



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

**Application Information Sheet**  
**EPA FY2026 Brownfields Community-Wide Assessment Grant Application**

1. Applicant Identification: Lincoln County, Maine  
Aka Lincoln County Regional Planning Commission  
297 Bath Road, Wiscasset, Maine 04578
2. Website URL  
<https://www.lcrpc.org/>
3. Funding Requested
  - a. Assessment Grant Type: Community-Wide
  - b. Federal Funds Requested: \$500,000
4. Location
  - a. Alna, Boothbay, Boothbay Harbor, Bremen, Bristol, Damariscotta, Dresden, Edgecomb, Jefferson, Monhegan Plantation, Newcastle, Nobleboro, Somerville, Southport, South Bristol, Waldoboro, Westport Island, Whitefield, Wiscasset, and the unincorporated area of Hibberts Gore
  - b. County: Lincoln County
  - c. State: Maine
5. Target Area and Priority Site Property Information
  - a. Target Areas: Towns of Wiscasset and Waldoboro
  - b. Priority Sites: Former Mason Station, 1 Point East Drive, Wiscasset; Former Sylvania Plant, 405 Friendship Road, Waldoboro
6. Contacts:
  - a. Project Director: Emily Rabbe, LCRPC Executive Director  
297 Bath Road, Wiscasset, Maine 04578  
(phone): 207-882-5893  
erabbe@lcrpc.org
  - b. Chief Executive/Highest Ranking Official:  
Hamilton Meserve, Chair of County Commissioners  
32 High Street, Wiscasset, Maine 04578  
(phone): 207-882-6311  
ckipfer@lincounty.me
7. Population: Lincoln County has a population of 35,237 (2020 Census).
- 8.

Other Factors Checklist:

<b>Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1 & 2
The priority site(s) is in a federally designated flood plain.	1
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2
The reuse of the priority site(s) will incorporate energy efficient measures.	NA
The proposed project will improve local resilience to impacts of extreme weather events and natural disasters.	NA
At least 30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area.	NA
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	NA

9. Letter from State or Tribal Environmental Authority: Attached
10. Releasing Copies of Applications: Not Applicable - application does not have confidential, privileged or sensitive information.



JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM  
COMMISSIONER

December 9, 2025

Lincoln County/Lincoln County Regional Planning Commission  
Attn: Emily Rabbe, Executive Director  
297 Bath Road  
Wiscasset, ME 04578

Dear Emily Rabbe:

The Maine Department of Environmental Protection (Department) acknowledges that Lincoln County/Lincoln County Regional Planning Commission (LCRPC) plans to conduct assessments of brownfields sites and is applying for a FY26 Environmental Protection Agency (EPA) Brownfields Assessment Grant.

LCRPC has developed an application requesting federal Brownfields Site Assessment Grant funding to assess Brownfields sites in their service area.

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

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

Sincerely,

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

cc: EPA Brownfields Region 1

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

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

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

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

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **Target Area and Brownfields**

#### **a. Overview of Brownfields Challenges and Description of Target Area**

Lincoln County, Maine, is a rural area of small coastal and inland farm communities, with 35,237 residents living in 18 towns and one island. All of our towns have populations well below 15,000 inhabitants with Waldoboro being our most populated at 5,154 (2020 Census). Our towns have struggled with declining populations over the past decade, with fewer job prospects for our younger generation. The County has a small business-based economy with downtown waterfronts, farmland and forests. Major industries are health care, tourism, retail, and local government; due to our coastal environment, the County experiences wide fluctuation in seasonal employment. Tourist and weather-dependent jobs typically provide low wages with no benefits. The historically strong boatbuilding, fisheries, and construction sectors have been hurt by industry and global trends. Local manufacturing jobs continue to decline, with a loss of 6.4% from 2014 to 2024 compared to a State gain of 6.35% (Maine Center for Workforce Research). Shipbuilders and self-employed fishermen have sought employment outside the industry in response to increased regulation, species population limits, and water quality issues.

Community needs in our County include job creation, business growth, greater tax revenue by revitalizing downtowns, reducing blight, affordable housing, protection of public health and natural resources, and public recreation. Part of the economic challenge is our age: we are the oldest County in the State with a median age of 51.1 compared to Maine (44.8) and the U.S. (38.7). A high percentage of older residents and other vulnerable residents have health challenges and are less capable of responding to environmental stress from exposure to Brownfield contaminants. Since 2020, the County experienced major increases in land and building prices and major changes in the housing market (limited stock/high demand).

Commercial buildings and properties are purchased by wealthy businesses and transformed into short-term rentals or high-end lodging, limiting opportunities for commercial development or affordable housing.

