarterly reports, annual M/WBE achievements, ACRES, and final reporting; Attend the pre-award workshop, bus/train//taxi fare to Chelmsford, Mass, (\$50) and the National Brownfields Conference (\$1,100 air/bus fare, lodging, registration, and per diem).

**Task 2: Community Outreach & Engagement** (see Section 3 of this application for details): HCPC personnel costs and travel to attend meetings, which include 10 days of EXD, 1.5 days of the Regional Planner @\$54.34/hr (RP), and 4.5 days for AA, travel of 100 miles @ \$0.54/mile = \$54. QEP time will amount to approximately \$5,000 finalizing the ABCA, QAPP, and supporting the community outreach. HCPC expenses include public hearing notices, meeting packages, photocopies, and postage. **Outputs** will include: 12 meetings and supplies {posters, handouts, digital materials, postage, (interpreter if necessary)} including 2 Brownfields educational public and town meetings, public outreach flyers and postings to our web site and those of our CO's, social, print and television media to solicit information and public input.

**Task 3: Conduct Cleanup:** HCPC time includes 2.5 days of EXD and 1.5 days of RP and .5 days of AA to address all questions and oversight of the QEP and remedial contractor including travel (130 miles @ \$0.54/mile = \$70) to the site during the cleanup. The cleanup includes excavation, disposal, and backfill of \$65/cubic yard, oversight costs, reporting, and all laboratory costs and sampling. This task budget includes travel expenses and QEP and remedial contractor costs of \$165,094. The petroleum impacted soil that is to be remediated for this project reflects an estimated value of \$120,467.5 for excavation and disposal. The hazardous substances soil associated with the lagoon is estimated to be \$44,556.5. This represents a 73 % petroleum vs 27 % hazardous substances costs. The costs for all other tasks should be divided by that percentage. Applying these percentages to the \$40,000 cost share would be an additional cost of \$29,200 for petroleum and \$10,800 for hazardous substance. **Outputs** will include a clean reusable site.

**Task 4: Reuse Plan:** HCPC time for this task involves 4 days of EXD and 0.5 days of AA to attend and travel (180 miles @ \$0.54/mile = \$97) to meetings to discuss reuse options. The QEP will prepare environmental data to support the reuse plan. **Output** activities to be conducted for each site include: preparation/submittal of a VRAP application, a reuse plan, a right of way easement, public meetings, and responses to public comments.

## **2.b ii. Budget Table**

Budget Categories	Project Tasks*				
	Task 1 Cooperative Agreement Oversight	Task 2 Community Outreach & Engagement	Task 3 Conduct Cleanup	Task 4 Reuse Plan	Total
Personnel	\$6,882*	\$5,714*	\$1,631*	\$1,830*	\$16,057
Fringe Benefits	\$2,293*	\$1,955*	\$602*	\$615*	\$5,465
Travel	\$1,200*	\$54*	\$70*	\$97*	\$1,421
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$298*	\$195*	\$20*	\$20*	\$533
Contractual	0	\$5,000*	\$165,024*	\$6,500*	\$176,524
Other	0	0	0	0	0
Total Federal Funding	\$10,673	\$12,918	\$167,347	\$9,062	\$200,000
Cost Share	0	0	40,000	0	40,000
Total Budget	\$10,673	\$12,918	\$207,347	\$9,062	240,000

\* The petroleum impacted soil that is to be remediated for this project reflects an estimated value of \$120,467.5 for excavation and disposal. The hazardous substances associated with the lagoon is estimated to be \$44,556.5. This represents a 73 % petroleum vs 27 % hazardous substances split. The costs for all other tasks should be divided by that percentage including the cost share.

## **2.c. Ability to Leverage**

The Town and HCPC have worked with private sector, government, non-profit, and municipal sources of financing. For example, we have contacted one business that is pledging to bring much-needed jobs to our community and will invest more than \$750,000 on the HET site. The HET site is ideally suited to their prospective business. This will promote a public-private

partnership that will benefit our entire community. The FBC has also committed to establish a conservation easement and will expend \$5,000 to cover the cost of the completed easement.

HCPC will work with organizations to secure additional funding during this grant period. Our relationships with these groups are documented in sections 3.b and 3.c. For example, HCPC works closely with Downeast Community Partners (DCP), which funds housing programs on its own and through the Maine State Housing Authority and the Maine Office of Community Development. DCP is interested in investing in the affordable housing on Parcel #3. HCPC also has an established track record of working with Habitat for Humanity.

Eastern Maine Development Corporation (EMDC) has invested in a range of job creation ventures in Hancock County through its loan and business counseling services. It has a long history of collaboration with HCPC. We can also leverage an additional \$50,000 of funding from the DEP Brownfields 128(a) grant, if necessary, to assist with cleanup tasks.

Municipal funding sources include bonds and revenues generated from tax increment financing (TIF). These sources can supplement the other leverage sources and complement private sector funding. HCPC will inform businesses of these and other financing sources.

### **3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS 3.a. Engaging the Community**

The Town and HCPC's community engagement strategy reflects different approaches needed for different populations. Communication will take place over the course of the entire grant, but key public and neighborhood meetings will take place before and after significant events. The Town and HCPC have already participated in three meetings to discuss the investigation results and cleanup and the redevelopment plan which was strongly supported by the community.

The municipal steering committee will consist of Town Selectmen and local community leaders to enhance the success of the program by fostering communication with the key community groups. This group will meet on a quarterly basis. Its main roles will be to select the QEP and remediation professional, assist in community outreach, and provide redevelopment assistance. The municipal steering committee will be composed of representatives from agencies that work with particular demographic groups such as senior citizens, affordable housing advocates, and low-income service providers. Membership will also include the QEP, EPA and MEDEP project officers. We will provide outreach to representative groups using flyers, newsletters, and meetings to disseminate information and obtain feedback.

We will target the town residents, HET neighbors, real estate professionals, developers, and prospective new owners of the site to educate them about the program. We will conduct public presentations for groups such as the Rotary Club and Ellsworth Chamber of Commerce. Press releases will be sent to all media contacts, community groups, and municipal offices, inviting the public to attend all meetings. We will use brochures, newsprint, television, and radio media, digital presentations, social media, the Town of Hancock's quarterly newsletter (The Hancock Current), and website postings as a means of community engagement. We anticipate face-to-face meetings with developers and area neighbors to obtain approval, answer questions, describe the process, and receive feedback. Public meetings will be held to discuss the reuse and remediation plans and we will seek community feedback. A repository of all meeting notes and documents will be available on the HCPC web site and at the Town office.

During our meetings with HET neighbors, we will demonstrate how we will ensure that they are not impacted by the remedial efforts. Truck traffic will be isolated to Tannery Road as to not travel through any neighborhoods. Air monitoring will take place in conjunction with engineering controls and procedures to reduce any off site odors, dust, or impacts. All work will be in accordance to the Site's health and safety plan. Security fencing and appropriate signage will be installed to prevent unauthorized entry to the cleanup area. All neighbors will be given contact information to discuss any issues with the QEP and MEDEP.

Further communication will take place through updates to the Town and HCPC web sites. All communication will be in English unless an interpreter is requested. The Town will hire a language interpreter or a sign language professional, if necessary. According to the 2010 ACS, only 0.005 % of the residents speak English "less than very well."

