

Northern Maine Brownfield Steering Committee Meeting
February 12, 2009
Caribou Inn and Convention center
10 a.m. – 12 p.m.

Attendees

Skip Babineau, Jeff Packard, Wade Hanson, Norman Cyr, Frank Wezner, C.P. Harris, Brian Beneski, Nate Hersey, Jay Kamm, Denis Berube, Connie Bondeson

I. Welcome and Introductions

This month's meeting was held at the Caribou Inn and Convention Center. Attendees introduced themselves and the meeting started at 11:00.

II. Review of Minutes of the October 9, 2008 meeting

The minutes of the October 9, 2008 meeting were reviewed. A motion was made to accept the minutes by Skip Babineau and seconded by Norman Cyr. The minutes were accepted unanimously.

III. Phase I/II ESAs Updates

The approved Phase II work from the last (October) meeting: Steve's Cycle and Marine (Steve's) in Fort Kent, and Mapleton Auto Repair and Sales (MARS) in Mapleton. The field work is completed for Steve's and published the Phase II ESA report.

Per his request, CEE provided a proposal directly to Steve Daigle for a vapor mitigation system, similar to a radon mitigation system. Based on conversation with the DEP, Brian, and the Project Geologist, the system would be enough for Steve's to obtain a VRAP certificate and liability protection for his site. NMDC's part for that property is complete and obviously we can't pay for the system through this grant, the state can't pay for it through their Remediation Funds, because it is not a municipality or non-profit.

The second Phase II was for MARS. The QAPP approval took longer than anticipated, which delayed the field work, and due to the frost and snow pack, the Phase II ESA field work is postponed until spring. MARS is the only approved site for Phase II ESA work we have so far in 2009.

Phase I ESAs were completed on Annex Fuels in Fort Fairfield. RCL (a.k.a. Northern Enterprises/Polar Lights) in Fort Kent and has had a Phase I ESA completed as well. We have contacted the Town of Fort Kent and they might have some potential interest in the RLC site.

IV. New Sites

New potential Phase I sites. Four properties were researched, three are in Ashland, and two of the three Ashland properties are side-by-side, and located on the corner of routes 11 and 163.

The one on the corner is Corner Associates, LLC. The property next to it is Trans-Arc Oil. Spoke with both owners, and neither one is interested in participating the Brownfield program.

The third property in Ashland is Curtis Garage. Historically operated as a maintenance garage and also a gas station at one time, also USTs (underground storage tanks) were on the property. Could not find any registered USTs for the property. This property owner is interested in participating in the program, if they are selected.

A potential site that was suggested a few months ago ... Ryan's Garage next to Barker Ridge Farms. The property is now a residence, and all the property around it is residential. The re-development potential for this site is quite low.

The fourth property is located in Houlton near the airport...Shannon's Garage. Historically, a maintenance garage, and also reported USTs. Have an interested party to purchase the property. It is eligible, is a petroleum site, and has good re-use potential.

Updates O'Claire Tire and Service property in Ashland. We did a Phase I, independent of NMDC's Brownfield Program, for Katahdin Trust Bank, in December 2007. There were REC associated with the property. That was it. Then it was operated for awhile as a maintenance garage. The property owner is interested in have a Phase II ESA conducted on this property. It is no longer operating as a maintenance garage. They have no prospective purchaser for the property as of right now. Two scenarios on this property: We could perform a Phase II ESA; we could potentially get a VRAP certificate, which may make it more marketable if they have that liability protection (VRAP certificate) already. Or we could spend a lot of money doing a Phase II ESA there, and could continue to remain vacant.

Our resources at this point, we estimate, 3 more Phase II ESAs and 3 more Phase I ESAs, not including any privously approved sites, or sites whose field work need to be completed.

At our last meeting we approved the J.J. Paradis site in Van Buren for a Phase I ESA. A site visit was completed.

Norm Cyr made a motion to recommend the follow sites be considered for Phase I ESAs after approval from the EPA and DEP for inclusion in NMDC's Brownfield Program, seconded by Jeff Packard. Voted and unanimously passed.

Phase I

Shannon's Repair - Houlton

Curtis Garage - Ashland

Wade Hanson made a motion to recommend the follow sites be considered for Phase II ESAs, if warranted, and after approval from the EPA and DEP seconded by Jeff Packard. Voted and unanimously passed.

Phase II

Shannon's Repair's - Houlton

V. Overview of the work completed to date:

Site work breakdown is as follows:

7 Phase I ESAs-

Rod's Service Center- Bridgewater – completed

Steve's Cycle and Marine- Fort Kent – completed

RLC – Fort Kent- completed

Mapleton Auto Repair and Sales – Mapleton –completed

Annex Fuels- Fort Fairfield- completed

JJ Paradis - Van Buren - completed

Shannon's Repair - Houlton -approved, but field work must be done

Curtis Garage- Ashland- approved, but field work must be done

Phase II

Steve's Cycle and Marine –completed

Mapleton Auto Repair and Sales- approved, but field works need to be done.

Shannon's Repair – Committee approved motion to include in program, if Phase II is warranted.

RLC- Committee approved motion to include in program, if Phase II is warranted.hh

Skip Babineau made a motion to do an updated Phase I ESA at O'Claire Site in Ashland. Jeff Packard seconded it. Voted and unanimously passed.

Significant discussion followed this vote regarding the redevelopment potential of the O'Claire property. The Committee felt that this property did not meet the scoring criteria to update an already completed Phase I.

Skip Babineau made a motion to rescind the above approved motion. Jeff Packard seconded it. Voted and unanimously passed.

VI. Public Participation

Will be doing press releases once we have a “success” story. We have a couple of sites that we will be able to do a write-up about in the spring of 2009.

VII. Membership

We are anticipating potentially more funding of the Brownfield program over the next year or two. As a result, we are asking members to continue to stay on the Committee if they so chose. If you are interested in stepping down from the Committee, please let Connie or Jay know, so we may select a replacement, which needs to be approved by NMDC’s Board of directors.

VIII. Next Meeting

Next meeting will be held on April 9, 2009, at the Caribou Inn from 10 am -12pm. Lunch will be served.

Meeting was adjourned at 12:05.

Respectfully submitted,

Barbara Pitcairn
Secretary

BP/cb