Strengthening downtowns (especially in our **Target Communities of Waldoboro and Wiscasset**) and revitalizing blighted commercial areas are critical economic strategies. The County's most important environmental and economic resources are the oceans and rivers supporting a variety of fisheries and boatbuilding. Protecting clam flats and the growing aquaculture sites from leachate and contaminate runoff from Brownfields sites protects the fisheries, jobs, and public health. The January 2024 storms caused millions of dollars of damage to private and public waterfront businesses and properties, which we've only started to recuperate from. Waldoboro is the top landing port in Maine for soft-shell clams with a boat-value of over \$3M dollars. This is threatened by vacant Brownfield sites along the Medomak River (including the former Sylvania light bulb factory, several vacant machine shops, and a former button factory) which have become unsightly properties with potential environmental issues; their reuse will protect water quality and stabilize area employment. Wiscasset was settled due to its deep-water port access gaining prominence as a shipbuilding and fishing hub. Fast forward to today, the prevalence of Brownfield sites on the Sheepscot River waterfront (including a massive former coal/oil power plant, property associated with the former Maine Yankee nuclear plant, marinas, former gas stations and machine shops) further threatens the fishing industry.

#### **b. Description of the Priority Brownfield Site(s)**

Over 83 potential Brownfield sites were identified in the County through LCRPC's FY2013 and FY2018 Brownfield inventory process; of these, 45 were located in our Target Areas. These Sites include junkyards, manufacturing, agricultural sites, machine shops, and power plants, ranging in size from approximately ¼ acre to 300 acres. A priority site was selected from each Target Areas, each having enormous redevelopment potential and known accessibility.

The **former Sylvania Plant in Waldoboro** is a 39-acre parcel on the banks of the Medomak River. The site housed a shoe factory and subsequent light bulb manufacturing facility torn down in 2006, resulting in contamination via chlorinated solvents. The property is now owned by the Town. The Town's Sylvania Task Force was established in 2017 and has been actively working on its redevelopment. Traveling further up the Medomak River towards the town center are many additional sites like the former Button factory and several machine shops all with great redevelopment potential.

The **former Mason Station Power Plant in Wiscasset** is our second priority site. Mason Station was a 1940's-era power plant located on the Sheepscot River, much of this in a FEMA flood plain. The 33-acre site, originally owned by CMP, generated electricity with coal and oil until 1991; in 2004, a private

developer purchased the property and subdivided the site into 85 lots. The intended redevelopment was devastated by the recession and by 2012 had amassed \$850,000 in taxes owed to the Town. The developer entered bankruptcy, and the Town exercised tax lien foreclosure for 78 of the lots on 11 acres. LCRPC completed Phase I and Phase II ESAs for the 78 town-owned lots with our FY2013 Assessment Grant which allowed 6 of the lots to be sold and 14 to be cleaned up with EPA Brownfield Cleanup Grants (four lots cleaned up through two FY2018 grants and ten lots are being cleaned up through a FY2023 grant). Additional parcels and buildings, including the power plant, were not able to be assessed under the earlier LCRPC assessment program – about 12 more acres of industrial land needing assessment. Contaminants include PAHs, asbestos, chlorinated solvents, petroleum, heavy metals, and PCBs. The cleaned-up lots are being marketed by Wiscasset and will need new assessments completed for prospective purchasers prior to new ownership. Another nearby priority site in Wiscasset is 300 acres of Town-owned vacant land on Old Ferry Road, near the former nuclear power plant, and which may have been impacted by past uses.

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

c. Identifying Additional Sites

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

**Revitalization of the Target Area**

d. Reuse Strategy and Alignment with Revitalization Plans

LCRPC will expand on our past community-wide Brownfields Assessment Programs: outreach meetings with municipalities, planners, and realtors will provide a fresh look at our assessment goals, update each Town's specific needs, and identify possible Brownfields sites that support a variety of municipal plans. Our Target communities have Comprehensive Plans, part-time Planners, Economic Development Committees, and Climate Action Teams. Wiscasset's current Comp Plan calls for mixed-use development of public and private waterfront property, supports the Town's acquisition and reuse goals for the Mason Station property with deep water access, existing public sewer and water, railroad spurs, and the potential via bike/pedestrian paths to connect with the downtown. The updated vision for the former Mason Station site calls for mixed commercial, light industrial, recreation and open space uses. The cleanup and redevelopment of the Mason Station priority site is the overwhelming focus of the plan; this is directly in line with the goals of our Brownfield Program. Waldoboro's Comp Plan has several community goals that would benefit from brownfields assessments: strengthening the Downtown village to create an attractive destination for residents and tourists; maintaining the excellent water quality in the Medomak River in order to expand the fishing and aquaculture sector and recreation; promote affordable, decent housing opportunities for all citizens of Waldoboro especially our elderly residents; and support new employment opportunities in Town to provide stable incomes and attract new residents. Waldoboro also established a Sylvania Task Force in 2017 and the community is fully supportive of Brownfield assessment and redevelopment of the property.

