1. Applicant Identification: Town of Yarmouth, Maine
   200 Main Street
   Yarmouth, Maine 04096

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: Yarmouth
   b. County: Cumberland County
   c. State: Maine

4. Target Area and Priority Site/Property Information
   a. Target Areas – Cousin’s Island and the Royal River Corridor
   b. Target Areas – The northern portion of Census Tract 4402 and the southern portion of Census Tract 4401
   c. Priority Sites – 677 Cousins St, 81 Bridge St, 111 East Elm St

5. Contacts:
   a. Project Director: Scott LaFlamme, Director of Economic Development, Town of Yarmouth, 200 Main Street, Yarmouth, Maine 04096; 207-846-2401; 207-846-2403 (fax); slaflamme@yarmouth.me.us
   b. Chief Executive/Highest Ranking Official: Nathaniel J. Tupper, Town Manager, Town of Yarmouth, 200 Main Street, Yarmouth, Maine 04096; 207-846-2401; 207-846-2403 (fax); ntupper@yarmouth.me.us

### 7. Other Factors Checklist:

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>1</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td></td>
</tr>
<tr>
<td>The proposed brownfield site(s) is impacted by mine-scarred land.</td>
<td></td>
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<tr>
<td>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).</td>
<td>1, 2</td>
</tr>
<tr>
<td>The proposed site(s) is in a federally designated flood plain.</td>
<td>1</td>
</tr>
<tr>
<td>The redevelopment of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.</td>
<td>3</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
</tbody>
</table>

8. Letter from State DEP Acknowledging the Town of Yarmouth’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 Yarmouth plans to conduct site assessments and is applying for federal Brownfields grant funds.

Scott LaFlamme of the Town of Yarmouth 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,

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

P: Scott LaFlamme, Town of Yarmouth
The Narrative for Assessment Grants

Town of Yarmouth, 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 Yarmouth (8,990 people 2020 Census) was incorporated along the banks of the Royal River in 1849 and quickly became a hub of shipbuilding and industry, providing a much-needed harbor adjacent to Casco Bay. Even prior to the Town’s incorporation, a significant number of mills and factories were constructed along the Royal River within one of this project’s two Target Areas. The one-mile stretch of river in our first Target Area and is home to four significant waterfalls; where between 1674 and the early 1900’s, nearly 60 mills (grain, lumber, pulp and cotton) and six factories (paper production, shoe- and brick-making, and one electric company) were constructed on the four waterfalls. This Royal River Target Area was formerly known as Brickyard Hollow; and according to town historians, the Hollow was eventually reclaimed for development by laying down a two-foot layer of black ash from the Forest Paper Company (one of the main mills in the target area), to level it out. The industrial legacy of these mills, foundries, tanneries, and factories have left behind potentially impacted soils and groundwater, as well as remnants of buildings and structures which have marred the landscape since the turn of the century.

Our second Target Area that will be evaluated is Cousins Island. This island is a 2 square-mile island which is home to approximately 490 people and is connected to the mainland by a bridge. Although there were formerly two shipyards on Sandy Point and Birch Point, Cousins Island is home to oil-powered Wyman Power Station, which was constructed in 1957 with deep water frontage on Casco Bay. Owned by Florida-based NextEra Energy Resources, it has four steam turbine units, the most recent of which, with its 421-foot chimney, went online in 1978. Because it burns costly #6 fuel oil, the plant has been used only for an on-call basis for years only when there is a significant regional demand for energy. Now a combination of factors, including cheaper and renewable electricity options, ownership moves, and pending changes in rate structures, has created a scenario that has put this plant on the brink of obsolescence.1

Thirty years ago, Wyman Station ran continuous and paid half of Yarmouth’s municipal tax burden. Now it covers less than 8 percent of our budget, and last year kicked in only $2 million against its appraised value of $95 million. Although this still represents one of Yarmouth’s largest property taxpayer; the value falls every year. At the site’s current trajectory, Yarmouth anticipates that the Wyman Station will begin its decommissioning in the next several years. This will not only result in a loss of significant tax revenue and a loss of over 50 full-time jobs, but it also has the potential to create one of the largest environmental liabilities and blighted eyesores on Casco Bay and its surrounding neighborhood. The Town of Yarmouth intends to utilize this Brownfield Assessment Grant to proactively assess this property and surrounding properties, and conduct community planning to ensure that when the Wyman Station is shuttered, that the Site and surrounding areas will be properly managed and secured, and that the community is prepared and ready to deal with the consequences.

