COMMUNITY RELATIONS PLAN

COLUMBIAN FACTORY SITE
135 MAIN STREET, LUBEC, MAINE

Prepared for:

TOWN OF LUBEC
40 School Street
Lubec, ME 04652

Prepared by:

Amec Foster Wheeler Environment & Infrastructure
511 Congress Street
Portland, ME 04101

January 2016

Project 3611151189
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D. Todd Coffin, C.G., P.G.
Project Manager
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## LIST OF ACRONYMS AND ABBREVIATIONS

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<tr>
<th>Acronym</th>
<th>Description</th>
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<tbody>
<tr>
<td>ABCA</td>
<td>Analysis of Brownfields Cleanup Alternatives</td>
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<tr>
<td>Amec</td>
<td>Foster Wheeler Environment &amp; Infrastructure, Inc.</td>
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<tr>
<td>CRP</td>
<td>Community Relations Plan</td>
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<tr>
<td>ESA</td>
<td>Environmental Site Assessment</td>
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<td>GEI</td>
<td>GEI Consultants, Inc.</td>
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<td>MEDEP</td>
<td>Maine Department of Environmental Protection</td>
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<tr>
<td>SSDS</td>
<td>Subslab depressurization system</td>
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<tr>
<td>Town</td>
<td>Town of Lubec</td>
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<tr>
<td>USEPA</td>
<td>United States Environmental Protection Agency</td>
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<tr>
<td>VRAP</td>
<td>Voluntary Response Action Program</td>
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<tr>
<td>WCCOG</td>
<td>Washington County Council of Governments</td>
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1.0 OVERVIEW OF COMMUNITY RELATIONS PLAN

This Community Relations Plan (CRP) describes the approach proposed by the Town of Lubec (Town) for informing and engaging citizens of the community on the objectives, approach, and reuse of the Columbian Factory site. Outreach is critical for assuring the local investment of public funds is considerate of community priorities, neighborhood livability and environmental justice and equality.

The CRP has been designed to reach active citizens in the Lubec community who will provide meaningful input and active involvement on the proposed cleanup and reuse project. These citizens will serve as secondary sources of information for family and community members who may show interest in the project. The long-term success of the project will be enhanced through a community that has a say during the development phase, and ultimately supports the project mission.
2.0 SPOKESPERSON AND INFORMATION REPOSITORY

The Spokesperson for this project is John Sutherland, Town Administrator, who may be contacted at:

Town of Lubec
40 School Street
Lubec, Maine 04652
(207) 733-2341
Email: townadministrator@townoflubec.com

The information repository for this project, including the environmental assessments and Analysis of Brownfields Cleanup Alternatives (ABCA) is located at:

Town of Lubec
40 School Street
Lubec, Maine 04652
(207) 733-2341
Email: townadministrator@townoflubec.com

Office hours are Monday-Tuesday-Thursday-Friday: 8:00 am to 4:00 pm; and Wednesdays: noon to 6:00 pm.

This information is available for viewing during normal business hours. In addition, under Maine’s Freedom of Access law and Maine Department of Environmental Protection (MEDEP) policies, the same information is available at the Maine DEP located at:

Maine Department of Environmental Protection
State House Station 17
28 Tyson Drive
Augusta, Maine 04333-0017
Contact:  Nick Hodgkins
Project Manager, Brownfields & Voluntary Response Action Program (VRAP)
(207) 287-2651
Nick.Hodgkins@maine.gov
Town of Lubec
Community Relations Plan
135 Main Street, Lubec, Maine

Project documents will also be available on the Washington County Council of Governments (WCCOG) web site at www.wccogbrownfields.com. Refer to Columbian Factory Cleanup on the homepage.
3.0 SITE LOCATION AND BACKGROUND

3.1 Site Location

The Site is located at 135 Main Street in Lubec, Maine (refer to Figures 1 and 2). The Site consists of two parcels, one occupied by the ruins of the former Columbian Factory (Lot 19) and a second occupied by the former Columbian Factory store, now home of the Lubec Historical Society (Lot 20). The two lots total about 0.8 acres.