e. Outcomes and Benefits of Reuse Strategy

Brownfield sites in our targeted areas are roadblocks to the implementation and realization of revitalization plans. A new assessment grant will enable us to quantify environmental risks and conduct remedial planning. Brownfields assessments will improve the economic competitiveness of the relatively poor communities in our County, providing in the long-run more job opportunities for our residents. LCRPC will work with these towns, bringing in regional and state economic development planners during the reuse planning phase of the assessments. Our Brownfield program will assess sites and return distressed,

blighted, contaminated, or otherwise underutilized properties back to economic viability, and will revitalize our downtowns and riverfronts. Both targeted sites have significant potential for job creation, expanding our needed workforce. Remediation and reuse of the Waldoboro and Wiscasset sites will lead to improved public health and greater recreation opportunities. The Wiscasset site also has the potential for housing opportunities.

**Strategy for Leveraging Resources**

f. Resources Needed for Site Reuse

Our Target Areas are in communities that have committed to redeveloping their Brownfield sites. For additional assessment and cleanup work, we’ll seek new EPA Assessment and Cleanup Grants, assistance through Maine DEP’s Chapter 128 funding, and cleanup loans through the Maine DECD Brownfields RLF (which received \$2,700,000 of supplemental funding in FY2024), as well as Midcoast Council of Government’s (MCOG) revolving loan fund (FY2025 awardee). For site reuse planning, we’ll utilize the following programs:

Funding Source	Program/Purpose/Activity	Amount	Status
HUD CDBG	Water, sewer, storm drainage for businesses and for low-to-mod income job creation; business assistance/façade improvement/downtown revitalization/slum and blight removal	Up to \$1M for public infrastructure; \$500,000 for business assistance; \$300,000 for downtown revitalization	Potential, FY2026 following assessments
Maine DEP/ DECD/MCOG	Brownfields Cleanup Revolving Loan Fund: subgrants and loans	Up to \$1,000,000 loan; max of 50% subgrants to eligible entities	Potential, FY 2026 following Assessments
US Dept. of Commerce, EDA	Public infrastructure matching grant	\$200,000 grants	Potential, FY 2026 for Mason Station
FEMA	Building Resilient Infrastructure and Communities	Unknown maximum	Potential, FY 2026 for Mason Station
MOCA	Housing Oppty Program Service Planning Grant	\$150,000	Potential, FY 2026, target areas
USDA RD	Community facilities; business financing	Varies with size of projects	Potential FY 2026, target areas

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

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**Community Need**

a. The Community’s Need for Funding

Lincoln County has had several years of population decline, with the workforce shrinking by 500 people over the past decade. Projections to 2032 continue negative demographic trends with the County projected to lose 1% of its population when the State is projected to grow by 3.5% (Maine State Economist). Median income is much lower in Waldoboro than at the County, State and US levels; poverty is significantly higher in those two towns. According to Maine Revenue Services, Wiscasset and Waldoboro have fairly high tax rates compared to other LC towns. Low-to-moderate income residents are under stress because of the nearly-zero job growth, housing costs, and low service sector wages. The economic stress on families is further seen in the percentage of students receiving free or reduced cost lunches. Negative trends in job, business, and population loss are symbolized by LincolnHealth, our largest employer which closed one of its two hospitals in 2012. The loss of 30 well-paying, year-round jobs in the health care sector was a tremendous blow to our region, estimated by UMaine as \$1.34 million in lost income and spending.

	Waldoboro	Wiscasset	Lincoln County	Maine	National
Population	5,228	3,812	35,840	1,404,012	340,110,990

Unemployment	3.9%	5.0%	3.5%	3.5%	5.2%
% Below Poverty Level	6.2	3.9%	8.5%	10.8%	12.4%
Median Household Income	\$66,072	\$85,054	\$72,026	\$71,773	\$78,538
Median Age	52.6	46.4	51.0	44.0	38.5
<i>Data from the 2023 American Community Survey (ACS) 5-Year Estimates.</i>					

