



297 Bath Road
 Wiscasset, ME 04578
 207-882-5983

Narrative Information Sheet
EPA FY2024 Brownfields Community-Wide Assessment Grant Application

1. Applicant Identification: Lincoln County, Maine
 Aka Lincoln County Regional Planning Commission
 297 Bath Road, Wiscasset, Maine 04578

2. Funding Requested
 - a. Assessment Grant Type: Community-Wide
 - b. Federal Funds Requested
 - i. Amount Requested: \$500,000
 - ii. Site-Specific Assessment Grant Waiver: Not Applicable

3. Location
 - a. Alna, Boothbay, Boothbay Harbor, Bremen, Bristol, Damariscotta, Dresden, Edgecomb, Jefferson, Monhegan Plantation, Newcastle, Nobleboro, Somerville, Southport, South Bristol, Waldoboro, Westport Island, Whitefield, Wiscasset, and the unincorporated area of Hibberts Gore
 - b. County: Lincoln County
 - c. State: Maine

4. Target Area and Priority Site Property Information
 - a. Target Areas: Towns of Wiscasset, Waldoboro, and Damariscotta
 - b. Priority Sites: Former Mason Station, 1 Point East Drive, Wiscasset; Former Sylvania Plant, 405 Friendship Road, Waldoboro; and the Former Damariscotta Landfill, Biscay Road and Standpipe Road, Damariscotta

5. Contacts:
 - a. Project Director: Mary Ellen Barnes, Executive Director
 297 Bath Road, Wiscasset, Maine 04578
 (phone): 207-882-5893
 mbarnes@lcrpc.org

 - b. Chief Executive/Highest Ranking Official:
 William Blodgett, Chair of County Commissioners
 32 High Street, Wiscasset, Maine 04578
 (phone): 207-882-6311
 [REDACTED]

6. Population: Lincoln County has a population of 35,237 (2020 Census).

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1 & 2
The priority site(s) is in a federally designated flood plain.	1
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2
Reuse of the priority site(s) will incorporate energy efficient measures.	NA
30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.	NA
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.	NA

8. Letter from State or Tribal Environmental Authority: Attached

9. Releasing Copies of Applications: Not Applicable - application does not have confidential, privileged or sensitive information.



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

November 9, 2023

Lincoln County/Lincoln County Regional Planning Commission
Attn: Mary Ellen Barnes
297 Bath Road
Wiscasset, ME 04578

Dear Mary Ellen Barnes:

The Maine Department of Environmental Protection (Department) acknowledges that Lincoln County/Lincoln County Regional Planning Commission plans to conduct assessments of brownfields sites and is applying for an FY24 Environmental Protection Agency (EPA) Brownfields Assessment Grant.

Mary Ellen Barnes of Lincoln County/Lincoln County Regional Planning Commission has developed an application requesting federal Brownfields Site Assessment Grant funding to assess brownfields sites in their service area.

If Lincoln County/Lincoln County Regional Planning Commission receives funding, the Department will assign project management staff to conduct eligibility determinations and provide review and comment on all assessments, workplans, quality assurance plans, and health and safety plans. For sites where cleanup is pursued, the Department's Voluntary Response Action Program (VRAP) staff will provide review and comment on investigation reports and remedial workplans, and will provide oversight, as necessary, of their contractor's work at the properties. Upon successful completion of remedial activities at a property, the VRAP will provide protections from Department enforcement actions by issuing a Commissioner's Certificate of Completion.

Please feel free to call me directly at (207) 215-8597 should you have any questions regarding this letter.

Sincerely,

Christopher Redmond
Department Brownfields Coordinator
Voluntary Response Action Program Manager
Bureau of Remediation and Waste Management, Division of Remediation
Maine Department of Environmental Protection

cc: Katy Deng, EPA Brownfields Region 1

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. **Target Area and Brownfields**

i. Overview of Brownfields Challenges and Description of Target Area

Lincoln County, Maine, is a rural area of small coastal and inland farm communities, with 35,237 residents living in 18 towns and one island. Towns have struggled with declining populations over the past decade, with few job prospects for our younger generation. The County has a small business-based economy with downtown waterfronts, farmland and forests. Major industries are health care, tourism, retail, and local government, and we experience wide fluctuation in seasonal employment. Tourist and weather-dependent jobs typically provide low wages with no benefits. The historically strong boatbuilding, fisheries, and construction sectors have been hurt by industry and global trends. According to the Maine Center for Workforce Research and Information, local manufacturing jobs have declined by almost 20% from 2001 to 2019. Shipbuilders and self-employed fishermen have sought employment outside the industry in response to declining market demand, increased regulation, species population limits, and water quality issues.

Community needs throughout our County include business growth, job creation, greater tax revenue by revitalizing downtowns, reducing blight, affordable housing, protection of public health and the environment, and public recreation. Part of the economic challenge is our age: we are the oldest County in the State with a median age of 51.2, compared to Maine (44.8) and the U.S. (38.1). A high percentage of older residents have health challenges and are less capable of responding to environmental stress from exposure to Brownfield contaminants. Since 2020, the County experienced major increases in land and building prices, due to the pandemic and related housing crunch (limited stock/high demand). Commercial buildings and properties are purchased by wealthy businesses and transformed into short-term rentals or high-end lodging, limiting opportunities for commercial development or affordable housing development.

