

October 14, 2010

Mr. Don West  
Environmental Management Support, Inc.  
8601 Georgia Avenue, Suite 500  
Silver Springs, Maryland 02910

Dear Mr. West:

Welcome to Canton, a small rural community with a population of 1,200 located in western Maine. Canton has a remarkable story that began in the early 1800s. The town was founded at the confluence of Lake Anasagunticook and Whitney Brook which was an ideal location for water generated power. Several mills were developed at this location which is currently the center of downtown Canton. The town's population and prosperity grew with the mills. The mills were replaced by a tannery that prospered for over 150 years and supplied numerous jobs to the community. Within the tannery, a dam was constructed along Whitney Brook to regulate water levels within Anasagunticook Lake and aid in the production of water power.

Unfortunately in 1976, the tannery, like many of the industrial businesses in western Maine succumbed to more competitive forces and was forced to close its doors putting many of the local residents out of work. At this point, this story is neither unique nor remarkable. In fact, it is rather typical of the eroding industrial jobs and depressed economy for this area.

The closing of Canton's tannery, however, had additional ramifications that would not be truly realized for another 25 years. The aging dam that was always maintained as part of the tannery business fell into significant disrepair. With no real value, the dam reverted to private ownership after the tannery's closing. It was not until 2007, after repeated ordered repairs that the Maine Emergency Management Agency issued the private owner with an emergency dam safety order, which mandated that the gates remain open until such time as the structure is repaired in compliance with the Order.

Lake Anasagunticook is a prime attraction for visitors to the Hartford-and Canton area. The lake provides recreational opportunities for the residents and tourists, serves as a sport fishing attraction, and also functions as the public water supply for Canton. Although issues with the dam had been prevalent for many years, the dam safety order and the resultant low water levels have had serious ramifications for Canton and it's neighboring town, Hartford, that share shore land property. The low lake levels have directly affected property values, produced tax abatement requests, restricted lake access, caused an erosion of the fishery quality, reduced tourism to the area, impaired potential development, and has threatened Canton's water supply. As a result, town officials, citizens, and local organizations from Canton and Hartford joined forced to take action to find a permanent solution. This diverse group, represented many interests, joined together to guide Canton and raise needed funds. With expanded community cooperation, this group has raised over \$644,000 through grants and private funding to turn this blighted, unsecure, liability into what will become an attractive asset for Canton and the neighboring community. The group's accomplishments include: the acquisition of the former tannery and dam property by the Town of Canton through eminent domain; construction of a temporary dam; and securing funding to build a new dam through a Community Development Block Grant.

The original goal has expanded to include the reuse of the former tannery properties as a municipal park and green space and develop a partnership with the State to construct a boat ramp that will provide the first truly public access to the lake. This coalition of local officials and volunteers has obtained the support of the Maine Department of Environmental Protection to perform a Phase I and Phase II Environmental Site Assessments (ESA) and perform an Analysis of Brownfield Cleanup Alternatives for the site.

The Town of Canton is applying for a Brownfields Clean-Up grant to assist in the remediation of on-site hazardous contamination encountered during the Phase II ESA. This is the last piece of funding required to allow this brownfield to be turned from our biggest liability to an attractive asset. To date, this brownfield liability has created a cause to unite resources to solve this problem. The expanded community now has optimism that we will be able to better enjoy the benefits from the proposed recreational use of the property and reclamation of the lake. This property, once remediated, will again be the center of our community and will allow us to grow and prosper. We hope you strongly consider our application.

**IV.C.2.a Application Identification** – Mr. Scotty Kilbreth, Selectman Chairman Town of Canton, ME PO Box 669, 9 Staples Hill Rd, Canton ME 04221

**IV.C.2.b Applicant DUNS Number** - 87-789-7103

**IV.C.2.c Funding Requested** IV.C.2.c.i Cleanup Grant IV.C.2.c.ii Federal Funds Requested - \$200,000.00 We are not requesting a cost-share waiver IV.C.2.c.iii Contamination: Hazardous Waste

**IV.C.2.d Location** – Canton, Oxford County, Maine

**IV.C.2.e Property Name and Site Address** – Whitney Brook Dam Site, Routes 108 & 140, Canton Water District RD

**IV.C.2.f Contacts**

IV.C.2.f.i Project Director - Mr. Scotty Kilbreth, Selectman Chairman, PO Box 669, Canton, ME 04221 207-597-2920 (phone) 207-597-2940 (fax) [cantonto@roadrunner.com](mailto:cantonto@roadrunner.com) IV.C.2.f.ii

Highest Ranking Elected Official - Mr. Scotty Kilbreth, Selectman Chairman, PO Box 669, Canton, ME 04221 207-597-2920 (phone) 207-597-2940 (fax) [cantonto@roadrunner.com](mailto:cantonto@roadrunner.com)

**IV.C.2.g Submittal Date** – Grant will be post marked by October 15, 2010 via the US Postal Service **IV.C.2.h Project Period** – Three years **IV.C.2.i Population** – 1,120

Thank you very much for this opportunity. If you have any questions or require clarification on this proposal, please call me at 207-597-2920.

Sincerely,

Scotty Kilbreth, Chairman  
Town of Canton Board of Selectmen

### **III.C THRESHOLD CRITERIA for CLEANUP GRANTS**

#### **III.C.1 Applicant Eligibility**

##### **III.C.1.a Eligible Entity**

The Town of Canton, Maine, is a General Purpose Unit of Local Government located at 9 Staples Hill Road, Canton, ME 04221; telephone: 207-597-2920; fax: 207-597-2940; e-mail: [cantonto@roadrunner.com](mailto:cantonto@roadrunner.com)

##### **III.C.1.b Site Ownership**

The Town acquired the property through involuntary acquisition as a result of eminent domain takings for dam safety and public water concerns (CERCLA § 101(20) (D))

#### **III.C.2 Letter from the State or Tribal Environmental Authority**

A letter from the Maine Department of Environmental Protection is attached.

#### **III.C.3 Site Eligibility and Property Ownership Eligibility**

##### **III.C.3.a Basic Site Information**

(a) Former Brindis Leather Company mill and Whitney Brook Dam site property, tax map U2, Lots 37 & 41; (b) Routes 140 & 108 & Canton Water District Road Canton, Maine 04221; (c) Town of Canton, Maine.

##### **III.C.3.b Status and History of Contamination at the Site**

**a)** The property is contaminated by hazardous substances.

**b)** The property in Canton village has been an industrial site since 1814 when Gustavus Hayford established a sawmill on the south side of Whitney Brook and a grist mill on the north side. These early mills quickly became the center of Canton. In 1819 Amos Turner purchased water rights shortly afterward and established a tannery in the area. The Lyman W. Smith Company bought the tannery operations in 1887 and expanded it significantly on the site. The Brindis Leather Company purchased the tannery facility in 1956 and operated it until 1976 when it ceased operations. The buildings and infrastructure remained abandoned until vandals set fire to the tannery building in 1981 resulting in the entire structure being burned down. The clean-up performed after the fire consisted of simply pushing the debris into the foundation and covering it with earth.

A key piece of the tannery infrastructure was the dam that provided waterpower to the tannery. The dilapidated dam structure was probably constructed upon expansion of the tannery in the late 1880's. When the tannery ceased operation, the dam and surrounding property were purchased by a private party who intended to generate power, but who did not have adequate resources for the venture, eventually all but abandoning it, resulting in decades of problems with lake property owners, the Maine Department of Environmental Protection (DEP) and the Maine Emergency Management Agency (MEMA). The lake, dammed for nearly 200 years, provides recreational use, class III wetlands, a cold water fishery and the water supply for the town of Canton.

