Narrative Information Sheet
EPA FY2022 Brownfields Community-Wide Assessment Grant Application
Town of Standish, Maine

1. Applicant Identification: Town of Standish, Maine
   175 Northeast Road, Route 35
   Standish, Maine 04084

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 Requested

3. Location
   a. City: Standish
   b. County: Cumberland County
   c. State: Maine

4. Target Area and Priority Site/Property Information
   a. Target Areas – Sebago Village, Steep Falls, and Standish Corner
   b. Target Areas – A portion of Census Tract 0170.02 and a portion of Census Tract 0170.04
   c. Priority Sites – 234 Northeast Rd, Old Municipal Landfill, Moody Rd, 48 Main St

5. Contacts:
   a. Project Director: Zach Mosher, Director of Planning, 175 Northeast Road, Route 35, Standish, Maine 04084; 207-642-3461; zmosher@standish.org
   b. Chief Executive/Highest Ranking Official: William Giroux, Town Manager, 175 Northeast Road, Route 35, Standish, Maine 04084; 207-642-3461; wgiroux@standish.org


7. Other Factors Checklist:

<table>
<thead>
<tr>
<th>Other Factors</th>
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<tr>
<td>Community population is 10,000 or less.</td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
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<tr>
<td>The proposed brownfield site(s) is impacted by mine-scarred land.</td>
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The proposed 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).

The proposed site(s) is in a federally designated flood plain.

The redevelopment of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.

The reuse of the priority site(s) will incorporate energy efficiency measures.

30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.

The target area(s) is located within a community in which a coal-fired power plant was recently closed (2011 or later) or is closing.

8. Letter from State DEP Acknowledging the Town of Standish’s Application: Attached

9. Releasing Copies of Applications: Not applicable
November 17, 2021

Ms. Dorrie Paar
EPA Region 1
5 Post Office Square
Suite 100, Mailcode: OSRR7-2
Boston, Massachusetts 02109-3912

Dear Ms. Paar:

The Maine Department of Environmental Protection’s (“Department”) Bureau of Remediation and Waste Management acknowledges that the Town of Standish plans to conduct site assessments and is applying for federal Brownfields grant funds.

Zach Mosher of the Town of Standish has developed an application requesting federal Brownfields Site Assessment Grant funding to assess Brownfields sites in the town.

If the town 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 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) 592-0882 should you have any questions regarding this letter.

Sincerely,

[Signature]

Nicholas J. Hodgkins
Voluntary Response Action Program
Division of Remediation
Maine Department of Environmental Protection

Cc: Zach Mosher, Town of Standish
The Narrative for Assessment Grants

Town of Standish, Maine
EPA FY2022 Brownfields Assessment Grant Proposal
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a.i. Target Area and Brownfields - Background and Description of Target Area
The Town of Standish is a largely rural community situated on the south-west side of Lake Sebago, approximately 18 miles west of Maine’s largest city of Portland. Standish is bordered to the west by the Saco River and represents the most southwestern portion of Cumberland County. Standish was incorporated in 1785 and is comprised of several distinct villages, including our three Target Areas of Sebago Village, Steep Falls, and Standish Corner. These villages have a rich history of manufacturing dating back to the late 1800s, and historically included a number of mills and factories that produced lumber, pulp, carriages, flour and meal, ice, plaster, packing boxes, and shooks and staves. The Portland and Ogdensburg railway passes through the town along the southern extremity of Lake Sebago and before the Civil War, Standish Corner was the principal local trading center and home of several small-scale factories. Many of the historical buildings and factories in these villages were renovated, repurposed or removed over time and have been replaced by gas stations, automobile and boat repair facilities, and other highway service industries. However, due to a challenging economy for the working poor, a declining middle class, and other disincentives for new investment, many of the commercial properties in the target areas of Sebago Village, Steep Falls, and Standish Corner are currently vacant or underutilized, and may present health risks to sensitive and vulnerable populations within these communities.

1.a.ii. Target Area and Brownfields - Description of the Priority Brownfield Site(s)
We completed a preliminary inventory of Brownfield sites and identified 14 Brownfield sites in our three Target Areas that represent great redevelopment opportunities as well as environmental risks. One priority site is the former Sylvania Factory (located at 234 Northeast Rd) which is a 122,000 square-foot industrial building located in the Sebago Village Target Area. The 70-acre parcel was utilized from 1967 until 2008 for the manufacture of circuit breakers, sensors, and other components for appliances, automobiles, and telecommunications. The former Sylvania Factory reportedly utilized a surface water impoundment for storage and treatment of plating wastewater, inorganic salts and various acids. These operations have the potential to have impacted soil and groundwater with volatile organic compounds (VOCs), metals, polychlorinated biphenyls (PCBs), and may represent an environmental threat to nearby water bodies. Additionally, this type of construction is notorious for its use of asbestos and lead paint among other hazardous building materials. The former Sylvania Factory is currently underutilized and represents an environmental stigma within the Town of Standish.