Strengthening downtowns (especially in our **Target Communities of Waldoboro, Damariscotta, and Wiscasset**) and revitalizing blighted commercial areas are critical economic strategies. The County's most important environmental and economic resources are the oceans and rivers supporting a variety of fisheries. Protecting clam flats and the growing aquaculture sector from leachate and contaminate runoff from Brownfields sites protects fishery resources, jobs, and public health. Waldoboro is the top landing port in Maine for soft-shell clams with a boat-value of over \$3M dollars. This is threatened by vacant Brownfield sites along the Medomak River (including a former light bulb factory, machine shops, and a button factory) which have become unsightly properties; their reuse will protect water quality and stabilize area employment. Damariscotta is the leading oyster port in the State, due to the growing aquaculture industry in the Damariscotta River (\$3.4M in boat value); potential Brownfields in the Damariscotta downtown and adjacent to the river include former gas stations and auto repair facilities, former boat building yards, two junkyards, and a former landfill. Wiscasset was settled due to its deep-water port access and quickly developed, gaining prominence as a shipbuilding and fishing hub. Fast forward to today, the prevalence of Brownfield sites on the Sheepscot River waterfront (including a massive former coal/oil power plant, property associated with the former Maine Yankee nuclear plant, marinas, former gas stations and machine shops) further threatens the fishing industry.

ii. Description of the Priority Brownfield Site(s)

Over 83 potential Brownfield sites were identified in the County through LCRPC's FY2013 and FY2018 Brownfield inventory process; of these, 52 were located in our Targeted Areas. These Sites include junkyards, manufacturing, agricultural sites, machine shops, and power plants, and they range in size from approximately ¼ acre to 200 acres. We have selected a priority site from each of the Targeted Communities due to its high potential to meet the needs of our Brownfield Program.

The **former Sylvania Plant in Waldoboro** is a 39-acre parcel in the downtown and on the banks of the Medomak River. The site historically housed a shoe factory and light bulb manufacturing facility that was torn down in 2006, resulting in contamination via chlorinated solvents. The property has transferred hands multiple times and is now under ownership by a Chinese investment firm; Waldoboro is interested in acquiring the property under the proper conditions. Due to its importance to the Town, a Sylvania Task Force was established in 2017 that has been working on its redevelopment. The **former Mason Station Power Plant in Wiscasset** is our second priority site. Mason Station was a 1940's-era power plant located on the Sheepscot River much of this in a federally designate flood plain. This 33-acre site, originally owned by CMP, generated electricity with coal and oil until 1991; in 2004, a private developer purchased the property and subdivided the site into 85 lots. The intended redevelopment was devastated by the recession and by 2012 it had amassed \$850,000 in owed taxes to the Town of Wiscasset. The developer

entered bankruptcy, and the Town exercised tax lien foreclosure for 78 of the lots consisting of 11 acres. LCRPC completed Phase I and Phase II ESAs for the 78 town-owned lots with our FY2013 Assessment Grant which allowed 6 of the lots to be sold and 14 to be cleaned up with EPA Brownfield Cleanup Grants (four lots cleaned up through two FY2018 grants and ten lots cleaned up through a FY2023 grant). Additional parcels and buildings, including the power plant, were not able to be assessed under the earlier LCRPC assessment program and represent 12 acres of additional industrial land needing assessment. Contaminants include PAHs, asbestos, chlorinated solvents, petroleum, heavy metals, and PCBs. Additionally, the cleaned-up lots are being marketed by Wiscasset and will need new assessments completed for perspective purchasers prior to new ownership.

The third priority site is the **former Damariscotta landfill** located east of the downtown, in a rural and residential area of Damariscotta that is served by private drinking water wells. The Town is negotiating to develop a solar field on the property and needs appropriate assessment completed. Landfills can contaminate groundwater with a wide range of metals, organic compounds and PFAS.

These priority Sites, as well as the numerous other Brownfield sites in our communities, have the potential to pollute soil, groundwater, soil vapor, indoor air, surface water, tidal flats, and sediment. Polluted surface water and sediments may impact our fisheries and shellfish resources, negatively impacting our economy. Brownfield-type pollutants such as volatile organics, metals, solvents, petroleum wastes, PCBs, PAHs, and asbestos disproportionately impact our sensitive populations through dermal contact, inhalation, and ingestion (dust, soil, and/or bioaccumulated in seafood).

iii. Identifying Additional Sites

A preliminary inventory of Sites was developed during our FY13 and FY18 Brownfields Assessment Programs; we will expand this inventory as part of this Brownfield program through public outreach efforts, Site nomination forms, review of state and federal databases and historic maps, meetings with community organizations and individuals, and windshield surveys. New sites will be prioritized by our Brownfield Advisory Committee (BAC) using a scoring matrix based on eligibility, potential for redevelopment, compatibility with local and county comprehensive plans, ability to stimulate economic development, potential job and/or tax revenue creation, potential reduction of threats to human health and the environment, level of commitment and/or interest for funding, creation of greenspace, and reuse of existing infrastructure. Our existing Site Nomination form will be updated.

b. **Revitalization of the Target Area**

i. Reuse Strategy and Alignment with Revitalization Plans

LCRPC will expand on our past community-wide Brownfields Assessment Programs; outreach meetings with municipalities, planners, and realtors will provide a fresh look at our assessment goals, update each town's specific needs, and identify possible Brownfields sites that support a variety of municipal plans. All three of our Target communities have updated Comprehensive Plans (or are in the process of revising those plans), part-time planners, Economic Development Committees, and Climate Action Teams.

Wiscasset's current Comp Plan calls for mixed-use development of public and private waterfront property, supports the Town's acquisition and reuse goals for the Mason Station property with deep water access, existing public sewer and water, railroad spurs, and the potential via bike/pedestrian paths to connect with the downtown. The recently updated vision for the former Mason Station site calls for mixed commercial, light industrial, recreation and open space uses. The cleanup and redevelopment of the Mason Station priority site is the overwhelming focus on the plan; this is directly in line with the goals of our Brownfield Program. In Waldoboro, fire, loss of business, and commercial development along the regional highway corridor Route 1 (bypassing the historic village) have negatively impacted the downtown. The 2011 Downtown Plan set out practical strategies to bring new business and public activities to the downtown, and improve deteriorated buildings, streetscapes and public infrastructure. The Town also established a Sylvania Task Force in 2017 and is fully supportive of Brownfield assessment and redevelopment.