### **3.b. Partnerships with Government Agencies**

HCPC and the Town of Hancock established a close working relationship with the MEDEP Brownfields staff during their last grant. MEDEP and EPA project officers were integral in all phases of the project and will provide environmental oversight. EPA and MEDEP staff, as stated earlier, will serve on the steering committee and be involved in all key components of the program. MEDEP and EPA staff will review and approve all documents and be involved in evaluating risks to human health and the environment through remedial action guidelines or other regulatory guidelines. MEDEP will serve as the state overseer in all environmental work, will evaluate the VRAP applications, and will attending all public meetings.

HCPC will continue its existing partnership with the Maine Center for Disease Control and Prevention, (MCDC). MCDC will provide public health expertise and offer education to sensitive populations on health risks. This organization will promote health education that will reduce potential exposure to harmful pollutants. Increased education enhances the community goals of better health, which also leads to better welfare. The DEP regulates the removal and abatement of asbestos and shall be involved with the review and approval process at the site.

### **3.c Partnerships with Community Organizations Community Organization Description & Role**

HCPC and the Town's partnerships with Community Organizations include: **Friends in Action:** that serves as an advocate for the elderly and disabled residents. It will help identify vulnerable populations and provide outreach to these people.

**Downeast Community Partners (DCP)** - DCP is the local community action agency. Its role is to communicate with low-income populations, provide assistance programs, promote sustainability, and seek opportunities for providing affordable housing. DCP currently manages, owns, and is committed to supplying affordable housing on Parcel #3. It also provides housing assistance services in coordination with the Maine State Housing Authority and the Maine Office of Community Development. DCP will be the prime lead for lower income households issues.

**Frenchman Bay Conservancy (FBC)** is a nationally accredited land trust and will support the project by establishing a protective easement on the land adjacent to Kilkenny Stream. This easement will house a trail that will eventually connect to the Kilkenny Cove Old Pond Rail Way

Trail. A parking area will be constructed at the trail head. This will allow people to walk a beautiful almost 5 mile trail that terminates at the Town Office. The proximity of the easement and trail to this Parcel will provide an enhancement to the lot and help to attract customers to the future business. FBC will also provide \$5,000.00 in funding to complete the easement.

**Eastern Maine Development Corporation (EMDC)** – EMDC is the largest non-profit economic development organization in our region. It will provide business counseling services to businesses looking to relocate to the HET site. It will also provide business financing through a variety of funding programs to these businesses. EMDC is one of the largest providers of Small Business Administration (SBA) loans in Maine. We anticipate that this site will be one of the primary focus sites for EMDC and they will enhance recruitment of businesses to this site.

### **3.c.ii. Letters of Commitment are attached**

#### **3d. Partnerships with Workforce Development Programs**

The Town has worked with EMDC, which is the federally designated economic development district that serves Hancock County. EMDC has access to various job training resources such as the Tri-County Workforce Investment Development Board (TCWIB). The TCWIB is an independent organization that receives funding from the federal government for workforce development and training. It in turn subcontracts funding to EMDC, which carries out the objectives of the grant funds including career counseling, job training and skills development, recruitment, and on-the-job training and internships partnerships.

### **4. PROJECT BENEFITS 4. a. Welfare, Environmental, and Public Health Benefits**

The project addresses many of our region's most pressing needs: **jobs, affordable housing that is accessible to public transportation, and clean water and tidal flats.** Our most economically disadvantaged population suffers the greatest impact from Brownfields. This program will benefit them by:

- 1) the HET site will be cleaned up and a reuse plan will be developed to reduce health risks especially to sensitive populations such as the elderly, pregnant women, and youth. Sludge that is located within the open trenches within the building that may impact groundwater, the river, and tidal flat sediments will be removed. Remediation will protect private water supply wells, sediments, and surface water. Asbestos, rotting chromium impacted hides, and PCB containing ballasts will also be removed which will have a positive outcome for decreasing cancer in a population that has some of the highest cancer incidence rates in the country;
- 2) creation of new housing that will allow residents to move from old units with unhealthy building materials to newly constructed affordable housing units. This will improve health conditions. Removing the environmental stigma will provide the impetus for people to relocate to what will be an attractive and affordable housing area. The housing will benefit the work force since it will be accessible to new business and public transportation;
- 3) provide a trail system that will make the property more attractive for future development and recreation for residents;
- 4) provide new jobs at the newly created businesses; and

5) reduction of blight providing a new sense of pride and community hope. This will also enhance redevelopment efforts and promote surrounding businesses the incentive to reinvest in their own buildings.

Environmental benefits are directly related to improved health conditions. Benefits include: 1) provide a conservation easement on the adjacent lot that will protect Kilkenny Stream from impacts due to future development and enhance the aesthetics; 2) removal of contaminants will protect groundwater drinking supplies and eliminate the source of contaminants that could impact the fish and shell fish in the water and sediments of Kilkenny Cove and the people that consume those fish; and 3) removal of the contaminants and physical hazards within the building that directly impacts the youth and trespassers that congregate in the building.

#### **4.b. Economic and Community Benefits**

We know that other businesses will relocate to this portion of Town and to the HET Parcel #2 to take advantage of this new working community. Another economic benefit is the eventual re-opening of the 212 acres of closed clam flats in Kilkenny Cove, which receives stormwater runoff from the HET site. This is an important source of food and income for low income residents. In addition, the new conservation easement that abuts Kilkenny Stream will provide a green space for recreation and protection of the stream ecosystem.

The Town's welfare will be enhanced through the creation of approximately 20 full-time jobs and new tax revenue with the building of a new office and operations building and 134 acres of new affordable housing. The number of housing units proposed is approximately 60. A company interested in the purchase of two of the HET parcels has indicated that they will be investing approximately \$750,000 to build its office and operations facility. The development of this site has the added benefit of reusing existing infrastructure, including: water supply, septic system, electrical service, and re-using a majority of the building.

The proposed **conservation easement** will provide an environmental buffer and promote recreational activities. Within the conservation easement, a trail will be constructed to join the existing Kilkenny Cove Old Pond Rail Trail. The proposed trailhead parking area will also promote its use by other residents. These outcomes all support community development plans.

### **5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE 5.a. Audit Findings**

The Town of Hancock has its books reviewed annually by a CPA. No irregularities have ever been reported. The Town had no adverse audit findings.

#### **5. b. Programmatic Capability**

The Town of Hancock has two full-time employees. One serves as town clerk and administrative assistant. The other serves as assessor, tax collector, and general assistance administrator. Their combined experience gives them familiarity with general town operating experience both in terms of day-to-day contact with residents and the various state agencies. Their expertise will be supplemented by a *memorandum of understanding* with HCPC to manage this grant. HCPC has worked closely with Town of Hancock and knows its needs well. The chairman of the Hancock planning board is also the chair of the HCPC board of directors.