1.a.ii. Target Area and Brownfields - Description of the Priority Brownfield Site(s)

Our two Target Areas are the Wyman Power Station (which is in a Federally designated flood plain) on Cousins Island and the Royal River Corridor in our downtown. Wyman Station (677 Cousins Street) is a 117 acre industrial site and has been a local landmark and eyesore since it was constructed in 1957. The picturesque views from Portland’s Eastern Promenade and from Cumberland and Falmouth Foreside has been marred by this massive oil-fired power plant and its smokestack emissions for over 50 years.

Pollution from this plant was considered a significant problem in downeast Maine and raised the ire of local environmental activists; this facility is one of Maine’s largest single source of air pollution. In 1999 alone, the amount of NOx pollution spewed out by the facility was the equivalent of adding 65,000 cars to Maine’s roads. Pollution generated by Wyman Station has contributed to the acidification of lakes and coastal waters, and the contamination of surficial soils.2 The plant owner, NextEra Energy, invested in pollution control technology at the plant in the early 2000s, but argued against state-of-the-art upgrades citing the age of the plant and its uncertain future. Nearly 20 years later, these pollution control mechanisms are even further outdated than they were then, and due to infrequent operation, are likely not performing optimally.

1 https://www.pressherald.com/2013/02/17/is-it-time-to-uplug-wyman-station__2013-02-18/
In addition to air pollution, this facility has likely contributed to soil and groundwater pollution in its immediate area through discharge of process water, historic storage of large quantities of fuel oil, equipment operation and maintenance onsite, and on-site treatment of wastes. The plant owner solidified waste fly ash in a 2.6-acre on-Site lagoon by mixing it with a slurry of concrete. Additionally, it is unknown whether there might be additional environmental hazards on-site, such as PCBs and mercury. Additionally, buildings constructed in the 1950’s typically contain asbestos and lead-based paint.

The Town also identified priority properties within the historic industrialized Royal River corridor; this area currently contains greenspace parks, commercial centers, residential structures, and public services. The underutilized Sparhawk Mill at 81 Bridge Street (0.8 acres) is a likely candidate for assessment and development. Near the Sparhawk Mill are three currently vacant properties (111 East Elm Street) that all had former mill operations on them and encompass a total of 2.8 acres. The properties have the potential for environmental contamination (polyaromatic hydrocarbon, solvent, metals, and asbestos); especially considering that fire remnants, ash, and industrial residues have been documented for use as urban fill throughout this area. We also have concerns that the Town’s parks and greenspaces have been adversely impacted by historic industrial use, which may not have been properly assessed at the time of their construction in the 1980’s. This includes concerns about the Grist Mill Park (former location of the Lower Grist Mill and Yarmouth Flour Mill), Village Green Park, and Royal River Park (former locations of the Yarmouth Paper Company, C.D. Brown Paper Company, and Forest Paper Company), and Latchstring Park (former location of Morin’s Texaco). In the case of the Royal River Park, when the Forest Paper Company burned in 1931, charred remains of the building remained on-site until 1971, when the Marine Corps Reserve tore down the remaining building, utilizing dynamite to raze the remains. Most of the debris was crushed and used as fill for the park. In this, and some other cases, remnants of historic infrastructure have been incorporated into the park design; children climb and play on top of and near brick columns, arches and foundations. The identified Brownfield sites along the banks of the Royal River in our Target Areas 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 significant part of our economy. Other pollutants such as volatile organics, heavy metals, solvents, petroleum wastes, PAHs, and asbestos may be present in urban fill known to be present throughout the Target Area.