Another potential Brownfield and underutilized Brownfield in the Sebago Village area is the former Elementary School. This old schoolhouse was constructed in 1920 on a 2.1 acre lot in the center of a residential neighborhood. As most buildings of this era, hazardous building materials (i.e., asbestos and lead paint) may have been used in its construction as well as underground heating oil tanks. The Old Municipal Landfill site (on Moody Rd), also located in the Target Area of Sebago Village, operated as the town landfill until closure in 1992. The Old Municipal Landfill site is a 7.2-acre site that is currently “capped” and maintained by the Town of Standish. In recent years, many of these cleared and otherwise vacant parcels of land throughout the State of Maine have been developed into solar arrays. In the interest of providing benefit to their citizens, the Town of Standish is pursuing that opportunity. However, additional environmental assessment will be necessary to evaluate the feasibility of solar development on the Old Municipal Landfill.

The Androscoggin Pulp Company (48 Main St) operated a pulp mill in the Steep Falls Target Area from approximately 1900 until the mill complex was destroyed by fire in 1935. The mill was two stories high with a portion of the mill constructed over a man-made channel of the Saco River (an important drinking water source for the Cities of Saco and Biddeford). A railroad spur associated with the mill provided a means for transport of the pulp product to papermaking facilities in other parts of
the State. At the time of operation, the pulp mill was the largest employer in the village of Steep Falls, employing over 80 people. The former mill property represents prime real estate on the banks of the Saco River with direct access to State Route 11. Nevertheless, the property currently sits undeveloped, likely as a result of perceived contaminants commonly associated with pulp manufacture and railroad activities, including acids, caustics, solvents, metals, lubricating oils, and other petroleum products. Several other priority brownfields sites have been identified in the Standish Corners Target Area including two former gas station and repair station sites (each approximately 0.2 acres in size) located across from each other at the intersection of State Route 25 and State Route 35. Both of these properties are currently unoccupied and the potential for residual petroleum, solvents and metals contamination represents a threat to the mixed residential and commercial properties located in close proximity. This intersection carries the highest amount of traffic through Standish so these Brownfields represent extreme stigmas on our community. However, these locations also represent a great asset to someone willing to redevelop two high-visibility Brownfield properties in our Town.

1.b.i. Revitalization of Target Areas-Redevelopment Strategy and Alignment with Revitalization Plans
The Standish Comprehensive Plan of 2006 identified concentrating growth in the village centers and protecting the rural character of the town as a key priority which closely aligns to the Target Areas of potential Brownfields sites and their subsequent redevelopment. The town also undertook a major zoning ordinance revision from 2007-2011 in the village centers that focuses on creating smaller lots, reduced setbacks, encouraging a mixture of uses and more walkable and pedestrian friendly amenities such as sidewalks and bike lanes. This re-zoning was accomplished with great public input, highlighting the community’s desire for our Target Areas to be redeveloped. The town continues to work to focus development in our village centers and re-use of these Brownfields sites would be necessary to fulfill these goals. Although not specifically identified within the existing Comprehensive Plan, discussions with residents make it clear that Standish needs to move in a green direction. Residents have expressed interest and support for a solar installation on the Old Municipal Landfill. A separate community revitalization plan was developed for the Standish Corner target area in 2008. The Standish Corner Master Plan from 2008 understands that Standish Corner is particularly important as it contains the town’s most famous historic buildings as well as the town’s largest potential commercial/retail redevelopment opportunity (the former Sylvania site) and backland that can accommodate future growth. As such the town is continuing to work to support a range of housing options and development types in this area which dovetails perfectly with the goals of this Brownfield program.

1.b.ii. Revitalization of the Target Area - Outcomes and Benefits of Redevelopment Strategy
Our expected outcomes are to return the selected Brownfield sites and nearby areas impacted by the stigma of perceived proximity to contamination and tangible blight back to economic vitality. Remediation of the Brownfield sites will minimize exposure to contaminants at the site and adjacent properties and, just as importantly, impacts to Sebago Lake and the Saco River. The priority brownfields sites described above are anticipated to be redeveloped for commercial use, providing new job creation and increased tax base accompanying revitalization and redevelopment. The former Sylvania Factory facility has the capacity and potential for employment of a large work force at a living wage. Redevelopment of the Old Municipal Landfill as a solar array would provide sustainable energy to the town while providing temporary and permanent job opportunities within the community. The former Androscoggin Pulp Company would likely be redeveloped as much needed housing. This is the same for the former Elementary School located in the Sebago Village target area. Many of the other small in-fill Brownfields we have identified (i.e., the two former gas stations in Standish Corner) will hopefully be reborn as commercial space creating jobs and much needed tax revenue.
Furthermore, the revitalization of the Target Areas within the Town of Standish will likely have ripple effects that will spur additional growth and reinvestment in the nearby federally designated Opportunity Zones of Westbrook, Portland, and South Portland all of which get their drinking water from Sebago Lake.