Damariscotta just completed their Waterfront Plan based on a 2-year charrette process, and an earlier state-funded Shore and Harbor Plan. The waterfront/harbor is built on industrial and commercial fill, and received Phase I and Phase II ESAs via the LCRPC Brownfield. This historic downtown is the County's commercial service center, and the site's redevelopment will expand the downtown's retail sector, tourism and cultural events. Our Brownfield program will facilitate municipal goals through economic development, remediation of contaminated sites, and increased job potential.

ii. Outcomes and Benefits of Reuse Strategy

Brownfield sites in our targeted areas are roadblocks to the implementation and realization of revitalization plans. A new assessment grant will enable us to quantify environmental risks and conduct remedial planning. Brownfields assessments will improve the economic competitiveness of the relatively poor communities in our County, providing in the long-run more job opportunities for our residents. LCRPC will work with these towns, bringing in the CBOs and regional and state economic development planners during the reuse planning phase of the assessments. We will apply to Maine Coastal Program for additional funding for reuse planning and for more detailed design or preliminary engineering as needed. LCRPC has long been a leader in sea-level rise mapping, adaptation and mitigation planning, including climate resiliency planning. LCRPC is currently updating 2015 Sea-Level Rise maps for Wiscasset, Westport Island, Boothbay Harbor, Boothbay, Southport and Edgecomb. Our staff are co-leaders on a regional council supported by the Maine Governor’s Office for the Future and Innovation. An example of the type of planning we propose is for the Mason Station Site. Due to climate change and rising water levels, the Town of Wiscasset is evaluating whether to move their wastewater treatment facility or build a seawall. The Town-owned parcels on Birch Point Road (some of the former Mason Station lands) are a potential location for this relocated wastewater facility; these Brownfield sites may provide a desirable option vs the existing in-village location. Our Brownfield program will assess sites and return distressed, blighted, contaminated, or otherwise underutilized properties back to economic viability, will provide resilience to climate change conditions, and will revitalize our downtown and riverfront areas.

c. **Strategy for Leveraging Resources**

i. Resources Needed for Site Reuse

LCRPC has obtained and effectively managed a variety of state and federal grants that have aided in the redevelopment of sites throughout the County. For additional assessment and cleanup work, we’ll seek new EPA Assessment and Cleanup Grants, assistance through Maine DEP’s Chapter 128 funding, and cleanup loans through the Maine DECD Brownfields RLF (which received \$3,000,000 of supplemental funding in FY2023). For site reuse planning, we’ll utilize the following programs:

Funding Source	Program/Purpose/Activity	Amount	Status
HUD CDBG	Water, sewer, storm drainage for businesses and for low-to-mod income job creation; business assistance/façade improvement/downtown revitalization/slum and blight removal	Up to \$1M for public infrastructure; \$500,000 for business assistance; \$300,000 for downtown revitalization	Potential, FY2025 following assessments
Maine DEP/ DECD	Brownfields Cleanup Revolving Loan Fund: subgrants and loans	Up to \$700,000 max loan; \$200,000 subgrants	Potential, FY 2025 following Assessments
NOAA/Maine Coastal Program	Shore and Harbor planning, preliminary engineering, design, and management	\$20,000	Potential, FY 2025 for Mason Station
US Dept. of Commerce, EDA	Public infrastructure matching grant	\$200,000	Potential, FY 2025 for Mason Station
FEMA	Building Resilient Infrastructure and Communities		Potential, FY 2025 for Mason Station

ii. Use of Existing Infrastructure

Lincoln County’s Target Communities maintain significant infrastructure which can be reused and revitalized as a cost savings to future redevelopment. Electricity: solar power is generated in Lincoln County for public use. Water & Wastewater: properties in the Target Areas are provided with public water and sewer services. Rail Access: The Target Areas has access to freight rail lines, which is capable of transporting goods to the deep-water ports of Searsport, Maine and through an interconnect to metropolitan centers in the Northeast. Data: The Target Areas have high-speed fiber access. The Target Areas have infrastructure in place to support the desired redevelopment options.

2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

a. **Community Need**

i. The Community’s Need for Funding

Lincoln County has lost population since 2003, and the workforce has shrunk by 1500 people over the past decade. Projections to 2034 continue negative demographic and economic trends with Lincoln County projected to lose 18% of its population (Maine Office of Policy and Management). Median income is

lower in our Target Areas than at the County, State and US levels, and poverty is significantly higher in Waldoboro and Wiscasset. According to ACS data, Wiscasset and Waldoboro’s downtowns are well above the low-to-moderate income (LMI) benchmark of 51%: almost 70% of Wiscasset’s downtown residents are LMI, and close to 67% of Waldoboro’s downtown residents are LMI. This is further supported by the percentage of students receiving free or reduced cost lunches at the schools in our Target Area. LMI residents are under stress because of the nearly-zero job growth and low service sector wages. Negative trends in job, business, and population loss is symbolized by LincolnHealth, our largest employer which closed one of its two hospitals in 2012. The loss of 30 well-paying, year-round jobs in the health care sector was a tremendous blow to our region, estimated by UMaine as \$1.34 million in lost income and spending. The region is still suffering from the 2011 closing of the Brunswick Naval Air Station (BNAS), with the direct loss of 2,461 jobs and \$69.5 million dollars in earnings. In addition to what is shown as for unemployment, our population is substantially underemployed, often giving up looking for a job to settle on lower-paying options as evidenced by much lower median income.