1.b.i. Revitalization of Target Areas—Redevelopment Strategy and Alignment with Revitalization Plans

In 2009, the Town of Yarmouth developed a Royal River Corridor Master Plan, which outlines a vision for development in our Target Area through seven principles: protecting habitat and improving water quality, creating a community focus, creating interconnected pathways for pedestrian river access, adding to existing parks, encouraging mixed-use development, and increasing land-use densities. This is our most current plan although we are beginning the steps to update this plan on an approximate 10-year cycle. This plan has identified several development opportunities at identified priority Brownfield sites, including a Town-owned four-acre parcel of land downstream from the Mill Point apartments, the Town-owned Gooch Island, and the land between the Royal River and Willow Street. There is also interest in adding walkways/paths on the south side of Route One, tying into the Beth Condon footbridge, and interconnecting existing recreational and open space resources along the river corridor. This type of development will face challenges associated with perceived environmental issues, due-diligence costs associated with land transfers, and lack of community education. Key brownfield properties in our targeted areas are roadblocks to the implementation and realization of these recent plans. Due to real and perceived environmental contamination, investors have decided not to put their dollars into these properties until environmental risks are quantified or remediated. This Brownfield Assessment Grant can help facilitate and promote these types of development, by removing uncertainty about environmental conditions on certain parcels, conduct community outreach and solicit public input, and most importantly, assist the Town with supplemental reuse and redevelopment planning based on current and updated land use, public participation results, and site conditions. Outreach meetings with municipal leaders, planners, and realtors will refresh the goals of the Master Plan, update specific needs,
and identify how possible Brownfields sites support a variety of municipal plans.

Our other Target Area, the Wyman Station facility, is discussed in the Town of Yarmouth’s 2010 Comprehensive Plan (this plan is in the process of being updated); however, it is described as an active industrial facility: “This [industrial] designation is intended to allow for the continued operation of the Wyman Station electric generating facility and related uses. If the current use is discontinued or if some or all of the property becomes available for redevelopment/reuse in the future, the Town should re-evaluate the treatment of that area while protecting the potential future use of the property as an industrial, water oriented commercial site.” At present, residents have begun to express concern, and the Town has authorized Economic Development Advisory Board to hire a consultant to begin the public outreach and planning for the Wyman Station. We anticipate hiring a consultant to begin the process December 2021. This will allow our community to begin this arduous process of planning so that this Brownfield Grant can start immediately on this priority site. The planning component of the grant will allow the Town to strategize and develop a plan for the closing of this facility and dealing with its environmental and financial impact to our community. It is vital that a plan is in-place and implemented prior to the shutdown, because once an industrial facility is shuttered, it will quickly become even more of an environmental liability, a community blight, and a drain to Town resources.

1.b.ii. Revitalization of the Target Area - Outcomes and Benefits of Redevelopment Strategy

Yarmouth will utilize our Brownfield funds to prioritize and select sites for the program; conduct community engagement activities; characterize, assess, and plan for remediation (cleanup) and reuse of Brownfields sites in our Target Area and adjoining neighborhoods to aid in the redevelopment of these distressed, blighted, and underutilized properties. This program will return the Brownfield sites back to economic vitality or for the public’s use and enjoyment (e.g., green space). The reuse planning component for the Wyman Station Site will help drive the redevelopment of one of the largest Brownfields in all of Greater Portland. Redevelopment of the Wyman Station priority site will provide obvious marine-based development opportunities and innovative growth impacts to the Target Area and countless jobs to the region’s skilled workforce. The Wyman Station site could be the linchpin for long-term sustainable energy in the State of Maine through lithium-ion battery storage technology provided environmental risks are properly identified and managed. Additionally, this 100+ acre site could be positioned for large scale solar energy production. The site has also been identified by the State of Maine as a priority interconnection location for future offshore wind operations. The eventual remediation of Brownfield sites will minimize risk of exposure both at the site and on adjacent properties; and just as importantly to the Royal River and its downstream fisheries. Our primary goal for assessing the Royal River Corridor Target Area is to encourage infill housing particularly for our aging and elderly population, and to provide safer park space for all our residents. Additional expected outcomes of completing remedial activities of priority Brownfields sites will be the new investment that occurs, creation of new jobs, as well as the increased tax base accompanying the revitalization and redevelopment within the waterfront areas.

