



19 Main Street  
P.O. Box 1660  
Bethel, ME 04217

Phone 207-824-2669  
Fax 207-824-3355  
www.bethelmaine.org

**B. APPLICATION INFORMATION SHEET**

**(1) Applicant Identification**

The Town of Bethel, Maine  
19 Main Street (P.O. Box 1660) Bethel, Maine 04217  
(207) 824-2669  
[www.bethelmaine.org](http://www.bethelmaine.org)

**(2) Website URL Provide the website URL of your organization and for each non-lead coalition member.**

[www.greenwoodmaine.org](http://www.greenwoodmaine.org)  
[www.newrymaine.org](http://www.newrymaine.org)  
[www.woodstockmaine.org](http://www.woodstockmaine.org)

**(3) Funding Requested**

- a. Assessment Grant Type: Assessment Coalition
- b. Federal Funds Requested: \$ 1,500,000

**(4) Location**

- a) Greenwood, b) Oxford, c) Maine,
- a) Newry, b) Oxford, c) Maine
- a) Woodstock, b) Oxford, c) Maine

**(5) Coalition Members' Target Areas and Priority Site Information**

- List the coalition members

Town of Bethel (Lead)

Target Area-515 West Bethel Road (Route 2), **Bethel**, Maine; Former Furniture Manufacturer

Town of Greenwood (Non-Lead)

Target Area- 256 Main Street, **Greenwood**, Maine; Former wood products manufacturer and transformer dump

Town of Woodstock (Non-Lead)

Target Area-32 South Main Street, **Woodstock** (Bryan Pond Neighborhood); Grange

Town of Newry (Non-Lead)

Target Area 4 Bear River Road, **Newry**, Maine: Bear River Trading Post & Former gasoline service and garage Contacts:

**(6) Contacts**

a. Project Director:  
Sharon Jackson, Bethel Town Manager (207) 824-2669,  
[sjackson@bethelmaine.org](mailto:sjackson@bethelmaine.org),  
19 Main Street (P.O. Box 1660) Bethel, Maine 04217

b. Chief Executive/Highest-Ranking Elected Official  
Sharon Jackson, Bethel Town Manager (207) 824-2669,  
[sjackson@bethelmaine.org](mailto:sjackson@bethelmaine.org),  
19 Main Street (P.O. Box 1660) Bethel, Maine 04217

a. Population 2020  
Bethel: 2,504  
Greenwood: 774  
Newry: 411  
Woodstock 1,422

c. Other Factors Applicants claiming one or more of the other factors below must provide a summary in the Narrative on the applicable other factor(s). Please identify which of the below items apply to your community/proposed project by noting the corresponding Narrative page number. **If none of the Other Factors apply to your community/proposed project, please provide a statement to that effect.** EPA may verify this information prior to selection.

Other Factors	Page #
Community population is 15,000 or less.	Page #1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
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).	Page #2
The priority site(s) is in a federally designated flood plain.	Page #4
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	N/A
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Page #4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in <a href="#">Section 3.A.(2)</a> , for priority sites within the target areas.	Page #9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

d. Letter from the State or Tribal Environmental Authority (not included in the three-page limit)

e. Releasing Copies of Applications: No issues



JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM  
COMMISSIONER

January 15, 2026

Town of Bethel  
Attn: Sharon Jackson  
19 Main Street  
Bethel, ME 04217

Dear Sharon Jackson:

The Maine Department of Environmental Protection (Department) acknowledges that the Town of Bethel (Town) plans to conduct assessments of brownfields sites and is applying for an FY26 Environmental Protection Agency (EPA) Brownfields Coalition Assessment Grant, with the Town listed as the lead coalition member.

The Town has developed an application requesting federal Brownfields Site Assessment Grant funding to assess Brownfields sites in the service area of the Town and coalition grant partners.

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 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

website: [www.maine.gov/dep](http://www.maine.gov/dep)

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

**1.a. Coalition Members:** The towns of Bethel (lead), Greenwood (non-lead), Newry (non-lead), and Woodstock (non-lead) all are local governments. These municipalities have a solid history of working together to solve regional challenges. The populations of these small rural communities in Western Maine range from a low of 411 residents in Newry, to 774 in Greenwood, 1,422 in Woodstock and 2,504 in Bethel. Woodstock, Newry, and Greenwood have small staffs that are already stretched thin. They are not able to hire additional staff to manage this grant. Bethel's town office also faces constraints but is the largest town in the area and has a Town Manager who is able to manage this type of grant. All of the towns face economic pressures that limit residents' willingness to take on additional tax obligations. Increasing municipal service costs and decreasing state funding have placed pressure on municipal budgets. There are no supplementary state funds available for conducting environmental assessments, so local redevelopment projects are sidelined by more pressing budget requirements.

### **1.b. Overview of Brownfield Challenges and Description of Target Areas**

The Towns of Bethel, Greenwood, Woodstock, and Newry are adjacent small rural communities in Oxford County, one of the poorest counties in Maine. These towns comprise the Mahoosuc Region of Western Maine, known for its mountains, lakes and rivers, and the most challenging section of the Appalachian Trail. The growth of the recreation sector, such as development of Sunday River Ski Resort, with the decline of the traditional agriculture and forestry sectors, has shifted the economy from manufacturing to service-based jobs. The contamination left by former agricultural and industrial sites (such as mills) is hampering use of land for the growing recreation sector. This grant will make available more land for housing or nature-based businesses. The sites in Bethel and Greenwood are former wood mills; Newry's site was a gas station and Woodstock's is the former Grange hall.