1.c.i. Strategy for Leveraging Resources - Resources Needed for Site Reuse
Standish plans to leverage additional funds to ensure the Brownfields Assessment process goals are successfully achieved. The Town has had great success using Tax Increment Financing (TIF) funds and CDBG grants to augment and accelerate redevelopment projects. Our village TIF where several of our priority brownfield sites are located currently has a fund balance of $205,900 which is earmarked for economic development. The TIF can be used to leverage funds for infrastructure improvement, utilities improvements and administrative costs related to economic development. Additionally, the town is willing to use the money from its TIF to make related ROW improvements (beautification) along any of the selected Brownfields to make redevelopment more attractive to potential developers. If additional assessment or clean-up work is deemed necessary, we’ll leverage additional funds through new EPA Assessment Grants, assistance through Maine DEP’s Chapter 128 assessment funding, EPA Cleanup Grants, and cleanup grants/loans from the Greater Portland Council of Government and Maine Department of Economic Development (DECD) Brownfields RLFs. Standish added a full-time position in 2021 that specifically focuses on finding and applying for both private and public grants which could aid in cleanup and associated revitalization. For site re-use planning and redevelopment implementation to accomplish community and economic development goals, we will utilize the following programs and agencies for helping with the priority brownfields re-use:

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Program/Purpose/Activity</th>
<th>Amount</th>
<th>Status</th>
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<tbody>
<tr>
<td>HUD CDBG through Cumberland County</td>
<td>Water, sewer, storm drainage for businesses and for low-to-mod income job creation; business assistance/façade improvement; downtown revitalization; slum and blight removal/demolition</td>
<td>$200,000 for public infrastructure, and revitalization.</td>
<td>Potential, FY 2022 following Assessments</td>
</tr>
<tr>
<td>GPCOG</td>
<td>Brownfields Cleanup Revolving Loan Fund: subgrants and loans</td>
<td>$500,000 approx. max loan; $200,000 subgrant</td>
<td>Potential, FY 2022 following Assessments</td>
</tr>
<tr>
<td>Maine DEP/DECD</td>
<td>Brownfields Cleanup Revolving Loan Fund: subgrants and loans</td>
<td>$200,000</td>
<td>Potential, FY 2022</td>
</tr>
<tr>
<td>NOAA/Maine Coastal Program</td>
<td>Shore and Harbor planning, preliminary engineering, design, and management</td>
<td>$20,000</td>
<td>Potential, FY 2022</td>
</tr>
<tr>
<td>U.S. Dept of Commerce EDA</td>
<td>Public infrastructure matching grant</td>
<td>$200,000</td>
<td>Potential, FY 2022</td>
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1.c.ii. Strategy for Leveraging Resources - Use of Existing Infrastructure
Our three Target Areas all have the infrastructure in-place to support our redevelopment strategy. These areas are currently serviced by power, transportation, and connected to public water and sewer utilities. Our Target Areas have the infrastructure required to support the re-development of needed housing, and light industrial and manufacturing that will provide jobs. Based on our preliminary inventory, we do not anticipate any Brownfield Site without adequate existing infrastructure.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a.i. Community Need - The Community’s Need for Funding
Standish is one of the oldest towns in Cumberland County being incorporated in 1785. The town has a long shoreline on Sebago Lake in its southwest corner, including its Lower Bay which is our Sebago
Lake Village target area. The Saco River defines our Town’s western boundary. In 2006, Standish adopted a growth ordinance directing growth to its three village centers which constitute the three Target Areas. The Portland Water District, an independent water utility, supplies water to nearly 200,000 people in Greater Portland Maine. The district, in its mission for high water quality, has purchased approx. 2,200 acres of waterfront property on Sebago Lake including an overwhelming majority within Standish near its intake lines, and have placed it in the state’s tree growth program. The tree growth program drastically reduces the taxable value on this prime shorefront property, increasing the tax burden on Town residents.

As of 2010, Standish has an overall population of 9,874. In 1990, the population was 7,678 which is a 30% increase and has amplified the need for affordable housing in each of the village centers. Many of the town’s residents are low to moderate income and/or are seniors on modest, fixed incomes. Approx. 29% of Standish households receive social security income demonstrating the high level of senior population in our community. Additionally, 75% of the town’s tax revenue is mandated to go toward the regional school district. According to the Maine Department of Economic and Community Development approximately 35% of Standish residents are in the LMI category which indicates they have income levels at or below 80% of the area median income. Per capita income is currently $30,895 which places it below both the County level of $38,644, the State level of $31,253 and National level of $32,621. Redeveloping our Brownfields will help lower the tax burden on residents but this process cannot start without this grant.