1.c.i. Strategy for Leveraging Resources - Resources Needed for Site Reuse

The Town has developed a plan of work for assessing Brownfield Sites in the Target Areas and planning for reuse of the Wyman Station Site through this Brownfield Assessment Grant. If additional assessment work is necessary, or if environmental clean-up work is deemed necessary, we’ll leverage additional funds through new EPA Assessment Grants, EPA Cleanup Grants, assistance through MEDEP’s Chapter 128 funding, and cleanup grants/loans from the Greater Portland Council of Government and Maine DECD Brownfields RLFs. 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>
</tr>
</thead>
<tbody>
<tr>
<td>HUD CDBG</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</td>
<td>$900,000 for public infrastructure, bus assist and downtown revitalization.</td>
<td>Potential, FY 2023 following Assessments</td>
</tr>
<tr>
<td>Organization</td>
<td>Program Description</td>
<td>Allocation</td>
<td>Potential Approval Year</td>
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<tr>
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</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 2023 following Assessments</td>
</tr>
<tr>
<td>MEDEP/DECD</td>
<td>Brownfields Cleanup Revolving Loan Fund: subgrants and loans</td>
<td>$400,000</td>
<td>Potential, FY 2023</td>
</tr>
<tr>
<td>NOAA/Maine Coastal Program</td>
<td>Shore and Harbor planning, preliminary engineering, design, and management</td>
<td>$40,000</td>
<td>Potential, FY 2023</td>
</tr>
<tr>
<td>U.S. Dept of Commerce EDA</td>
<td>Public infrastructure matching grant</td>
<td>$200,000</td>
<td>Potential, FY 2023</td>
</tr>
</tbody>
</table>

1.c.ii. Strategy for Leveraging Resources - Use of Existing Infrastructure

Our two Target Areas have the infrastructure in-place to support our redevelopment strategy. The Royal River Corridor is currently serviced by high-speed internet, power, public transportation, and connected by public water and sewer utilities, and the Wyman Station is currently serviced by high-speed internet, power, and connected by public water and sewer utilities. Our Target Area has the infrastructure required to support the development of light industrial and manufacturing that will provide jobs to the citizens of Yarmouth. The Wyman Station priority site is located directly on Casco Bay making it an attractive geography for development because it has deep water docks. The redevelopment options available to both our Target Area are endless once the environmental stigma is removed with the infrastructure already in place.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a.i. Comm. Need - The Community’s Need for Funding

As development pressures rise in Portland, surrounding communities like Yarmouth are experiencing the most commercial and residential development in a generation. Properties within each of our two Target Areas are of particular interest to developers and investors due to their proximity to Casco Bay and Yarmouth’s historic village core. As the Town works to develop sustainable strategies for the reuse of these important buildings and parcels, it’s imperative that we properly assess current environmental conditions and determine what, if any, long-term health concerns exist. Wyman Station is of particular concern given it’s assumed liabilities and long-term economic impacts on Yarmouth and our surrounding communities. If properly planned, the community will be able to leverage the site’s incredibly unique features to provide taxable value to residents of Yarmouth and desirable jobs to the greater Portland working population.

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

Environmental issues, such as those found on brownfields sites, 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. Nearly one quarter of residents in the Town are under the age of 18 (22.4% vs state-wide of 21.8%) and almost the same age is elderly (21.8% vs state-wide 18.8%). Yarmouth is predominantly white yet 10% of the entire states minority population of Vietnamese reside in our Town many near the Royal River Corridor Target Area. Environmental issues are compounded by area concerns, such as boat building and tourism (idling ships, overboard sewage discharge from boats), stormwater overflows that occur during ever more common and significant rainfall events, hazardous building materials (asbestos, lead-based paint, etc.) associated with our older housing stock (65.3% of our housing stock is older than 1979), and the fact that the regional Air Quality Index (AQI) due to the Wyman Station in 2013 was 92.7, which is considerably higher than the national average of 74.7. The prevalence and location of potential brownfield sites in our Royal River Target Areas means that our elderly, children and minority populations live close to contaminated properties; and that residents are using parks and greenspace along the Royal River which may have residual contamination. 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) Comm. Need - Threats to Sensitive Populations - Greater Than Normal Incidence of Disease and Adverse Health Conditions