The Site is in an area of commercial and residential use. Adjacent properties include:

- To the north: Private residence
- To the east: Cemetery across Main Street
- To the south: Residence and apparent home-based fisheries business
- To the west: Johnson Bay

3.2 Previous Site Use

Based on a Phase I Environmental Site Assessment (ESA) conducted by GEI Consultants, Inc. (GEI) in 2011 (renewed in 2013), the Site was developed in the early 1900s by the Columbian Packing Company for a sardine cannery. Canning operations on the Site had largely ceased by the 1960s. The cannery operation included an expansive wharf, boiler house, oil house, and several dwellings which no longer remain on-site. The Historical Society Building was previously used as an office and grocery store for the cannery, and a gasoline tank (possibly underground) was located near the north wall of the store.

A 1961 Sanborn Fire Insurance Map indicated that the abutting property to the north had been developed for cat food manufacturing by National Pet Food, Inc. Two aboveground oil storage tanks were located on the National Pet Food property, one of which may have been located on or near the Site’s northern boundary along Main Street.

Records provided by the Lubec Historical Society indicated that ownership of the Site changed several times over the four decades between 1960 and 1989; no evidence was identified that these entities engaged in commercial operations at the Site. The Site was purchased by the Lubec Historical Society in 1989, and transferred to the Town in 2014.

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1 GEI Consultants, Inc., ASTM Phase I Environmental Site Assessment Update, Columbian Factory, 135 Main Street, Lubec, ME, July 10, 2013
### 3.3 Environmental Condition

The Phase I ESA by GEI identified the following Recognized Environmental Conditions for the Site:

- A leaking supply line at one of the two basement fuel oil tanks (since repaired);
- An oily sheen observed on surface water near the exterior basement wall;
- The historic storage of gasoline and fuel oil in underground and aboveground storage tanks;
- The industrial nature of historic activities from the early 1900s to the 1960s; and
- Evidence of fill and dumping at the Site.

The Phase I ESA also indicated that the buildings may contain asbestos-containing materials and lead-based paint.

A Phase II ESA completed at the Site in October 2011 indicated that the majority of the Site grounds are underlain by fill including ash and other debris containing heavy metals and organic contaminants, such as lead and polynuclear aromatic hydrocarbons. Contaminated fill appears to extend to the edge of the Johnson Bay and threatens sediment and ecological receptors. In addition, roofing on the deteriorated cannery building contains asbestos, and is in poor condition.

The Phase II investigation also indicated that because of the leaking fuel tank line in the Historical Society building basement, indoor air quality did not meet risk-based criteria for residential or commercial use. Concentrations of petroleum contaminants in basement soils also exceeded direct contact exposure guidelines. Groundwater sampled next to the building did not meet health-based criteria for petroleum compounds and a chlorinated solvent.

Given the environmental contaminants and physical hazards associated with exposed debris along the Columbian Store site embankment, the Town and MEDEP partnered to erect a chain-link fence and post “No Trespassing Signs” in 2013 to discourage unauthorized site access. This fence encloses portions of both the Columbian Store site and adjacent cannery ruins.

### 3.4 Site Remediation and Reuse Plan

The overall cleanup goal for the Columbian Factory Site will be achievement of MEDEP risk-based criteria for residential and recreational use, based on proposed use of the property by the Lubec Historical Society and visitors to the nearby shoreline of Johnson’s Bay. Once remediated,
the Lubec Historical Society building will provide improved storage of historic documents and artifacts. Site grounds will be improved to allow for safer, more convenient parking and access. Remediation of the former cannery building grounds will allow improved access to the shoreline and associated recreational opportunities such as kayaking, canoeing, picnicking and beachcombing.

**Columbian Factory Building (Lot 19):** The remediation plan for the former Columbian Factory includes demolishing and removing the building ruins. The next step will be stabilizing the shoreline and capping contaminated fill material in place. This will manage risk posed by the continued erosion of contaminated fill into the adjacent marine environment, reduce contaminated runoff into the Bay, and prevent direct exposure to contaminated fill by future site users.

The work will be completed during appropriate tides using sediment and erosion control measures. Once environmental and safety hazards associated with the structure are eliminated, recovered concrete, brick, and steel will be recycled to support green remediation initiatives. Further, largely unpainted and asbestos-free concrete recovered from the building ruins will be crushed on-site and reused to cover potentially contaminated fill along the shoreline embankment. This cover will be stabilized with geotextile fabric, topsoil, native plants, and a riprap toe where prone to erosion by tides and wave action.