**b. Health or Welfare of Sensitive Populations**

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

Low income, unemployed, disabled adults, the elderly, pregnant women and children are sensitive populations which are disproportionately impacted by environmental concerns as they have either underdeveloped or compromised biological systems. These concerns, include hazardous building materials (asbestos, lead paint, PCB, and mold concerns) which are present in homes and buildings. Housing costs and low wages have caused out-migration of young adults, professionals, and talented laborers who are forced to move elsewhere to find jobs. The older population requires increasingly high service costs, which affects our Target Communities with diminishing tax bases. These environmental issues, combined with overall disinvestment and blight that plagues the Target Communities, have impacted the health of low-income families, especially single-women and children, the disabled, and elderly individuals that are limited in their choices for housing options, lacking the funds to move or conduct necessary renovations to keep them safe. Low-income residents, pay a disproportionate share of their income toward healthcare. Brownfield sites have the potential to release contaminants into the soil, groundwater, soil vapor, indoor air, surface water, tidal flats, and sediment. Polluted surface water and sediment contaminate a variety of local fish and shellfish resources which make up a major part of our economy. Other pollutants such as volatile organics, heavy metals, solvents, petroleum wastes, PCBs, PAHs, and asbestos disproportionately impact our sensitive populations through dermal contact, inhalation, and ingestion (dust, soil, and/or bioaccumulated in seafood). With both of our priority sites and many of our other known Brownfield sites located on water bodies with commercial fishing, this statistic is extremely concerning. Brownfields assessments are the first step in a redevelopment process that will create community pride, investment, and good-paying jobs. Reinvestment in our Target Communities will lead to improvements in infrastructure, housing stock, health care services, and improve the health and welfare of sensitive populations.

**c. Greater Than Normal Incidence of Disease and Adverse Health Conditions**

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

Exposure to hazardous waste impacts the health of the communities. There is no town-level health data for any town in Lincoln County. However, the 2025 Shared Community Health Needs Assessment for Lincoln County several health conditions that exceeded the State rates, such as cancer (29.8% compared to 25.9%) Alzheimer's (5.8% to 4.1%), cerebrovascular (5.3% to 4.8%), nephritis, nephrotic, and nephrosis (3.0% to 1.8%), and suicide (2.3%). Exposure to chemicals at critical stages in physical and cognitive development may have severe long-term consequences for health. Children are especially at risk, due to their formative vulnerabilities to the toxic effects of chemicals. Childhood asthma is linked to environmental impacts and exposures during a child's development. The remediation and redevelopment of sites will remove exposure pathways such as windblown dusts, inhaled vapors, consumed water and ingested soils and will reduce risks posed by these contaminants on older adults, children and other at-risk populations.

d. Economically Impoverished/Disproportionately Impacted Populations

Lincoln County suffers from disproportionately impacted populations and pressing socioeconomic challenges including our Target Areas of Waldoboro and Wiscasset. According to federal databases, Waldoboro has high ozone air pollution levels which can cause serious health issues. In Maine, Waldoboro falls in the 79th percentile for high ozone levels compared to the nation at just 8 percent. The tool ranks Wiscasset in the 80th percentile statewide for Risk Management Plan (RMP) facility (potential chemical accident management plan) proximity, and in 63rd percentile for the nation. High RMP can lead to unequal exposure to environmental hazards which impacts communities while raising concerns about fairness and equality in environmental decision making. High ozone levels can disproportionately affect the rising population over 64 years old.

LCRPC views Brownfields as a contributing negative factor in environmental injustice. Underserved residents more often live in Target Areas, in dilapidated housing stock, in the vicinity of Brownfield Sites and adjacent to industrial-contaminated land, because these areas represent lower housing costs. We wish to advocate for these residents as it relates to public health, quality of life, and economic opportunity. This will be accomplished, in part, by cleaning up contamination at Brownfield sites and providing safe and affordable housing options in the Target Areas.

Brownfields Assessment funding is vital for Lincoln County residents to initiate sustainable community revitalization that will bring economic growth to the area. This grant will again be the catalyst: assessing contamination at brownfield sites will jumpstart cleanup activities necessary to providing safe and affordable housing options in our Target Areas. Without our FY2013 and FY2018 Brownfields Assessment Programs, assessment, cleanups and redevelopments of 11 Brownfield sites -- all in distressed areas with sensitive populations -- would not have been possible. Currently lacking a Brownfield program puts our region at risk of having our environmental assessment and cleanup activities stall without major support from the EPA. Without this grant, sensitive populations will continue to live with limited housing options and their health will be more susceptible to damage from environmental pollutants because their community will remain contaminated.