HCPC's executive director Thomas Martin, AICP, will serve as the program manager. Mr. Martin has a Master of Community Planning Degree, has worked over 37 years in public planning agencies managed HCPC's previous Brownfields Assessment Grants. Mr. Martin will be supported by our Regional Planner, Jim Fisher, AICP, Ph.D., and Sheri Walsh. Dr. Fisher earned his Ph.D. in planning and has been HCPC's senior planner for the nearly 14 years and has worked in a variety of public health, transportation, and municipal finance and GIS ventures for over 27 years. Sheri Walsh is the administrative assistant office manager and planning technician. Mrs. Walsh managed the finances for HCPC's previous Brownfields Grants.

HCPC has the organizational expertise to comply with all grant requirements in a timely and professional manner. All staff members have a demonstrated commitment to remain with HCPC for the duration of the project. In the event that unforeseen circumstances result in staff turnover, HCPC will hire a new qualified staff member. We will hire a QEP, a remedial contractor, or any entity skilled in Brownfields cleanup using EPA procurement guidelines.

#### **5. c. Measuring Environmental Results: Anticipated Outputs/Outcomes**

The outputs and outcomes shall be tracked by HCPC and the Town utilizing a spreadsheet or matrix listing anticipated goals and tools to be implemented to meet those anticipated outcomes. The spreadsheet shall also include dates tracking the time frame in which these occurred. The spreadsheet shall be updated monthly prior to presenting the data at the regularly scheduled steering committee meetings and utilized to update ACRES on a quarterly basis. Examples of outputs may include, but not be limited to, contractual bids, reporting requirements, outreach materials, meetings, remedial action report, VRAP applications, and deed restrictions. Examples of outcomes may include, but not be limited to, redevelopment, generation of jobs, increase in tax base, contaminant removal, and creation of affordable housing.

#### **5.d.Past Performance and Accomplishments 5.d.ii.1 Purpose & Accomplishments**

The Town of Hancock has received two Community Development Business Assistance Grants since 2007. The purpose of these grants is to create jobs primarily for low to moderate income people. Maine Office of Community Development awarded both grants. The first grant (2007) was for \$400,000 and met its goal of creating 15 jobs for Crobb Box. The second grant (2011) was for \$200,000 and met its job creation goal of creating 8 jobs for PLR, Hancock.

#### **5.d.ii.2 Compliance with Grant Requirements**

The monitoring reports from the Maine Office of Community Development for both grants show full compliance of meeting the measurable outcomes of job creation. They also indicate that all reporting deadlines were met. The close-out letters for both grants expressed confidence in the internal checks and balances in the town's bookkeeping practices. The Town complied with all expenditure requirements. It also met all programmatic requirements such as environmental review, civil rights anti-displacement policies, and labor standards. The final certificate of completion for the Crobb Box grant indicated that all grant funds were expended in accordance with the terms of initial grant and any modifications thereof.

**ATTACHMENT I**  
**LEVERAGE RESOURCE LETTERS**



# Frenchman Bay Conservancy

PROTECTING THE LAND YOU LOVE

PO Box 150 Hancock, Maine 04640 www.frenchmanbay.org 207 422 2328

**Board of Directors**

Lisa Heyward  
*President*

Iris Siimon  
*Vice President*

Randy Ewins  
*Secretary*

Jack Frost  
*Treasurer*

Judy Adelman  
Mark Berry  
Mary Brennan  
Polly Ceckler  
Frank Dorsey  
Lee Fairbanks  
Malcolm Hunter  
Stephen Gurin  
Misha Mytar  
Paul Parshley  
Tricia Rouleau  
Henry Sharpe Jr.  
Benjamin Speed  
Steven Weber

**Executive Director**

Aaron Dority

Mr. Rick Merchant  
Town of Hancock  
Chairman Board of Selectmen  
PO Box 68  
Hancock, Maine 04605

November 14, 2017

Re: Hancock Tannery Kilkenny Cove Conservation Easement

Dear Rick,

Frenchman Bay Conservancy (FBC) would like to explore the opportunity to preserve and protect Kilkenny Stream through fee ownership or easement. We have protected over 7,400 acres through conservation easements and FBC-owned preserves. Our conserved lands cover a variety of land uses, including an organic farm, a working woodlot, blueberry fields, wild forest, and marsh. The tannery site is a key property with potentially significant influence on the fauna and flora of the tidal sediments and waters of Kilkenny Cove. Its permanent protection would be important and would fit with our mission to conserve distinctive lands and water resources in the Frenchman Bay and Union River watersheds east to the Hancock County line. .

The tannery property warrants consideration of permanent conservation protection based on its value to wildlife, broad ecological significance, and proximity to existing conserved lands. Kilkenny Stream and the cove are a part of the Taunton Bay focal area of the State Beginning With Habitat program. This program is a collaboration of federal, state and local agencies and nonprofit organizations, and is "habitat-based approach to conserving wildlife and plant habitat on a landscape scale."<sup>1</sup> The stream is also in the same watershed as Frenchman Bay Conservancy's Kilkenny Cove preserve, which marks one end of the Old Pond Railway trail, as well as land conserved by the Maine Bureau of Parks and Land, Crabtree Neck Land Trust and Maine Coast Heritage Trust.

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<sup>1</sup> [http://www.beginningwithhabitat.org/about\\_bwh/index.html](http://www.beginningwithhabitat.org/about_bwh/index.html)

Because of the values outlined above, Frenchman Bay Conservancy is willing to spend \$5,000.00 to provide the necessary funding to explore land conservation on Kilkenny Stream. Prior to offering formal conservation commitments, our board of directors would need to formally approve the project. We look forward to continuing our partnership.

Sincerely

A handwritten signature in blue ink, appearing to read "Aaron Dority", with a stylized flourish extending to the right.

Aaron Dority  
Executive Director

Tracy Brother's Construction Inc.  
49 Old County Rd. Hancock, Me 04640  
667-6178

Mr. Rick Merchant  
Town of Hancock  
PO Box 68  
Hancock, ME 04640

November 10, 2017

Re: Old Tannery Lots Parcel #1 and Parcel #2

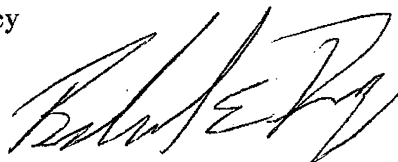
Dear Rick,

Thank you for attempting to obtain cleanup funding. As we have discussed, if you obtain the funding to clean up this site we would be willing to supply the \$80,000 matching funds necessary to complete the project. If, however, the funding is not approved, we are not willing to purchase the property with the current environmental issues. If the property is remediated, we would be very interested in purchasing the two lots. We plan on using the salvageable parts of the current building to provide indoor storage for our equipment and to convert the other portions of the building into working space for our business. We need to relocate from our current Franklin property and would be thrilled to return to Hancock which is my home as well as many of our employees. We would also like the ability to work with the Town to develop the portions of both lots into uses for other businesses that would be allowed by the Town. We understand that the eastern portion of the property will be turned into affordable housing and are also interested in perhaps purchasing several lots for investment purposes.

If this project works, we are estimating that we will spend approximately \$750,000 to retrofit the building to meet our needs. Additional funding will be expanded when new businesses have been located to fill other portions of each lot. We also understand that we will be allowed to subdivide Lot #2 to smaller parcels for sale to other businesses as long as the allowable lot size is maintained. We have no objections to converting the portion of Lot #2 that abuts Kilkenny Stream into a conservation easement. That may enhance the value of Lot #2 and assist us in attracting more business interest in the property.