	Waldoboro	Wiscasset	Damariscotta	Lincoln County	Maine	National
Population ¹	5135	3733	2221	35065	1357,046	329,725,481
Unemployment ²	4.4%	5.1%	3.8%	3.8%	4.2%	5.5%
% Below Poverty Level ¹	17.7%	11.7%	17.7%	10.6%	11.0%	12.6%
Percent Minority ¹	2.5%	4.1%	7.5%	4.7%	7.1%	31.8%
Median Hshld Income ¹	\$44,182	\$59,569	\$51,033	\$62,121	\$63,182	\$69,021
Median Age ¹	55.8	45.9	41.8	51.3	44.7	38.4
¹ Data are from the 2021 American Community Survey (ACS) 5-Year Estimates						
² 2021 5-Year ACS Civilian Labor Force Unemployment Rate						

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Environmental issues, in addition to Brownfields, compound the risk to area residents, including pollution associated with the heavy vehicle traffic and congestion along U.S. Route 1, boat building and tourism (idling ships, overboard sewage discharge from boats), stormwater overflows that occur during ever more common and significant rainfall events, and an older housing stock. Many rural residents and businesses are served by groundwater or small non-community water supplies. The population is especially at risk from exposure to unknown or uncontrolled sources of groundwater contamination such as petroleum compounds, volatile organics and solvents, and heavy metals, each of which are a concern at potential Brownfields sites. LCRPC’s Sea-level Rise mapping shows our waterfront downtowns and public facilities (water and sewage treatment plants, public marinas, and roadways) are at risk to coastal flooding. Unless action is taken to assess and conduct re-use planning of these Brownfield sites, they will have a profound effect on the land- and marine ecosystems, as well as public health. Ultimately much of the pollution and contamination in our region ends up in the ocean, creating toxic input affecting fisheries, scenic tourism and recreation the major positive assets of our economy.

Low income, unemployed, disabled adults, the elderly, pregnant women and children are our sensitive populations which are disproportionately impacted by environmental concerns present in our Target Communities, including hazardous building materials (asbestos, lead paint, PCB, and mold concerns) which are present in homes and buildings. High unemployment rates have caused migration of young adults, professionals, and talented laborers who are forced to move elsewhere to find jobs. The older population requires increasingly high service costs, which affects our Target Communities with diminishing tax base. These environmental issues, combined with overall disinvestment and blight that plagues the Target Communities, have impacted the health of low-income families, especially single-women and children, the disabled, and elderly individuals that are limited in their choices for housing options, lacking the funds to move or conduct necessary renovations to keep them safe. Low-income residents, pay a disproportionate share of their income toward healthcare. Children and elderly in our Target Areras are more susceptible to damage from environmental pollutants as they have either underdeveloped or compromised biological systems. Brownfield sites have the potential to release contaminants into the soil, groundwater, soil vapor, indoor air, surface water, tidal flats, and sediment. Polluted surface water and sediment contaminates a variety of local fish and shellfish resources which make up a major part of our economy. Other pollutants such as volatile organics, heavy metals, solvents,

petroleum wastes, PCBs, PAHs, and asbestos disproportionately impact children, elderly residents, pregnant women, low-income residents, and other sensitive populations through dermal contact, inhalation, and ingestion (dust, soil, and/or bioaccumulated in seafood). Brownfields assessments are the first step in a redevelopment process that will create community pride, investment, and good-paying jobs. Reinvestment in our Target Communities will lead to improvements in infrastructure, our housing stock, health care services, and will improve the health and welfare of those sensitive populations.

(2) **Greater Than Normal Incidence of Disease and Adverse Health Conditions**

The prevalence and location of Brownfield sites in our Target Communities means that people live near contaminated properties. More than half of the identified Brownfield sites are located within the more densely settled waterfront/downtown areas. These areas are home to the majority of at-risk people who are older and/or low income. Our communities are disproportionately impacted by the existence of Brownfield sites, and bear a disproportionate burden of risk corresponding health and environmental effects. Many of these sites are vacant and derelict nuisances with hidden environmental issues and are a visible blight in their neighborhoods. This discourages investment and redevelopment, and further depresses housing values leading to a greater proportion of low-income population residing near Brownfields. Many sites located along or nearby tourist waterfront areas are popular destinations and workplaces, creating exposure risks for visitors, employees, and residents for a wide variety of contaminants.

Exposure to hazardous wastes impacts the health of the communities. Children are especially at risk, due to their formative vulnerabilities to the toxic effects of chemicals. The Shared Community Health Needs Assessment for Lincoln County (2016) found children with elevated lead in blood levels at 4.5%, over **80% higher** than the Maine average of 2.5%. Exposure to chemicals at critical stages in physical and cognitive development may have severe long-term consequences for health. Childhood asthma is linked to environmental impacts and exposures during a child's development. The remediation and redevelopment of sites will remove exposure pathways such as windblown dusts, inhaled vapors, consumed water and ingested soils and will reduce risks posed by these contaminants on children and other at-risk populations.

The lack of greenspace and walkable areas near our Brownfields deters our residents from exercising, contributing to our overweight population. Despite not having recorded data, our youth suffers from the same overweight trends as our adult and high school population which, coupled with the chemical exposures stated above, can put them at risk for a lifetime of health problems.