2.a.ii.(1) Community Need - Threats to Sensitive Populations - Health or Welfare of Sensitive Populations

Environmental contaminants particularly those found on brownfields sites can impact the overall health of the community. Children and the elderly are especially at risk, due to their formative vulnerabilities to the toxic effects of chemicals. Exposure to chemicals at critical stages in their physical and cognitive development may have severe long-term consequences for health. Under 18 residents make up 19.5% of our population as opposed to 19.1% statewide. Environmental issues are compounded by area concerns, such as hazardous building materials (asbestos, lead-based paint, etc.) associated with our older housing stock (an astonishing 47.3% of our housing stock is older than 1979). The prevalence and location of potential Brownfield sites in all three of our Target Areas means that our elderly, children and minority populations live close to contaminated properties. The Androscoggin Pulp Mill priority site is envisioned as redevelopment into necessary housing and senior housing clearly makes the most sense. The remediation and redevelopment of sites will remove exposure pathways such as windblown dusts, inhaled vapors, consumed water and ingested soils and will reduce health risks posed by these contaminants on children and other at-risk populations.

2.a.ii.(2) Community Need - Threats to Sensitive Populations - Greater Than Normal Incidence of Disease and Adverse Health Conditions

The industrial past particularly in the Steep Falls Village area, and environmental findings on previous redevelopment projects suggest that historically impacted areas within the community may have negative health impacts on previous, current and future populations. In December of 2007 (the most recent study available), the Maine DHHS prepared a district health profile for the Cumberland District, which includes Standish. Although this study is not specifically focused on our specific target areas, this report documents several environmental health factors in the region, such as the high level of cancer in our residents (males at 571 incidences per 100,000 population and females at 454 incidences per 100,000 population). While the old housing stock may be partially to blame, the area’s industrial history (particularly in our target area) contributes to this trend. Unfortunately, Standish’s village centers and dense surrounding neighborhoods, where most of the housing stock is pre-1900 contribute to this. The identification, assessment and eventual remediation of the priority sites is essential for the long-term health of property owners and residents.
Ultimately much of the pollution and contamination in our region ends up in the neighboring waterways, creating toxic input to the nearby Saco River and Sebago Lake, both water sources for the Cities of Saco and Biddeford, and the Greater Portland area, respectively. The Census Blocks which encompass the grant Target Areas, are in the 80th percentile in EPA Region 1 for the Environmental Justice Index for Wastewater Discharge and for the Environmental Indicator of Particulate Matter. Our community and its higher than State average young (less than 18 years old) and senior elderly population is disproportionally impacted by the existence of Brownfield sites and bear a disproportionate burden of risk corresponding health and environmental effects. The Target Areas Census Block also ranks in the 92nd percentile in the State, and 95th percentile in EPA Region 1 and nationally for the Demographic Indicator of Population Over 64 years of age. Many of our identified sites in our target areas are vacant and derelict nuisances with hidden environmental issues and are a visible blight in their surrounding neighborhoods. This discourages investment and redevelopment, and further depresses property values leading to a greater proportion of low-income population residing near brownfields. Many sites located along, or nearby riverfront areas are destinations for citizens and tourist, creating exposure risks for visitors, employees, and residents for a wide variety of contaminants. Census Block Group 230050170013 ranks in the 80th percentile in EPA Region 1 for the Environmental Indicator of Particulate Matter. While community leaders are pro-active in talking with prospective developers, environmental issues have truly hindered re-investment and job creation in our Target Areas. The parcels or buildings are vacant or under-utilized, unsightly and run-down.

2.b.i. Community Engagement – Project Partners
Our community’s unique sense of place and highly involved nonprofit and volunteer base will allow the Standish Brownfield program to involve a diverse and experienced team of local community partners. For this grant, we have identified the following four partners that will serve on our Brownfield Advisory Committee (BAC): Presumpscot Regional Land Trust: The PRLT protects the natural, recreational, scenic, agricultural and historic resources of the Presumpscot River region. Standish Historical Society: The SHS’s mission is to collect, preserve, and educate the public about the history of the Town of Standish and our three village areas. Sebago Lakes Chamber of Commerce: The Chamber represents the 10 communities along Sebago Lake and is an association of businesses and organizations formed to promote and support business development and community welfare, and to encourage the exchange of ideas and information.