By 2007, the dam had deteriorated to such a degree that MEMA issued a dam safety order which mandated that the gates remain open until such time as the structure could be repaired and operated safely. After considerable effort trying to work with the owner, the Town of Canton took the vacant, unused property and dilapidated dam by eminent domain in 2008.

c) Based on the historical use of the property as a tannery, a variety of hazardous contaminants exist onsite. At the request of the Town of Canton, Maine DEP assessed the property using the State Brownfield Program. They conducted Phase I and Phase II Environmental Site Assessments and prepared an Analysis of Brownfield Clean up Alternatives (ABCA). These investigations identified several areas that require remediation, including but not limited to the tanning vats area, and open areas east and west of the old building complex contaminated with polycyclic aromatic hydrocarbons, arsenic and lead by years of inappropriate waste disposal.

Environmental concerns include potential risks to human health by direct contact, inhalation, and/or ingestion of contaminated soil or groundwater. Environmental concerns include potential risks to surface waters from runoff, erosion of contaminated soil, and groundwater leaching. Waters impacted include the lake, Whitney Brook and, ultimately, the Androscoggin River. Groundwater in the area may also be at risk.

d) Over 150 years of mishandled hazardous tannery related materials has left not only the building location contaminated, but also the areas adjacent to the former mill. Additionally, when the mill structure burned in 1981, all the cleanup material was simply buried on site.

### **III.C.3.c Sites Ineligible for Funding**

The property is (a) not listed or proposed for listing on the National Priorities List, (b) not subject to unilateral administrative orders, court orders, administrative orders, or judicial consent decrees issued to or entering into by parties under CERCLA, and (c) not subject to the jurisdiction, custody, or control of the United States Government.

### **III.C.3.d Sites Requiring a Property-Specific Determination**

This property is not subject to (a) planned or ongoing CERCLA removal action; (b) U.S. or State permits under the Solid Waste Disposal Act (SWDA), Federal Water Pollution Control Act, Toxic Substances Control Act (TSCA), or Safe Drinking Water Act, (c) corrective actions under SWDA; (d) closure requirements under SWDA; (e) a release of PCBs subject to TSCA; or (f) sites receiving monies for cleanup from a LUST trust fund.

### **III.C.3.e Environmental Assessment Required for Cleanup Proposals**

1. Phase I Environmental Site Assessment: Former Brindis Leather Company, May 2010. Prepared by MACTEC Engineering and Consulting, Inc. for the Maine DEP, State Brownfield Program. The American Society for Testing and Materials (ASTM) Phase I Assessment identified several recognized environmental conditions including possible contamination from former leather tanning operations, coal, coal ash and fire ash, metals and solvents and PCBs from a historic electrical transformer.
2. Phase II Environmental Site Assessment: Former Brindis Leather Company, May 2010. Prepared by MACTEC Engineering and Consulting, Inc. for the Maine DEP. The Phase II investigation focused on 4 areas of environmental concern (AOCs) identified during the Phase I or through subsequent site reconnaissance activities. The investigation included the use of test pits, soil borings, groundwater micro-wells, surface soil sampling and pore water sampling. Background analytical samples were collected from surface soil, groundwater and pore water to compare site specific results with naturally occurring levels of contaminants. The property will be submitted to the Maine DEP Voluntary Response Action Program (VRAP). Areas of the property requiring remediation include the area of the tanning pits, and two open areas, one to the south of former building, and another to the north of it.

3. Analysis of Brownfields Cleanup Alternatives (ABCA) and Remedial Action Plan, Former Brindis Leather Company, 2010, Prepared by Ransom Environmental Consultants for the Maine DEP. The ABCA evaluated three remedial alternatives including no further action, soil removal and marker barrier/soil cover. The soil cover alternative protects human health and the environment and is effective, technically feasible, and practical. This alternative includes installation of a soil cover system over impacted soils, and deed restrictions. Based on the ABCA, the estimated remedial cost for the preferred alternative is \$228,000.

#### **III.C.3.f CERCLA §107 Liability**

The Town of Canton is not potentially liable for contamination at the property under CERCLA § 107. The Town acquired the property through eminent domain for dam safety and public water concerns (CERCLA § 101(20) (D)).

#### **III.C.3.g Enforcement Actions**

No ongoing or anticipated environmental enforcement actions have been issued for the property.

#### **III.C.3.h Information on Liability and Defenses/Protections**

##### **III.C.3.h.i Information on the Property Acquisition**

The Town of Canton acquired the property by eminent domain from Raymond Fortier after Mr. Fortier was unable to maintain the dam and resolve the 2007 Dam Safety Order from the Maine Emergency Management Agency. The Town does not have any familial, contractual, corporate, or financial relationships or affiliations with any prior owners or operators of the property.

##### **III.C.3.h.ii Timing and/or Contribution toward Hazardous Substance Disposal**

All releases of hazardous substances occurred prior to obtaining ownership of the property and the Town of Canton has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the property.

##### **III.C.3.h.iii Pre-Purchase Inquiry**

The Town of Canton acquired the property through eminent domain on July 26, 2008. No pre-purchase inquiry was conducted prior to taking ownership.

##### **III.C.3.h.iv Post-Acquisition Uses**

The property has been vacant and unused since acquisition with the exception that a temporary dam was constructed to manage lake levels. The temporary dam construction did not involve any excavation, so any contaminated soils were not disturbed.

##### **III.C.3.h.v Continuing Obligations**

The Town of Canton is not aware of any continuing or threatened releases other than those identified in the Phase II investigation and proposed to be remediated with funding from this grant. The cleanup and redevelopment of the site is critical to the revitalization of the Village and the restoration of public water access. The Town of Canton is committed to maintaining any land use restrictions and institutional controls and will provide property access and coordinate and oversee cleanup activities to ensure the remediation meets regulatory goals.

**III.C.3.i Petroleum Sites:** This Section Does Not Apply.

### **III.C.4 Cleanup Authority and Oversight Structure**

The Phase I and Phase II investigations as well as the ABCA have been funded and executed through the Maine DEP State Brownfield Program. The DEP will continue to provide technical oversight during remedial activities. The property will be entered into the Maine DEP Voluntary Response Action Program (VRAP), which allows applicants to voluntarily investigate and clean up properties to the Maine DEP's satisfaction in exchange for protections from Maine enforcement actions. Maine VRAP is intended to encourage the cleanup/redevelopment of brownfields. Canton will competitively contract with an environmental consultant to provide technical support including the procurement of contractors, construction oversight, and documentation. Competitive procurement will be conducted in accordance with 40 CFR 30.

### **III.C.5 Cost Share**

To meet the 20% cost share, Canton will use a combination of direct financial contributions from the Town, in-kind services from the Town including town labor, equipment and materials, (common borrow and gravel), private cash donations raised by the Advisory Committee members, and donations of heavy equipment and labor (including heavy equipment operators). A limited amount of State funds/construction related to the boat ramp will constitute match where the work provides the primary cover or paving of contaminated areas.

### **III.C.6 Community Notification**

The Town of Canton placed an advertisement in the Sun Journal Newspaper on October 1, 2010 for a public meeting on October 11, 2010. This ad clearly indicated that a copy of the grant is available for public viewing at the Town Office. Attached is: a copy of the advertisement; a summary of the comments received and associated responses, and meeting notes.

