

**COMMUNITY RELATIONS PLAN
FORMER WESTPOINT STEVENS MILL BOILER HOUSE
BIDDEFORD, MAINE**

REV. 0

Prepared for:

Marble Block Redevelopment Corp.
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1.0 OVERVIEW OF THE COMMUNITY RELATIONS PLAN

Marble Block Redevelopment Corp. (MBRC) has been awarded a \$500,000 Brownfields Cleanup Grant (Grant Number BF00A00431) from the United States Environmental Protection Agency (U.S. EPA) for cleanup and remediation of the former WestPoint Stevens Boiler House in Biddeford, Maine (the Site). The purpose of this Community Relations Plan is to describe MBRC's strategy to address the needs and concerns of the community and residents who will potentially be affected by the proposed remediation and redevelopment at the Site. This Community Relations Plan outlines how MBRC has involved, and will continue to involve, affected residents, City officials, and local organizations in the decision-making process regarding the cleanup and redevelopment at the Site.

Community organizations (COs) and active residents involved in neighborhood issues are important resources for the success of the Community Relations Plan because they understand the Site area and they hold positions of responsibility within the community. The owners and developers of the Site regard these citizens as key points of contact and communication. The long-term success of the redevelopment of the Site will be enhanced by informed citizen involvement in each step of the cleanup and redevelopment process.

2.0 SPOKESPERSON AND INFORMATION REPOSITORY

The Grantee Spokesperson for this project is Tammy Ackerman, MBRC President, who may be contacted at:

Tammy Ackerman, President
Marble Block Redevelopment Corp.
PO Box 1681, Biddeford, Maine 04005
Phone: 207-494-7125
Email: themarbleblock@gmail.com

The information repository for this project, including the environmental assessments, remediation plans, and other environmental information is located at the following locations:

www.themarbleblock.org/documents

and

Ransom Consulting, LLC.
c/o Jaime Madore, P.E., Project Manager
400 Commercial Street, Suite 404
Portland, Maine 04101
Phone: (207) 772-2891
Office Hours: 8:00 AM to 5:00 PM, Monday through Friday

Under Maine's Freedom of Access law and Maine Department of Environmental Protection (MEDEP) and U.S. EPA policies, the same information is available at the MEDEP and U.S. EPA offices:

Maine Department of Environmental Protection
Chris Redmond, Brownfields Project Manager
Bureau of Remediation and Waste Management
State House Station 17
28 Tyson Drive
Augusta, Maine 04333-0017
Phone: (207) 215-8597
Email: Christopher.redmond@maine.gov

United States Environmental Protection Agency
Alan Peterson, Brownfields Project Officer
U.S. EPA - Region I
5 Post Office Sq. Suite 100
Mail Code OSRR07-2
Boston, MA 02109-3912
Phone: 617-918-1022
Email: Peterson.alan@epa.gov

Most public meetings will be held in the lobby of Building 18 (North Dam Mill) on the Pepperell Mill Campus, at the following address:

2 Main Street
Biddeford, Maine 04005
Phone: 207-282-5577

In addition, some public meetings may be held directly at the Site in order to facilitate first-hand observations and discussions about a particular cleanup and/or redevelopment activity or scenario:

Former Boiler House
2 Main Street
Biddeford, Maine 04005

3.0 SITE DESCRIPTION

3.1 Site Location and History

The Boiler House Site consists of a 0.88-acre parcel of land on the Pepperell Mill Campus, adjacent to the Saco River, in the City of Biddeford, York County, Maine. The Site is identified by the City of Biddeford Assessor's Office as Lot 12 on Tax Map 71.

The Boiler House formerly provided heat to the WestPoint Stevens Mill complex (which is now part of the Pepperell Mill campus). The mill ceased operations at the Site in 2009. The Site currently consists of two adjoining buildings (Building 37 and Building 37B), constructed in 1916, that formerly operated as the Steam Plant (Boiler House) for WestPoint Stevens Mill. The northern Site building (Building 37-B) currently operates as an antique automotive dealership and service garage identified as Barn Fresh Classics, LLC. The southern Site building (Building 37) is currently vacant, and contains boilers used as part of former steam-generating heating systems.

The Site buildings are constructed of brick walls, flat tar/gravel rooves, and concrete floors and encompass a combined approximate footprint of 12,400 square feet. A brick chimney stack is located within a grassed lawn area immediately east of Building 37. Remaining portions of the Site are improved with asphalt-paved parking and driveway areas, concrete sidewalks, and limited landscaping. Vehicular ingress/egress at the Site is granted from Main Street south of the Site.

3.2 Proposed Cleanup Plan

An Analysis of Brownfields Cleanup Alternatives (ABCA) and Remedial Action Plan (RAP) was developed for the Site to evaluate various remedial alternatives for the environmental conditions identified at the Site. This ABCA/RAP is available for review in the Information Repository.