**Community Engagement**

e. Project Involvement

LCRPC staff works regularly with the State Office of Economic and Community Development which administers HUD's CDBG Program. We directly assist County businesses, non-profits, and towns in applying for CDBG public infrastructure and business assistance funds. Lincoln County collaborates with MCOG on economic development planning and are partners with Healthy Lincoln County and Coastal Counties Workforce Board. With strong existing relationships with Maine Dept of Economic and Community Development, SBA, Finance Authority of Maine, Maine Emergency Management, and Maine Technology Institute, we'll provide up-to-date information to property owners and developers on business incentives, business planning, financing, and other appropriate resources, and collaborate on site re-development strategies. With Maine's USDA's Rural Development office, we will promote and assist on USDA grant and loan programs to towns and businesses. LCRPC also works with Maine's Dept of Agriculture, Conservation, and Forestry, Maine Department of Marine Resources and the Community Resilience Partnership on a variety of critical coastal projects. There are no countywide or local health departments. Healthy Lincoln County (a partnership), Miles Memorial (our only hospital), and LCRPC share data and assist each other with outreach and education. Our community partners/stakeholders below will provide meaningful support and guidance.

f. Project Roles

Partner Name	Mission	Point of Contact	Specific Role in the Project
<b>Healthy Lincoln County (HLC)</b>	To build thriving, healthy communities in Lincoln County	Katie MacDonald 207-563-1330 kmacdonald@healthylincolncounty.org	Provide health data and issues, plan public forums to share information, develop new health education and recreation programs. Co-host meetings.
<b>Maine Dept of Econ &amp; Comm Development</b>	Key funding for community development projects, including public facilities, housing, and business assistance.	Debbie Johnson, Director, 207-624-9817 <a href="mailto:deborah.johnson@maine.gov">deborah.johnson@maine.gov</a>	Assist in outreach, site inventory & selection, and re-use planning, including potential CDBG grants.
<b>Coastal Counties Workforce, Inc.</b>	To administer the delivery of the workforce system's services for Coastal Maine	Antoinette Mancusi, Executive Director, 207-725-5472 amancusi@coastalcounties.org	Assist with public outreach and meetings, helping match job creation with existing training and support services, developing new workforce training/education programs with partnering businesses and funders, and re-use planning.

g. Incorporating Community Input

LCRPC will build on the success of outreach, communications, and progress that occurred with our previous Brownfield Assessment grants. We have on-going relationships with all town officials and a variety of community leaders through our economic development, housing, land use and transportation work. In turn, town officials from the Target Areas are members on the LCRPC board. We also have direct relationships with the Wiscasset Area, Damariscotta Region and Boothbay Harbor Region Chambers and the Waldoboro Business Associations. We also participate on Coastal Counties Workforce Inc. Board, and the Coastal Maine Regional Broadband Partnership. These and other networks will be used to notify as many people as possible about scheduled events and our program. Initial meetings will be held in the targeted communities, partnering with community organizations, Chambers, local economic development committees, realtors, etc., to encourage participation. The Project Committee will initially meet to establish a schedule, evaluate consultant proposals, and draft educational activities, and will meet regularly to oversee the grant. DEP and EPA partners will provide on-going guidance and assistance, regulatory oversight, eligibility, and technical review. To ensure that the public is informed throughout the grant, we will continuously publish announcements about our program in our local newspapers, and social media, and send e- newsletters to towns, chambers, the media and others. Our website and Facebook page will include project events and links to the products produced by the program.

Lincoln County public access stations have a high viewership in the most-populated downtown areas of Wiscasset, Waldoboro, Damariscotta and Boothbay where a high percentage of low-income and elderly residents live. We use LCTV for special programs on housing and digital equity and will promote the brownfields program and create in-studio programs. We’ll create and maintain a public access document repository. Lincoln County consists primarily of English-speaking population, so meetings and communications will be in English; however, interpreters or hearing-impaired services will be provided as necessary. LCRPC uses a broad communication strategy, giving us strong public involvement in local and county-wide projects. Regular progress reports will be provided via our website, e-newsletters, social media, press releases, and LCRPC meetings. Meeting minutes, public comments, and progress summaries will be shared with partners, town governments, and the public via LCRPC’s website, e-newsletters, and Facebook.

LCRPC believes community concerns are valuable: we will record questions or comments received, and evaluate concerns and respond back to community. As appropriate the project documents may be updated to reflect the received comments. A record of the comment and the outcome will be kept in project files.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