## **V.B. RANKING CRITERIA for CLEANUP GRANTS**

### **V.B.1 Community Need**

#### **V.B.1.a.i Health, Welfare, and Environment**

**Health:** Access to the site is not currently and has not been known to have ever been restricted. Since the property is now owned by the Town, the public has a perception of ownership and utilizes the property at will. The village location makes the site more visible and prone to occasional use. Sensitive populations accessing the property include the youth and the elderly. The youth and young adults use the site as an informal meeting place. The elderly use it to access the brook and lake. According to the 2000 Census, 24% of Canton's population is under age 18 and 19% is 65 years or older. Canton's median resident age is 39.7, slightly over the State median age of 38.6, and considerably above that of the U.S. ([City-data.com](http://City-data.com))

The Phase II ESA indicates surface soils are impacted by PAHs, lead and arsenic. Subsurface soils near the new dam location are impacted with arsenic. Residents and visitors use the site to access Whitney Brook and the lake and for snowmobile and ATV parking. Persons accessing the property have the potential of being exposed to contaminants through direct contact, inhalation, and ingestion. Future construction workers contracted to repair the dam may also come in contact with surface and subsurface contaminants through direct contact, inhalation, and ingestion. The health risks are greater for those identified sensitive populations.

According to the Maine Center for Disease Control and the Maine Department of Human Health and Services, Maine has the highest childhood and adult asthma rates in New England and the

Country. Ten percent adults and over 12% of children in Maine have asthma and one in eight Mainers has a chronic respiratory disease. Maine and Oxford County, where Canton is located, do not fare any better when it comes to cancer. Oxford County has the seventh highest annual cancer incidence rate in Maine. The cancer incidence rates for the combined male and female populations are 11% greater than the national rate. The annual cancer incidence rate for males in Oxford County is also the seventh highest in Maine and 12% greater than the national rate, while the female rate is 11% greater than the national rate. (National Cancer Institute). The clean-up will ensure that the general public as well as the sensitive populations that frequent this area will not be exposed to hazardous environmental contaminants that are located in the surficial soil which could exacerbate the high incidence of the diseases noted above.

**Welfare:**

The closure of the former Brindis Leather Company left Canton without any industry to support local workers. The working population has been forced to travel out of town for employment. Most local jobs are provided by a couple of small variety type stores and a small nursing home/assisted living facility located near the site. Approximately 45% of the work force travels over 30 minutes to work. City-data.com reports that 18.5% of the work force is employed in Health Care and 16% is employed in the wood products and paper industry. Most of the paper industry workers are employed at one of two mills about 30 minutes away. These mills have been downsizing, and a third nearby mill closed in 2009 placing another 235 individuals from the region out of work. The loss of these and other manufacturing jobs in the area is consistent with the continued decline of the wood products industry and overall manufacturing in Maine. This decline has led to local financial struggles, increasingly limited economic opportunities, and a growing number of Brownfield sites that inhibit future development in the region.

This property and area economic problems are accelerating the downward trend of slum and blight in the Town. It is an attractive nuisance for vandals. The dam condition and this property are reducing the recreational opportunities on the lake, and the low water levels are limiting investment in shoreland property which was a significant part of the tax base for both Canton and Hartford. The blight has discouraged investment in the village and all of Canton. With the economic downturn, Canton is struggling to meet its financial commitments. This grant will facilitate construction of the new dam and serve as a catalyst to reverse the blighted conditions of the village and make it inherently more desirable in which to live and invest.

The combined dam and site remediation work will improve the recreational opportunities for village residents and residents of the area by providing access to the lake and improving trail connections and passive recreation opportunities at the park to be developed at the site. These recreational opportunities also have the potential to attract visitors for boating, fishing, ice fishing, snowmobiling and other recreational uses. This will improve the stature of Canton as a good place to visit and encourage opportunities for residents to provide services to the visitors.

**Environment:** The State order to open the gates of the dilapidated dam resulted in a significantly lowering of the lake level. The town constructed a temporary dam, raising water levels somewhat, but not adequate to maintain the fishery and adequately support aquatic and waterfowl habitat. The clean-up and redevelopment of the tannery property will facilitate construction of a new dam that must be located within the tannery site. The new dam will protect the lake and associated fisheries and waterfowl habitat, of which there is a considerable amount along portions of the shoreline. Remediation will reduce open soil at the site, reduce

erosion into the lake and brook, and improve stormwater management, thus reducing the potential for infiltration or runoff to contaminate ground and surface waters. The new green space and boat ramp will encourage outdoor activities for residents and visitors.

**V.B.1.b.i Financial Need**

The sources for the information presented below include the Town of Canton, 2000 US Census, and the website City-data.com.

<b>Canton Demographics</b>				
Category	Canton	Maine	National	%State / National
Estimated Median Household Income (2008)	\$41,937	\$46,581	\$49,777	90/84
Estimated Median Home Value (2008)	\$111,627	\$180,200	\$229,300	62/49
Per Capita Income (2000)	\$14,065	\$19,533	\$21,587	72/65
Poverty Level 2000	19.4%	10.9%	12.4%	
Unemployment (2010)	11.5%	8.4%	9.6%	

Canton, like Maine, has limited numbers of minority populations, but the older age, limited educational levels and poverty status indicate a population that is economically challenged. Due to the small size of the town additional recent demographic information is limited; however, in addition to the data in the table, data indicates that:

- Median age: **above** state and national averages.
- Institutionalized population percentage: **significantly above** state average.
- Percent of population with a bachelor's degree or higher: **significantly below** state average.

As noted, this small, rural town has many problems and severely limited financial means, although residents and businesses have been very generous in helping with the dam and contamination problems. Canton needs this grant to take full advantage of a unique redevelopment opportunity. Canton has not previously had an EPA funded Brownfield grant; the Town has relied heavily on the State Brownfield Program for the investigation phases. However, the State Brownfield Program has very limited funding for remediation. The Town has received a CDBG grant to assist with a new dam and will be leveraging other funding sources for redevelopment of the site, but the EPA Brownfield Cleanup Grant program is the single best source of funding to remediate this blighted and contaminated area.

This brownfield has had significant impact on the property values of the town and the neighboring town of Hartford that share the lake shoreline. Low water levels threaten the drinking water supply and make access to the lake problematic. Fishing quality has degraded. For these reasons, shoreland property values, a significant part of the tax base, have decreased which has caused numerous requests for property tax abatements. Although volunteers have done their best to attempt to make the village area more presentable, including developing a nearby small park, walking paths, and pocket gardens, it is difficult trying to work around the burned rubble and blight that occupies the village's most strategic location.

## **V.B.2 Project Description and Feasibility of Success**

### **V.B.2.a.i Project Description**

The Former Brindis Leather Company Site consists of two parcels of land located to the south of the intersection of Main Street (Route 140) and Turner Street (Route 108) in Canton's village. The two parcels encompass a total area of approximately 2.6 acres and are separated by Whitney Brook. The Site is currently owned by the Town of Canton. It is currently vacant and consists of open land, a paved parking lot, an approximate 964-square foot brick building (formerly a fire house), a concrete foundation (former machine shop), an approximate 110-square foot cinderblock structure and various other former stone and concrete foundations. The old concrete dam extends across Whitney Brook, approximately in the center of the Site. A former railroad line extends along the southerly boundary of the site and presumably supplied coal to the tannery. The former railroad line is currently an all-purpose regional trail with winter snowmobiling as its primary use.