Good luck with your Application.

President; Richard Tracy

A handwritten signature in black ink, appearing to read 'Richard Tracy', written in a cursive style.

**ATTACHMENT II**

**LETTER OF COMMITMENT FROM COMMUNITY ORGANIZATIONS**



P.O. Box 1446, 5 General Moore Way, Ellsworth, Maine 04605  
Telephone 207-664-6016 • Email: [info@friendsinactionellsworth.org](mailto:info@friendsinactionellsworth.org) • Website: [www.friendsinactionellsworth.org](http://www.friendsinactionellsworth.org)

November 11, 2017

Mr. Rick Merchant  
Town of Hancock  
Chairman Board of Selectmen  
PO Box 68  
Hancock, Maine 04640

Dear Mr. Merchant:

Friends in Action is happy to work with you in conjunction with your pending application for an Environmental Protection Agency (EPA) Brownfields Cleanup Grant at the former Hancock Tannery. As you are aware, our services provide assistance and activities to the elderly and disabled. We are excited to provide outreach to our vulnerable population. Not only do our volunteers communicate one on one with our elderly during home visits but we also have group activities that we can provide outreach to larger groups. This fits nicely into our Health & Wellness program and intertwines with support we receive from health care providers.

We may also be able to assist in identifying vulnerable populations in the region through our participants and other service providers we collaborate with.

Best wishes in obtaining the grant and please let us know if we can help in any way.

Sincerely,

  
Jo Cooper, Executive Director



40 Harlow Street Bangor, ME 04401  
207.942.6389 1.800.339.6389  
Fax 207.942.3548

November 9, 2017

Mr. Rick Merchant  
Town of Hancock  
Chairman Board of Selectmen  
PO Box 68 Hancock, Maine 04605

Re: Hancock Ellsworth Tannery Cleanup Grant Support

Dear Mr. Merchant,

In regards to the recent developments at the aforementioned site, Eastern Maine Development Corporation (EMDC) is pleased to lend support to assist in the development of this prominent property. We are available to provide business counseling and financing support to eligible businesses willing to locate to this property. We currently have a partnership with Bangor Savings Bank and the U.S. Small Business Administration (SBA), to provide these services to local businesses. As a result, EMDC is currently ranked 3<sup>rd</sup> in the state for awarding SBA loans. EMDC also serves as a Certified Development Company (CDC) for the SBA 504 lending program which offers small businesses financing and promotes growth and job creation. The 504 Loan Program provides approved small businesses with long-term, fixed-rate financing used to acquire fixed assets for expansion or modernization.

EMDC, through resources provided by U.S. Department of Agriculture, has \$500,000 in loan funding and \$105,000 in grant monies that were awarded as part of the Rural Microentrepreneur Assistance Program (RMAP). We will use this funding to assist rural microenterprises to expand operations or to create new business startups at this property. Please keep in mind, however, that we will also use this funding for other businesses located within our service district.

EMDC also manages a workforce federal grant that funds activities related to workforce training, mentoring/counseling, and job placement. EMDC staff is committed to working with employers at this property to match job candidates with jobs.

Sincerely

A handwritten signature in blue ink, appearing to read 'Michael Aube', is written over a horizontal line.

Michael Aube  
President & CEO



November 6, 2017

Board of Selectmen  
Town of Hancock  
PO Box 68  
Hancock, Maine 04605

Dear Selectmen:

Please accept this letter in support of the Town of Hancock's application for a Brownfields grant to clean-up the tannery on Route 1. Downeast Community Partners (DCP) is the community action agency for Hancock and Washington Counties and currently manages and owns housing in our service area. We would be very interested in serving as the developer to construct affordable housing on the tannery lot once it is clean.

There is a shortage of affordable housing in the Ellsworth area and this sight is well located to serve employees of Jackson Laboratories' (JAX), Maine Fair Trade Lobster (MFTL) and other area employers. Currently both MFTL and JAX are served by transportation providers that drive right by this sight.

Thank you for leading this effort and please don't hesitate to call if I can be of assistance

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Green", is written over a light blue horizontal line.

Mark Green  
Executive Director

## **III.B THRESHOLD CRITERIA for CLEANUP GRANTS**

### **III.B.1 Applicant Eligibility**

The Town of Hancock, Maine, is a General Purpose Unit of Local Government located at 18 Point Road, P. O. Box 68, Hancock, ME 04640; telephone: 207-422-3393; fax: 207-422-6705; e-mail: hancocktownclerk@hancocktownoffice.com

### **III.B.2 Site Ownership**

The Town acquired the property through involuntary acquisition as a result of over due past taxes and is the sole owner. The Town of Hancock obtained ownership of this property by virtue of automatic foreclosure of a tax lien mortgage. After proper notice to TT Corp, LLC, 90 Diesel Shop Road, Hermon, ME 04401, a lien was filed at the Hancock County Registry of Deeds on May 21, 2013 in Book 6038 Page 27 for non-payment of the 2012 real estate taxes. A Notice of Impending Automatic Foreclosure was sent to the taxpayer on October 17, 2014 stating that "On November 21, 2014, the tax lien mortgage will be foreclosed and your right to recover your property by paying the taxes, interest and costs that are owed will expire." No action was taken by the taxpayer (TT Corp, LLC) by the stated date, therefore the tax lien mortgage automatically foreclosed.

### **III.B.3 Basic Information**

(a) Hancock-Ellsworth Tannery (HET); (b) 49 Tannery Road, Hancock, Maine 04640; (c) Town of Hancock, Maine.

### **III.B.4 Status and History of Contamination at the Site**

a) The property is contaminated primarily by petroleum and some hazardous substances.  
b) The HET was first developed in the 1950's as an active tannery. The tannery operated until the early 1970s and was then converted to a storage facility. It was abandoned in the 1990's.  
c) Based on the historical use of the property as a tannery, a variety of hazardous contaminants was suspected. Through the Hancock County Planning Commission (HCPC) Brownfield Assessment grant, a Phase I and Phase II Environmental Site Assessments (ESA) and an Analysis of Brownfield Clean up Alternatives (ABCA) were completed. These investigations identified several areas that require remediation at this property, including but not limited to, the following:

- #6 fuel oil saturated soil is located along the west side of the building beyond the pavement;
- The current extent of petroleum contamination on the west side of the building had not been defined and no extractable petroleum hydrocarbons (EPH) or volatile petroleum hydrocarbons (VPH) analyses have been conducted to compare with recent regulatory guidelines.
- The method used for closing the lagoons was in question and therefore residual contaminants were suspected and some limited areas were found during the Phase II.
- According to a former employee of the tannery, dumping was suspected north and west of the building, but only a limited dumping area was discovered.