**Historical Society Building (Lot 20):** Remediation of the historical society building includes moving the building to a new foundation, then excavating and treating fuel-oil contaminated soil beneath the building. Contaminated soil and fill outside the building will be capped to reduce direct contact exposure risk as well as to protect the adjacent marine environment. The soil excavated from beneath the building will be treated off-site by enhanced bioremediation, and ultimately reused as fill at an appropriate on or off-site location. A subslab depressurization system (SSDS) and vapor barrier will be installed beneath the new building foundation to further reduce risk to indoor air. The SSDS will be able to provide active venting if found necessary following post remediation verification sampling.
4.0 COMMUNITY BACKGROUND

4.1 Community Overview

Lubec is the easternmost town in the continental United States and is located on a peninsula overlooking Johnson and Passamaquoddy Bays on the Atlantic Ocean. Lubec was settled circa 1775 and has a distinguished and rich history of shipbuilding, sardine canning, and fishing along its 95 miles of shoreline. Today Lubec has a growing tourist trade with attractions that include nearby Roosevelt Campobello International Park, West Quoddy Head Lighthouse, the Bay of Fundy International Marathon and the historic McCurdy’s Smokehouse among many others.

The Town is a rural community in Washington County with a population of about 1,359 occupying about 33 square miles (US 2010 Census). The median age of the community is about 54 years, and 37 percent of the Town is between the ages of 45 and 64. The 2010 Census reports the following racial makeup of the community: 97.7% White, 0.1% African American, 0.2% Native American, 0.3% Asian, 0.3% from other races, and 1.4% from two or more races. Hispanic or Latino residents of any race were 1.0% of the population.

The median income for a household in Lubec is $27,639, and the median income for a family is $36,146 (US 2010 Census). Males had a median income of $25,170 versus $19,375 for females. The per capita income for the Town is $13,081, and about 28.8% of the population is below the poverty line, including 49.6% of those under age 18 and 20.6% of those age 65 or over.

4.2 Community Involvement to Date

The former Columbian Factory store, which lies close to Main Street on the east side of the Site, has been occupied by the Lubec Historical Society since around 1990. The historical society board of directors and Lubec community at large have expressed concern over parking and access to the building, in addition to inadequate storage space for the collection of documents and historical artifacts. Concerns were also expressed by town officials regarding the Columbian Factory ruins on the Site's western shoreline. The ruins were identified as a safety concern, an eyesore and impediment to development on the Main Street gateway to the Town center.

Around 2010, the historical society and Town began discussions about seeking grant funds to remove the factory ruins and improve Site safety, access, and interior storage. The Town Administrator approached WCCOG for Brownfields Assessment assistance, and in the fall of 2010 funding from the MEDEP was awarded for environmental assessment of the Site as a first step in Site redevelopment planning.

Following completion of the environmental assessments, the Town applied for United States Environmental Protection Agency (USEPA) Brownfields Cleanup grant funds in 2013, and held a public meeting on December 10, 2013; community feedback was highly supportive given the
many benefits of the project. Funds were not awarded during the 2013 grant round, and the Town submitted a renewed grant application in 2014. A second public meeting was held on December 2, 2014 and the community continued to express strong support for the cleanup project.

USEPA grant funds were awarded in the spring 2015, and the community held a third public meeting to obtain perspectives on Site redevelopment goals and outcomes. The meeting was held on September 24, 2015 and was well attended by the community. Ideas were shared on:

- Configuration of the relocated historical society building;
- Improved access and future use of the shoreline occupied by the Columbian Factory ruins;
- Town responsibilities for the required grant matching funds;
- Availability and use of local service providers; and
- Site safety and sharing of information during project work.

The Town has used its web site to post information on the Columbian Factory cleanup project, including background documents, public meeting dates, and the request for proposals for hiring of a Qualified Environmental Professional to help oversee the work.
5.0 CONTINUED COMMUNITY INVOLVEMENT

The Town of Lubec seeks to engage a broad cross section of the community with the Columbian Factory cleanup project. As a small town, many citizens in Lubec are likely to be affected by the project – ranging from observing a change in the Main Street landscape to personally visiting the Site, either at the historical society, or shoreline of Johnson’s Bay. In addition to the active involvement of the community to date (refer to Section 4), the initiatives below provide additional opportunities for the community to be informed and actively engaged in the cleanup project.

1. Public Notice: The Town will post a Public Notice of a 15-day comment period and public meeting on the draft Site cleanup plan. The notice will be published on the Town web site, the WCCOG Brownfields website (wccogbrownfields.com), and at public buildings (e.g., town office, library).