The Site will be remediated and utilized as a community park with walking paths, connections to regional recreational trails, and a public boat ramp. In order to facilitate reuse, the cleanup goal for the Site is to eliminate or reduce the risk of human contact to the surficial soils that were determined to be impacted with polycyclic aromatic hydrocarbons (PAHs), lead, and arsenic. The Analysis of Brownfield Clean up Alternatives (ABCA) recommended a barrier cover system over the impacted soils to eliminate human exposure through direct contact, ingestion, or inhalation. The vicinity of the Site is supplied with public water and deed restrictions will prevent inappropriate future use and activity. The deed restrictions will include the prohibition of excavating without Maine DEP notification and planning, restrictions on utilizing groundwater, and periodic inspections and maintenance of the cover material.

The remediation and development of the site as a park/boat ramp will focus on reuse of any appropriate materials such as old building foundations as public benches and railroad ties as curbing. Local fill will be used for cover; rain gardens will demonstrate low impact development practices. The project will transform an unsightly, vacant, blighted property into a community asset. The area will serve as a recreational and meeting centerpiece for Canton village.

### **V.B.2.a.ii Project Description**

**Contamination and Areas of Concern:** The Phase II investigation included surface soil sampling, excavation of test pits, use of soil borings, and collection of pore water samples. The primary contaminants detected at the site were the heavy metals lead and arsenic and PAHs related to coal ash and possibly the burned buildings. The primary area of concern for the Phase II investigation was the location of the tannery vats and the foundation hole in which the charred remains of the tannery were buried. The investigation also considered the railroad line, coal storage areas, coal ash disposal areas, a machine shop, and electrical transformer area on the site.

The work indicated that contaminants were primarily present in surface soils with only a few areas having contamination in the subsurface regime. In the vat and old building foundation area, the contamination was quite localized. Somewhat more widespread surface contamination was detected in the southeasterly and southwesterly portions of the site. The southwesterly portion of the site is where the dam and the boat ramp and associated parking will be located. The Phase II assessment and the ABCA focused primarily on the risk to construction workers and the public if using the site for passive recreation as the town has proposed. The southeasterly and southwesterly portions of the site have surface soils exceeding the Maine DEP

Park User standards for arsenic and PAHs. Arsenic above the Maine DEP construction worker standard was found in a subsurface soil sample in the vicinity of where excavation will need to take place to install the new dam and, therefore, requires remediation.

**Recommended Remedial Alternative:** The Maine DEP completed an ABCA in September 2010. It recommended a barrier marking layer of permeable geotextile fabric and a soil, pavement, concrete or gravel layer cover over areas exceeding Maine DEP standards.

There will be some clearing of the property of brush and debris. Excavation for the dam abutments and boat ramp will be accomplished. Any contaminated soil from the excavations will be used to establish a suitable subgrade in the areas requiring remedial cover as noted in the ABCA or noted during excavation work. (If necessary, the soil will be disposed off-site at a licensed facility.) Geotextile and a 12-inch thick soil barrier layer will be placed over the soils in areas requiring remediation and that are planned to be vegetated. The soil layer will consist of eight inches (compacted thickness) of a suitable soil with four inches of a soil capable of supporting vegetation on the surface. The geotextile and 12" of gravel will be placed over areas proposed for pedestrian or traffic movement and parking. Some of these areas may be subsequently paved with bituminous concrete, porous pavers, or, in the case of the boat ramp, concrete. The top soil will be seeded to provide a vegetative cover. Grading of the property to control surface water drainage and the vegetative cover will encourage non-erosive storm water runoff, evapotranspiration, and infiltration in appropriate areas, thus limiting the potential for leaching of contaminants into groundwater and surface water.

**Voluntary Remedial Action Program:** Discussions with the Maine DEP indicate that the town should apply to the VRAP program once the remediation plan is completed. Based on the work to date and the proposed non-residential land use, it is expected that the following recommendations will represent the significant actions required for VRAP compliance.

- A deed restriction will prohibit the extraction of groundwater. If future development requires potable water, it can be connected to the nearby public water supply. It will also restrict improper excavation of contaminated soils and require that the cover systems be properly maintained;
- The Town of Canton will complete a Maine DEP Voluntary Remedial Action Program (VRAP) application; and
- The Town of Canton will conduct remediation in accordance with the ABCA using a soil cover system underlain by a marker layer, such as a geotextile fabric.

**Redevelopment Plans:** The Former Brindis Leather Company site and a small surrounding area have been the historic center of the Town of Canton for nearly 200 years. Having the center of town occupied by a contaminated, blighted vacant lot has had a negative impact on economic development, recreational opportunities and the general welfare of the Town. Since acquiring the property in 2008, the Town of Canton has actively pursued positive uses that will enhance the livability and economic development potential of this small western Maine town. The Town of Canton has already raised funding to cover the cost of the new dam construction, and proposes to refocus this former, abandoned industrial property into a wayside park and destination for recreation activities associated with Lake Anasagunticook access and regional trails. The project will encourage investment in the village area, around the lake and in the area. The largest part of the property, on the south side of Whitney Brook, will be redeveloped by:

- Constructing a new modern, safe and functional dam that will adequately manage water levels and protect the public water supply and wildlife habitat,
- Partnering with Maine Inland Fisheries and Wildlife to build a public-access boat ramp on the property just upstream of the dam that will provide the only public access to Lake Anasagunticook, and will also provide parking for the park and recreational trail system;
- Partnering with the local snowmobile club to re-build a bridge on existing foundations and redirect a spur of the regional snowmobile trail into the village area. This will foster economic activity for local businesses as well as provide services to snowmobilers;
- Establishing public park land around the dam and lake that residents and visitors can enjoy, and
- Working with the private sector to develop portions of the property on the north side of Whitney Brook and possibly a small part of the northeasterly portion of the south side for possible commercial use.

This presents a rare and exciting opportunity for the Town of Canton to once again reclaim its village and integrate it as an economic resource for both its residents, residents of nearby towns like Hartford and visitors that come to the area in all seasons to enjoy the environment, scenery, and recreational opportunities. This vision is not possible without cleanup of the contaminated tannery property.

#### **V.B.2.b Budget for EPA Funding and Leveraging Other Resources**

**Budget:** As presented in the budget table below, the grant monies will be used for contaminant soil remediation. Cost estimates were based on the costs presented for remediation in the ABCA. Our professional engineer supplemented the information to account for regrading necessary for dam and boat ramp construction and for proper drainage. Administrative costs, construction oversight, and attendance at a Brownfield conference are included as match. The budget is presented in the tables that follow, which is followed by task descriptions to be conducted under the clean-up program.

<b>Budget Categories</b>	<b>Task 1</b> Engineering & Sampling	<b>Task 2</b> Construction & Contingency	<b>Task 3</b> Community Involvement	<b>Task 4</b> Oversight, EPA&DEP Coordination	Totals
Personnel	\$8,800	7,500	\$2,700	\$3,600	\$22,600
Fringe Benefits					
Travel	\$200		\$100	\$1,200	\$1,500
Equipment					
Supplies			\$200	\$200	\$400
Contractual	\$45,000	\$148,500		\$6,500	\$200,000
Heavy Equipment Use		\$24,500			\$24,500
Cover Materials		\$10,000			\$10,000
<b>Total</b>	<b>\$54,000</b>	<b>\$190,500</b>	<b>\$3,000</b>	<b>\$11,500</b>	<b>\$259,000</b>
Cost Share	\$9,000	\$42,000	\$3,000	\$5,000	\$59,000

**Task 1 – Engineering, Confirmatory Sampling:** Includes design, permitting, and construction management. It also includes funding for consultant expertise and analytical costs associated with confirmatory sampling as recommended in the ABCA and volunteer efforts for planning, permitting and construction management. It is estimated that construction management will take

approximately 100 person hours. The Town of Canton will conduct a portion of this task as part of their match. Volunteer time is estimated at \$75/hour for volunteers (one OSHA 40 hour trained and another a professional engineer) to perform permitting and construction management.