<b>Task/Activity 1: Cooperative Agreement Oversight</b>	
a.	<p><b>Project Implementation:</b>  <u>EPA-Funded Activities:</u> We will perform program development, organization, and support; will conduct programmatic oversight and will develop process that will include LCRPC staff and board, the QEP, DEP, EPA, and citizen/project stakeholders. Based on a competitive bid process (per 40 CFR 30), we will develop a Request for Proposals, hold interviews, and select a QEP. LCRPC staff will attend the National Brownfield conference. Quarterly reports and MBE/WBE reporting will be completed. ACRES will be maintained/updated. LCRPC will establish a schedule and facilitate meetings with the BAC, DEP, and EPA.  <u>Non-EPA grant resources needed to carry out task:</u> None</p>
b.	<p><b>Anticipated Project Schedule:</b> This will be an ongoing and continuous effort throughout the 4-year grant cycle. We anticipate the process will be developed within 1 month of funding, and that meetings will be held at regular intervals throughout the project. Our project kickoff meeting will be conducted prior to QEP selection, and a second meeting will be held after selection. We anticipate a QEP will be selected within 3 months of funding. MBE/WBE reports will be submitted and ACRES will be updated.</p>
c.	<p><b>Task/Activity Lead:</b> We will oversee this task, with assistance from the BAC and selected QEP.</p>
d.	<p><b>Outputs:</b> A clear process will be developed; a QEP will be selected; LCRPC and the QEP will facilitate/attend up to three meetings with the LCRPC and other stakeholders; 16 quarterly reports will be prepared; MBE/WBE reporting will be conducted as needed; ACRES will be updated on a Quarterly basis; and 10 eligibility determinations.</p>
<b>Task/Activity 2: Community Engagement &amp; Inventory Update</b>	
a.	<p><b>Project Implementation:</b>  <u>EPA-funded activities:</u> With the QEP help’s, LCRPC will hold up to 3 public meetings to solicit site data and educate local officials and citizens about the Brownfields process. We will develop and distribute materials (such as Site nomination forms, informational and education brochures, and general information packets). Public participation will be enhanced by recording and sharing project meetings, website, social media (Facebook) and press releases, public notices in newspapers, and legal ads. Our Brownfields Inventory will be updated to prioritize and rank identified sites based on perceived environmental concerns, potential for economic development, proximity to existing infrastructure, and other criteria with the highest-rated sites being selected for the program. Once sites are selected, and if the property owner is amenable, we will prepare EPA eligibility documentation to enter the site into the Program.  <u>Non-EPA grant resources needed to carry out task/activity:</u> Community stakeholders and partners will be used to help advertise public meetings and solicit input from our member communities.</p>
b.	<p><b>Anticipated Project Schedule:</b> Community outreach will occur over the duration of the grant; the first public meeting will occur within 6 months of award and will be part of the updated Brownfields Inventory. Subsequent public meetings will be held after Sites are entered into the program and assessment activities have begun. Additional public meetings will be held during cleanup and reuse planning.</p>
c.	<p><b>Task/Activity Lead:</b> LCRPC with assistance from the QEP and community partners.</p>
d.	<p><b>Outputs:</b> Outreach and educational materials (updated Brownfield “101” tri-fold brochure and FAQ handout), public meeting advertisements, press releases and project update reports, educational materials to support public meetings (PowerPoint presentations and handouts), completed Site nomination forms, and updated Site Inventory. Three public meetings. One-on-one meetings with Site abutters, as needed.</p>