2. 15-Day Comment Period: The Town will hold a 15-day comment period to allow the community an opportunity to review and provide feedback on the draft Site cleanup plan. The draft cleanup plan and related background documents will be available at the town office, and on the Town web site.

3. Public Meetings: Following the comment period, a public meeting will be held at the town office to solicit questions and comments by the public on the proposed cleanup project. The meeting will likely be attended by the Town Selectmen, Town Administrator, Amec Foster Wheeler (the Town’s environmental consultant), and MEDEP.

A second public meeting is planned partway through the cleanup project to inform the public on the progress of the work and timetable for completion. The meeting will provide an opportunity for public feedback on the work completed to date, and potential concerns such as traffic, noise, dust and general public safety.

4. Volunteer Outreach: It is anticipated that the community will be actively engaged through the solicitation of volunteer support within the community. This support is likely to include the services of the public works department, fire department, Town officials, and citizens interested in providing labor or materials for the project. Volunteer work may include, but is not limited to: preparing the historical society building for relocation, gardening/landscaping, historical research, and meeting organization.

5. Outreach Activities: The Town is planning to hold two outreach activities, one involving the elementary school near the Site, and the second a celebratory event upon project completion. The Town and its consultant will coordinate with the elementary school a class field trip or related project that explores the history of the Site and its relationship to the Town community.

6. Project Newsletters: At least two newsletters will be delivered to Lubec residents by the US Postal Service given that not all of our residents have access to a computer. The
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newsletters will provide a summary of the project to date, remaining steps for completion, and resources for additional information.

Updates on the project will be posted on the Town and WCCOG websites, and documents will be added to the information repository, such as public meeting minutes, the draft remediation work plan and closure documents.
6.0 PROJECT SCHEDULE

The Town seeks cleanup of the Columbian Factory Site by the close of 2016, and has prioritized cleanup and relocation of the Historical Society (Columbian Factory Store) site by the July 4th holiday. In accordance with the Town’s goals, the following milestones and associated schedule has been developed. The schedule is preliminary and may change based on subcontractor availability, weather conditions, and turnaround time for review of documents by the town, regulators and other stakeholders, among other factors. As a result, we will work collaboratively with the Town to achieve project goals in a timely manner, and one that allows active engagement by the community.

<table>
<thead>
<tr>
<th>Task</th>
<th>Start Date</th>
<th>End Date</th>
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<tbody>
<tr>
<td>1 Community Relations Plan draft, comment period, final</td>
<td>11/16/15</td>
<td>01/25/16</td>
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<tr>
<td>2 Natural Resources Protection Act permitting for shoreline work</td>
<td>12/01/15</td>
<td>02/29/16</td>
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<tr>
<td>3 Initial Scoping Meeting/Site Visit</td>
<td>12/02/15</td>
<td>12/03/15</td>
</tr>
<tr>
<td>4 Review/Update/Finalize ABCA/feasibility study</td>
<td>12/01/15</td>
<td>01/22/16</td>
</tr>
<tr>
<td>5 Draft cleanup plan</td>
<td>12/14/15</td>
<td>02/05/16</td>
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<tr>
<td>6 Draft Site Quality Plan</td>
<td>02/01/16</td>
<td>02/15/16</td>
</tr>
<tr>
<td>7 Public Notice of draft cleanup plan for review and public meeting</td>
<td>02/15/16</td>
<td>02/16/16</td>
</tr>
<tr>
<td>8 Documents available for public review</td>
<td>02/16/16</td>
<td>03/29/16</td>
</tr>
<tr>
<td>9 Public Meeting</td>
<td>03/31/16</td>
<td>04/01/16</td>
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<tr>
<td>10 Bid package preparation, bid request, contractor selection</td>
<td>04/04/16</td>
<td>05/16/16</td>
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<tr>
<td>11 Cleanup Implementation</td>
<td>05/16/16</td>
<td>06/27/16</td>
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<td>12 Public Outreach Meeting/Event</td>
<td>06/02/16</td>
<td>06/03/16</td>
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<tr>
<td>13 VRAP Application and Closure</td>
<td>06/27/16</td>
<td>09/19/16</td>
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<td>14 Ribbon-Cutting Event</td>
<td>07/14/16</td>
<td>07/15/16</td>
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