Environmental concerns include potential risks to human health and the environment by direct contact, inhalation, and/or ingestion of contaminated soil or groundwater. Additional

environmental concerns include potential risks to the environment through surface water runoff, groundwater leaching, groundwater, and soil erosion into Kilkenney Stream and thereby into Kilkenney Cove. **d)** Previous investigations concluded petroleum impacts from former tanks located west of the building. The State guidelines for petroleum were updated in 2013 and the analytical methods were modified to replace gasoline range organics (GRO) with VPH and replace diesel range organics (DRO) with EPH. Current sampling data was needed for comparison to these new guidelines as well as delineating the lateral and vertical extent of contamination exceeding these updated guidelines. The lagoon closure was not well documented and remaining contamination was suspected and then discovered. The lagoons were intended to filter tannery wastewater generated within the building by tanning processes. Wastewater was treated by settling and filtering, then was discharged to the adjacent Kilkenney Stream. Dumping of materials at a commercial or industrial use property was common practice prior to state and federal disposal regulations and still occurs as a result of high disposal costs and the time and effort to transport materials to a properly licensed facility.

### **III.B.5 Brownfields Site Definition**

The property is (a) not listed or proposed for listing on the National Priorities List, (b) not subject to unilateral administrative orders, court orders, administrative orders of consent, or judicial consent decrees issued to or entering into by parties under CERCLA, and (c) not subject to the jurisdiction, custody, or control of the United States Government.

### **III.B.6 Environmental Assessment Required for Cleanup Proposals**

1. Phase I Environmental Site Assessment, Hancock Ellsworth Tannery, June 29, 2015. Prepared by Campbell Environmental Group, Inc. for HCPC's Brownfield Assessment grant. The American Society for Testing and Materials (ASTM) Phase I Assessment identified several recognized environmental conditions including possible contamination from former leather tanning operations, coal, coal and fire ash, metals, solvents, and PCBs from a historic electrical transformer.
2. Phase II Environmental Site Assessment, Hancock-Ellsworth Tannery, October 23, 2015. Prepared by Campbell Environmental Group, Inc. for HCPC's Brownfield Assessment grant. The Phase II investigation focused on areas of environmental concern (AOCs) previously identified during the Phase I. The investigation included the use of sampling suspect materials for suspected contaminants of concern. The property will be submitted to the Maine DEP Voluntary Response Action Program (VRAP) and areas of the property requiring remediation include the main building and debris piles located north of the building.
3. Analysis of Brownfields Cleanup Alternatives (ABCA), Hancock-Ellsworth Tannery, December 2, 2015, prepared by Campbell Environmental Group, Inc. for HCPC's Brownfield Assessment grant. The ABCA evaluated three remedial alternatives including no further action alternative, material removal alternative, and soil cover alternative. Removal of contaminated material is the most costly alternative and would likely require additional characterization prior to disposal. Costs would be on the order of \$175,000 to \$240,000.

### **III.B.7 Enforcement or Other Actions**

No ongoing or anticipated environmental enforcement actions have been issued for the property and no orders, inquiries, or liens from a federal, state, or local government entity are known to be forthcoming for the responsible party.

### **III.B.8 Sites Requiring a Property-Specific Determination**

This property does not require a property-specific determination. This property is **not** subject to (a) planned or ongoing CERCLA removal action; (b) U.S. or State permits under the Solid Waste Disposal Act (SWDA), Federal Water Pollution Control Act, Toxic Substances Control Act (TSCA), or Safe Drinking Water Act, (c) corrective actions under RCRA; (d) closure requirements under RCRA; (e) a release of PCBs subject to TSCA; or (f) sites receiving monies for cleanup from a LUST trust fund.

The site is not listed or proposed for listing on the National Priorities List; is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and is not subject to the jurisdiction, custody, or control of the United States government.

### **III.B.9 Site Eligibility and Property Ownership Eligibility**

#### **III.B.9.b Property Ownership Eligibility-Petroleum Site**

##### **III.B.9.b.(1) Information Required for a Petroleum Site Eligibility Determination**

- a) Current and Immediate Past Owners- current owner is the Town of Hancock, Maine/immediate past owner is TT Corp, LLC.
- b) Acquisition of Site- the Town of Hancock acquired the property through tax foreclosure
- c) No Responsible Party for the Site- Neither the past owner or the town were considered responsible parties or are considered financially viable to undertake this cleanup. Neither party dispensed or disposed of petroleum or petroleum product contamination, or exacerbated the existing petroleum contamination at the site; neither owned the site when any dispensing or disposal of petroleum took place; and both parties took reasonable steps with regard to the contamination at the site.
- d) Cleaned up by a Person Not Potentially Liable- The MEDEP was involved with minimal removal of impacted soil generated as a result of an investigation. The removal of equipment and processing solutions from the facility at the time of closure is unknown. Neither the current or previous owner disposed of petroleum or hazardous substances at the property or exacerbated the contamination.
- e) Relatively Low Risk- The petroleum impacts are not known to have currently adversely impacted nearby water supply wells or surface water quality of the adjacent Kilkenny Stream. The property is considered a relative low risk site. No Leaking Underground Storage Tank (LUST) Trust Funds are known to have been expended at the site.
- f) Judgements, Orders, or Third Party Suits- None known to exist and no responsible party has been identified for the site.
- g) Subject to RCRA- No, the tannery operations ceased in the late 1960s prior to the passing of RCRA legislation.
- h) Financial Viability of Responsible Parties- Neither the past owner or the town were considered responsible parties or are considered financially viable to undertake this cleanup.

##### **III.B.9.a (1) CERCLA §107 Liability**

The Town of Hancock is not potentially liable for contamination at the property under CERCLA § 107. The Town acquired the property through involuntary acquisition as a result of over due past taxes (CERCLA § 101(20) (D)).

### **III.B.9.a. (2). a. Information on the Property Acquisition**

The Town of Hancock obtained sole ownership of this property by virtue of automatic foreclosure of a tax lien mortgage. After proper notice to TT Corp, LLC, 90 Diesel Shop Road, Hermon, ME 04401, a lien was filed at the Hancock County Registry of Deeds on May 21, 2013 in Book 6038 Page 27 for non-payment of the 2012 real estate taxes. A Notice of Impending Automatic Foreclosure was sent to the taxpayer on October 17, 2014 stating that "On November 21, 2014, the tax lien mortgage will be foreclosed and your right to recover your property by paying the taxes, interest and costs that are owed will expire." No action was taken by the taxpayer (TT Corp, LLC) by the stated date, therefore the tax lien mortgage automatically foreclosed. The Town of Hancock does not have any familial, contractual, corporate, or financial relationships or affiliations with any prior owners or operators of the property.

### **III.B.9.a.(2).b Timing and/or Contribution Toward Hazardous Substance Disposal**

All releases of petroleum and hazardous substances occurred prior to obtaining ownership of the property and the Town of Hancock has not, at any time, arranged for the disposal of petroleum or hazardous substances at the site or transported petroleum or hazardous substances to the property. The Town has not caused or contributed to any release of hazardous substances or petroleum at the site.

### **III.B.9.a.(2).c Pre-Purchase Inquiry**

No pre-purchase inquiry was conducted prior to taking ownership. Not applicable due to the Town acquiring the property through tax foreclosure.

### **III.B.9.a. (2).d Post-Acquisition Uses**

The property has been vacant and unused since the Town acquired the property in 2014.