2.b.ii. Community Engagement – Project Partner Roles

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of contact</th>
<th>Specific role in the project</th>
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<tbody>
<tr>
<td>Presumpscot Regional Land Trust</td>
<td>Rachelle Curran Apse 207-839-463</td>
<td>PRLT will serve on our BAC and assist with establishing priorities and site selection while providing input on open space and trail connectivity.</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:rachelle@prlt.org">rachelle@prlt.org</a></td>
<td></td>
</tr>
<tr>
<td>Sebago Lakes Regional Chamber of Commerce</td>
<td>Robin Mullins 207-892-8265</td>
<td>SLRCC will serve on our BAC, assist with establishing priorities and site selection, and provide regional input.</td>
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<td></td>
<td><a href="mailto:director@sebagolakeschamber.com">director@sebagolakeschamber.com</a></td>
<td></td>
</tr>
<tr>
<td>Standish Historical Society</td>
<td>Glenna Jamison 207-642-4567</td>
<td>The SHS will serve on our BAC, assist with establishing priorities and site selection, and provide outreach support.</td>
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<tr>
<td></td>
<td><a href="mailto:standishhistoricalsociety@gmail.com">standishhistoricalsociety@gmail.com</a></td>
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2.b.iii. Community Engagement - Incorporating Community Input
The Town of Standish intends to utilize the public at many opportune times to help direct our Brownfield Assessment Program. We will keep the public informed and ask for their help to select sites, and assist with the development of reuse and redevelopment plans. We have on-going relationships with a variety of community leaders through our economic development, land use and
transportation work. Our BAC will be comprised of Town officials, project partners as well as community members. This network will also be used to notify as many people as possible about scheduled events and our program.

An initial meeting (either in-person or virtual depending on the pandemic situation) will be held to educate the public, stakeholders, and landowners about the program; we will partner with project partners, realtors, etc., to encourage participation and attendance. Public meetings at project milestones will educate the public about the benefits of the Brownfield program, discuss and solicit feedback on site selections, and present investigation reports, and site re-use and clean-up plans. If distance and transportation are issues or if the pandemic prevents in-person meetings, we will use Zoom, Go-To-Meeting or other technology to remove these barriers. Although the Town of Standish consists nearly entirely of English-speaking residents (greater than 97%), we will offer interpreter or hearing-impaired services. Meeting minutes, public comments, and progress summaries will be shared with the public via the Town’s website, e-newsletters, and Facebook. The local free newspaper (the Lakes Region Weekly) is especially wide-read with elderly residents. We will run periodic news stories on our program as well as solicit input through this newspaper. We will maintain a record of public comments and corresponding changes based on the public’s comments. To ensure that the public is informed throughout the grant, our website and Facebook page will include project events and links to the events and products produced by the program. We will create and maintain a public access document repository. We will also reach out to local newspapers when Site-specific events that the public could attend are occurring, such as site walks or reuse planning meetings.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a.i Description of Tasks/Activities & Outputs – Project Implementation

Task 1. Program Development: The Town will conduct cooperative agreement oversight, coordinate the BAC, attend BAC meetings on a regular basis, provide staff support to the Brownfield program, and procure the services of a Qualified Environmental Professional (QEP). Our BAC will consist of municipal staff, members of project partners, local elected officials, members of the business community, economic development committees, realtors, and interested residents. Maine DEP Brownfields staff and our selected QEP will also attend BAC meetings. The Town will also perform general day-to-day program management; and will be in frequent communication with perspective site owners, regulatory personnel, community officials and the public. The Town, with QEP assistance, will complete the required EPA reporting (quarterly reports, ACRES, WBE/MBE reporting, etc.). We plan to attend the upcoming Brownfields Conferences. We will also coordinate with the local health agency on health monitoring activities, if determined to be necessary.

Task 2. Site Selection & Public Outreach: The Town, with assistance from the QEP, will prepare programmatic components and public outreach materials such as Site nomination forms, informational and outreach brochures, and general informational packets. As part of this task, the Town and QEP will meet with municipal leaders, economic development committees, realtors, property owners, and the public to solicit input, engagement, and investment on the project. We will facilitate and hold a minimum of three (3) public meetings at key milestones in the program. Funds will be used to advertise these meetings in the local paper, and to produce outreach materials.

We have a preliminary inventory of sites and will quickly rank and select two priority sites for inclusion in the program immediately. The BAC will review and evaluate site nominations on an ongoing basis with a site scoring matrix. Our criteria will include proximity to our Target Areas, EPA site eligibility factors, willingness of property owner to participate, potential for successful redevelopment, compatibility with local and county 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, creation of greenspace, and the reuse of existing infrastructure. The
Town will work to secure Site access on the selected Sites and will meet with property owners and interested purchasers/developers. After initiating assessment on our current priority sites, we will update and develop a more comprehensive inventory of potential Brownfield Sites.