(3) **Environmental Justice**

(a) Identification of Environmental Justice Issues

Lincoln County suffers from environmental justice issues and pressing socioeconomic challenges including our target areas of Waldoboro, Wiscasset, and Damariscotta. These towns of Lincoln County suffer from environmental injustice stemming from high pollution in one form or another. According to the U.S.EPA EJSCREEN tool, Waldoboro has high ozone air pollution levels which can cause serious health issues. For the state of Maine, Waldoboro falls in the 79th percentile for high ozone levels compared to the nation at just 8 percent. EJSCREEN tool ranks Wiscasset in the 80th percentile statewide for Risk Management Plan (RMP) facility (potential chemical accident management plan) proximity, and in 63rd percentile for the nation. High RMP can lead to unequal exposure to environmental hazards which impacts communities while raising concerns about fairness and equality when it comes to environmental decision making. Damariscotta, according to EJSCREENING tool is ranked in the 80th percentile for the state in exposure to lead paint compared to the nation. Damariscotta is also in the 89th percentile for the state having an aging population of over 64 years old. High ozone levels can disproportionately affect communities facing EJ issues and many affecting the rising population over 64 years old.

(b) Advancing Environmental Justice

LCRPC views this as a troubling issue of environmental injustice. Underserved residents are forced to live in target areas, in dilapidated housing stock, in the vicinity of Brownfield Sites and adjacent to industrial-contaminated land, because these areas represent a lower cost of living compared to more prosperous neighborhoods in the region. We wish to advocate for these residents in the pursuit of fairness and equity as it relates to public health, quality of life, economic opportunity, and environmental justice. This will be accomplished, in part, by cleaning up contamination at Brownfield sites and providing safe and affordable housing options in the target areas.

Brownfields Assessment funding is vital for Lincoln County residents to initiate sustainable community revitalization initiatives that will bring economic growth to the area resulting in job opportunities, better

access to health care, and more amenities. This grant will again be the catalyst to assessing contamination at Brownfield sites to jumpstart cleanup activities that are necessary to providing safe and affordable housing options in our Target Areas. Without our FY2013 and FY2018 Brownfields Assessment Programs, assessment, cleanups and redevelopments of 11 Brownfield sites all in distressed areas with sensitive populations would not be possible. The gap in having an operating Brownfield program puts our region at risk of having our environmental assessment and cleanup activities stall without additional support from the EPA. Without this grant, our children, disabled and elderly will continue to live with limited housing options and their health will continue to be more susceptible to damage from environmental pollutants because their neighborhoods, workplaces and community will remain contaminated.

b. Community Engagement

2.b.i Project Involvement & 2.b.ii Project Roles

LCRPC staff works regularly with the State Office of Community Development which administers HUD’s CDBG Program. We directly assist County businesses, non-profits, and towns in applying for CDBG public infrastructure and business assistance funds. Lincoln County is part of the Midcoast Council of Governments (MCOG) region. We will also be working with MCOG staff on economic development planning and business financing, and on potential EDA grant applications. With strong existing relationships with Maine Dept of Economic and Community Development, SBA, Finance Authority of Maine, and Maine Technology staff, we’ll provide up-to-date information to property owners and developers on business incentives, business planning, financing, and other appropriate resources, and collaborate on site re-development strategies. With Maine’s USDA office, we will promote and assist on USDA grant and loan programs to towns and businesses. The LCRPC’s County Planner also works with Maine’s Dept of Agriculture, Conservation, and Forestry and Maine Coastal Program (NOAA funding) on coastal projects (sea-level rise and community resiliency). There are no countywide or local health departments. Healthy Lincoln County (a partnership), Lincoln Health (our only hospital), and LCRPC share data and assist each other with outreach and education. Our community partners/stakeholders will provide meaningful support and guidance, noted below:

Partner Name	Point of Contact	Specific Role in the Project
Healthy Lincoln County (HLC)	Larissa Hannan Rhea, MPH, Director 207-622-7566 ext. 233 director@healthylincolncounty.org	Brownfield Committee member. Provide health data and issues, plan public forums to share information, develop new health education and recreation programs. Co-host meetings.
Coastal Rivers Conservation Trust	Steven Hufnagel, Exec Dir. 207-563-1393 shufnagel@coastalrivers.org	Brownfield Committee member. Assist in outreach, community engagement, site inventory & selection, environmental education, and re-use planning. Co-host meetings.
Coastal Counties Workforce Investment, Inc. (CCWI)	Antoinette Mancusi, Exec Dir. 207-725-5472 amancusi@coastalcounties.org	Brownfield Committee member. Assist with public outreach and meetings, helping match job creation with existing training and support services, developing new workforce training/education programs with partnering businesses and funders, and re-use planning.

2.b.iii Incorporating Community Input

LCRPC will build on the success of outreach, communications, and progress that occurred with our previous Brownfield Assessment grants. We have on-going relationships with all town officials and a variety of community leaders through our economic development, housing, land use and transportation work. In turn, town officials from the targeted areas are members (or alternates) on the LCRPC board. We also have direct relationships with the Wiscasset Chamber of Commerce, the Waldoboro Business Association, the Damariscotta Region Chamber, and the Boothbay Harbor Region Chamber. We also participate on Coastal Counties Workforce Investment Board, the Maine Climate Council, and the Coastal Maine Regional Broadband Partnership. This network will be used to notify as many people as possible about scheduled events and our program. Initial meetings will be held in the targeted communities,