These four communities benefit from natural resources, strong social bonds, a spirit of entrepreneurship, and recent improvements in broadband access. However, the shortage of affordable housing, public transportation, access to childcare and usable commercial buildings are all constraints on growth.

Generational poverty is a major issue. People here work hard, earn too much to receive benefits, but don't earn a living wage. Long-time residents are squeezed between rising housing costs and property taxes on one side and lack of access to basic infrastructure and services such as health care, public transportation and broadband connectivity on the other. As in many small rural towns, that results in exodus of full-time residents, especially young people and skilled workers, and staffing shortages for the businesses that would otherwise be able to grow. These interconnected problems can create a cycle where substandard infrastructure and services hinder growth.

### **1.c. Description of the Priority Brownfield Sites**

Our economy was historically based on agriculture and the wood products industry. More than a dozen wood products manufacturing facilities were located in our towns and all have closed, leaving empty buildings and contamination. In addition to the usual contaminants on farms, the Maine Department of Environmental Protection (MEDEP) encouraged wastewater treatment facilities in other Maine towns to spread sewage sludge on many of our fields as fertilizer. This has resulted in PFAS contamination that forced those farms to stop production. Most of our farmers cannot afford to conduct assessments to determine if PFAS has ruined their land.

**Bethel** has a manufacturing zone adjacent to railroads and roads (Routes 2 and 26 ) which supported wood products-related industries such as Bethel Furniture, the Kendall Dowel Mill, P.H. Chadbourne forestry, and the J.A. Thurston dowel factory. Bethel's priority site is a 15.26 acre former mill located at **515 West Bethel Road (Route 2)**, West Bethel, with which includes seven free-standing buildings. Other environmental problems include a former fuel depot, pole-mounted transformers, and likely contamination from previous uses as a manufacturing facility. The property is on a mapped sand & gravel aquifer. It is now an unsightly and unproductive storage facility but could be used for affordable housing or an outdoors recreation-based business.

Wood mills had been located since 1819 at **256 Main Street**, Greenwood Lots 33 & 34. They were repeatedly rebuilt after multiple fires, most recently in 1950. Current buildings were constructed in 1951 and used for storage. Illegal dumping of solid and universal wastes continues. The site is located over a mapped sand & gravel aquifer and is adjacent to Alder River. An abandoned Canadian National Railroad yard is also adjacent to the site. There are 2 buildings (East & West) serviced by non-potable water for bathroom facilities, former kilns, and a no-longer functioning pump house that provided river water to the manufacturing facility. There is also a pile of debris from the manufacturing building that collapsed in 2014. Contaminants of concern (COCs) include asbestos containing material (ACM), polychlorinated biphenyls (PCBs) from transformers, gasoline from an underground storage tank (UST), a variety of oil, lubricant, and diesel fuel aboveground storage tanks (ASTs), ash piles, a former spray paint booth, former solvent distillation unit, and former hazardous waste storage area. Volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and heavy metals contamination is suspected. Areas of concern include the on-site leach field, floor drains, a dry well, and potential hazardous and special waste and other indiscriminate dumping by others near the road. This site, near the entrance to the Mt. Abram ski area, could be redeveloped to a prosperous business.

The Bear River Trading Post (**BRT**) in Newry has three 4,000-gallon above-ground storage tanks (ASTs) that were installed in 2002. According to recent records, the ASTs have been out of service since 2014. An inspection conducted by MEDEP in 2005 revealed several violations. The site overlies a mapped sand & gravel aquifer. During an underground piping replacement in 2004, petroleum-impacted soil was discovered and removed. This site, on the main route to Grafton Notch State Park and Canada, could be repurposed as tourism-oriented business.

In 2020, the largest lithium/spodumene deposit (estimated potential value of \$1.5 billion) was discovered at Plumbago Mountain, in Newry. The owners of the site have not submitted a mining permit; however, if or when mining operations commence, economic impacts and the need for environmental assessment are inevitable.

The former Grange Hall (Franklin Grange #124), 32 South Main Street, (Bryant Pond), Woodstock site (**W Grange**) is in the village of Bryant Pond, located on Route 26, in the center of Woodstock. **W Grange** is a 0.26 acre parcel with three adjacent parcels also owned by the town of Woodstock. The **W Grange** has a footprint of approximately 2,050 square feet and includes a 2 ½ -story wooden structure constructed in 1892. There is concern that the building contains ACM, PCBs in the caulking surrounding the doors and windows, lead paint, and fuel-impacted soil from years of oil use.

The **W Grange** disbanded in 2018, and the Town of Woodstock purchased the property. After acquiring the property, Woodstock posted a request for voters' input on their preferred use of the site. A seven-person ad-hoc committee was formed to compile the public feedback and assist in redevelopment. The committee found that majority of responses favored reusing the Grange for community space and events. The building has been nominated to the National Register of Historic Places under Criterion A, at the local level of significance, for its role in the social and recreational history of Woodstock.