The Town will communicate with the public through updates on the Town as well as Project Partner websites, social media, newspaper, and local public access TV for promotion and special public programs.

**Task 3. Phase I and Phase II ESAs:** The QEP will conduct a Phase I ESA for each site selected. Phase I ESAs will be completed in accordance with the most current ASTM International and All Appropriate Inquiry (AAI) standards, and will include at least one site reconnaissance visit, a review of regulatory agency records, research of historical site use, and a written report for each site. The reports will identify the recognized environmental conditions identified for each site and recommend follow-up investigations. The results of these ESAs will be communicated to the BAC, other stakeholders, and site owners as necessary throughout this process. The QEP will develop a site-specific quality assurance project plan (SSQAPP) detailing the investigation and conduct a Phase II ESA on sites as needed to determine if contamination exists, and if so, to what extent. Subsurface investigations may consist of the advancement of soil borings, installation of monitoring wells, test pit excavations, and various matrix sampling. Prior to conducting any Phase II ESA activities, the QEP will prepare SSQAPP and a Health and Safety Plan (HASP) for USEPA and Maine DEP review and approval. Site owners, municipal staff, and the general public will be kept informed of all ongoing activities by Town officials. The Town and QEP will hold public meetings to discuss the results of Phase II ESAs and the implications of the results on public health, environment, and future development.

**Task 4. ABCA & Reuse Planning:** The QEP will use the results of Phase II ESA to develop Analysis of Brownfields Cleanup Alternatives (ABCA) for selected sites. The ABCA will include an alternative analysis for potential remedial actions at the site. Remedial alternatives will be evaluated based on cost, feasibility, and effectiveness in protecting human health and the environment; and then remedial cost estimates will be developed. If the Phase II ESA identified contamination, the concentrations will be evaluated to determine if the Maine DEP remediation action guidelines have been exceeded, or if those concentrations pose a current threat to human health or the environment. As part of the ABCA process, the QEP will also submit each Site to the Maine DEP Voluntary Response Action Program (VRAP).

For select sites, Reuse Planning may be completed (we believe that this would be a good opportunity for public input of the Old Municipal Landfill site). This will be important for sites with public space components, that will be publicly owned, or that will impact a larger area such as the Former Sylvania or Androscoggin Pulp Company sites. The Reuse Planning will include community design charettes to solicit feedback and ideas from the public for site reuse.

### 3.a.ii Description of Tasks/Activities & Outputs – Project Schedule

<table>
<thead>
<tr>
<th>Task 1: Program Development</th>
<th>This will be an ongoing and continuous effort throughout the grant starting with our initial hiring of our QEP (within 2 months), continuing with eligibility requests and quarterly reports, and ending with our final closeout report.</th>
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<tr>
<td>Task 2: Site Selection and Public Outreach</td>
<td>This will be concentrated within our first 3 months after selecting our QEP but will continue in a reduced fashion through the grant. We anticipate selecting 2 of our 3 priority sites immediately to begin with upon contracting of the QEP.</td>
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<tr>
<td>Task 3: Phase I and Phase II ESAs</td>
<td>We anticipate starting assessments on two priority sites within the first 3 months of the grant. Remaining assessments will be completed throughout the 3-year grant.</td>
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3.a.iii Description of Tasks/Activities & Outputs – Task/Activity Lead

<table>
<thead>
<tr>
<th>Task 1: Program Development</th>
<th>Applicant lead with QEP support for ACRES, eligibility forms and other programmatic components</th>
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<tbody>
<tr>
<td>Task 2: Site Selection and Public Outreach</td>
<td>Applicant and BAC lead with QEP support</td>
</tr>
<tr>
<td>Task 3: Phase I and Phase II ESAs</td>
<td>QEP lead with applicant assistance of access coordination, report review, and stakeholder communications.</td>
</tr>
<tr>
<td>Task 4: ABCA and Reuse Planning</td>
<td>QEP lead with applicant support to facilitate and prepare reuse plan</td>
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3.a.iv Description of Tasks/Activities & Outputs – Outputs

<table>
<thead>
<tr>
<th>Task 1: Program Development</th>
<th>12 quarterly reports; continuous updates to ACRES; and ten site eligibility requests</th>
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</thead>
<tbody>
<tr>
<td>Task 2: Site Selection and Public Outreach</td>
<td>Outreach brochure and updated webpage.</td>
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<tr>
<td>Task 3: Phase I and Phase II ESAs</td>
<td>Ten Phase I ESA reports, ten SSQAPPs and ten Phase II ESAs</td>
</tr>
<tr>
<td>Task 4: ABCA and Reuse Planning</td>
<td>Four ABCA/RAPs and one Reuse Plan</td>
</tr>
</tbody>
</table>

3.b. Cost Estimates and Outputs

**Task 1 - Program Development:** This task includes Town personnel time (160 hrs at $50/hr) for program development, organization, support, and oversight. QEP time associated with this task to assist the Town with outputs outlined above is estimated at $9,000. This task also includes costs for two Town personnel to attend two USEPA Brownfield Conferences (assumes each conference at $500 airfare, $600 hotel, and $400 per diem).