### **III.B.9.a. (2).e Continuing Obligations**

The property has not been active as a Tannery since the early 1970's. Since obtaining ownership of the property, the Town of Hancock has put up No Trespassing signs on the building and property to keep the public away. There are no new releases from the site. We agreed to a Brownfield review to identify contaminants located in the building and/or on and/or in the ground. We have been discussing the contamination and have determined the best way to protect the public is to remove the contaminants from the building and/or grounds. To that end, the Board agreed to pursue a grant application to facilitate the clean-up.

The Town of Hancock has always and will continue to follow all state and local regulations as they may pertain to any project we are involved with. The Board acknowledges that we will assist and cooperate in the clean -up efforts as well as provide access to the property to those deemed necessary during the application and clean-up process.

The Town shall comply with all land-use restrictions and institutional controls; assist and cooperate with those performing the cleanup and provide access to the property; comply with all information requests and administration subpoenas that may be issued in connection with the property; and provide all legally required notices.

### **III.B.10 Cleanup Authority and Oversight Structure**

The Phase I and Phase II investigations as well as the ABCA have been funded and executed through the Hancock County Planning Commission Brownfield Program. The Maine DEP will continue to provide technical oversight during remedial activities. The property will be entered into the Maine DEP Voluntary Response Action Program (VRAP), which allows applicants to voluntarily investigate and cleanup properties to the Maine DEP's satisfaction, in exchange for protections from Maine DEP enforcement actions. Maine VRAP is intended to encourage the cleanup and redevelopment of contaminated properties in the state. The Town of Hancock will competitively contract with an environmental qualified professional to provide technical support including the procurement of remedial contractors, remedial construction oversight, and documentation. Competitive procurement will be conducted in accordance with federal requirements. Clean-up activities shall be confined within Parcel #2 since no contamination is known to have migrated to an adjacent property requiring access. A separate clean-up grant has been prepared for Parcel #1 which has different contamination sources. We also own Parcel #1.

### **III.B.11 Community Notification**

The Town of Hancock placed an advertisement in the Ellsworth American Newspaper on October 5, 2017 for a public meeting to be held on October 18, 2017. This ad clearly indicated that a copy of the grant and draft ABCA are available for public viewing at the Town Office. Attached is: a copy of the advertisement; a summary of the comments received; associated responses; and meeting notes.

10/18/2017 Public Hearing

Present at Municipal Building:

Gary Hunt, Richard Merchant, Myrna Coffin, Ernest Butler, Toni Dyer, Rod and Ruth Franzius, Tom Martin, and Rich Campbell, Jack Bridges from the Ellsworth American, George Colwell, Dan Hodgkins, Tom Edwards, and Randy Ewins

The meeting was opened at 6:30 pm by Selectman Rick Merchant.

Comments:

*There were no public comments, but a discussion ensued to determine how to best complete the grant application and the results of EPA feedback regarding last year's grant application. It was determined that only minor revisions were necessary to complete the grant. All were given the opportunity to review the pertinent documents.*

The meeting was closed at 7:30.

SEE ATTACHMENT II

### **III.B.12 Statutory Cost Share**

To meet the 20% cost share, Hancock will use cash funding from Tracy Brothers Construction to pay for a portion of the disposal costs of the contaminated materials.

**ATTACHMENT I:**

**DRAFT ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES (ABCA)**

## **Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation Hancock-Ellsworth Tannery Site Parcel 1, 49 Tannery Road, Hancock, Maine**

### **1.0 Introduction and Background**

#### **1.1 Site Location**

The site is located at 49 Tannery Road in Hancock, Maine.

#### **1.2 Previous Site Use(s) and previous cleanup/remediation**

The existing site development is the first known development and occurred in the 1950s. The two buildings located on the Subject Property consist of an approximately 71,500 square foot, single-story, concrete cinder-block building that housed the tannery processes and an approximately 20 foot by 16 foot pump house located immediately northeast of the dam on Kilkenny stream. There have been no known previous remedial activities conducted at the property. The Subject Property has been vacant since the 1990s.

#### **1.3 Site Assessment Findings**

The Phase I ESA identified 5 recognized environmental conditions (RECs) associated with the existing tannery building at the Subject Property:

1. Two long shallow floor trenches are located in the western portion of the tannery building. An additional third floor trench is located in the northwestern portion of the tannery building. The sludge in these trenches was suspected to contain contaminants associated with tannery processing chemicals and vehicle maintenance fluids.
2. Currently, many fluorescent light ballasts are hanging precariously from the damaged roof. No dates or labels were observed to verify if they do or do not contain PCB oil. Therefore, PCBs may be released as a result of past and any future damage to those ballasts.
3. A room with a fume hood located near the center of the building is coated with a material and unknown debris has accumulated on the floor. The material appears suspect and the actual process unknown. Based on window and wall openings near the southwest corner of the building, CEG suspects ventilation fans from the process area discharged and may have precipitated contaminants to the exterior ground surface.
4. A pile of leather scraps was observed near the north central area of the building. Tannery waste has the potential of being classified as hazardous based on contaminant content and other characteristics.
5. Suspected asbestos containing material was observed within the boiler room, located on the western side of the building.

CEG conducted a Phase II ESA and collected 5 sludge samples from the floor trenches, two samples of debris accumulation on the wall and floor of the room with a fume hood, one sample of the scrap leather, and collected suspected asbestos containing material within the boiler room.

Results indicated that sludge within the floor trenches of the main processing room and room north of the processing room have compounds that exceed corresponding remedial action guidelines (RAGs). The trenches are open, exposing contaminants to those persons in the building through dermal, ingestion, and inhalation pathways. The leather scraps were found not hazardous based on the chromium Toxicity characteristic leaching procedure (TCLP) results, but due to the high total chromium concentration exceeding a corresponding RAG, do pose a risk to human health. The material coating the room with the fume hood and debris settled at the bottom has high concentrations of chromium that exceed the corresponding RAG. The preliminary asbestos testing did confirmed ACM within the building. The contractor conducting the asbestos testing indicated additional material throughout the building could also be ACM and should be verified. The confirmed ACM is exposed to the elements and is in poor condition; therefore it is friable.

Based on the lack of information or labeling for PCBs on the fluorescent light ballasts throughout the building, there is a potential that PCB containing oil could release and impact the concrete foundation floor.

Analytical data for samples collected from the two debris piles north of the building indicated several PAH compounds exceeding RAGs. The piles have no access restrictions and have the potential of leaching contaminants through precipitation, migrating laterally through surface runoff, and direct exposure if humans were to rummage through the piles to salvage any materials.

#### 1.4 Project Goal

The planned reuse is redevelopment as commercial or industrial per town zoning requirements

#### Applicable Regulations and Cleanup Standards

##### 2.1 Cleanup Oversight Responsibility

Cleanup will be overseen by the Maine Department of Environmental Protection (MEDEP). It is anticipated the project will be submitted to the MEDEP's Voluntary Response Action Program (VRAP).

##### 2.2 Cleanup Standards for Major Contaminants

Risk-based cleanup standards will be generated for compounds of concern, in accordance with state regulations.

## 2.3 Laws and Regulations Applicable to the Cleanup

Laws and regulations that are applicable to this cleanup include the Brownfields Revitalization Act, state environmental laws, and town by-laws. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed. In addition, all appropriate permits will be obtained prior to the work commencing.

