

Northern Maine Brownfield Steering Committee Meeting
August 13, 2009
Caribou Inn and Convention Centre
10:00 a.m. – 12:00 p.m.

Attendees

CP Harris, Skip Babineau, Frank Wezner, Jeff Packard, Jerry MacAvaddy, Brian Beneski, Cheryl St. Peter, Michelle Hersey, Barbara Pitcarin, Connie Bondeson, Craig Staples, Jerry Minor-Gordon, Joe Ferrari, and Jay Kamm

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 10:00 a.m.

II. Review of Minutes of the June 25, 2009, Meeting

The minutes of the June 25, 2009, meeting held at the Lakeview Restaurant, were reviewed. A Motion was made to accept the minutes by Jeff Packard and seconded by Skip Babineau. Motion passed.

The minutes of the April 9, 2009, meeting held at the Caribou Inn and Convention Center were also reviewed at the August 13, 2009 meeting, due to lack of quorum at the June 25, 2009 meeting. Motion was made to accept the minutes by Jeff Packard and seconded Barbara Pitcarin. Motion passed.

III. Phase I and Phase II ESA Updates

Mapleton Auto and Repair Service (MARS) - Phase II draft report has been completed and was sent for comment. No comments were received with both MDEP and NMDC approving the document. Final copies were provided to MDEP and EPA and several additional copies were available at the meeting. No recommendation for further action on this site and the owner can apply to the VRAP program should he desire. Nate Hersey had spoken with the property owner and it is believed that he will apply for a VRAP.

RLC Northern Enterprises- The lab results for the Phase II work have been received with no major findings of any significance found on the property other than a minor area near the waste oil tank. Nate is currently working on finalizing the Phase II report and would be sent out to NMDC and MDEP for review. This building is presently under contract. Barbara Pitcarin had worked with MDEP and the area contractors begin the process of asbestos abatement process. It was still unclear as to if the building would be demolished or not.

Shannon's Repair – A draft Phase I report was sent to NMDC and MDEP for review. The Phase I will need to be revised as only one REC was found, underground storage tanks for gasoline and diesel and potentially a tank for waste oil storage. This particular property does not have the number of RECs as did Mapleton Auto Repair and RLC Northern Enterprise Properties.

MDEP may use ground penetrating radar as the tanks have only reportedly been removed with no documentation that they have been.

Need to update ACRES on the three sites which will be completed shortly

There was a discussion on the VRAP program and the length of time Phase 1 and II were valid. The VRAP was reviewed on a case by case basis but usually looked at valid Phase 1 and II, which are less than 180 days old. MDEP does however look at the past activity at the site and if nothing has changed since the Phase II, a VRAP letter may be issued. EPA stated however that if the property owner wished to participate in a RLF program, the Phase I and II would have to be less than 180 days old.

IV. New Sites:

Gilman Bouchard Property in Fort Kent

It is expected that this property would not qualify as a brownfield.

Lil's Market in New Sweden.

Small property that may be difficult to redevelop.

My Favorite Place in Sherman.

Has been redeveloped as a Subway. CEE had contacted the owner who was not interested in the program at this time.

There was a sidenote that no properties were assessed in either Caribou or Presque Isle. Jay reported that some work may be completed at the Webber Property in Presque Isle.

V. Other Business

RC&D Tour

The St. John Aroostook RC&D Council would be holding their Annual Tour the following day. One of the sites to be visited was Annex Fuels in Fort Fairfield with the purpose of discussing the brownfield project. Tony Levesque would be providing information on the site. There were no known a potential purchaser of this property at this time however it was suspected at some activity was taking place. While small, this is a great location for development.

State Grant

MDEP received EPA assessment funds and are looking at a site in Limestone for an assessment project. The plan is to remove the tanks and clean them but MDEP funds cannot be used for tank removal. Once cleaned, this property will be donated to the Rotary Club and be redeveloped as a greenspace/town park.

Steve's Cycle

MDEP has sufficient information to provide a VRAP letter. If the property is not going to be developed, there is nothing that the landowner needs to do. If a building is to be constructed, an inexpensive ventilation system would need to be installed. It is up to the landowner to pursue now.

Publicity

CP Harris asked if NMDC's Executive Board was going to receive a report of the work that has been completed to date. Jay and Connie both stated that the Board would be receiving an update during the September meeting. Connie would also like to develop a fact sheet on each of the properties and how to take advantage of the Revolving Loan Fund.

VI. Available Funding- Connie reported that after the Phase 2 was completed at Shannon's Repair, the program is essentially out of funding. NMDC is applying for a new Assessment Grant in October. Steering Committee members strongly recommended that we continue to look for sites that can be used to strengthen the application. Connie reported that all of the Steering Committee commitments have been funded.

VII. Adjournment and next meeting

Connie would set up meeting with Loan Review Committee and will need to set a final meeting to review the Phase II ESA work at Shannon's Repair. Meeting was adjourned at 11:49.

Respectfully submitted,

Barbara Pitcarin
Secretary

BP/sv