**Task 2 –Construction and Contingency:** This includes costs for all physical remedial actions including minor site clearing, excavation, grading, geotextile fabric barrier, soil cover, erosion control, drainage and minimal landscaping. The ABCA estimates that the remedial cover will be needed for approximately 50% of the site with all areas to be remediated by the application of cover on the southerly side of Whitney Brook. A breakdown of the estimates is contained in the following table. The Town of Canton, community volunteers, and contractors will contribute labor, equipment, and materials for the source, transportation, and placement of required common borrow and top soil as in-kind financial match. State conservation agencies will contribute gravel, pavement, and concrete as a match as part of the boat ramp and associated parking areas. The ABCA identified this gravel, pavement, and concrete as a suitable substitute for the soil cover.

<b>Category</b>	<b>Units</b>	<b>Cost/Unit</b>	<b>Total</b>
Construction			
Excavation and Grading	530	\$150/hour	\$79,500
Erosion Control			\$10,000
Geotextile Fabric	47,000	\$0.60/Sq.ft.	\$28,000
Cover Materials	1,750	\$16/Cu.yd. in place	\$28,000
Stormwater, Rain Gardens, Landscaping			\$15,000
<i>Subtotal</i>			<i>\$160,500</i>
Engineering and Oversight			
Design/Bid			10,000
Permitting			\$1,500
Construction Management	100	\$75/hour	\$7,500
Confirmatory Sampling			\$35,000
Soil/Cover Maintenance Plan			\$2,000
VRAP Closure Process/Report			\$4,000
Deed Restrictions			\$1,500
Town Admin			\$4,000
Community Involvement			\$3,000
<i>Subtotal</i>			<i>\$68,500</i>
<i>Contingency (13%)</i>			<i>\$30,000</i>
<b>Total (categories include travel)</b>			<b>\$259,000</b>
Local/State Contributions			\$59,000
<b>Total EPA Grant</b>			<b>\$200,000</b>

**Task 3 –Community Involvement:** Includes community participation activities including notification of nearby land owners of cleanup schedules and progress, three public meetings (pre and post activities and interim update) to educate and update the community regarding the cleanup and redevelopment activities, continuation of the e-newsletter and presentations at various group meetings. The Steering Committee will also solicit volunteers to help with transporting fill and gravel and to assist with installation of rain gardens and final landscaping. Volunteers will only work where there is no chance of exposure to contaminants. It is also estimated that the Town will hold an additional public forum to present project progress status.

**Task 4 – Oversight, EPA & DEP Coordination & Final Reporting:** Includes required grant oversight and reporting, necessary communications with EPA and the Maine DEP and procurement and oversight of a consultant and construction contractors. Subtasks include preparing the Soil/Cover Maintenance Plan, deed covenants, and Voluntary Response Action Program (VRAP) activities. The Town of Canton will contribute labor, equipment, and materials for this task as in-kind financial match. Town services are estimated at \$25 per hour for two officials who possess the skills and knowledge of professionals in administrative and financial matters. This task also includes attendance of a volunteer from Canton at the Brownfields conference.

**Leverage:** The greatest leveraged asset in the small town of Canton is the volunteer and “can do” spirit of municipal officials, stakeholder groups, local citizens and local contractors. Countless hours of volunteer work have been responsible for the work to date to build a temporary dam and plan for a new dam, boat ramp and park at the tannery site. The partnership of two municipalities, stakeholder groups and citizens resulted in obtaining the old dam and tannery property, hiring engineering expertise, replacing the old dam, and obtaining grants and technical assistance to construct a new dam and assess the tannery site.

- Volunteer from Stakeholder groups
  - Raised town and private funds to evaluate the old dam and determine the best method to reconstruct/replace it: \$20,000
  - Obtained donated services to construct a temporary dam: \$25,000
  - Organized a stream and shoreline clean-up: \$5,000
  - Contributed more than 10,000 hours over three plus years: \$150,000
- Working with the Town of Canton, volunteers
  - Obtained technical assistance from Androscoggin Valley Council of Governments (AVCOG) in planning, permitting and grant writing: \$25,000.
  - Obtained a Community Development Block Grant (CDBG) to replace the dam.
  - Raised match for the CDBG grant: \$80,000 to date.
  - Obtained Maine Department of Environmental Protection assistance to conduct Phase I and II Assessments and the ABCA: more than \$30,000.
- Leverage committed or in planning stage includes:
  - Construction of a new dam using the CDBG grant: \$500,000, committed.
  - Raising the remainder of the CDBG grant match: approximately \$90,000.
  - Construction of a boat access site including parking for other recreation activities: Amount above that included in budget for cover: \$40,000, planning.
  - Improving trail access: \$15,000, planning
  - Construction of a foot/snowmobile bridge over Whitney Brook to facilitate access to village businesses in the area: \$50,000, planning.
  - Additional trout stocking of Lake Anasagunticook: \$10,000 planning

- Total leverage already committed or in the planning stages: \$705,000
- Future leverage possible with a new dam and stabilized lake level, remediated site, boat ramp, trail connections and parking includes the following:
  - Additional investment in the Canton Village area by the private sector service businesses.
  - Increase in income from the various outdoor recreation activities including fishing (both summer and ice fishing), boating, snowmobiling, and cross country skiing.

The town will actively market the northerly portion of the site with the intent to attract service businesses that can serve both the local population and outdoor recreation visitors. With the site in its current condition and the economy just recovering from the recession, the town has no commitments at this time. However, the town will actively promote the development of the village area of which the remediated site will be the centerpiece. Where possible the town will avail themselves of assistance from AVCOG's Economic Development Program and a variety of state agencies and programs to encourage development. Programs include: Pine Tree Zones that allow businesses to receive tax incentives with emphasis on areas such as Canton's village area; Tax Increment Financing that provides for local property tax incentives, additional Community Development Block Grants, the Land and Water Conservation Fund, Maine Department of Conservation Recreational Trail Fund, Maine Community Foundation, and USDA Rural Development programs.

### **V.B.2.c. Programmatic Capability & Past Performance**

#### **V.B.2.c.i Programmatic Capability**

The Town of Canton has received and successfully managed grants from the Federal/Maine Emergency Management Agencies and Community Development Block Grants from Maine Department of Economic and Community Development. In addition to these grants, the Town possesses unique abilities for such a small town in accomplishing large projects. In August 2008, the Town of Canton, with the support of the Town of Hartford and the other stakeholders, took the privately owned tannery property and dam on Whitney Brook by eminent domain to protect Lake Anasagunticook, a recreational resource and the public drinking water supply. Town and private funds also supported a core group of citizens representing the five stakeholders in building a temporary dam, secure engineering designs in preparation for building a permanent replacement dam and approved an Inter-local Agreement to operate and maintain the new structure. These activities show considerably more spirit and capabilities than most towns of this size and economic distress level can muster.