Yarmouth’s industrial past and environmental findings on previous redevelopment projects suggest that historically industrial 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 Midcoast Maine region, which includes Yarmouth. Although this study is not specifically focused on our specific target areas, this report documents several environmental health factors in the region, such as a propensity towards low birth weight among infants, as well as infant concentrations of lead in blood nearly 40 percent higher than State averages. Elevated blood lead levels for our region is 1.9% for 1-Year Old Children which is 36% greater than the rest of the State of Maine and 20% higher than the national average. Also, the Midcoast region has the highest rate of asthma hospitalizations according to the Maine Center of Disease Control likely due to Wyman Station being so proximate to such a large and venerable population. While the old housing stock is partially to blame, the area’s long industrial history (particularly in our target area) contributes to this trend. Unfortunately, much of the potentially concerning area is in Yarmouth’s historic village core and dense surrounding neighborhoods, where most of the housing stock is pre-1900. The identification, assessment and eventual remediation of these 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 ocean, creating toxic input affecting fisheries, scenic tourism and recreation—the major positive assets of our economy. Our community and its higher than State average young (less than 18 years old), elderly (these two census tracts that make up Yarmouth are in the 80th percentile nationally for population over the age of 64) and minority population (especially the Vietnamese community) is disproportionately impacted by the existence of brownfield sites and bear a disproportionate burden of risk corresponding health and environmental effects by virtue of being at the end of Wyman Station’s tailpipe. The two Census Tracts that make up the Town of Yarmouth (4401 and 4402) are in the 89th percentile for the State, and 98th percentile within EPA Region 1 for the Environmental Indicator of Particulate Matter and are also in the 80th percentile for numerous other Environmental Indicators including the Traffic Proximity and Volume and Wastewater Discharge Indicators. Many of our identified sites along the Royal River Corridor 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 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.

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. The prime waterfront property with deep water frontage at Wyman Station will attract interest but the sizable brownfield issues deter investment, and we know we need to plan appropriately.

2.b.i. Community Engagement – Project Partners

The community’s unique sense of place and highly involved nonprofit and volunteer base will allow Yarmouth 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): Royal

River Conservation Trust: The RRCT protects the natural, recreational, scenic, agricultural and historic resources of the Royal River region. To date, RRCT has completed over 4500 acres of conservation projects including seven RRCT-owned preserves totaling 700 acres; creation or expansion of 7 town-owned preserves (RRCT assists); and creation of 60 RRCT conservation easements including seven working farm conservation easements. RRCT will assist the Town to establish priorities and site selection, while providing input on open space connections and protection of valuable habitat. Yarmouth Historical Society: The YHS’s mission is collect, preserve, and educate the public about the history of the Town of Yarmouth and area of ancient North Yarmouth. The History Center offers interpretive exhibitions, educational lecture, school and community programming and local history resources. The YHS will assist the Town with historic context of sites when selecting for assessment and overall priority setting. Yarmouth Maine Chamber of Commerce: The Chamber is an association of businesses and organizations formed to promote and support business development and community welfare, to provide a voice for business and to encourage the exchange of ideas and information. The Chamber will assist in site identification and business outreach. The
Town also hopes to work with the Chamber of Commerce to develop promotional activities and events to educate the public on Yarmouth’s industrial past. **Maine Rivers:** Maine Rivers begun in 1998 as a project of the Natural Resources Council of Maine, became an independent organization in the spring of 2003. Its mission is to protect, restore and enhance the health and vitality of Maine’s rivers. The Yarmouth-based nonprofit will assist the town in priority setting, site identification, while providing valuable insight on the impact on the community’s waterfront habitats.

### 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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</thead>
<tbody>
<tr>
<td>Royal River Conservation Trust</td>
<td>Alan Stearns, 207-215-8315 <a href="mailto:alan@rrct.org">alan@rrct.org</a></td>
<td>RRCT will serve on our BAC and assist with establishing priorities and site selection while providing input on open space and waterfront issues related to remedial actions.</td>
</tr>
<tr>
<td>Yarmouth Historical Society and History Center</td>
<td>Katie Worthing, 207-846-6259 <a href="mailto:kworthing@yarmouthmehistory.org">kworthing@yarmouthmehistory.org</a></td>
<td>YHS will serve on our BAC, assist with establishing priorities and site selection, and provide historical information for sites.</td>
</tr>
<tr>
<td>Yarmouth Maine Chamber of Commerce</td>
<td>Adrienne Nardi, 207-846-3984 <a href="mailto:anardi@yarmouthmaine.org">anardi@yarmouthmaine.org</a></td>
<td>The COC will serve on our BAC, assist with establishing priorities and site selection, and provide public outreach support.</td>
</tr>
<tr>
<td>Maine Rivers</td>
<td>Landis Hudson, 207- 847-9277 <a href="mailto:landis@mainerivers.org">landis@mainerivers.org</a></td>
<td>MR will serve on our BAC and assist with establishing priorities and site selection, while providing input on waterfront related concerns.</td>
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### 2.b.iii. Community Engagement - Incorporating Community Input