#### **1.d. Identifying Additional Sites**

Bethel, Greenwood, Woodstock, and Newry will use public announcements to invite community members to nominate additional sites. They will create a steering committee to evaluate nominations and determine redevelopment priorities. The steering committee will evaluate nominations of additional Brownfields sites based on the site's size, features, historical uses, challenges, potential contaminants, and redevelopment potential. These sites will be prioritized based on potential risks to public health and natural resources, alignment with local and regional goals, redevelopment potential, and the extent to which they serve communities, and ensuring efforts support equitable and sustainable community outcomes. A similar process was used recently by Bethel to determine public preference for use of the condemned Ethel Bisbee elementary school in the center of town. Residents opted for a recreation area, with a town skating rink in the winter and playing fields the rest of the year.

#### **1.e. Reuse Strategy and Alignment with Revitalization Plans**

Bethel's June 1998 Comprehensive Plan is a long-range policy guide for the economic development of the town. The plan identifies affordable housing and expansion of commercial growth along Routes 2 and 26 as priorities. Our targeted sites are located along Routes 2 and 26 and the perceived contamination of the Brownfields sites along those transportation arteries is hampering the commercial growth and affordable housing construction that underpin Bethel's Comprehensive Plan.

Tourism is now the economic base of our region. The four towns, since April, 2020, have collaborated on The Mahoosuc Way, a Regional Sustainable Tourism Plan (The Mahoosuc Way) to balance high visitor volume with the preservation of local culture, community and natural resources. The plan addresses regional collaboration, community engagement, workforce and housing issues, environmental leadership and visitor experience. We host approximately 3,000 seasonal workers, which compete for local affordable housing. Many of them need to commute long distances, which reduces the desirability of the jobs and constrains the number of employees for our economy. There has been additional collaboration among the towns on issues such as improving regional broadband access and updating policies for the shared transfer station.

For Bethel and Greenwood, the former industrial sites would be perfect for affordable housing or a new business. This aligns with Bethel's Comprehensive Plan and supports the regional governments' goals for the area, as specified in The Mahoosuc Way.

For Newry, revitalizing the abandoned **BRT** could provide a much-needed service for the many drivers visiting the area, eliminate the blight, create jobs, and determine if any contamination remains that could potentially damage human health and or the environment.

Woodstock's priority is to preserve the historically significant Grange and make it available for community use. The **W Grange** was originally created to unite farmers for economic and social betterment, advocate fair practices and improve agricultural methods. It evolved into a vital community hub for education, social events, community service, and supporting rural needs. A Sunoco gasoline service station is located 350 feet southwest of the **W Grange** and has operated since 1981. Between 1964 and 1981, it had a building associated with the railroad. A Phase II ESA conducted in 2022 found extractable petroleum hydrocarbons (EPH), and volatile petroleum hydrocarbons (VPH) compounds were detected in the soil and groundwater at concentrations exceeding State guidelines. The source was associated with the former 500-gallon #2 fuel oil UST located northwest of the on-site building. The report recommended additional investigation to determine the extent of the impacts. Another potential risk to the site could be a release of over 6,000-gallons of #6 fuel oil from a tractor

trailer rollover that occurred in 1996 topographically upgradient from the W Grange on Route 26. The unrecovered oil contaminated the stream that runs southeast of the site.

### **1.f. Outcomes and Benefits of Reuse Strategy**

The tourism industry and recreation-based businesses are booming. The region was also a COVID destination, with a surge in post-pandemic second-home purchases by people seeking rural beauty for remote working. That increase in visitors, with the accompanying rise in property prices and demand for services is putting pressure on long-time residents and increasing demand for workers needed to support the tourism sector.

In December 2023, unprecedented flooding of streams and rivers made Bethel into an inaccessible island for several days and wiped out roads, bridges and other infrastructure in Newry. The decreasing reliability of snow for winter recreation has led to expansion of alternate outdoor activities such as mountain biking, paddling and guided back-country adventures. The 2025 drought sharply reduced productivity of remaining farms. The ski areas, hotels and other hospitality businesses are working to improve sustainability adapt to unprecedented climate shocks.

The ability to make productive use of Brownfields sites will create opportunities for housing and businesses that support our full-time residents and our seasonal workers. The Mahoosuc Way stresses protection of our natural beauty, so Brownfields redevelopment will focus on sustainability and climate mitigation by using more energy efficient building methods, avoiding the new flood zones and ensuring infrastructure can withstand the increasing climate variability.

### **1.g. Resource Needed for Site Reuse**

The area has a proven history of attracting outside investment that stimulates strong local financial support. In recent years, a philanthropist created a world-class Mineral and Gem Museum in empty buildings on Main Street, with wide-spread membership that makes the investment sustainable. The Northern Forest Center recently completed a pilot program that used impact investing to reclaim the Gehring House, an abandoned and derelict mansion into nine apartments priced for full-time workers such as teachers, emergency responders, and employees of local non-profits. Even the town Recreation Committee's decision to build a local ice rink has attracted overwhelming volunteer and financial support. Additional Brownfields funding that allows us to continue assessing and, where necessary, remediating abandoned or underutilized properties is essential to our economic viability. The environmental assessments will allow us to apply for Maine and EPA Brownfields clean-up funding. Redevelopment of these sites into new businesses, housing, or recreational spaces boosts our economies, increases tax revenue, and creates jobs.