Grant management for the Town of Canton is the responsibility of a five-member Board of Selectmen and Administrative Assistant. Three of the current selectmen have been involved with grant administration for Canton in the past and also serve on the Community Development Block Grant [CDBG] Advisory Committee for the dam project. Canton's Administrative Assistant, Kathleen Hutchins, also serves as Town Clerk, Treasurer and Tax Collector. Additional grant administration, where required, such as appraisers, engineers, and contractors are hired from respondents to Requests for Qualifications or Competitive Bids (depending on the need) in the Lewiston Sun Journal and through bidding announcement sites. All procurement will comply with grant requirements. The Town of Canton's books are audited annually by an independent auditor. Audits include or are supplemented by independent audits of federal and state grants in accordance with required federal procedures.

If awarded, the Canton Board of Selectmen would provide oversight for the EPA Brownfields Cleanup Grant:

- Scotty Kilbreth, Chair; Jacqueline Conant; Donald Hutchins; Donna Hebert; and Shane Gallant.

Administrative Assistant, Kathleen Hutchins, would provide day-to-day administration of the grant and be responsible for keeping financial records and communicating with and reporting to the EPA.

Canton's CDBG Advisory Committee will also advise and assist. They will take an active role in procuring professionals and contractors, having done this for portions of the temporary dam and the new dam. In addition, the Chair, as a professional engineer, has experience with procurement of both engineering professional and contractors. Members that are or have been selectmen and the water district representative also have experience in these areas that will be reviewed in the following section.

- Malcolm Ray, P.E., Ph. D., Chair
- Judith Hamilton, M.A., Secretary
- Scotty Kilbreth, Canton Select Board Chair
- Jacqueline Conant, Canton Selectman
- Donald Hutchins, Canton Selectman
- David Bowen, former Hartford Selectman
- Robert Turnbull, Chair of Canton Water District Board of Trustees and President of the Mill Pond Assn.
- Pauline Bussiere, former Lake Anasagunticook Assn. President.

Canton will also use the expertise available from Androscoggin Valley Council of Governments. Staff include a professional engineer and a certified CDBG grants administrator. They both have a long history of experience with both professional and contractor procurement and grants management.

#### **V.B.2.c.ii. Past Performance**

1. Canton has never received an EPA Brownfields Grant.
2. Canton has an active history of federal and state assistance agreements.
  - **Between 2003 and 2007**, numerous grants and assistance were given Canton by FEMA and Maine agencies after repetitive flooding of buildings in the Androscoggin River flood plain. Grants were used to acquire, demolish and relocate tenants of buildings identified at risk and repair infrastructure. These grants included:
    - o \$3,000,000 – FEMA Pre Disaster Mitigation Grant: 2005;
    - o \$300,000 - Maine Emergency Management Agency Hazard Mitigation Grant 2005-2007;
    - o \$700,000 – two CDBG Housing Acquisition grants: 2005 and 2007
    - o \$250,000 CDBG Public Facilities grant, for new Fire Station: 2004; and
    - o \$500,000 – Maine Legislative Grant, for emergency housing for flood victims: 2003.

Collectively, grant funds successfully removed approximately forty dwellings and relocated a new six-bay fire station with two additional meeting/training rooms out of the Androscoggin River flood plain. In addition, permanent green space and a pocket park and trails were

created in the ravaged flood plain. Each was audited as part of the town's annual audit. There have been no adverse audit findings.

### **V.B.3 Community Engagement and Partnerships**

#### **V.B.3.a Plan for Involving the Affected Community**

The stakeholder groups making up the Advisory Committee are representative of a wide cross section of the population. They have also involved other groups including the snowmobile club, and they have taken many steps to involve area residents. None of the stakeholders could have accomplished what was needed alone, but through cooperation and widespread community involvement and support, the community will be able to complete the new dam, remove the old dam, remediate the old tannery site into a public park and commercial space (with the assistance of an EPA remediation grant), construct a boat ramp, parking and develop new recreational opportunities.

The core group of volunteers representing the five stakeholders began meeting in open, advertised sessions in July 2007 and gained citizen support from both Hartford and Canton for eminent domain proceedings for the tannery site and dam, a temporary dam built by volunteers, and an inter-local agreement to take affect when the new permanent dam is complete. This group became the Advisory Committee to oversee the CDBG process, and also serves as an adhoc committee for the Brownfields and revitalization of the tannery/dam properties. This group has met more than 75 times, published minutes and updates to an e-mail network and the lake association's website at [www.lakeanasagunticook.org](http://www.lakeanasagunticook.org). They have also been covered by over 50 articles in the Sun Journal and regular updates in the Canton Crier and Hartford News. There have been at least six, well-attended, public hearings and town meetings in Canton and Hartford with presenters from the Maine Department of Environmental Protection, Maine Brownfields program, Maine Inland Fisheries and Wildlife, Androscoggin Valley Council of Governments, Maine Emergency Management Agency and Kleinschmidt Engineering.

Select board and Advisory Committee meetings are attended by non-committee members who have also provided feedback. These public forums update the public on the status of the projects, solicit volunteers, and provide a public forum for the community to voice opinions, concerns, or ask questions. A series of public meetings, visioning workshops, and or site visits will be held to further solicit input as the remediation and park planning proceeds.

The local Advisory Committee will continue to meet as the remediation of the site and development of the park and boat ramp are completed and monitored. The Committee meetings will continue to be publicly announced and open to the public. The Committee will also continue to communicate with residents by seeking press coverage and continuing their e-mail network and use of the lake association's website. The Committee will also continue to provide public briefings and solicit comments at selectmen's meetings. Meeting minutes will be drafted and available to the public through the town offices and the e-mail network. Committee members will also be available to address local community groups on an individual basis upon request. Over 99% of the target population speaks English; however, if the need for a translator or special services for the hearing or seeing impaired, the Committee will provide the necessary services.

There are no related Brownfields related job training opportunities in the area or in the State; however, with considerable work on the uncontaminated areas of the tannery site necessary to

construct the boat ramp and park, there will be opportunities to employ local businesses in the construction and landscaping of the park and boat ramp once contaminated soils are covered.

**V.B.3.b Partnerships** As noted, a formal partnership has been established in the form of an Advisory Committee consisting of representatives from the Towns of Canton and Hartford, the Canton Water District, and the Lake Anasagunticook Association and the Mill Pond Association. Other partners in the process include:

- Androscoggin Valley Council of Governments (AVCOG) who helped with the overall planning and concepts as well as the CDBG application;
- Maine Emergency Management Agency that provided technical assistance with the dam reconstruction;
- Maine Department of Economic and Community Development (DECD) who provided assistance with the CDBG application;
- Maine Department of Inland Fish and Wildlife (IFW) that is planning on building a boat ramp at the site;
- Maine Department of Environmental Protection (DEP) that provided Phase I and II Assessments and the ABCA and anticipated partnership in the VRAP Program;
- The local snowmobile club that has helped with fundraising and input and will help with trail connections and a new snowmobile bridge; and
- Many volunteers from the town including contractors who provided assistance with stabilization of the old dam and construction of a temporary dam and who have volunteered to provide additional work on the park.

The Advisory Committee will continue to oversee the project on behalf of the towns and citizens, and other partners will continue involvement through technical assistance (AVCOG, DEP, DECD, and IFW) and construction of some elements of the park such as the IFW boat ramp. IFW will also increase their trout stocking program for the lake. A local construction manager, who works for the Maine Department of Transportation, has volunteered his services to assist with construction management. Citizens and contractors will continue to assist with elements of the projects that do not require hazardous material training.

### **V.B.3.c Key community-based organizations**

The key community based organizations have representatives on the Advisory Committee; they are the Canton Water District and the Lake Anasagunticook and Mill Pond Associations. The lake and pond association have been key in fundraising activities and soliciting input from residents and keeping residents informed. The local snowmobile club is also a key asset in planning trail connections, parking, and the bridge to improve access to local businesses.