partnering with community organizations, Chambers, local economic development committees, realtors, etc., to educate the public and encourage participation. The Project Committee will initially meet to establish a schedule, evaluate consultant proposals, and draft educational activities, and will meet regularly to oversee the grant. DEP and EPA partners will provide on-going guidance and assistance, regulatory oversight, eligibility, and technical review. To ensure that the public is informed throughout the grant, the following additional communications will be used: award announcement in local and regional newspapers, and social media; e- newsletters to towns, chambers, the media and others. Our website and Facebook page will include project events and links to the products produced by the program. Lincoln County public access station has a high viewership in the most-populated downtown areas of Wiscasset, Waldoboro and Damariscotta where a high percentage of low-income and elderly residents live. We use LCTV for special programs on housing and digital equity and will promote the brownfields program and create in-studio programs. We'll create and maintain a public access document repository. Lincoln County consists primarily of English-speaking population, so meetings and communications will be in English; however, interpreters or hearing-impaired services will be provided as necessary. LCRPC uses a broad communication strategy, giving us strong public involvement in local and county-wide projects. Regular progress reports will be provided via our website, e-newsletters, social media, press releases, and LCRPC meetings. Meeting minutes, public comments, and progress summaries will be shared with CBOs, town governments, and the public via LCRPC's website, e-newsletters, and Facebook. LCRPC will record any questions or comments received, evaluate the concerns and respond back to community. As appropriate the program or project documents may be updated to reflect the received comments. A record of the comment and the outcome made regarding the comment will be kept within the project files. LCRPC believes community concerns are valuable.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs (including 3.a. i., ii., iii., iv.)

Task/Activity 1: Cooperative Agreement Oversight
<p>i. Project Implementation:</p> <ul style="list-style-type: none"> EPA-Funded Activities: We will perform program development, organization, and support; will conduct programmatic oversight, and will develop a BAC that will include LCRPC staff, the QEP, MEDEP, EPA, and citizen/project stakeholders. Based on a competitive bid process (per 40 CFR 30), we will develop a Request for Proposals, hold interviews, and select a QEP. LCRPC staff will attend the National Brownfield conference. Quarterly reports and MBE/WBE reporting will be completed. ACRES will be maintained/updated. LCRPC will establish a schedule and facilitate meetings with the BAC, MEDEP, and EPA. Non-EPA grant resources needed to carry out task: None
<p>ii. Anticipated Project Schedule: This will be an ongoing and continuous effort throughout the 4-year grant cycle. We anticipate the BAC will be developed within 1 month of funding, and that meetings will be held at regular intervals throughout the project. Our BAC project kickoff meeting will be conducted prior to QEP selection, and a second meeting will be held after selection. We anticipate a QEP will be selected within 3 months of funding. MBE/WBE reports will be submitted and ACRES will be updated.</p>
<p>iii. Task/Activity Lead: We will oversee this task, with assistance from the BAC and selected QEP.</p>
<p>iv. Outputs: A BAC will be developed; a QEP will be selected; LCRPC and the QEP will facilitate/attend up to three meetings with the BAC; 16 quarterly reports will be prepared; MBE/WBE reporting will be conducted as needed; ACRES will be updated on a Quarterly basis; and 12 eligibility determinations.</p>
Task/Activity 2: Community Engagement & Inventory Update
<p>i. Project Implementation:</p> <ul style="list-style-type: none"> EPA-funded activities: With help from the BAC and QEP, LCRPC will hold up to three public meetings to solicit site data and educate local officials and citizens about the Brownfields process. We will also develop and distribute outreach materials (such as Site nomination forms, informational and outreach brochures, and general informational packets). Public participation will be enhanced by televising BAC meetings, website and social media announcements (Facebook), public notices in newspapers, press releases, and legal ads. We will re-visit our Brownfields Inventory to prioritize and rank identified sites based on perceived environmental concerns, potential for economic development, proximity to existing infrastructure, and other criteria with the highest rated sites being selected for the program. Once sites are

<p>selected, and if the property owner is amenable, we will prepare EPA eligibility documentation to enter the site into the Program.</p> <ul style="list-style-type: none"> • Non-EPA grant resources needed to carry out task/activity: Community partners will be used to help advertise public meetings and solicit input from our member communities.
<p>ii. Anticipated Project Schedule: Community outreach will occur over the duration of the grant; the first public meeting will occur at project kickoff (Brownfields 101) and as part of the updated Brownfields Inventory. Subsequent public meetings will be held after Sites are entered into the program and assessment activities have begun. Additional public meetings will be held during cleanup and reuse planning.</p>
<p>iii. Task/Activity Lead: LCRPC with assistance from the BAC/QEP/community partners.</p>
<p>iv. Outputs: Outreach and educational materials (updated Brownfield 101 tri-fold brochure and FAQ handout), public meeting advertisements, press releases and project update reports, educational materials to support public meetings (PowerPoint presentations and handouts), completed Site nomination forms, and updated Site Inventory. Three public meetings. One-on-one meetings with Site abutters, as needed.</p>
<p>Task/Activity 3: Phase I & Phase II Site Assessments</p>
<p>i. Project Implementation</p> <ul style="list-style-type: none"> • EPA-funded activities: The QEP will conduct Phase I ESAs for eligible sites in accordance with ASTM E1527-21 as well as “All Appropriate Inquiry” standards; these will include a site visit, review of regulatory agency files, interviews with site personnel, review of historical files, and a written report for each site. The ESAs will include a summary of “recognized environmental conditions” and recommendations for follow-up investigations and activities. Based on these recommendations, Phase II ESAs will be conducted to determine if contamination exists, and if so, to what extent. Phase II ESAs will be conducted in accordance with ASTM E1903 and may include soil, groundwater, and/or soil gas sampling, UST assessments, or hazardous building materials inventories (HBMIs). Prior to conducting a Phase II ESA, a SSQAPP and sampling plan will be prepared for USEPA and MEDEP review and approval. Site owners, LCRPC staff, and the general public will be kept informed of ongoing activities. Priority will be given to sites that have the highest redevelopment potential in the Target Areas. • Non-EPA grant resources: None
<p>ii. Anticipated Project Schedule: ESAs will be completed throughout the four-year grant cycle. We anticipate we will complete our first Phase I ESA within 4 months of receiving grant funds. A Phase I ESA takes approximately 3-4 weeks to complete, SSQAPPs take approximately 2 weeks to prepare and have a 30-day MEDEP and EPA review period, and Phase II investigations and reporting often take 6-8 weeks or more depending on scope of work, although these schedules can be expedited if needed.</p>
<p>iii. Task/Activity Lead(s): The QEP will oversee this task, with assistance by LCRPC.</p>
<p>iv. Outputs: 12 Phase I ESAs, 12 SSQAPPs, 12 Phase II ESAs, 6 HBMIs.</p>
<p>Task/Activity 4: Cleanup Planning & Area-Wide Planning/Reuse Planning</p>
<p>i. Project Implementation:</p> <ul style="list-style-type: none"> • EPA-Funded Activities: The QEP will develop ABCA/RAPs for sites which require remediation based on Phase II ESA data. The ABCA/RAPs will include remedial actions for each identified contaminant that exceeds applicable MEDEP guidelines. Remedial actions will be compared based metrics such as cost, feasibility, and effectiveness in protecting human health and the environment. Based on the results, a remediation plan will be developed for the AOC, considering the specific or potential reuse scenario(s) for the Site). LCRPC, the BAC, and the QEP will complete reuse planning activities on select sites. • Non-EPA grant resources needed to carry out task/activity: None
<p>ii. Anticipated Project Schedule: ABCA/RAPs will be completed within 1-2 months of finalizing the Phase II ESA report. The public meeting/design charette will be held after the draft ABCA/RAPs are complete, but before they are finalized. We anticipate no impediment to completing this task within the grant period.</p>
<p>iii. Task/Activity Lead: The QEP will oversee the completion of ABCA/RAPs. LCRPC will oversee the public meeting/design charettes with assistance from the QEP and BAC.</p>
<p>iv. Outputs: Outputs include up to 8 ABCA/RAPs; 2 Reuse plans with public meeting/design charette (and associated outreach/presentation materials).</p>