The final cleanup goal for the Site is to mitigate the potential for human exposure to impacted asbestos-containing building materials through abatement and off-Site disposal. Once the asbestos has been abated, the boilers will be demolished and removed from Site. Remaining hazardous building materials present on-Site (asbestos outside of boilers, lead-based paint, universal wastes) will also be properly managed/abated and disposed off-Site.

3.3 Future Site Use

A redevelopment/reuse plan has not been fully developed for the Site; however, it is anticipated that the building will be reused in a similar manner as other mill buildings on the Pepperell Mill Campus (mixed commercial and residential uses). The Site Buildings are adjacent to the Saco River and are one of the first buildings that is seen as people drive into the City of Biddeford; as such, another objective of the cleanup activities is to make the Site ready for redevelopment.

3.4 Surrounding Land Use

The Site is located on the Pepperell Mill Campus, the largest mixed-use (residential and commercial) development in York County, which houses 120 small businesses and 160 residents.

3.5 Summary of Environmental Conditions and Historic Environmental Assessments

Previous environmental reports in connection with the Site are summarized below. Copies of these prior reports are included in Appendix G.

Environmental Site Assessment, Underground Fuel Oil Tank Abandonment, WestPoint Pepperell, Robert G. Gerber, Inc., February 4, 1992

Robert G. Gerber, Inc. documented the UST abandonment activities in a report titled, “Environmental Site Assessment, Underground Fuel Oil Tank Abandonment, WestPoint Pepperell,” dated February 4, 1992 (1992 UST Abandonment Report). According to this assessment, the two USTs were actually two 50,000-gallon compartments in one large concrete structure which measured 12 feet deep, 27 feet wide, and 53 feet long. The concrete tank was situated southwest of building 37 and was located directly on bedrock.

Two test pits were excavated in the vicinity of the USTs on October 15, 1991, and evidence of historic releases from the USTs was observed. Oil-impacted soils (No. 6 fuel oil) were observed at depths ranging from approximately six feet below grade to approximately 12 feet below grade (top of bedrock). Approximately 22 cubic yards of contaminated soil were excavated and stockpiled on the site at that time. Cracks in the concrete tank were observed during the soil excavation activities. Additional contaminated soil was excavated in November and December 1991 at the direction of the MEDEP, and a total of approximately 375 tons of accessible impacted soil were removed from the Site. No. 6 fuel oil-contaminated soils remained in the excavation; however, the position of Building 37 and the structural integrity of the building foundation limited excavation activities in the area. Four monitoring wells were installed around the former USTs in December 1991. Petroleum hydrocarbons were detected in the soil and groundwater samples collected during the assessment. Additional soil or groundwater remediation was not recommended given the potential for human exposure and the adverse effects on public safety and health were deemed by the MEDEP and Robert G. Gerber, Inc. to be low.

Report of Soil Removal Observations, Underground Fuel Oil Tank Abandonment, Robert G. Gerber, Inc., February 14, 1992

Robert G. Gerber, Inc. completed a Report of Soil Removal Observations on February 14, 1992 (1992 Soil Removal Report) documenting the cleanup activities conducted during the abandonment of the two 50,000-gallon No. 6 oil USTs (located southwest of the Building 37 in a double-vaulted concrete tank with a total capacity of 100,000 gallons). The USTs were abandoned-in-place on October 30, 1991. Soil removal activities were conducted from November 25, 1991 through December 2, 1991 under the direction of the MEDEP. No. 6 fuel oil contamination was observed in the soils during the excavation activities, and a petroleum sheen was visible on groundwater encountered in the excavations. Headspace analysis of soil samples collected during the excavation activities ranged from non-detect to 54.5 parts per million (ppm). A total of approximately 375 tons of accessible contaminated soils were excavated and disposed off-site. No. 6 fuel oil-contaminated soils remain on the Site and were not excavated due to concerns regarding the structural integrity of the steam plant and switch house foundations.

Phase I Environmental Site Assessment – Former WestPoint Stevens Mill (prepared by Ransom, June 2010)

In June 2010, Ransom completed a Phase I ESA for the entire former WestPoint Stevens Mill complex. The 2010 ESA encompassed the Site as well as the remainder of the WestPoint Stevens property, which

included former mill areas located beyond the adjoining former North Dam Mill to the northwest, west, and south of the Site. Ransom identified residual petroleum contamination in the vicinity of the two former 50,000-gallon No. 6 oil USTs located southwest of Building 37 as an REC. In addition, Ransom also identified the following ASTM non-scope considerations in connection with the WestPoint Stevens Mill complex:

- Suspect asbestos-containing building materials, including thermal system insulation, such as boiler materials and pipe insulation associated with steam lines and other process lines, transit panels, and floor tiles, were observed throughout the WestPoint Stevens Mill buildings;
- Suspect PCB-containing building materials, including window caulking associated with the historic mill building windows, were observed;
- Suspect lead-based paint was observed throughout the WestPoint Stevens Mill buildings; and
- It appeared that a formal Hazardous Waste Closure Certification in accordance with MEDEP Hazardous Waste Rules and Regulations (06-096 Chapter 851, Standards for Generators of Hazardous Waste) had not been completed for proper closure of the site's RCRA-CESQG status.