## **V.B.4 Project Benefits**

### **V.B.4.a Welfare and/or Public Health**

The media impacted is primarily surface soils contaminated by a range of PAH with subsurface soils being contaminated by arsenic in several locations. Soil cleanup levels for these contaminants were determined through the use of the Maine DEP Remedial Action Guidelines (RAGs) for soil, which are risk based cleanup goals defined by current and future use of the property. As part of the ABCA, the media contaminated as well as the exposure routes are considered to ensure that the selected remedial action protects human health and the environment. The ABCA recommended a marker barrier and cover of contaminated soils with proper precautions during site work.

Given the contaminated and blighted state of the property, the welfare and health benefits associated with this clean-up are immense. When this project is complete, it will dramatically change Canton village. Currently, this brownfield site is a neglected, unsightly, and dusty piece of property that is a depressing center of town. The remediated tannery property will be transformed into an attractive community park. The park will contain the lake's first truly public access boat landing; it will have trails and provide an attractive stopping point for the numerous snowmobilers that travel along what will be a connector for the state trail system.

The park will contain a new dam that will control water levels and return the lake to its former levels. The increased lake levels will once again allow for better recreational activities, better access to the lake from shoreland properties, will help to preserve the fishing quality and protect waterfowl habitat, and will provide for a safe drinking water supply for Canton.

The park will become a place for parents to bring their children and not have to worry about their children ingesting soil impacted with hazardous waste residue. The surrounding community will no longer have to endure dusty days when they are not certain what is in the dust that they are inhaling. The threat to the surface water quality will be significantly reduced because the migration of exposed impacted surficial soil will be eliminated. Currently, the surficial impacted-soil is susceptible to stormwater related erosion and dust migration. Both processes impact surface water quality. The remedial plan is to cap the soil, therefore, preventing these exposure scenarios and aiding in improving surface and, consequently, drinking water quality.

This is truly a project where the entire community and surrounding area will benefit. This area will become more attractive to businesses, and new jobs or development can once again return to Canton. The businesses that surround the park will prosper as more people are drawn to the recreational opportunities and the lake's public access.

All remediation procedures will follow a site specific health and safety plan that is written to ensure the health and safety of the workers, passersby, and local residents. While the remediation is in progress, the community will be protected from air borne particulates and potentially impacted soil through various controls. The entire work zone will be fenced off using temporary fencing with clear warning signs. Perimeter and on-site air monitoring will take place to document that no adverse air conditions are present. In the event of unacceptable readings, a water truck to control dust will be utilized to minimize dust and all work will cease until air readings have returned to acceptable levels. No unauthorized personnel will be allowed to enter the work zone, and the work zone will be secured at the close of each business day. In accomplishing site work in areas requiring remediation, workers will have OSHA required Hazardous Material 40 hour training.

As previously discussed, this property will be remediated under the Maine DEP Voluntary Response Action Program (VRAP), which will ensure an appropriate level of remediation at the property and guard against future issues through deed restrictions and covenants.

#### **V.B.4.b Economic Benefits and/or Greenspace**

This project exemplifies how citizens, neighboring communities and state agencies can work together to protect human health, public investment and the environment while improving the quality of life and creating opportunities for additional investment for the private sector. Using a

combination of private donations and local, state and federal funds, the project will stabilize Lake Anasagunticook.

The project will protect Canton and Hartford's most valuable resource, Lake Anasagunticook, and provide public access to that resource with a boat ramp. The boat ramp parking will also serve as a convenient access to the regional snowmobile trail network that is also used for biking, cross country skiing and hiking.

The project will also improve more than two acres of open and currently unusable land for the benefit of the public. The park will provide a focal point for community activities such as community fairs and festivals, provide a green space for travelers on the adjacent highway, and encourage private sector investment around a wonderful park instead of a blighted brownfield site.

By creating and marketing safe and inviting greenspace and water access, this project will draw new attention to the lake and trail system as a resource for passive and active recreation opening the possibility for direct and secondary economic benefits to the town. While the uses will not create an economic boom, they will blend well with the surrounding village area and create the boost in traffic needed to support small businesses such as convenience stores, small restaurants and outfitters.

Canton is on the fringe of the Great North Woods tourism region. The improved snowmobile access and the lake access combined with the recent development of the Androscoggin River Trail and another small passive recreation park and pedestrian path in Canton (also accomplished with the hard work of area residents with minimal cash outlays) will add to the town's potential to attract a small percentage of the tourists that visit the North Woods each year. A number of studies particular to Maine document the economic benefits of tourism. While it is not expected that Canton will become a tourism hub, benefits to local businesses and potential new businesses are real. Snowmobiling, fishing, canoeing and kayaking, and non-consumptive fish and wildlife viewing contribute between \$40 and \$100 per day per visitor to an area's economy. The Maine Office of Tourism and the State Planning Office place tourism as the state's most important industry. Capturing a small part of that through tourism amenities such as trail and water access and having green space for visitors to relax will benefit business development in Canton.

#### **V.B.4.c Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**

The remediation will reduce erosion and potential transport of contaminated surface soils into the adjacent brook and lake. It will improve drainage characteristics so rain and snowmelt that infiltrate into the site soils are directed away from areas with underlying contamination. The final design will determine the drainage pattern and create rain gardens or very shallow infiltration ponds. The goal will be to approximate the typical runoff/infiltration ratio of the once natural soils while reducing the potential for surface or ground water contamination.

The Town of Canton will use permeable surfaces such as soil reinforcing grids where possible for the boat ramp, roads, parking and paths. Additionally, the use of reused materials, such as granite from old foundations and wood from old nearby mills will be used for park amenities such as benches, parking stops, and kiosks. Sources of cover material and gravel are available nearby thereby reducing the carbon footprint of moving materials to the site.

Canton's comprehensive plan focuses on the principles for planning and development that the State of Maine Quality of Place espouses. These principles include: maintaining Maine's historic settlement pattern of compact villages, targeting economic and residential growth to compact, mixed-use centers with existing or planned infrastructure, reinvesting in village areas and supporting a diversity of viable business enterprises and housing opportunities in these areas. The dam and associated park are in the village section of Canton. The park and boat ramp will serve to enhance the quality of life in Canton village, create a focal point for community activities, improve both visual and physical access to the lake and stream, and encourage a more vibrant community.

#### **V.B.4.d Plan for Tracking and Measuring Progress**

Our plan for tracking and measuring our progress towards achieving the expedited short term and long term projects outcomes and inputs consist primarily of utilizing the EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) database. The Outputs we plan to track will include environmental activities and work products that will be produced over the grant duration. Additional outputs will include EPA quarterly reports, meeting minutes, and documents such as design plans, and request for proposals. These documents will be available to the public at our public access repository. The expected outcomes to be tracked are the benefits to welfare, public health, economic, and greenspace as presented in Sections 4a and 4b of this application. These benefits include, but are not limited to: development of a village park, providing public access to the lake and Whitney Brook, and incorporation of a recreational trail system that can link up with other regional trail networks. We will update the ACRES database as required to ensure a minimum of a quarterly update concurrent with the EPA quarterly reports. The ACRES database will continue to be updated after the cleanup and redevelopment activities are completed to track continued outcomes.