### **1.h. Use of Existing Infrastructure**

All four target priority sites have electrical and water service. The sites in Bethel, Greenwood, and parts of Newry are on major transportation arteries and have public water. Once the environmental hazards have been identified and, if necessary mitigated, these sites are likely to attract private investment. The **W Grange** in Woodstock has no subsurface wastewater disposal system or public water, but environmental assessment will provide information needed by potential funders. Woodstock will apply for a Community Development Block Grant to improve infrastructure and make the site useable for public activities.

## 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

### 2.a. The Community’s Need for Funding

These small rural communities operate under the town meeting form of government, where the budget and tax rates are approved by voters. Oxford county residents have median incomes below the state and national average and the percentage of people living in poverty is above the state and national average. The long-time permanent residents who attend the annual town meetings are being financially squeezed by the increase in housing costs and property taxes, and do not have fiscal ability to boost municipal budgets. Nevertheless, the towns face increasing costs such as rising wages, higher insurance and capital and maintenance costs of supplying essential services. At the state and federal level, previous allocations to municipalities have been reduced since the pandemic. There are no local or state funds available for conducting environmental assessments. Without federal assistance, the redevelopment projects will continue to be superseded by more essential community needs.

### 2.b. Health or Welfare of Sensitive Populations

In Oxford County, the proportion of sensitive populations, whether low-income households, children, elderly, or residents with limited access to healthcare and transportation, is above the state and national average. Agriculture and small manufacturing, the traditional economic base for Bethel, Greenwood, Newry, and Woodstock were in residential areas. A disproportionate percentage of sensitive populations of low income residents such as children, pregnant women, and the elderly, reside in these areas. These underused and abandoned Brownfields attract **trespassing** by young people, who are thus exposed to contaminants at an early age. The long-term residents that are engaged in farming and manufacturing have often not benefited from the economic shift to the service-based economy, so their low incomes are accompanied by increased potential exposure to hazardous substances that contribute to respiratory and other chronic health conditions. This grant will identify environmental hazards at each of the targeted sites and will enable qualified health care professionals to inform the most vulnerable residents on strategies to reduce exposure and mitigate health risks. The grant will also allow us to apply for cleanup funding to remove the environmental hazards that impact our most vulnerable residents. Increasing the value of property held by these long-time residents, by identifying underlying environmental hazards so they can be mitigated, or by confirming the safety of the property, will allow these residents to capture value from the redevelopment of the property.

There is no demographic data for our individual towns, but Oxford County suffers in comparison to state and federal averages across almost all indicators of well-being.

2022 Data*	Oxford County	Maine	US
Population	58,276	1,366,949	333.3 Million
Median Household Income	\$54,780	\$68,251	\$75,480
Individuals Living in Poverty	14.4%	10.9%	11.5%
Children in Poverty	21.2%	13.4%	12.4%
65+ Living alone	26.5%	29.5%	28%
Average age	47.6	44.8	38.9
Uninsured	9.0%	7.1%	8.7%
High School Graduate	85.3%	87.3	87% +/-
* OXFORD COUNTY HEALTH PROFILE Maine Shared Community Health Needs Assessment January 2025			

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

The following data reflect the situation of households in the target area. Our target priority sites in Bethel, Greenwood, Newry, and Woodstock include old buildings, many of which house our most sensitive populations.

Recent data from the National Institute for Occupational Health and Safety, show that Maine suffers the highest death rate from mesothelioma (a form of cancer caused by asbestos) of any state in the nation. Life expectancy is below state and national averages, and statistics show that our sensitive populations also suffer well-above-average deaths from all forms of cancer, diabetes, and other chronic illnesses. Maine has the 8th oldest housing stock, and in our area, a 2023 study by MaineHousing found that nearly 60% of homes had been built before 1980. Buildings constructed before 1980 are more likely to contain ACM and, as these materials age, they are increasingly friable, prone to deterioration and may become airborne. Asthma, driven by airborne pollutants such as mold and wood smoke prevalent in older housing and buildings, is exacerbated by the prevailing winds, which make Maine the "tailpipe" for industrial pollution from industries in the Mid-West and wildfire smoke from Canada and western states.