Investigation and Remediation Report, Biddeford Switch House, Maine Street, Biddeford, ME (prepared by CMP Co., September 2010)

CMP performed a Hazardous Building Materials Inventory (HBMI) at the electrical switch house formerly located along the southwestern Site boundary in 2005 and 2010. Environmentally sensitive media including PCB-contaminated concrete, suspected oil-containing electrical equipment, asbestos-containing panel boards, and lead-containing cables were removed from the electrical switch house and disposed off-Site prior to demolition.

Phase II Environmental Site Assessment: WestPoint Stevens Property (Prepared by MACTEC, January 2011)

In January 2011, MACTEC completed a Phase II ESA at the Site as well as the Building 10 area of the former WestPoint Stevens Mill complex, located beyond the North Dam Mill to the northwest of the Site. MACTEC advanced soil borings throughout the Site, including at locations in the vicinity of the two abandoned-in-place 50,000-gallon No. 6 oil USTs. Petroleum-impacted soils were observed in soil borings advanced in the vicinity of the USTs. PAHs- and metals-impacted soils were detected in surficial and subsurface samples collected throughout the Site. Based on these findings, MACTEC recommended remediation of surficial soils at the Site, development of a soil management plan for the Site, abatement of hazardous building materials at the Site, and further remediation of fuel-saturated soils in the vicinity of the abandoned USTs at the Site if future Site redevelopment requires excavation in this area.

Asbestos Identification Survey (prepared by Summit, October 2010) – Attachment to MACTEC Phase II ESA noted above

In October 2010, Summit completed an asbestos identification survey at the Site for the MEDEP. Confirmatory sampling performed by Summit detected ACM at select locations within the basement and

main level of Building 37, main level of “Building 37-A” (office area of Building 37-B) and basement of Building 37B. In addition, suspect ACM was observed at inaccessible areas throughout both Site buildings.

Lead-Based Paint XRF Testing report by AES, October 2010 – Attachment to MACTEC Phase II ESA noted above

In October 2010, Atlantic Environmental Services (AES) conducted XRF testing at the Site in an effort to determine the presence of lead-based paint on components throughout the Site buildings. The lead-based paint testing was performed utilizing a portable X-ray Fluorescence Analyzer (XRF) that non-destructively tests for the presence of lead on painted surfaces. AES identified lead-based paint on various interior and exterior surfaces throughout the Site buildings.

4.0 COMMUNITY BACKGROUND

The City of Biddeford is the principal commercial center of York County, and is home to approximately 21,300 people. Biddeford includes the resort community of Biddeford Pool, Fortunes Rocks and Granite Point, and is the location of the University of New England.

Biddeford is located at the confluence of the Saco River and the Atlantic Ocean. Access to the ocean and power derived from the river allowed the community to become an active port and industrial center for the entire region. The first textile mill, WestPoint Pepperell, was constructed in 1853, and at the turn of the 19th century, mill campuses in the downtown encompassed 40 acres with 35 buildings and over 2 million square feet of industrial space. In the 1950s, the large manufacturing companies in Maine began losing revenue, and by 2010, all of the major manufactures in Biddeford (the Saco-Lowell Shops, York [Bates] Manufacturing, and Pepperell [WestPoint] Manufacturing) had been closed, leaving over 2 million square feet of industrial mill space shuttered, and the downtown full of vacancies.

In recent years, due in part to focused and effective revitalization efforts, Biddeford has become the fast-growing community in Maine for people under 30. The City features a bustling, historic downtown and redeveloping mills, and with its monthly Art Walks, City Theater performances, historic Mill tours, International restaurants, scenic river walk, Biddeford has been designated a national Main Street designated downtown.

4.1 Community Involvement

4.1.1 Public Meeting to Support Brownfield Grant Application

As part of the MBRC's application to the U.S. EPA to obtain a Brownfields Cleanup Grant for remediation activities at the Site, a Public Meeting was held on January 22, 2019. The purpose of this public meeting was to inform the public of the proposed cleanup activities and solicit input from project stakeholders.