The project is anticipated to be completed within a two year period, one year less than the grant period. The expected outputs of the grant will be to achieve certificates of completion under the Maine DEP Voluntary Response Action Program (VRAP) program for environmental contamination remaining at the property. The Maine DEP will also track the progress of the project towards completing the successful remediation of the site, receiving a Certificate of Completion, and tracking institutional controls.

Obtaining this Brownfield Cleanup grant will allow the Town of Canton to address the final challenge in achieving the goals that Canton, Hartford, and our private citizens have worked so hard to achieve. The remediation of the Tannery property is critical in achieving the successful completion of our comprehensive plan for Canton village and will be the catalyst for continued investment, redevelopment, and economic growth for Canton, Hartford, and the surrounding areas.

October 7, 2010

Town of Canton  
Attn. Scotty Kilbreth,  
Canton Select Board Chairman  
P.O. Box 669  
Canton, ME 04221-0669

**Subject: USEPA Brownfields Cleanup Grant Proposal  
Former Brindis Leather Company, Canton, Maine**

Dear Mr. Kilbreth:

The Town of Hartford is pleased to provide this letter of support to you for your U.S. Environmental Protection Agency Brownfields Cleanup Grant application. We recognize that the cleanup of this site is not only important to the redevelopment of Canton's town center and the health of the local economy, but to the environment as well.

Hartford's primary interest is in protecting and preserving the natural resource we share with Canton in Lake Anasagunticook. As a stakeholder in the dam replacement project, Hartford continues to offer assistance in Canton's efforts to revitalize the town center. We feel that the Brownfields cleanup and redevelopment of the site would not only benefit the community of Canton, but the region as a whole.

Sincerely,

Lee Holman, Chair  
Hartford Select Board

October 8, 2010

Town of Canton, Board of Selectmen,  
Scotty Kilbreth, Chairman  
P.O. Box 669  
Canton, ME 04221-0669

**Subject: Brownfields Cleanup and Public Boat Ramp on Lake Anasagunticook**

Dear Mr. Kilbreth:

The Maine Department of Inland Fisheries and Wildlife (MDIFW) would like to partner with the Town of Canton to develop public boat access to Lake Anasagunticook (aka Canton Lake). MDIFW has surveyed the lake and believes the site at the former Brindis Leather Company is the best location for public access. MDIFW is pleased to support the Town of Canton's EPA Brownfields Cleanup Grant application to address historic contamination from the former tannery operation on Whitney Brook in the center of Canton. Improved access to Lake Anasagunticook for recreational fishing and boating will: enhance the public's use and enjoyment of the sport fish resources; improve access for law enforcement, and search and rescue; and provide water access to the center of Canton and its commerce from the lake.

The Brownfields cleanup and development of the municipal property in the center of Canton is critical to MDIFW's proposal to construct a public boat launch at this site. MDIFW also appreciates your work on development of a new permanent dam. A dam on Whitney Brook stabilizes water levels, protects cold-water fish in the lake and prevents Northern Pike from migrating from the Androscoggin River. This site is favored over other locations on Lake Anasagunticook because Whitney Brook provides safety and security, adequate parking and the best prevention from invasive aquatic plants to Lake Anasagunticook.

MDIFW participation in the development of the proposed public boat launch access site is subject to the completion of suitability assessments and subject to the availability of funding.

In summary, MDIFW supports the Brownfields cleanup proposal of the former Brindis Leather Company Site so that it can be redeveloped in a way that provides the public with safe and convenient access to Lake Anasagunticook. This proposal not only benefits the community of Canton but their watershed partners in Hartford and the State of Maine as well. MDIFW looks forward to continuing to work with you and urges you to contact us if we can provide further assistance. If you have any questions, please contact me, by phone at 207-287-3128, by e-mail: [leon.bucher@maine.gov](mailto:leon.bucher@maine.gov).

Sincerely,

Leon E. Bucher  
Federal Assistance Coordinator / Chief Planner

cc Francis Brautigam, Regional Fisheries Biologist, MDIFW

Canton Water District  
9 Staples Hill Road  
PO Box 637  
Canton, ME 04221  
207-597-2201

October 6, 2010

Scotty Kilbreth  
Chairman, Board of Selectmen  
Town of Canton  
PO Box 669  
Canton, ME 04221

Dear Mr. Kilbreth,

The Canton Water District is pleased to express our enthusiastic support for the Town of Canton's EPA Cleanup Grant application for the former tannery site adjacent to Whitney Brook in Canton. The cleanup of the old tannery site is a key piece of our long term source water protection goals. It is also vital to our local economy and the environment.

The Water District will offer support and participation for this project until all of our mutual goals have been met. Please let us know how we can continue to be of assistance.

Sincerely,

Robert E. Turnbull  
Chairman, Board of Trustees



P. O. Box 411  
Canton, ME 042221

September 30, 2010

Mr. Scotty Kilbreth  
Chairman, Select Board  
Town of Canton  
9 Staples Hill Rd.  
Canton, ME 04221

RE: The Town of Canton's Application for the U.S. Environmental Protection Agency (EPA)  
Brownfields Cleanup Grant

Dear Mr. Kilbreth:

It is my pleasure to express the support of the Lake Anasagunticook Association (LAA) for the Town of Canton's Application for the U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant program funds to address the historic contamination at the old Tannery site adjacent to Whitney Brook, which provides access to Lake Anasagunticook (Canton Lake). The project to allow for redevelopment of this site for public access and facilities, including a public boat ramp, in a manner that protects the Lake, Brook, and the local environment and cultural resources, will be an invaluable complement to maintaining the health and viability of Lake Anasagunticook.

The Lake Anasagunticook Association's mission was originally elucidated in 1988 and later expanded to more clearly express its mandate as a State of Maine non-profit public benefit corporation qualified in accordance with Section 501(c)(3) of the Internal Revenue Service as follows:

*"The purposes of the Corporation are to conduct appropriate activities within the meaning of Section 501(c)(3) of the Internal Revenue Service, to promote and protect the quality of the waters and watershed areas of Lake Anasagunticook, (also known as Canton Lake) and to conserve and enhance the environment, recreational opportunities, and beauty of the Lake and its surrounding area, including, but not limited to, work in cooperation with the Towns of Hartford and Canton and other organizations and associations, including those dedicated to preserving and improving water quality and the environment, monitor lake environmental conditions, publish information, results and conclusions, and formulate management and preservation policies."*

The LAA and LAA members have participated with representatives from Canton, Hartford, the Canton Water District and others in many venues including public information sessions and workshops, and advisory group meetings, plus provided supporting endeavors, including a coordinated fundraising effort for the Canton Dam project adjacent to the Tannery site, to assist in finding the best solutions for the needs of the community and the Lake. The clean-up

proposed in this grant and resulting usage of the site, including public access for boats entering the Lake via the Brook, will provide significant benefits for the continued environmental health of the Lake and will reduce the potential for invasive plant infestations. The safe and sustainable development of the site

will benefit water quality and use of the Lake and its environs by both local residents and visitors.

In accordance with its mission to protect, conserve and enhance the Lake and its surrounding area, I am honored to extend the strong support of the Lake Anasagunticook Association for this application to provide funding to clean-up the historic Tannery site so that it may be reused in an environmentally sensitive and sustainable manner. Site clean-up and renovation for public usage will enhance and protect the overall health of the Lake as well as Whitney Brook.

We shall continue to work with the Towns of Canton and Hartford and related entities to protect and preserve the environmental and cultural resources of Lake Anasagunticook and its environs. Please contact us if we may be of additional assistance.

Sincerely,

William M. Atwater  
President, Lake Anasagunticook Association