2022 Data*	Oxford County	Maine	US
Life Expectancy	76.7	78.6	78.4
14 Days or more Lost due to Physical Health	14.8	11.6	11.0
14 Days or More Lost Due to Mental Health	16.2	14.0	14.7
All Cancer Deaths per 100,000	168.7	159.9	144.1
Lung Cancer per 100,000	44.7	40.2	31.8
Tobacco Related Cancer per 100,000	57.1	52.8	42.1
Diabetes Deaths per 100,000	31.7	25.2	25.4
Current Asthma Adults	14%	11.6%	9.8%
COPD	11.2%	8.8%	6.1%
Suicide Deaths per 100,000	25.4	18.3	14.1
Overdose Deaths per 100,000	36.0	43.3	21.5
* OXFORD COUNTY HEALTH PROFILE Maine Shared Community Health Needs Assessment January 2025			

**2.d. Economically Impoverished/Disproportionately Impacted Populations**

The grant will allow redevelopment of Brownfields sites, opening up economic options in our communities and reduce exposure to environmental hazards, improving both the health and welfare of our most sensitive populations. Oxford County, Maine, the fifth poorest county in the state, has a higher poverty rate (14.4%) and lower median household income (\$54,780) than the state average (10.9% and \$68,251, respectively). Traditionally, up to 50% of students in our school district are eligible for free or reduced school lunch. Many of the residents of Bethel, Greenwood, Newry, and Woodstock are young families or senior citizens who live in older housing and, due to poverty, cannot afford to move to newer safer housing away from the contamination of Brownfields sites.

**2.e. Project Involvement, 2.f Project Roles**

The following organizations have a proven history of working with our governments and local residents on community initiatives. Their input, reflecting the views and values of their clients and constituents, will be essential to any decisions on Brownfields site selection and considering

redevelopment options including potential cleanup strategies that will be discussed during public meetings and through conversations with stakeholders.

**Community Concepts Finance Corporation (CCFC)** Paul Beadette, 207-739-6545, Role: Inventory and redevelopment strategies, Mission: CCFC assist individuals, families, businesses, and governments achieve their goals through financial literacy, consulting, and support.

**Androscoggin Council of Governments (AVCOG)** Ethan Vinson [evinson@avcog.org](mailto:evinson@avcog.org) , 207-783-9186, Ext 229, Role: Inventory and economic development strategies, Mission: The Maine Small Business Development Center (SBDC), hosted by AVCOG, serves towns in Androscoggin, Franklin, and Oxford counties. It operates as a partnership program supported by the SBA, Maine DECD, University of Southern Maine, and AVCOG. They will assist in attracting business to the target areas and help identify financing options and potential employees.

**The Mahoosuc Way** Amy Scott, [ascott@northernforest.org](mailto:ascott@northernforest.org), 207-357-3189, Role: Assist with community engagement. This is a community-driven effort to build resilience our region, protect the environment, and support economic development, with a focus on workforce development and affordable housing.

**Bethel Family Health Center** Dianna Milot, Office Manager [dianna.milot@healthreach.org](mailto:dianna.milot@healthreach.org) 207-824-2193, Role: Assist in discussing impacts of health risks and impacts from contaminants of concern generated by Brownfields on the human health. She can educate patients on ways to reduce exposure, provide preventive strategies, and explore early warning signs of disease typically caused by exposure to particular contaminants.

## **2.g. Incorporating Community Input**

These Mahoosuc Region communities have a history of working together and share common goals. Examples include collaborating on The Mahoosuc Way, Community Heart & Soul, Age Friendly Community Initiative, Mahoosuc Region Broadband Committee, Maine School Administrative District 44, and the Mahoosuc Land Trust. The town planning boards are required to notify abutters of any proposed changes in adjacent land use.

Our four towns will develop a Public Involvement Plan (PIP) to guide outreach from the project start. The PIP will be reviewed and approved by each coalition partner. The coalition's public outreach goals include providing citizens with early and ongoing opportunities to provide comments and suggestions that will guide the assessments. Continuous feedback will be encouraged. Ideas generated during public outreach will be considered and feedback will be given in both written and verbal form. Meeting notes and responses to questions will be posted on a webpage to allow full transparency. Community Outreach will be performed using a variety of methods in an attempt to reach all population segments of each community. Outreach will be in phases such as grant planning and goals, site identification, Phase I Environmental Site Assessment (ESA), Phase II ESA, analysis of Brownfields cleanup alternatives (ABCA) and Reuse Planning. Public comments will be welcomed during each phase and throughout the grant period. Public meeting announcements will be posted on each town website, at town offices, and throughout the communities. We will use the Western Mountain public access TV channel to broadcast meetings, and a copy of the recording will be posted on our webpage. Community members unable to attend meetings will have the option of calling in with questions at appropriate times during the meetings. We will also provide public viewing of the video where residents can pose questions that will all be responded to and posted on our webpage. Additional outreach will be posted on social media. Some residents will be invited to in-person meetings and there may be neighborhood door-to-door surveys.

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

**3.a. Description of Tasks/Activities and Outputs/ Project Implementation, 3.b Anticipated Project Schedule, 3.c Task/Activity Lead(s), 3.d Output(s)**

