



TOWN OF GRAY

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OFFICE OF THE TOWN MANAGER

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Greetings,

This letter updates stakeholders in Gray's Brownfields activities as of March 17, 2023.

80 Whitney Rd. Dump Site

- A Phase I Environmental Site Assessment (ESA) was drafted following a site inspection on January 17th. The draft report was submitted to the Maine DEP and EPA for review, who had no comments, and the Phase I ESA was finalized on March 2nd.
- In addition to the obvious tire dump and solid wastes at the property, the results of the Phase I ESA also indicated that there was historically waste oil present in the adjoining 80 Whitney residential property's well, and that rumors of buried waste oil drums were plausible based on a neighbor's report; so, a Phase II ESA/Investigation is warranted to determine if cleanup is necessary. However, the presence of the tires and solid wastes currently prohibit the investigation needed, as a vast majority of the property's ground surface is obscured.
 - We've conducted preliminary inquiries with the EPA and believe that following providing the justification to the EPA that the removal of the tires/solid waste will be eligible under the Town's Brownfields assessment grant; and once the snow has melted off, Credere will facilitate a site walkover with a contractor to get a budgetary estimate for the removal. However, the actual removal work is currently complicated by site access issues, i.e., can we access the property through 80 Whitney, or do we need to explore other access options (e.g., building a road through the woods, etc.)
 - If buried drums are indeed identified or other contaminants are found, there are other Brownfields funding sources that could be leveraged to perform the cleanup including the GPCOG or Maine DEP/DECD Brownfields RLF programs, or direct cleanup grants from EPA; or in the case of an imminent threat to drinking water, possibly an EPA removal action. Further details on funding and needs will be hashed out following the Phase II ESA.
- Next steps for the project: 1) Determine approximate cost of tire/waste removal, 2) Determine site access and receive access agreement(s), 3) Prepare a work plan/site-specific quality assurance project plan (SSQAPP) for EPA and Maine DEP review and approval.

Meadowview 2/Avesta Development

- This project experienced a slight delay due to a permitting issue; however, is still on track to be executed. A Phase I ESA is planned to begin in April to assist Avesta in final financing of the project.
- A small area of lead contaminated soil associated with historical dumping activities is present on the property that requires remediation; the remediation cost is very low. Cost-benefit considerations are being discussed with EPA and GPCOG regarding the cleanup work and associated required Brownfields documents to determine feasibility/practicality. Gray's assessment funds could be used for "cleanup planning" work to utilize GPCOG's cleanup funding to even out the funding expenditures and will be further addressed shortly.

Additional sites in the inventory are being considered, but are pending owner cooperation, so no other site-specific assessment work is currently planned or ongoing.

Thank you,

Nate Rudy