

**Northern Maine Brownfield Steering Committee Meeting**  
**August 21, 2008**  
**Caribou Inn and Convention Center**  
**10 a.m. – 12 p.m.**

**Attendees**

Barbara Pitcairn, Frank Wezner, Brian Beneski, Nate Hersey, Craig Staples, Skip Babineau, Carol Bell, Jay Kamm , Connie Bondeson, Denis Berube,

**I. Welcome and Introductions**

This month's meeting was held at the Caribou Inn and Convention Center. Attendees introduced themselves and welcomed member, Carol Bell, to the Committee. The meeting started at 10:00 a.m.

**II. Review of Minutes of the April 10, 2008 Meeting**

The minutes of the April 10<sup>th</sup> and June 19<sup>th</sup> meetings were reviewed. A motion was made to accept the minutes as presented by Craig Staples and seconded by Frank Wezner. The minutes were accepted unanimously.

**III. Update on Phase I ESAs**

Three Phase I Environmental Site Assessments (ESAs) were completed recently. CEE finalized two Phase I ESAs which were reviewed by Brian Beneski with the MDEP. In addition, a third Phase I ESA is out for review. Brian and I just spoke and he told me he did not have any comments on the third Phase I. We have completed Phase I ESAs on Steve's Cycle and Marine in Fort Kent, RLC (a.k.a. Northern Enterprises/Polar Lights) also located in Fort Kent, and Rod's Service, located in Bridgewater. There are recognized environmental conditions (RECs) associated with all three sites. It is petroleum issues at all three sites as we had suspected. At this point, we don't have any other approved sites to move forward with more Phase Is, although we have five new nominated sites to review today.

Originally, we had nominated five "A" sites and had approval to start Phase I ESAs on them. One site is not interested in participating, Plourde's Garage, in St. Agatha. In addition we can't make contact with the property owner of the EWS property located on Limestone Street in Caribou, so for now that will have to wait until the property owner gets back to us.

#### **IV. Site Review**

Now on to the new nominated sites for the month:

**#15- Hershel Street Market in Caribou.** This site is eligible. This property is located near (although upgradient) the Caribou Office Park property on which significant gasoline contamination has been previously identified and remediated. The former Irving station on the corner of Sweden Street and Prospect Street has also experienced gasoline contamination and abuts the Site on the southern side. The abutting property to the west (corner of Prospect & Herschel) has also reportedly had an underground storage tank (UST) located on the property. The tax assessment record for the Site also indicates that there is an “underground tank under garage (filling with sand).” This may indicate a UST that has been abandoned in place at the Site.

**#16-Annex Fuels in Fort Fairfield.** Is eligible. This property is currently unoccupied with one (1) structure on site. According to property assessment records, Irving Oil Corporation purchased the property on October 1, 1986 from D.W. Small & Sons, Inc. who purchased the property from Putnam Brothers, Co. on February 23, 1981. There have been a total of six (6) registered underground storage tanks (USTs) located at this property. Three (3) of these tanks were removed in May 1996; the property had reportedly been a service station for over 20 years in 1996. The property was also owned by Irving Oil Corporation in May 1996. The property has since been owned by Dale Hanson, Siber Telecom, Inc. and currently Irwina Smith c/o Joy N. Schell. Contaminated soil was encountered during the removal of the tanks, with photo-ionization detector (PID) readings as high as 3,680 parts per million (ppm). However, DEP personnel determined that the site fell under Baseline-1 clean-up goals which requires the removal of all free product and soil “saturated” with petroleum. Saturation tests completed during the tank removals in May 1996 did not indicate that the soil was “saturated” with petroleum and therefore no soil removal was completed.

**#17- J.J. Paradis in Van Buren.** . Is eligible. A former bulk plant. The subject property has been utilized as a bulk petroleum storage facility for approximately 50 years. Believes the site soils consists of approximately 8 feet of gravel on top of clay; in addition, this gravel has become contaminated due to releases associated with the historical operation of the bulk plant.

**#18-Town of Castle Hill, Map 6, Lot 3.** This property was formerly utilized as a Highway Department gravel pit. There have been reports that drums of petroleum products utilized in the automotive industry have been buried at the site although this could not be confirmed.

**#19- Wade Thurston Property/Mapleton Auto Repair and Sales.** Is eligible. Former junkyard. Lewis Cousins stated that this property is being used and has historically been used as an automotive repair garage. The property was also used as an auto salvage yard and old/used vehicles have historically been stored on the property. The current repair garage is

identified as Mapleton Auto Repair & Sales; the garage operator is leasing the property from the current property owner. The Code Enforcement Officer from Mapleton noted that sales of this property have been lost due to the perceived and/or possible environmental contamination.

The Committee suggested that the following sites be nominated for Phase I "A" status to receive further review by DEP/EPA before inclusion into the program:

- Annex Fuels
- J.J. PARadis
- Mapleton Auto (and Phase II if applicable)

In addition, the Committee then suggested that the following site move forward to Phase II status and CEE begin the site-specific QAPP (pending review from DEP /EPA).

- Steve's Cycle and Marine

Barbara Pitcarin made a motion to nominate the three sites to move forward to DEP/EPA for approval for Phase I work. In addition, two sites move forward with Phase II: Steve's Cycle and Marina, and if warranted, a Phase II for Mapleton Auto Repair and Sales. Craig Staples seconded the motion. Voted and unanimously passed.

#### **V. Adjournment/Next meeting**

The next meeting will be held on October 9, 2008, at the Caribou Inn and Convention Center from 10:00 a.m.-12:00 a.m. Lunch will be served. Meeting adjourned at 11:55 a.m.

Respectfully submitted,

Barbara Pitcairn  
Secretary

BP/cb