The Town of Yarmouth intends to utilize the public to help direct the Brownfield Assessment Program, select Sites, and assist with the development of reuse and redevelopment plans. We are planning to engage the public completely on reuse planning for the Wyman Station Priority Site. We have on-going relationships with a variety of community leaders through our economic development, land use and transportation work. The Yarmouth Economic Development Advisory Board (EDAB) which is comprised of Town officials as well as community members will act as our Brownfield Advisory Committee (BAC). 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 community organizations, Chambers, economic development committees, 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 Go-To-Meeting, Skype or other technology to remove these barriers. Although the Town of Yarmouth consists primarily of English-speaking population, all meetings and communications have an interpreter or hearing-impaired services, if necessary. Meeting minutes, public comments, and progress summaries will be shared with the public via the Town’s website, e-newsletters, and Facebook. We will also maintain a record of comments received and corresponding changes based on the public’s comments.

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 to include overall plan, schedule, and short and long-term benefits; and regular progress reports will be provided via our website, e-newsletters, social media, press releases, and regular Town meetings. Our website and Facebook page will include project events and links to the products produced by the program. Brownfields publications prepared by EPA and DEP will also be linked. We’ll create and maintain a public access document repository. We will also reach out to local newspapers when Site-specific events are occurring, such as Site walks, Phase II ESAs, or reuse planning meetings.

Depending on site specifics, primary stakeholders will be engaged for input on potential sites and re-use planning including: selectmen, town planners, business owners, finance and real estate professionals,
recreation and conservation, low-income residents, church and ecumenical groups, schools, and social service groups. Meetings will be arranged with local banks, the Finance Authority of Maine, the Small Business Administration, Maine Rural Development Authority, and other state and regional business attraction agencies, and area realtors (to sponsor a continuing education course about Brownfields).

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

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

Task 1. Cooperative Agreement Oversight: The Town will conduct cooperative agreement oversight, coordinate with our Brownfield Advisory Committee, attend committee 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. MEDEP Brownfields staff and our selected QEP will also attend committee meetings. The Town will also perform general day-to-day program management; and will be in frequent communication with interested parties, 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 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 the Project Committee 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 the outreach materials needed. The Town will communicate with the public through updates on the Town and Project Partner websites, social media, newspaper, and local public access TV for promotion and special public programs. News media will be contacted and invited to attend events such as Site walks, Phase II ESAs, and meetings, as appropriate.

We have already identified priority sites that we will start with immediately. A preliminary inventory of other sites will be ranked and two additional sites will be selected for inclusion in the early stages of the program. The BAC will then review and evaluate site nominations on an ongoing basis. A site scoring matrix, consisting of threshold and ranking criteria, will be used to evaluate Sites that are nominated to be in the program. These criteria will include proximity to our Target Areas, EPA site eligibility factors, 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 and will meet with property owners as necessary to ensure this process goes smoothly.

Task 3. Phase I and Phase II Site Assessments: The QEP will conduct a Phase I ESA for each site selected (8 assumed). Phase I ESAs will be completed in accordance with 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 summarize the recognized environmental conditions identified for each site and recommend follow-up investigations. The results of these ESAs will be communicated to the Project Committee, stakeholder, and site owners as necessary throughout this process. The QEP will conduct Phase II ESAs 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 site-specific QAPP addenda and a Health and Safety Plan (HASP) for USEPA and MEDEP review and approval. Site owners, municipal staff, and the general public will be kept informed of all ongoing activities by Town officials.

Task 4. ABCA & Area-Wide Reuse Planning: The QEP will use the results of Phase II ESA to develop Analysis of Brownfields Cleanup Alternatives (ABCA) for selected sites (4 assumed). 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 MEDEP remedial 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 MEDEP Voluntary Response Action Program (VRAP). The Town and QEP will also conduct Area-Wide Planning and Remediation Planning for the Wyman Station Site. We will perform community design charrettes and solicit feedback and ideas from local officials and the public (especially those that live and work on the island) in order to develop a creative and dynamic plan outlining redevelopment and reuse priorities for the Wyman Site in the event that this facility is shut down and/or decommissioned. At this point, very little planning has been conducted to understand consequences and potential opportunities that may accompany the plant closure, and it is imperative that the Town be prepared. The Town, QEP and BAC will use the EPA’s Brownfield Area-Wide Planning Program approach to work with residents and project stakeholders to develop a reuse plan for this high-priority Brownfield Site.