<b>Task/Activity 3: Phase I &amp; Phase II Site Assessments</b>	
a.	<p style="text-align: center;"><b>Project Implementation</b></p> <p><u>EPA-funded activities:</u> The QEP will conduct Phase I ESAs for eligible sites in accordance with ASTM E1527-21 as well as “All Appropriate Inquiry” standards; these will include a site visit, review of regulatory agency files, interviews with site personnel, review of historical files, and a written report for each site. The ESAs will include a summary of “recognized environmental conditions” and recommendations for follow-up investigations and activities. Based on these recommendations, Phase II ESAs will be conducted to determine if contamination exists, and if so, to what extent. Phase II ESAs will be conducted in accordance with ASTM E1903 and may include soil, groundwater, and/or soil gas sampling, UST assessments, or hazardous building materials inventories (HBMIs). Prior to conducting a Phase II ESA, a SSQAPP and sampling plan will be prepared for USEPA and MEDEP review and approval. Site owners, LCRPC staff, and the general public will be kept informed of ongoing activities. Priority will be given to sites that have the highest redevelopment potential in the Target Areas. <u>Non-EPA grant resources:</u> None</p>
b.	<p><b>Anticipated Project Schedule:</b> ESAs will be completed throughout the four-year grant cycle. We anticipate we will complete our first Phase I ESA within 4 months of receiving grant funds. A Phase I ESA takes approximately 3-4 weeks to complete, SSQAPPs take approximately 2 weeks to prepare and have a 30-day DEP and EPA review period, and Phase II ESAs and reporting often take 6-8 weeks or more depending on scope of work, although these schedules can be expedited if needed.</p>
c.	<p><b>Task/Activity Lead(s):</b> The QEP will lead this task, with assistance by LCRPC, DEP and EPA.</p>
d.	<p><b>Outputs:</b> 10 Phase I ESAs, 10 SSQAPPs, 10 Phase II ESAs, 6 HBMIs.</p>
<b>Task/Activity 4: Cleanup Planning &amp; Area-Wide Planning/Reuse Planning</b>	
a.	<p><b>Project Implementation:</b></p> <p><u>EPA-Funded Activities:</u> The QEP will develop ABCA/RAPs for sites which require remediation based on Phase II ESA data. The ABCA/RAPs will include remedial actions for each identified contaminant that exceeds applicable MEDEP guidelines. Remedial actions will be compared based metrics such as cost, feasibility, and effectiveness in protecting human health and the environment. Based on the results, a remediation plan will be developed for the AOC, considering the specific or potential reuse scenario(s) for the Site). For select sites without developed reuse plans, LCRPC will complete reuse planning activities. The reuse plan may entail constraints analysis, public design charettes, visioning, and developing conceptual reuse plans. <u>Non-EPA grant resources needed to carry out task/activity:</u> None</p>
b.	<p><b>Anticipated Project Schedule:</b> ABCA/RAPs will be completed within 1-2 months of finalizing the Phase II ESA report. The public meeting/design charette will be held after the draft ABCA/RAPs are complete, but before they are finalized. We anticipate no impediment to completing this task within the grant period.</p>
c.	<p><b>Task/Activity Lead:</b> The QEP will oversee the completion of ABCA/RAPs. LCRPC will oversee the public meeting/design charettes with assistance from the QEP and BAC.</p>
d.	<p><b>Outputs:</b> Outputs include up to 8 ABCA/RAPs; 2 Reuse Plans with public meeting/design charette (and associated outreach/presentation materials).</p>

**e. Cost Estimates**

**Task 1 – Cooperative Agreement Oversight:** This task includes the LCRPC’s time for program development, running our program, organization and reporting, and support (40 hours @ \$50/hour = \$2,000 plus fringe); project meetings with the BAC and other stakeholders (100 hours @ \$50/hour = \$5,000 plus fringe); preparing bidding documents for QEP selection and interviewing/contracting with the QEP (20 hours @ \$50/hour = \$1,000 plus fringe); \$1,000 for supplies; and for travel for one person to two National Brownfields Conferences and two regional Brownfield Conferences. National conference @ \$2,400 each [air/bus fare (\$700), lodging (4 nights @ \$250/night), per diem (\$100/day) and registration (\$300)] and Regional conference at \$600 each [travel (\$200), lodging (1 night @ \$250/night), per diem (\$100/day) and registration (\$50)] . QEP time associated with this task is estimated at \$11,000, which includes attendance at LCRPC meetings (\$3,000), quarterly reports (\$3,000), eligibility forms (\$3,000) and programmatic support (\$2,000).

**Task 2 – Community Engagement & Inventory Update:** Costs under this task include LCRPC staff (160 hours at \$50/hour = \$8,000 plus fringe); and QEP personnel time (estimated at \$14,000) to attend meetings, prepare presentations and materials, and respond to follow-up questions and comments solicited from the community (QEP @ \$8,000) and complete the update to our inventory (QEP @ \$6,000). Outputs include three public meetings and preparation of public outreach deliverables to communicate site status and outcomes, and an updated site inventory.

**Task 3 – Phase I & II ESAs:** We anticipate our QEP completing 10 Phase I ESAs (10 x \$5,000 each). If the Phase I ESA results indicate “recognized environmental conditions” are present, our QEP will complete additional investigations to confirm or dismiss the conditions and assess the nature and extent of contamination. The QEP will prepare a Site-Specific Quality Assurance Project Plan (SSQAPP) and submit it to the EPA and MEDEP for review and approval prior to the Phase II activities. The Phase II ESA may include monitoring wells, test borings, test pits, and groundwater, soil, and soil gas sampling, or sampling for hazardous building materials (HBMI). We anticipate that the QEP will complete 10 SSQAPP and Phase II ESAs as part of the Brownfields Assessment Grant (10 x \$29,000 each, inclusive of drilling/laboratory subcontractors). Cost includes LCRPC’s time for report reviews and interfacing with MEDEP, EPA, BAC personnel and property owners (320 hours at \$50/hour = \$16,000 plus fringe).

**Task 4 – Cleanup/Reuse Planning:** We anticipate that our QEP will complete eight cleanup plans/feasibility studies, aka Analysis of Brownfields Cleanup Alternatives (ABCAs) with Remedial Action Plans (RAPs) (8 @ \$6,000 each) and two reuse plans (2 @ \$15,000 ea). Costs include the LCRPC’s time for review of ABCA/RAPs, interfacing with MEDEP, EPA and BAC personnel, and attending/participating in public meeting/design charettes (160 hours at \$50/hour = \$8,000 plus fringe).