<b>Task 1 Activity</b> <u>Cooperative Agreement Oversight and Community Outreach &amp; Engagement</u>
<b>Project Implementation:</b> 1. Our Grant Administer will oversee all activities with assistance from the Brownfields Steering Committee (BSC). 2. We will publicize the award through press releases, social media, the Town websites, and through our electronic newsletters. 3. We will contract with the QEP and begin Quarterly BSC meetings. Simultaneously, we will do an orientation for BSC members. The BSC will review its site selection strategy. 4. We will hold an initial public meeting to explain the project and seek input and up-to-date information from residents, business owners, and town officials. 5. Community meetings will take place following Phase I & II ESAs, as well as Analysis of Brownfields Cleanup Alternatives (ABCAs), and Reuse Plans reports for selected sites. 6. Attend USEPA Brownfield Conference; 7. Complete quarterly and annual reports & enter data into USEPA’s Assessment, Cleanup, and Redevelopment Exchange System (ACRES); 8. Establish regular reporting, and prepare outreach materials; 9. Prepare one Final Closure Report.
<b>Anticipated Schedule:</b> 1. October 2026 2. October 2026 3. November 2026 4. March 2027 5. Start December 2026 to September 2029 6. As appropriate 7. Start January 2027 then quarterly 8. October 2026 9. December 2029
<b>Task Activity Lead:</b> Bethel’s Sharon Jackson and Stephanie Colby and QEP
<b>Outputs:</b> Updates to each of the Towns’ web pages and social media, press release, BSC site selection procedure memo, QEP contract, attend USEPA Brownfield Conference; complete quarterly and closure reports. ACRES updates, 12 meetings with the BSC, preparation of required reports, 20 meetings in targeted communities, and 2 Brownfields educational public meetings co-sponsored with communities, 1 final grant closure report
<b>Task 2 Activity</b> <u>Site Inventory Expansion &amp; Selection</u>
<b>Project Implementation:</b> Update Site Inventory score; Sites for priority ESA selection
<b>Anticipated Schedule:</b> Quarterly starting in November 2026 until May 2030
<b>Task Activity Lead:</b> Bethel’s Sharon Jackson and Stephanie Colby and QEP
<b>Outputs:</b> Amended Site Inventory with ranking of prioritized sites to be investigated.
<b>Task 3 Activity</b> <u>Phase I &amp; II Assessment Activities &amp; Reuse and Cleanup Planning</u>
<b>Project Implementation:</b> 24 Phase I and 20 Phase II ESAs 16 ABCAs and 16 Reuse plans and 44 public meetings
<b>Anticipated Schedule:</b> 2 sites selected in November 2026 with additional selections by BSC Reuse Planning September 2027 to September 2030
<b>Task Activity Lead:</b> QEP, Sharon Jackson, and Stephanie Colby
<b>Outputs:</b> 24 Phase I & 20 Phase II ESAs, 20 QAPPs and 20 HASPs, 16 ABCAs, 16 Reuse Plans, and 44 public meetings
<b>Task 4 Activity</b> <u>Administrative Costs</u>
<b>Project Implementation:</b> Evaluate grant terms and conditions and ensure compliance.
<b>Anticipated Schedule:</b> November 2026-December 2030
<b>Task Activity Lead:</b> Bethel’s Sharon Jackson and Stephanie Colby
<b>Outputs:</b> One completed grant.

The costs for the budget are based on communications with an experienced QEP that has previously worked on similar Brownfields grants.

**Task 1: Cooperative Agreement Oversight and Community Outreach & Engagement:** The Bethel personnel and Fringe @ \$120,000 (3,000 hrs x \$40); travel of 240 miles @ \$0.7/mile = \$168, and travel for one conference (\$3,600 = \$1,000 airfare, \$1,600 hotel, \$1,000 per diem). The coalition will contract the QEP to assist in reporting, meetings, & meeting materials (1 public meeting for each site following Phase I and II ESAs by QEP) (20 x \$1,000 = \$20,000) & reporting at \$150/hr @104 hours \$15,600. The budget includes \$1,180 for public notices and supplies.

**Task 2: Site Inventory Expansion & Selection:** Bethel personnel and fringe @ \$24,000 (600 hrs. x \$40); 266 miles @ 0.7/mile = \$186 for travel; and QEP = 80 hrs @ \$150/hr (\$12,000).

**Task 3: Phase I & II Assessment, Reuse and Cleanup Planning Activities:** Costs include Bethel personal and fringe staff time @ \$56,400 (1,410 hrs. x \$40), 120 miles @\$0.7/mile = \$84 to travel to sites, \$1,700 for supplies and signs. The QEP will complete: 24 Phase I ESAs (\$5,000 x 24 = \$120,000) 20 Phase II ESAs including 16 Reuse and Cleanup Plans, 16 ABCAs, 20 HASPs, and 20 QAPPs (\$65,336. x 20 =\$1,306,727), 44 meetings for the QEP at \$1,000 per meeting = \$44,000.

**Task 4: Administrative Costs:** Costs include Bethel personal and fringe staff time @ \$35,200 (880 hrs. x \$40).

### 3.e. Cost Estimate

Budget	Oversite & Outreach	Site Selection & Expansion	Ph I, II ESAs & Cleanup Planning	Admin Costs	Total
Personnel	\$90,000	\$18,000	\$42,300	\$26,400	\$176,700
Fringe Benefits	\$30,000	\$6,000	\$14,100	\$8,800	\$58,900
Travel	\$3,768	\$186	\$84	\$0	\$4,038
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$1,180	\$500	\$1,700	\$0	\$3,380
Contractual	\$35,600	\$12,000	\$1,209,382	\$0	\$1,256,982
Construction	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
<b>Total Costs</b>	\$160,548	\$36,686	\$1,267,566	\$35,200	\$1,500,000
<b>Indirect Costs</b>	\$0	\$0	\$0	\$0	\$0
<b>Total Budget</b>	\$160,548	\$36,686	\$1,267,566	\$35,200	<b>\$1,500,000</b>