## Evaluation of Cleanup Alternatives

### 3.1 Cleanup Alternatives Considered

To address contamination at the Subject Property, three alternatives were considered and include:

No Action;

Access Restrictions to Areas with Contaminants with monitoring; and

Removal and Disposal of Contaminated Material with reduced monitoring.

### 3.2 Effectiveness and Cost Estimate of Cleanup Alternatives

To satisfy EPA requirements, the effectiveness, implement ability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

#### Effectiveness

Alternative 1. - No Action is not effective in controlling or preventing the exposure of receptors to contaminants at the Site.

Alternative 2 – Restrict access to portions of the building where contaminants are present is effective but only in the short term. As long as contaminants remain in the building, the potential for impacts to receptors remains and contaminants may migrate with groundwater to other areas.

Alternative 3 – Removal and disposal of contaminated material in the building is an effective remedial alternative that severs any exposure pathway to potential receptors.

#### Implementability

Alternative 1 – No action is the easiest alternative to implement.

Alternative 2 – Access restriction is also fairly easy to implement although as long as contaminants remain in the building, potential impacts to receptors are possible. Furthermore, redevelopment may be restricted if this alternative is chosen.

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Alternative 3 – Removal of contaminated materials from the building is moderately difficult due to the varying nature of contaminated media in the building. Some additional characterization may be required for disposal purposes but removal of material severs any potential exposure pathway to receptors.

### Cost

Alternative 1 – No action is the cheapest alternative and requires no money be spent.

Alternative 2 – Access restriction within the building is also an inexpensive alternative as minimal modifications would be required to restrict movement to certain parts of the building. Costs would be on the order of \$10,000.00, but there is the risk of further impacts more monitoring and future significant costs.

Alternative 3 – Removal of contaminated material is the most costly alternative and would likely require additional characterization prior to disposal. Costs would be on the order of \$175,000 to \$240,000.

### 3.3 Recommended Alternative

Alternative 3 is the preferred remedial alternative as it fully addresses risks associated with contaminants in the building. Alternative 2 and 1, while perhaps cheaper and easier to implement, do not address risks in a manner consistent with redevelopment of the site.

The clean-up plan will consist of hiring a QEP to oversee all site activities. The site will first be further evaluated to establish a comprehensive plan for the abatement of all asbestos containing materials. This further evaluation is required by State rules in order to provide for a thorough asbestos abatement. Once the asbestos evaluation has been completed, a bid specification will be prepared by the QEP and a request for bids will be advertised. A licensed contractor will be selected to complete the asbestos abatement of the building.

A separate bid specification will be prepared to address the tannery sludges, chromium-impacted hides, and PCB containing ballasts, within the building. A licensed disposal contractor will be hired after the bid evaluation. Excavation and removal to an off-site disposal facility is currently the method of choice to allow the most effective use of the building and to permanently remove the health hazard. Each light ballast will be evaluated to determine if it is leaking. If any ballasts are discovered to be leaking, they will be handled and disposed of according to appropriate regulations. Currently, no ballasts have been found to be leaking.

All asbestos and tannery wastes will be managed in compliance with Maine DEP regulations. Maine DEP personnel will likely be on site throughout the remediation to provide oversight and guidance with our QEP. Once the remediation is complete, the Town will apply for liability protection under the Maine DEP's Voluntary Response Action Program (VRAP) to provide state liability protection for the HET site. The DEP through the VRAP will issue a site completion certificate which will demonstrate to the future purchaser that no further environmental remediation work is required.

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**ATTACHMENT II:**  
**PETROLEUM ELIGIBILITY SUPPORT**



STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



PAUL R. LEPAGE  
GOVERNOR

PAUL MERCER  
COMMISSIONER

November 8, 2017

Mr. Frank Gardner  
EPA Region 1  
5 Post Office Square  
Suite 100, Mailcode: OSSR07-2  
Boston, MA 02109-3912

Re: Petroleum Eligibility Determination for Hancock-Ellsworth Tanners, Hancock,  
Maine

Dear Mr. Gardner:

The Maine Department of Environmental Protection (MEDEP) has determined that the Hancock-Ellsworth Tanners property, which consist of two parcels of property located at 49 Tannery Road in Hancock, Maine, is eligible for remedial activities using Brownfields Petroleum Cleanup Grant funding. Previous Phase I and Phase II site assessments performed on the property indicated that the petroleum contamination on one portion of the property is distinguishable from the portion impacted with hazardous substances.

The property is now owned by the Town of Hancock, and the immediate past owners were not responsible and/or viable. The property is not listed on the MEDEP's petroleum priority list and is not subject to any enforcement actions under RCRA.

If you have any questions regarding this determination, please feel free to call me at 207-592-0882.

Sincerely,

Nicholas J. Hodgkins  
Division of Remediation  
Bureau of Remediation & Waste Management

pc: Rick Merchant, Town of Hancock

AUGUSTA  
17 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0017  
(207) 287-7688 FAX: (207) 287-7826

BANGOR  
106 HOGAN ROAD, SUITE 6  
BANGOR, MAINE 04401  
(207) 941-4570 FAX: (207) 941-4584

PORTLAND  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE  
1235 CENTRAL DRIVE, SKYWAY PARK  
PRESQUE ISLE, MAINE 04769  
(207) 764-0477 FAX: (207) 760-3143

**ATTACHMENT III:**

**DOCUMENTATION OF COMMUNITY NOTIFICATION INCLUDING**  
**ADVERTISEMENT, COMMENTS, RESPONSES,**  
**MEETING NOTES, AND SIGN IN SHEET**



Username (Your Email)	Password	
<input type="text"/>	<input type="password"/>	

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(1 Pages)

Show results beginning at:

#### Bangor Daily News

Nov. 25, 2015

Miscellaneous Notices

Town of Hancock Public Hearing The Municipal Officers of the Town of Hancock will hold a public hearing on December 2, 2015 at 7 p.m. at the Hancock Town Office, at the regularly scheduled Selectmen's meeting, to hear public comment on the Town's intent to submit an application for an EPA Brownsfields Grant for property commonly known as the Tannery Property. Interested parties are encouraged to attend this hearing to provide comment. The initial draft of the proposed grant application, including the draft Analysis of Brownfields Cleanup Alternatives, will be available for review at the Hancock Town Office as of December 1, 2015.

Show results beginning at:



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# Town of Hancock

P.O. Box 68 • 18 Point Road • Hancock, Maine 04640  
Phone: (207) 422-3393 Fax: (207) 422-6705



September 28, 2017

The Ellsworth American  
Ellsworth, ME 04605  
Attn: Legal Advertising

Please run the following ad in the October 5<sup>th</sup> and October 12<sup>th</sup> issue of the Ellsworth American:

## Town of Hancock Public Hearing

The Municipal Officers of the Town of Hancock will hold a public hearing on October 18<sup>th</sup>, 2017 at 7pm at the Hancock Town Office to hear public comment on the Town's intent to submit an application for an EPA Brownfields Grant for property commonly known as the Tannery Property. Interested parties are encouraged to attend this hearing to provide comment. The initial draft of the proposed grant application, including draft Analysis of Brownfields Cleanup Alternatives, will be available for review at the Hancock Town Office as of October 17<sup>th</sup>, 2017.