### 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>
</tr>
</thead>
<tbody>
<tr>
<td>Task 2: Site Selection and 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 two priority sites immediately upon contracting of the QEP.</td>
</tr>
<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, and two more within the next 3 months. Remaining assessments will be completed throughout the 3-year grant.</td>
</tr>
<tr>
<td>Task 4: ABCA and Area-Wide Planning</td>
<td>This will be completed throughout the 3-year grant. The Wyman Station area wide planning will begin as soon as possible to allow the public planning component to occur in Summer 2023.</td>
</tr>
</tbody>
</table>

### 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>
</tr>
</thead>
<tbody>
<tr>
<td>Task 2: Site Selection and 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 Area-Wide Planning</td>
<td>QEP lead with applicant support to facilitate and prepare reuse plan</td>
</tr>
</tbody>
</table>

### 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 8 site eligibility requests</th>
</tr>
</thead>
<tbody>
<tr>
<td>Task 2: Site Selection and Outreach</td>
<td>Outreach brochure and updated webpage.</td>
</tr>
<tr>
<td>Task 3: Phase I and Phase II ESAs</td>
<td>8 Phase I ESA reports, 8 SSQAPPs and 8 Phase II ESAs</td>
</tr>
<tr>
<td>Task 4: ABCA and Area-Wide Planning</td>
<td>2 ABCA/RAPs and the completion of a Reuse Plan for the Wyman Station area</td>
</tr>
</tbody>
</table>

### 3.b. Cost Estimates and Outputs

#### Task 1 - Cooperative Agreement Oversight: This task includes Town personnel time (200 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 $6,000. This task also includes costs for one Town personnel to attend two USEPA Brownfield Conferences (assumes each conference at $900 airfare, $600 hotel, and $500 per diem).

#### Task 2 – Site Selection & Public Outreach: Costs under this task include municipal staff (100 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, and project stakeholders to solicit interest. These costs also include Town and QEP time to update our inventory of potential Brownfield Sites, formalize the threshold and ranking criteria we have developed, 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 (15 hours at $50/hour per site for the eight 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 eight Phase I ESAs (at an average of $5,000 per site – based on past hiring), and eight Phase II ESAs (at an average of $45,000 per site). Wyman Station assessment will utilize the funds budgets for two example Sites.

**Task 4. ABCA & Area-Wide Planning/Reuse Planning:** The costs associated with this task include Town costs (20 hours at $50/hour per site) to review ABCAs and discuss remedial alternatives with the public and stakeholders; and QEP time to prepare ABCAs for the two sites (at $5,000 per site). As part of the Area-Wide Planning, costs will include Town personnel cost (140 hours at $50/hour) and QEP time (estimated at $40,000) to facilitate and attend community design charrettes and public meetings, prepare presentations, marketing, and outreach materials, solicit feedback, and to develop a reuse plan for the area including and surrounding the Wyman Station Site.

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1</th>
<th>Task 2</th>
<th>Task 3</th>
<th>Task 4</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Direct Costs</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Personnel</td>
<td>10,000</td>
<td>5,000</td>
<td>6,000</td>
<td>9,000</td>
<td>30,000</td>
</tr>
<tr>
<td>Fringe Benefits</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Travel</td>
<td>4,000</td>
<td></td>
<td></td>
<td></td>
<td>4,000</td>
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<tr>
<td>Equipment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supplies</td>
<td>6,000</td>
<td>10,000</td>
<td>400,000</td>
<td>50,000</td>
<td>466,000</td>
</tr>
<tr>
<td>Contractual</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>20,000</td>
<td>15,000</td>
<td>406,000</td>
<td>59,000</td>
<td>500,000</td>
</tr>
<tr>
<td><strong>Indirect Costs</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Direct Costs</td>
<td>20,000</td>
<td>15,000</td>
<td>406,000</td>
<td>59,000</td>
<td>500,000</td>
</tr>
<tr>
<td>Total Budget</td>
<td>20,000</td>
<td>15,000</td>
<td>406,000</td>
<td>59,000</td>
<td>500,000</td>
</tr>
</tbody>
</table>