### 3.f. Plan to Measure an Evaluate Environmental Progress and Results

As the lead, Bethel will track and measure progress through an Excel calendar spreadsheet that includes all pertinent milestones, deliverables, meeting dates, budgets, and grant outcomes. To track and measure progress Bethel will: (1) evaluate project achievements; (2) determine if the project has resulted in an improved site (acquisition/transfer/redevelopment); and (3) report the outputs of the grant quarterly in ACRES, and track these outcomes and outputs to a regularly updated project spreadsheet. We will make corrections to stay on track, if necessary. Bethel, QEP, and the BSC will compare completed tasks to projections making timely adjustments to assure schedule compliance. The

Coalition anticipates tracking outcomes such as: number of new affordable housing units and climate resilient projects underway/completed on brownfields; local community input on improved walkability, transit options, neighborhood services, and livability; reduction in commercial vacancy; greenspaces created on brownfields; funding leveraged.

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

##### **4.a. Organizational Capacity**

The Bethel Town Manager and supporting employees have experience administering all aspects of grants including the programmatic and financial requirements. Our Coalition has worked together on issues that impact all of our towns. We meet frequently to discuss issues related to our school districts, economic and community development such as workforce housing, tourism, safety, waste management, and other issues. The Coalition will develop a Public Involvement Plan (PIP) and a memorandum of understanding as to how the project will be administered and how to guide outreach from the project start. The PIP will be reviewed and approved by each Coalition partner and the BSC. The Coalition will hold a public kickoff event upon grant award, and at least three additional engagement events during the grant term. Bethel and the Coalition partners have experience soliciting, considering, and adopting public input using a variety of methods including town meetings, electronic polling and surveys at events, capturing input during workshops/charettes, and collecting input via a project webpage.

##### **4.b. Organizational Structure & 4.c. Description of Key Staff**

The Town of Bethel is a local government municipality located in Maine, registered in the System for Award Management (SAM.gov) since 2009, with its registration valid until February 2026. As a U.S. local government entity, Bethel primarily engages with federal agencies through grant awards focusing on critical infrastructure development and community improvement projects. The municipality serves the rural community of Bethel, working to enhance public utilities, transportation infrastructure, and community services through strategic federal funding opportunities.

Sharon Jackson, Bethel Town Manager, with the support of Stephanie Colby, Bethel Finance Director, will be the Project Director and manage the grant. Ms. Jackson has over 20 years of experience working in four municipalities as both Town and Airport Manager, managing grants from the U.S. Department of Agriculture (USDA), the Northern Border Regional Commission, Community Development Block Grants, the Federal Aviation Administration, and many local grants. Stephanie Colby has assisted Ms. Jackson on the financial management of many of these grants.

Bethel's planning, economic development, administrative, and grant management staff have capacity to complete the project in the 4-year term. Bethel has procured contractors for a variety of small and large scale projects. Bethel will lead the Coalition using a collaborative governance structure that considers the interests of each member. The governance structure will be documented in a Memorandum of Agreement before the project begins.

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

Bethel has an attorney and, through the QEP, other resources will be acquired through the proper procurement procedures per EPA grant funding per requirements outlined in 2 CFR Part 200, requiring full and open competition and documented procedures.

#### **4.f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements 4.f.1 Purpose and Accomplishments**

Bethel has demonstrated an ability to collaborate with state and federal partners to address community infrastructure needs.

Ms. Jackson and Ms. Colby are currently completing a USDA Rural Utilities Service Grant to complete upgrades on two wastewater treatment plants. The grant totals \$5,025,000 for water and waste disposal systems, aimed at improving rural community infrastructure, water treatment facilities, and ensuring reasonable utility costs for residents. We have also completed a Federal Aviation Administration (FAA) Taxilane grant for \$600,000 to complete site work and paving for a mixed-use development in Bethel. We completed plans for the site work for a transportation facility, paving for a transportation facility; and a water/sewer project. The proposed work included construction of a new 540' x 25' paved Taxilane at the Bethel Regional Airport and related storm water improvements. Specific items include stripping/stockpiling of topsoil; excavation/embankment of earth materials; placement of gravel base courses; placement of Hot Mix Asphalt pavement; construction of chain-link fencing and removal of existing fencing; installation of drainage culverts; construction of concrete duct banks; removal of light poles; construction of an infiltration basin; installation of erosion control measures; top soiling and seeding; and incidental related work.

Bethel has secured and successfully administered multiple FAA Airport Improvement Program (CFDA 20.106) grants exceeding \$1.3 million, which have funded taxiway construction, airport master plan revisions, perimeter fencing reconstruction, and the removal of obstructions to comply with aviation standards. Additionally, Bethel obtained a COVID-19 economic relief grant in 2021 to maintain airport operations throughout the pandemic. The municipality has also engaged in sub-grant initiatives, including collaboration with the Emergency Management Agency of Maine on a road completion project.