Budget Categories		Project Tasks (\$)					Total
		Task 1 Cooperative Agreement Oversight	Task 2 Community Engagement	Task 3 Phase I & II Assessments	Task 4 Cleanup/ Reuse Planning	Administrative	
Direct Costs	Personnel	\$8,000	\$8,000	\$16,000	\$8,000	\$0	\$40,000
	Fringe Benefits	\$2,000	\$2,000	\$4,000	\$2,000	\$0	\$10,000
	Travel	\$6,000	\$0	\$0	\$0	\$0	\$6,000
	Equipment	\$0	\$0	\$0	\$0	\$0	\$0
	Supplies*	\$1,000	\$0	\$0	\$0	\$0	\$1,000
	Contractual	\$11,000	\$14,000	\$340,000	\$78,000	\$0	\$443,000
	Other(specify)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Direct Costs</b>		<b>\$28,000</b>	<b>\$24,000</b>	<b>\$360,000</b>	<b>\$88,000</b>	<b>\$0</b>	<b>\$500,000</b>
<b>Indirect Costs</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Budget</b>		<b>\$28,000</b>	<b>\$24,000</b>	<b>\$360,000</b>	<b>\$88,000</b>	<b>\$0</b>	<b>\$500,000</b>

**f. Measuring Environmental Results**

Lincoln County and our QEP will track progress to ensure project funds are expended timely and efficiently. We will hold monthly status meetings to review our milestone chart, priority sites, schedule, and budget. ACRES will be utilized for preparing electronic quarterly reports. Our overall expected outcomes are to return the selected Brownfields and nearby areas impacted by the stigma of perceived proximity to contamination and tangible blight back to economic vitality.

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

determine cleanup costs, and reuse/redevelopment planning activities will assist developers with their business plans for development of the Brownfield sites.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **Programmatic Capability**

###### **a. Organizational Capacity, Structure & Description of Key Staff**

LCRPC will manage the Brownfield Assessment program, and has a staff of 4 including Mary Ellen Barnes, LCRPC Brownfield Advisor; Emily Rabbe, Executive Director; Laura Graziano, Community Resilience Planner, and Alex Zipparo, Economic and Community Development Planner. Mary Ellen joined the staff in 2008 and was LCRPC's executive director until last year. She formerly managed the two previous LCRPC Brownfield Assessment grants. She will be responsible for grant administration, public outreach and education, municipal meetings, site selection, and re-use planning. Emily Rabbe will assist Mary Ellen with the Brownfield Program, and this team currently partners on LCRPC economic and community development work, including CDBG, USDA, and EDA activities, plus CDBG Technical Assistance work via Maine DECD and with Maine Connectivity Authority on regional broadband. Emily Rabbe oversees budgeting for LCRPC and works with Lincoln County towns on land use ordinances, storm and flood resiliency and housing. Laura is our GIS specialist and for climate projects, leads 2 community resilience efforts. The staff completed a County-wide Housing Assessment in May 2023 and began its implementation. LCRPC has long been a leader in sea-level rise mapping, adaptation and mitigation planning, including climate resiliency planning. Our Executive Director serves on Governor's Infrastructure and Rebuilding Commission, which was created to help communities rebuild after the 2024 winter storms damaged much of the County's coastal working waterfront. Our Economic and Community Development Planner serves as a technical assistance provider for CDBG and Northern Border Regional Commission and is an advisor for the region's CEDS. The County's Finance Office, responsible for grant drawdowns, will assist in regular financial reporting. LCRPC's board (with municipal representatives) meets monthly. Given their participation in local land use plans, economic development efforts, and Town business in general, our board proved very able and interested in serving as the Project Committee. Contracts will be developed by the LCRPC for official approval of the Lincoln County Commissioners (as the current contract was authorized).

###### **d. Acquiring Additional Resources**

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

##### **Past Performance and Accomplishments**

###### **e. Currently Has or Previously Received an EPA Brownfields Grant**

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

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

# **ATTACHMENT A**

## **Threshold Criteria for Assessment Grants**

**Lincoln County, Maine  
EPA FY2026 Brownfields Assessment Grant Proposal**

## **Threshold Criteria for Assessment Grants**

### **1. Applicant Eligibility**

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

### **2. Community Involvement**

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

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

### **3. Expenditure of Existing Grant Funds**

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

### **4. Named Contractors and Subrecipients**

No Contractors/Subrecipients have been procured/named.