3.c. Measuring Environmental Results

Our expected outcomes are to return the selected and assessed Brownfield sites and nearby areas back to economic vitality. Remediating the Brownfield sites will minimize exposures at the site and adjacent properties, and, just as importantly, impacts to our Yarmouth’s important natural resources and downtown. 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. We will track reports internally with an excel spreadsheet 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. We will track each site assessed and the particulars of the sites into the EPA ACRES online database and generate quarterly reports based on this data.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.i. & ii Programmatic Capability - Organizational Structure and Description of Key Staff

The Town of Yarmouth staff are state leaders in their respective fields. With talented department managers in planning, economic development, finance and engineering, our employees are highly experienced professionals with an incredible depth and breadth of knowledge in managing development programs. The Town will manage this EPA Brownfield Grant through the Economic Development and Planning Office.

Scott LaFlamme, the Town’s Director of Economic Development, will act as Project Director and will have direct oversight and management of this program. He has experience working with the business community,
property owners, and developers on a variety of projects. He has experience administering federal grants for
redevelopment projects, including Community Development Block Grants (CDBG), as well as
redevelopment planning and finance. Prior to joining the Town of Yarmouth, Scott was the Project Director
for the City of Bath, Maine’s Brownfield assessment and RLF programs which included managing over $1
million of EPA funds. Mr. LaFlamme will be assisted by Steve Johnson. Mr. Johnson is Yarmouth’s Town
Engineer and Assistant Public Works Director. Mr. Johnson has acted in this capacity since 2012. Mr.
Johnson has an incredible amount of Brownfields-related knowledge, prior to joining the Town, Mr. Johnson
was a project engineer for a consulting company where he worked on engineering components of Brownfield
projects. Before that, Mr. Johnson was the Municipal Engineer for the Cities of South Portland and
Lewiston, Maine. His years of applied experience, masterful project management skills and technical
knowledge will be critical to this program’s success.

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 employees of the
Planning Department, Finance Department, and Public Works.
The Town also partners with the GPCOG a current Brownfield grant recipient (both assessment and RLF)
and 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 has managed grant projects and federal funds for similar projects for decades, including hiring the
necessary professional services to complete successful projects. The Town of Yarmouth has met and
complied with all reporting requirements, submitted technical reports, and accomplished the goals of these
agreements. The Town is eligible and has received CDBG funds through a competitive process through
Cumberland County and the US HUD, which has allowed the Town to improve the quality of life for its
residents, especially the low to moderate income population. Funds in previous years ($150,000) have been
utilized for the planning and eventual construction of a public services center to house the community’s food
pantry, medical loan closet, general assistance and senior outreach coordinator. More recently, the Town was
awarded $193,000 from the Department of Homeland Security to replace the Fire Department’s collection of
CBA breathing apparatus. Since 2004, the Town has been very successful in obtaining ($1,000,000+) and
administering grants from FEMA and the Department of Homeland Security.

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 has managed grant projects, state and federal funds for decades and has met and complied with all
reporting requirements, submitted technical reports, managed contracts, and accomplished the goals of these
agreements. For recent CDBG grants, the Town of Yarmouth has complied with all federal grant
requirements and HUD guidelines through Cumberland County and remains in good standing. The Town
submits 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. For each of these previously managed grants, Yarmouth used the
funds judiciously, completed or exceeded expected outcomes, and completed the work on time.
ATTACHMENT A

Threshold Criteria for Assessment Grants

Town of Yarmouth, Maine
EPA FY2022 Brownfields Assessment Grant Proposal
III.B. Threshold Criteria for Assessment Grant

1. **Applicant Eligibility**

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

2. **Community Involvement**

The Town of Yarmouth 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 and the Portland Press Herald, on the Town’s website, and with fliers in our Town Hall.

We will communicate the progress of our Brownfield assessment program to citizens through regular status updates by and to the Yarmouth Economic Development Advisory Board (EDAB) which will also be available on the Town’s website; will make meeting minutes publicly available; and will prepare press releases, legal ads, and other public notices, as needed. Yarmouth also intends to solicit local news coverage of public meetings and Brownfield events, such as public outreach and education meetings, Site walks, and redevelopment/reuse planning charettes.

The overwhelming majority of our community speaks English (97% per 2020 census), but we will provide interpreters and/or language translations and accommodate any special needs, as needed.

3. **Named Contractors and Subrecipients**

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

4. **Expenditure of Assessment Grant Funds**

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