#### **4.f.2 Compliance with Grant Requirements**

All work has been in compliance with our work plan, schedule and terms and conditions of our grants. Our completed grants have had no deviations from the projected work and we have adhered to the terms and conditions of those grants. We have made sufficient progress under our grants to achieve the expected results within the grant period.

## **B. THRESHOLD CRITERIA**

### **(1) Eligibility of the Lead and Non-Lead Coalition Members**

- a. Lead Coalition member is the Town of Bethel, Maine and meets the definition of a “local government” under 2 CFR 200.1 and is eligible to receive US EPA funds for Brownfield Assessment grants.

The non-lead members are the towns of Newry, Maine; Greenwood, Maine; and Woodstock, Maine.

- b. The Towns of Bethel, Newry, Greenwood, and Woodstock are not exempt from Federal Taxation Under Section 501( C )(4) of the Internal Revenue Code.

### **(2) Target Areas**

Town of Bethel (Lead)

Target Area: 515 West Bethel Road, Bethel, Maine; Former Furniture Manufacturer

Town of Greenwood (Non-Lead)

Target Area: 256 Main Street, Greenwood, Maine; Former wood products manufacturer and transformer dump

Town of Woodstock (Non-Lead)

Target Area: 32 South Main Street, Woodstock (Bryan Pond Neighborhood); Grange

Town of Newry (Non-Lead)

Target Area: 4 Bear River Road, Newry; Bear River Trading Post & Former gasoline service and garage

### **(3) Non-lead Member(s) that Never Received an EPA MARC Grant**

The coalition towns of Bethel, Newry, Greenwood, and Woodstock have never been awarded an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup EPA Brownfields (MARC) Grants.

### **(4) Legal Authority to Expend Grant Funds on Behalf of Non-Coalition Members**

- a. The Town of Bethel has the authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities.
- b. Per Bethel’s Article 41 approved by the legislative body (voters), The Town of Bethel has the authority to accept and extend grant funds, if awarded. If awarded, our four towns will enter into a Memorandum of Understanding (MOU) drafted by the Town attorney.

*Article 41: To see if the Town will vote to authorize the Select Board or the Town Manager, acting in concurrence with said Select Board, to accept and expend, on behalf of the Town, Federal and/or State funds which may be received, from time to time, in the form of grants or for any other purpose, including, but not limited to Municipal Revenue Sharing, Local Road Assistance, State Aid to Education, State Aid per capita, Civil Emergency Funds, Snowmobiling Registration money, Tree Growth Reimbursement money, General Assistance Reimbursement, Community Development Block Grant (CDBG), Economic*

*Development Administration (EDA) grants, Federal Emergency Management Administration (FEMA) grants, Northern Border Regional Commission (NBRC) grants, U.S. Fire Administration grants, and to act on anything relative thereto.*

**(5) Coalition Agreement**

Signed letters of commitment for non-Lead members: Newry, Greenwood, and Woodstock are attached.

**(6) Community Involvement**

These Mahoosuc Region communities have a history of working together and share common goals. Examples include collaborating on The Mahoosuc Way, Community Heart & Soul, Age-Friendly Community Initiative, Mahoosuc Region Broadband Committee, Maine School Administrative District 44, and the Mahoosuc Land Trust. Each Town has their own fire department however; they work together through mutual aid for comprehensive coverage of Oxford County. It only makes sense to continue utilizing this network of communities to benefit each community and draw on the strengths each Town can contribute for successfully implementing this coalition grant. Community input will be actively solicited via surveys, comment portals, and meeting discussions, reviewed by the project team, and used to guide project decisions. Feedback will be acknowledged with clear responses, ensuring residents directly affected by the work have a meaningful role in shaping outcomes.

The coalition's public outreach goals include providing citizens with early and continuing opportunities to provide comments and suggestions that will guide the assessments. Feedback will be continually encouraged. Ideas generated during public outreach will be considered and feedback will be given in both written and verbal form. Meeting notes and responses to questions will be posted on a webpage to allow full transparency. Community Outreach will be performed using a variety of methods in an attempt to reach all populations of each community. Outreach efforts will be focused in phases. These phases include, grant planning and goals, site identification, Phase I Environmental Site Assessment (ESA), Phase II ESA, analysis of Brownfields cleanup alternatives (ABCA) and Reuse Planning. Public comments will be taken during each phase and throughout the grant period. Public meeting announcements will be posted on each Town website, Town offices, and throughout the communities. We will use local Access Channels where available, to broadcast the meetings and a copy of the video will be posted on our webpage. Community members not able to be present in the meetings will have the option of calling in questions during appropriate times during the meetings. We will also give the community an opportunity to view the video and pose questions which will all be responded to and posted on our webpage. Additional outreach will be posted on social media and in the case of select residents face-to-face meetings and neighborhood door to door surveys may be completed.

**(7) Open Assessment Grant or Multipurpose Grants**

Neither the towns of Bethel, Newry, Greenwood, nor Woodstock have an open Assessment Grant or Multipurpose Grants.

**(8) Contractors and Named Subrecipients**

Not Applicable. The towns of Bethel, Newry, Greenwood, and Woodstock have not named or selected any contractors or subrecipients to conduct work proposed in this application.