b. Cost Estimates

Task 1 – Cooperative Agreement Oversight: This task includes the LCRPC’s time for program development, organization, and support (40 hours @ \$50/hour = \$2,000); project meetings with the BAC and other stakeholders (120 hours @ \$50/hour = \$6,000); preparing bidding documents for QEP selection and interviewing/contracting with the QEP (20 hours @ \$50/hour = \$1,000); \$1,000 for supplies; and for travel to two National Brownfields Conference (two conferences for one person @ \$3,000 air/bus fare, lodging, and registration). QEP time associated with this task is estimated at \$12,000, which includes attendance at BAC meetings (\$4,000), quarterly reports (\$3,000), eligibility forms (\$3,000) and programmatic support (\$2,000).

Task 2 – Community Engagement & inventory Update: Costs under this task include LCRPC staff (160 hours at \$50/hour = \$8,000); and QEP personnel time (estimated at \$16,000) to attend meetings, prepare presentations and materials, and respond to follow-up questions and comments solicited from the community (QEP @ \$8,000) and complete the update to our inventory (QEP @ \$8,000). Outputs include three public meetings and preparation of public outreach deliverables to communicate site status and outcomes, and an updated site inventory.

Task 3 – Phase I & II ESAs: We anticipate our QEP completing 12 Phase I ESAs (12 x \$4,000 each). If the Phase I ESA results indicate “recognized environmental conditions” are present, our QEP will complete additional investigations to confirm or dismiss the conditions and assess the nature and extent of contamination. The QEP will prepare a Site-Specific Quality Assurance Project Plan (SSQAPP) and submit it to the EPA and MEDEP for review and approval prior to the Phase II activities. The Phase II ESA may include monitoring wells, test borings, test pits, and groundwater, soil, and soil gas sampling, or sampling for hazardous building materials (HBMI). We anticipate that the QEP will complete 12 SSQAPP and Phase II ESA as part of the Brownfields Assessment Grant (12 x \$25,000 each, inclusive of drilling/laboratory subcontractors). Cost includes LCRPC’s time for report reviews and interfacing with MEDEP, EPA, BAC personnel and property owners (240 hours at \$50/hour = \$12,000).

Task 4 – Cleanup/Reuse Planning: We anticipate that our QEP will complete eight cleanup plans/feasibility studies, known as Analysis of Brownfields Cleanup Alternatives (ABCAs) with Remedial Action Plans (RAPs) (8 @ \$6,000 each) and two reuse plans (2 @ \$16,000 ea). Costs include the LCRPC’s time for review of ABCA/RAPs, interfacing with MEDEP, EPA and BAC personnel, and attending/participating in a public meeting/design charette (160 hours at \$50/hour = \$8,000).

Budget Categories		Project Tasks (\$)				Total
		Task 1 Cooperative Agreement Oversight	Task 2 Community Engagement	Task 3 Phase I & II Assessments	Task 4 Cleanup/ Reuse Planning	
Direct Costs	Personnel	\$9,000	\$8,000	\$12,000	\$8,000	\$37,000
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$6,000	\$0	\$0	\$0	\$6,000
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies*	\$1,000	\$0	\$0	\$0	\$1,000
	Contractual	\$12,000	\$16,000	\$348,000	\$80,000	\$456,000
	Other (specify)	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$28,000	\$24,000	\$360,000	\$88,000	\$500,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget		\$28,000	\$24,000	\$360,000	\$88,000	\$500,000

c. Measuring Environmental Results

Lincoln County and our QEP will track progress to ensure project funds are expended timely and efficiently. We will hold monthly status meetings to review our milestone chart, priority sites, schedule, and budget. ACRES will be utilized for preparing electronic quarterly reports. Our overall expected

outcomes are to return the selected Brownfields and nearby areas impacted by the stigma of perceived proximity to contamination and tangible blight back to economic vitality.