**Task 2 – Site Selection & Public Outreach:** Costs under this task include municipal staff (180 hours at $50/hour) and QEP personnel time (estimated at $10,000) to attend meetings, prepare presentations and materials, and respond to follow-up questions and comments solicited from the community. This cost also includes meetings with property owners, realtors, residents and project stakeholders to solicit interest. These costs also include Town and QEP time to augment the inventory of potential Brownfield Sites, formalize threshold and ranking criteria, and perform site selection and eligibility requests.

**Task 3 - Phase I and Phase II ESAs:** The costs associated with this task consist of Town personnel costs (20 hours at $50/hour per site for the ten sites) to participate in Phase I and Phase II site visits, review reports, and talk with property owners, municipal staff and regulatory personnel. QEP cost includes ten Phase I ESAs (at an average of $4,000 per site), and ten Phase II ESAs (at an average of $36,000 per site) (cost based on prior experience hiring environmental firms).

**Task 4. ABCA & Reuse Planning:** The costs associated with this task include QEP time to prepare ABCAs for the four sites (at $5,000 per site) and Reuse Planning for one of the sites (QEP cost of $20,000). The costs associated with this task consist of Town personnel costs (20 hours per site for each ABCA at $50/hour and 80 hours at $50/hr for the Reuse Plan to facilitate and attend community design charrettes and public meetings, review presentations and outreach materials, and solicit feedback).
### 3.c. Measuring Environmental Results

Our expected outcomes are to return the assessed Brownfield sites back to economic vitality. Remediating the Brownfield sites will minimize exposure at the site and adjacent properties and, just as importantly, improve our Town’s important natural resources and village centers. Additional expected outcomes of completing Brownfields site assessment and eventual remediation will be new job creation and increased tax base accompanying revitalization and redevelopment.

The environmental reports (Phase I ESAs, QAPPs, Phase II ESAs, ABCAs) will document assessment progress at each site and will be our program’s outputs. The Town will track reports internally and make sure that each is distributed to stakeholders for comments before finalizing. Sites selected will be encouraged to enter the MEDEP Voluntary Response Action Program (VRAP). Outputs of the assessment work will be tracked and measured through milestones associated with this program. These outputs include obtaining “No Action Assurance” letters and “Certificates of Completion” from MEDEP. Successful VRAP completion will ensure necessary remedial actions were conducted. Each site assessed and the particulars of the sites will also be entered into ACREs to track and prepare quarterly reports.

### 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

#### 4.a. Programmatic Capability - Organizational Structure and Description of Key Staff

The Town of Standish staff include talented department managers in planning, and finance. Our employees are highly experienced professionals with an incredible depth and breadth of knowledge in managing development programs. The Town of Standish employs stringent management protocols, systems and oversight for grants. Procurement and payment systems are formal and structured. Financial systems and reporting are supervised by Scott Gesualdi, Director of Finance.

Zach Mosher, Planning Director for the Town of Standish, will serve as the program manager and be advised by the BAC. Mr. Mosher has over 6 years in regional and municipal economic development and planning experience with an emphasis on program development and administration. Mr. Mosher has a Master’s degree in Community Planning & Development. Mr. Mosher previously assisted with the successful FY2013 Lincoln County Regional Planning Commission (LCRPC) Brownfield Assessment Program. Mr. Mosher assisted with community outreach, site selection, integrating the inventory of Brownfield sites into GIS, assessment review and stakeholder coordination. Mr. Mosher will be assisted by William Giroux (Bill) the Standish Town Manager.

Mr. Giroux has over 20 years of experience as a Town and City Manager. He has managed and overseen many grant programs including several Brownfield Grants totaling over $2,000,000 in his 11+ years managing the City of Bath, Maine from 2006 through 2017. During that time Mr. Giroux assisted in public outreach and education, municipal meetings, site selection, and re-use planning related to the Brownfields program.

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### Direct Costs

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### Indirect Costs

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<tr>
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<td>410,000</td>
<td>48,000</td>
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Both Mr. Giroux and Mr. Mosher staff critical town committees and will be instrumental in public outreach and facilitating public meetings. Other town departments including Public Works and the Code Enforcement will participate and provide support.