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Thank you in advance for your cooperation in this matter.  
Sincerely,

Toni Dyer  
Town Clerk

**Selectpersons, Assessors, Overseers**  
Richard A. Merchant Jr. • Ernest L. Butler Jr.  
George W. Colwell • John Bridges. • Randall Ewins

**Town Clerk/Administrative Assistant**  
Toni Dyer

**Treasurer/Tax Collector**  
Diane Simmons

**CEO/LPI**  
John Larson

**Deputy Clerk**  
Carol Marshall

[Business Directory](#)[The Ellsworth American](#)[Mount Desert Islander](#)PUBLIC  
NOTICES[HOME](#)**Town of Hancock**

October 16, 2017

Town of Hancock

**Public Hearing**

The Municipal Officers of the Town of Hancock will hold a public hearing on October 18<sup>th</sup>, 2017 at 7pm at the Hancock Town Office to hear public comment on the Town's intent to submit an application for an EPA Brownfields Grant for property commonly known as the Tannery Property. Interested parties are encouraged to attend this hearing to provide comment. The initial draft of the proposed grant application, including draft Analysis of Brownfields Cleanup Alternatives, will be available for review at the Hancock Town Office as of October 17<sup>th</sup>, 2017.

This entry was posted in [Public Hearings/Meetings](#), [Public Notices](#) and tagged [hancock maine](#), [public hearing](#), [town of hancock](#).

[< ABSENTEE BALLOTS](#)[CITY OF ELLSWORTH >](#)

## Hancock Town Clerk

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**From:** Hancock Town Clerk  
**Sent:** Friday, September 29, 2017 10:01 AM  
**To:** Ellsworth American advertising (publicnotice@ellsworthamerican.com)  
**Subject:** Ad to be run- grant hearing  
**Attachments:** Grant 2017.doc

Good Morning,

Please run the attached ad as requested.

Respectfully,



*Certified Clerk of Maine CCM  
Administrative Assistant to the Selectboard  
Town Clerk, Registrar, General Assistance  
PO Box 68  
Hancock, Maine 04640  
207-422-3393  
207-422-6705 Fax  
[hancocktownclerk@hancocktownoffice.com](mailto:hancocktownclerk@hancocktownoffice.com)*

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# PUBLIC NOTICES

[HOME](#)

## Town of Hancock

October 5, 2017

Town of Hancock

### Public Hearing

The Municipal Officers of the Town of Hancock will hold a public hearing on October 18<sup>th</sup>, 2017 at 7pm at the Hancock Town Office to hear public comment on the Town's intent to submit an application for an EPA Brownfields Grant for property commonly known as the Tannery Property. Interested parties are encouraged to attend this hearing to provide comment. The initial draft of the proposed grant application, including draft Analysis of Brownfields Cleanup Alternatives, will be available for review at the Hancock Town Office as of October 17<sup>th</sup>, 2017.

This entry was posted in [Public Hearings/Meetings](#), [Public Notices](#) and tagged [hancock maine](#), [public hearing](#), [town of hancock](#).

[< Request for Quotes – Shutter Project Copy](#)

[Town of Surry >](#)

## SELECTPERSON'S MEETING AGENDA

October 18<sup>th</sup>, 2017  
Municipal Building  
7:00 p.m.

*Richard Muehlhoff*  
*Ernest X. Bullock*  
*David W. Colwell*  
*John Briggs*  
*Toni D.*

**Present-**  
**Call to Order-**  
**Public Comment-**  
**Adjustments to the Agenda (if needed)-**

### Public Hearing:

To seek public comment on the Town's intent to submit an EPA Brownfield Grant for cleanup of property commonly known as the Tannery Property.

### Old Business

1. Approval of Minutes of 10/04/2017
2. Settler's Landing Road Association updates
  - a. Charlie Gilbert opinion
  - b. Road upgrades
  - c. Title work

### New Business

1. Assessing Agent Report
  - a) Abatements-
  - b) Supplements-
  - c) Personal Property discussion for 2018
2. CEO Report
  - a) Ordinance Violations
3. Town Clerk/AA Report
  - a) Transfer Station wood pile
  - b) Job Descriptions and evaluations updates
  - c) Records retention and management
  - d) MRC/PERC Put Option agreement- Town Meeting/Board approval?
  - e) Budget review dates
  - f) Thorsen Road Speed Data
4. Treasurer Report
  - a) CD Renewal
  - b) September Reconciliation
  - c) Quitclaim Deed- Estate of Lawrence Kane
5. Tax Collector Report
  - a) Troy Bridges- Current (Oct)
  - b) John Crawford- Current (Oct)
  - c) Foreclosures (general process)-
6. Approval of Payroll Warrant #33 for \$2,219.84
7. Approval of HVFD Payables Warrant #34 for \$8,397.07
8. Approval of Payables Warrant# 35 for \$21,880.60
9. Review of HGS Warrants/Reconciliation Sept.
10. Complaints
11. See Mail
12. Selectperson comments
13. Other business

**Public Comment-**

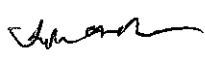
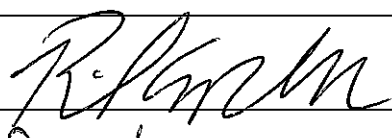
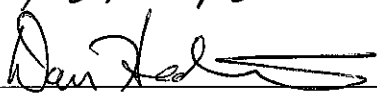
# Selectboard Meeting sign in Meeting October 18, 2017

Print Name

Sign

Town you are from

(OR Organization)

YOGI BEAR		YELLOWSTONE NATIONAL PARK
Ruth Franzius		
Rod Franzius		
Tom Martin		HCPC
Rich Campbell		CEG
Dan Hodgins		

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☒ Preapplication  
☐ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

11/15/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Town of Hancock

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

016000191

\* c. Organizational DUNS:

0580554970000

### d. Address:

\* Street1:

PO Box 68

Street2:

\* City:

Hancock

County/Parish:

\* State:

ME: Maine

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

04640-9998

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Richard

Middle Name:

\* Last Name:

Merchant

Suffix:

Title:

Chair, Select Board

Organizational Affiliation:

\* Telephone Number:

207-422-3393

Fax Number:

207-422-6705

\* Email:

hancocktownclerk@hancocktownoffice.com

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-09

\* Title:

FY18 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Clean up of former tannery site - 13.8 acre lot located on prime land in the heart of the town with 250 feet road frontage on Route 1.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

2

\* b. Program/Project

2

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

10/01/2018

\* b. End Date:

09/30/2021

**18. Estimated Funding (\$):**

* a. Federal	200,000.00
* b. Applicant	40,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	240,000.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

Mr.

\* First Name:

Richard

Middle Name:

\* Last Name:

Merchant

Suffix:

\* Title:

Chair, Select Board

\* Telephone Number:

207-422-3393

Fax Number:

207-422-6705

\* Email:

hancocktownclerk@hancocktownoffice.com

\* Signature of Authorized Representative:

Cynthia M Carter

\* Date Signed:

11/15/2017