The public meeting announcement was advertised in the Journal Tribune on January 16, 2019. At that time, the public was also notified that draft versions of the ABCA and the MBRC Brownfields Grant application were available for public review and comment. The public comment period ended on January 28, 2019.

4.1.2 Public Meeting and 30-Day Public Comment Period

A second public meeting will be held on February 18, 2020. The purpose of the public meeting will be to discuss the general Brownfields process, the results of site assessment work completed to date, the results of the ABCA, the proposed cleanup action under the MEDEP Voluntary Response Action Program (VRAP), and the potential benefits of Brownfield site redevelopment, and to solicit input from the public on their concerns and desires for the Site.

The public meeting announcement and availability of the Site documents for review will be advertised in the local newspapers (the Journal Tribune) on February 4, 2020. The legal advertisement, as well as this Community Relations Plan, will announce the start of a 30-day comment period on the remedial alternatives presented in the ABCA for the Site. The public comment period will end on March 5, 2020 at 5:00 p.m. EST.

4.1.3 Periodic Project Status Meetings

MBRC has proposed holding public project status meetings for this Brownfield site. The first public meeting will be held following selection of the prime construction contractor prior to initiating the cleanup actions. The purpose of this meeting will be to discuss the final design, proposed cleanup actions, and sequencing of work. A second public meeting may be held at the completion of the construction. The project completion meeting will recap the remediation efforts, highlight the redevelopment potential for the Site, and allow a forum for public discussion of future development ideas for the property. We anticipate the first public construction meeting to be held in sometime in April/May 2020 and the final public construction meeting may be held sometime in July/August 2020. The meeting dates and times will be advertised in the local press as described in Section 5.0, below.

4.2 Key Community Concerns

To date, the public has voiced encouragement and support for the proposed remediation and redevelopment plans.

5.0 CONTINUED COMMUNITY INVOLVEMENT

MBRC will utilize its existing partnership with the U.S. EPA, the MEDEP, and its selected environmental consultant, Ransom Consulting, LLC, to provide continued community involvement for the project. The U.S. EPA and MEDEP have provided regulatory oversight of the Brownfields assessment process and will oversee cleanup through the MEDEP VRAP.

MBRC has partnerships with Pepperell Mill, LLC, who will act as a General Contractor (GC) overseeing the cleanup work and redevelopment. This Community Organization will also provide increased marketing and promotion potential; and will assist in outreach efforts through postings on their websites/social media sites, and via distribution lists. MBRC will attempt to involve students from local universities, including the Center of Technology and the University of New England Environmental Studies program, to promote Science, Technology, Engineering, and Mathematics (STEM) learning opportunities at various phases of the cleanup process.

Public notices will be placed in local newspapers announcing the intended remediation activities at the Site and to notify residents of the public meetings regarding the remediation efforts. In conformance with the U.S. EPA Brownfields Cleanup Grant requirements, the public notice will also announce that the information repository on this project, including the environmental assessments and other project information, is located on the MBRC website (www.themarbleblock.org/documents).

In addition, meeting announcements will be placed in the local newspaper notifying residents of the public meetings to be held at the Town Office. The information repository will be updated with the inclusion of meeting minutes, status reports, and other communications. Ransom and MBRC will establish an email list that includes project stakeholders and interested parties. This list can be expanded upon and also utilized to keep interested parties current on the project status.

Public comments regarding the project can be submitted: at the public meetings; by email to Tammy Ackerman (themarbleblock@gmail.com); or in writing to the following address:

Tammy Ackerman, President, MBRC
PO Box 1681, Biddeford, Maine 04005

6.0 SCHEDULE

The following schedule presents the tentative or proposed timeline related to the public outreach and involvement for the proposed cleanup at the Site:

- January 2020 – MBRC and Ransom submit the Community Relations Plan to the MEDEP and U.S. EPA for review and approval.
- February 4, 2020 – MBRC announces notice of availability of the ABCA and other environmental reports/project documents for public review to be maintained within the information repository for the Site. A legal/public notice announcing the availability of plans/environmental documents for the Site and the scheduled public meeting will be published in the local paper, thus marking the beginning of a 30-day public comment period on the proposed cleanup plans.
- February 18, 2020 – Public Meeting to discuss the Brownfields process, and to solicit input from the public on their concerns and desires for the Site.
- March 5, 2020 – The 30-day public comment period ends.
- March 2020 - The proposed cleanup plans will be reviewed by the U.S. EPA and the MEDEP and finalized.
- April 2020 – Completion of final permitting, work plans, construction design, and bid specification package, and solicitation of competitive cleanup construction bids.
- May 2020 – MBRC selects a cleanup contractor(s) and the cleanup begins.
- July 2020 – Project completion.

Please note that periodic public notices will be published in local newspapers regarding the overall project status and/or changes to the proposed project schedule, as necessary.