4.a.iii. Programmatic Capability - Acquiring Additional Resources
The Town intends to contract with an experienced Brownfields QEP to assist with community outreach and EPA reporting, in addition to assessment activities. The Town routinely creates requests for qualifications and conducts competitive procurements to obtain appropriate resources for proposed projects. The QEP will be selected through open and fair competition. All Town projects are publicly bid and advertised. In addition, the Town and its selected QEP will integrate the assigned MEDEP and EPA Region 1 Project Officers to help coordinate and oversee the successful completion of the proposed assessment program. Other Town staff members who will likely assist with the Brownfield Program include staff from the Planning Department, Finance Department, and Public Works.

The Town also intends to partner with GPCOG a current Brownfield grant recipient (both assessment and RLF) and one of six economic development districts in Maine, to stimulate the regional economy and spur job creation. GPCOG offers a variety of services to its member municipalities, including assistance with economic development planning and grant administration.

4.b.ii.(1) Past Performance and Accomplishments - Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements – Purpose and Accomplishments
The Town of Standish has not received an EPA Brownfields Grant but has received many other federal and non-federal grants has a strong relationship with state and federal agencies including Maine Department of Transportation and the Maine Office of Community Development (DECD-OCD) CDBG program. The Town has received monies from the CDBG program for a range of activities including the building of sidewalks ($257,000), a Community Center feasibility study ($20,000) as well as the design and construction of a playground in a municipal park ($54,000). The CDBG grant for the playground is being used in conjunction with a recently awarded $300,000 grant from the Land and Water Conservation Fund to further expand and improve recreational activities in the same municipal park. Standish has received Assistance for Firefighters Grants (AFGs) from FEMA on three occasions – most recently in 2018 for $105,000. This program helped our firefighters and other first responders obtain the critically needed resources necessary for protecting the public and emergency personnel from fire and related hazards.

4.b.ii.(2) Past Performance and Accomplishments - Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements – Compl. w/ Grant Requirements
The Town of Standish has managed grant projects and federal funds for similar projects, and has met and complied with all reporting requirements, submitted the necessary technical and financial reports, and successfully accomplished the goals of these agreements in a timely manner and in accordance with applicable terms and conditions. The Town has never received any adverse audit findings. For recent CDBG grants, the Town complied with all federal grant requirements and HUD guidelines through the Cumberland County administration and remains in good standing. The Town has submitted all required project updates and quarterly reports to the regional FEMA field office for review and has not had any findings of non-compliance with FEMA’s programmatic requirements to date. Town staff have managed similar grant funded community outreach projects in the past, and will adhere to contracting requirements, project scheduling and milestones, desired reporting outcomes, and other follow-up tasks as dictated by agreements with the grantor. Standish prides ourselves that we manage grant funds judiciously, complete or exceed the expected outcomes, and have completed the work on time.
ATTACHMENT A

Threshold Criteria for Assessment Grants

Town of Standish, Maine
EPA FY2022 Brownfields Assessment Grant Proposal
III.A. Who Can Apply?

The Town of Standish, Maine is a general purpose unit of local government.

III.B. Threshold Criteria for Assessment Grant

1. **Applicant Eligibility**

The Town of Standish, Maine is a municipality eligible to apply for Brownfields Assessment funding from the U.S. Environmental Protection Agency (EPA) Brownfields Grant Program.

2. **Community Involvement**

The Town of Standish will hold at least three public meetings during the course of the grant period. The meetings will be either in-person or virtual depending on the pandemic situation at the time of the meeting. We will advertise these meetings through advertisements in the local newspaper, on the Town’s website, and notices at Town Hall. We also will maintain a list-serve of e-mail addresses of interested parties.

We will communicate the progress of our Brownfield assessment program to citizens through regular status updates to the Town Council which will available on the Town’s website and via our community television channel; the Town’s Community Development Committee (which will act as our advisory board) will hold monthly meetings which will be open to the public and have meeting minutes for the meeting posted on our website; and will prepare press releases, legal ads, and other public notices, as needed.

The vast majority of our community speaks English, but we will provide interpreters and/or language translations and accommodate any special needs, as needed.

3. **Named Contractors and Subrecipients**

The Town of Standish has not named contractors or subrecipients for this grant.

4. **Expenditure of Assessment Grant Funds**

The Town of Standish affirms that it does not have an active U.S. EPA Brownfields Assessment Grant.

III. C. Additional Threshold Criteria for Site Specific Proposals Only

This is **Not Applicable** to this grant application. This application is for community-wide hazardous and petroleum substances assessment funding; therefore, information regarding specific site proposals will not be included in this application.

III. D. Additional Threshold for Community-wide Assessment Grants for States and Tribes Only

This is **Not Applicable** to this grant application. The Town of Standish, Maine is a general purpose unit of local government.