Completion of prepared environmental reports (i.e., Phase I and II Reports, QAPPs, ABCA/RAPs, and reuse/redevelopment planning activities) will document the assessment progress at each site and will also be outputs of the program. Sites selected to participate in the Brownfield assessment program either are or will be entered into the MEDEP’s Voluntary Response Action Program. The number of sites assessed and the particulars of the assessed sites (i.e., acres of site, contaminants found, assessment money spent, leveraged money, etc.) will be tracked via EPA quarterly reports, as well as EPA’s ACRES online database. These documents and work products will provide the liability protections required to stimulate redevelopment. Phase I ESAs provide landowner defense under CERCLA, completion of ABCAs will determine cleanup costs, reuse/redevelopment planning activities will assist developers with their business plans for development of the Brownfield sites.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

4.a.i Organizational Capacity, 4.a.ii Structure, & 4.a.iii Description of Key Staff

LCRPC, who will manage the Brownfield Assessment program, has a staff of 3 including Mary Ellen Barnes, Executive Director, County Planner Emily Rabbe and Community Development Asst County Planner Laura Graziano. Mary Ellen joined the staff in 2008, and is responsible for grant administration, public outreach and education, municipal meetings, site selection, and re-use planning. Mary Ellen oversees the LCRPC’s budget and economic and community development work, including CDBG, USDA, and EDA activities, plus CDBG Technical Assistance work via Maine DECD and partners with Maine Connectivity Authority on regional broadband. Emily Rabbe works with LC towns on land use ordinances, climate resiliency and housing. Laura is our GIS specialist and for climate projects, leads 2 community resilience efforts. The staff completed a County-wide Housing Assessment in May 2023 and has begun its implementation. The County’s Finance Office, responsible for grant drawdowns, will assist in regular financial reporting. LCRPC’s board (with municipal representatives) meets monthly. Given their participation in or familiarity with local land use plans, economic development efforts, and Town business in general, our board proved very able and interested in serving as the Project Committee. Contracts will be developed by the LCRPC for official approval of the Lincoln County Commissioners (as the current contract was authorized).

4.a.iv Acquiring Additional Resources

We will manage a competitive procurement process in accordance with 40 CFR 30 through a Request for Proposals to solicit responses from qualified firms to select our QEP and to assist with community outreach and regulatory compliance. Lincoln County and our selected QEP will liaison with the MEDEP to design, coordinate, and oversee the successful completion of the proposed assessment program. Lincoln County will also seek the advice and support of EPA and MEDEP Brownfields Coordinators for direction on programmatic requirements.

b. Past Performance and Accomplishments

ii. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments - LCRPC has successfully completed two previous Brownfield Assessment Grants (FY2014 and FY2018) with our FY2018 grant ending in September 2022. With these grants we completed public outreach and program development, development of a county-wide Brownfield Inventory, 11 assessments (Phase I ESAs, SSQAPPs and Phase II ESAs). We held numerous meetings with all of our 18 towns, and several on an on- going basis with Waldoboro, Damariscotta, and Wiscasset where many of the previous ESAs were conducted. **All** of our assessed sites have been redeveloped or are in the process of being redeveloped. We’ve met and communicated with Lincoln County realtors about the program’s benefits and process.

(2) Compliance with Grant Requirements - LCRPC successfully managed the FY14 and FY18 Brownfields Assessment Grants, and has met and complied with all reporting requirements, submitted the necessary technical and financial reports, and successfully accomplished the goals of the grant agreements in a timely manner and in accordance with applicable terms and conditions with the EPA. LCRPC has never received any adverse audit findings and all ACRES reporting is up to date for our prior Brownfields Assessment Grants.

ATTACHMENT A

Threshold Criteria for Assessment Grants

**Lincoln County, Maine
EPA FY2024 Brownfields Assessment Grant Proposal**

Threshold Criteria for Assessment Grants

1. Applicant Eligibility

The County of Lincoln, Maine is a General Purpose Unit of Local Government eligible to apply for Brownfields Assessment funding from the EPA Brownfields Grant Program. Lincoln County is tax exempt as a local form of government not through section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

Lincoln County plans to heavily involve the community throughout the enactment of our Brownfield Program. Lincoln County, our communities and our residents pride themselves on the high level of public involvement.

Our FY2013 and FY2018 Brownfield Assessment Programs developed a thorough community and public driven process. Our successful outreach included public meetings with stakeholders, improving and expanding our website to include Brownfield activities, mailers and informational brochures, extensive social media outreach and numerous “boots on the ground meetings” with community staff. We also invited the two local newspapers to attend and photo-document one of the field days for the largest Phase II assessments we conducted (at Mason Station) with each newspaper preparing a top story detailing our previous Brownfield Assessment Program. We will leverage all of that involvement during this new Brownfield Assessment Program, and immediately have kickoff and periodic information meetings to solicit site nominations and guidance from the public. Our community organizations will also be acting in an advisory role and will be reporting and informing their membership of our progress. For appropriate Brownfield sites, we will also hold design charettes to assist with reuse planning which will provide the public with additional opportunity to impact their community. We realize a well informed and active public is critical to a successful Brownfield program and will ensure that this occurs throughout the new Brownfield Assessment Program.

3. Expenditure of Existing Grant Funds

Lincoln County affirms that it does not have an active U.S. EPA Brownfields Assessment Grant.

4. Named Contractors and Subrecipients

N/A as Contractors/Subrecipients have not been procured/named.