COMMUNITY RELATIONS PLAN
HANCOCK-ELLSWORTH TANNERY
HANCOCK, MAINE

EPA GRANT # BF 00400506
ACRES ID 134741 (Parcel #1) & 188765 (Parcel #2)

Prepared for:
Town of Hancock
Attn: Randy Ewins
18 Point Road
Hancock, ME  04640

Prepared By:
Campbell Environmental Group
173 Gray Road, Falmouth, Maine 04105

April 2020
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1.0 OVERVIEW OF THE COMMUNITY RELATIONS PLAN

The purpose of this Community Relations Plan is to describe the Town of Hancock’s (Town) strategy to address the needs and concerns of the residents who will potentially be affected by the proposed remediation and redevelopment at former Hancock-Ellsworth Tannery (Site) located at 49 Tannery Road in Hancock, Maine. This Community Relations Plan outlines how the Town has involved, and will continue to involve, affected residents, Town officials, and local organizations in the decision-making process regarding the development at the Site.

Active residents involved in neighborhood issues are important resources for the success of the Plan because they have an understanding of the Site area and they hold positions of responsibility within the community. The developers of the Site regard these citizens as key points of contact and communication. The long-term success of the development of the site will be enhanced by informed citizen involvement in each step of the cleanup and redevelopment process.

2.0 SPOKESPERSON AND INFORMATION REPOSITORY

The Spokesperson for this project is Randy Ewins on behalf of the Town, who may be contacted at:

Randy Ewins
Town Selectman
Town of Hancock
P.O. Box 68
Hancock, Maine 04640
(207) 735-7745
rewinshancock@gmail.com

The information repository for this project, including the environmental assessments, remediation plans, and other environmental information is located at the:

Town of Hancock
18 Point Road
Hancock, Maine 04640
(207) 422-3393
Hours: Monday through Thursday 7:00 am through 4:30 pm

This information is available for viewing during normal business hours. Of course, under Maine’s Freedom of Access Law and Maine Department of Environmental Protection (MEDEP) policies, the same information is available at the MEDEP offices located at:
3.0 SITE DESCRIPTION

Site Location and History

The Site is located at 49 Tannery Road, in Hancock, Maine and designated by the Town of Hancock Tax Assessor as Lot 38, on Tax Map 219. The Site is situated at an approximate 44°32’25.3 north latitude and 68°19’l8.7” west longitude, northwest of the junction of Routes 1 and Route 182. The site encompasses approximately 143 acres, and includes a former tannery building, a pump house, and two backfilled and capped wastewater lagoons. The majority of the site consists of undeveloped and logged woodlands. Meadow Brook traverses through the site from northeast to southwest, and a pond created by a dam on Meadow Brook is also located on the Site.

Wetland vegetation exists adjacent to southern and western portions of the former lagoon area as well as along the banks of Meadow Brook. Developed portions of the Site are located on generally level terrain. From the tannery building, the topography slopes gently downhill to the southwest across the capped former lagoons. A steep drop occurs on the southern and western edges of the capped former lagoons toward the wetlands and Meadow Brook. The pump house is located southwest of the tannery building.

According to the 1992 Site Inspection Final Report, dated June 1992, by TRC Companies, Inc., Richard Holden, of Irving Tanning Company, told TRC Companies, Inc. (TRC) personnel that he was unsure of the exact year of construction, but that the property was undeveloped prior to the erection of the Hancock-Ellsworth Tannery (HET) building. According to correspondence between HET and Maine Department of Environmental Protection (MEDEP), the property was acquired in the mid 1950’s and was developed in the late 1950’s. The Maine Register and 1992 TRC Site Inspection Final Report referenced the HET as being in operation from 1960 to 1972. According to the Removal Program Preliminary Assessment/Site Investigation for Hancock Ellsworth Tanners Site, dated August 1993, by Roy F. Weston, Inc., the tannery building was used for storage of equipment from the time tannery operations ceased to the mid 1990’s, and then has been vacant until the present time. A former employee, Clayton Norwell, in an interview conducted by CEG, stated the tannery operations may have ended in the mid to late 1960s. Mr. Norwell worked at the facility from 1973 to 1975 as a watchman and boiler maintenance man. In a letter dated November 15, 1999 from Pierce Atwood Attorneys to MEDEP it cites, that employees available to HET representatives stated that tannery manufacturing operations were conducted from approximately 1960 to 1965.
Historical processes conducted at the Subject Property included washing pre-pickled sheepskins to remove acids and then soaking them in chromium sulfate baths. Degreasing of skins was accomplished using naphtha as the primary solvent. The solvent-fat mixture was later distilled and the grease was sold. Tanning was done using wood-based products and acid dyes were used to color the skins. Two lagoons were located south of the access road. The lagoons were used to “settle out” chromium, but over the years some solvents were disposed in the lagoons. Mr. Holden informed TRC personnel that while the lagoons were in operation, they were mucked out annually. He did not know how the muck was disposed. According to HET personnel, the lagoons were closed in 1987. According to Derrick Thomas a former owner, the lagoons were excavated on at least one occasion by Harold MacQuinn, Inc. of Ellsworth and disposed of at the local municipal landfill.

Tannery Road was formerly a railroad bed and cuts along the southern portion of the site between the tannery building and the former lagoons. The railroad extended east of the pump house, but now the railroad bridge that extended west and crossed Kilkenny stream no longer exists. The Subject Property has been vacant since the 1990s.

Future Site Use
The former Tannery is currently vacant. It is hoped that the Site can be turned into affordable housing and commercial space for new business.

Surrounding Land Use
The surrounding properties includes residential, mixed commercial business, a quarry, logging company, residential and undeveloped land. Table 1 displays the adjacent property owners.

<table>
<thead>
<tr>
<th>Map/Lot</th>
<th>Street Address</th>
<th>Owner</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>219/37</td>
<td>686 US Highway 1</td>
<td>Robert Warford</td>
<td></td>
</tr>
<tr>
<td>219/39</td>
<td>735 US Highway 1</td>
<td>Irving</td>
<td></td>
</tr>
<tr>
<td>220/24</td>
<td>722 US Highway 1</td>
<td>Raymond Murphy</td>
<td></td>
</tr>
<tr>
<td>220/25</td>
<td>742 US Highway 1</td>
<td>Raymond Murphy</td>
<td></td>
</tr>
<tr>
<td>220/26</td>
<td>Franklin Road</td>
<td>Hazel Blackstone</td>
<td></td>
</tr>
<tr>
<td>220/27</td>
<td>14 Franklin Road</td>
<td>GIC Grand, LLC</td>
<td></td>
</tr>
<tr>
<td>220/29</td>
<td>Not Listed</td>
<td>Not Listed</td>
<td></td>
</tr>
<tr>
<td>220/30</td>
<td>Franklin Road</td>
<td>Gerard Goodwin</td>
<td></td>
</tr>
<tr>
<td>220/31</td>
<td>42 Franklin Road</td>
<td>Robin Murphy</td>
<td></td>
</tr>
<tr>
<td>229/1</td>
<td>Not Listed</td>
<td>Harold MacQuinn</td>
<td>Quarry</td>
</tr>
<tr>
<td>NA</td>
<td>-Not listed</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Summary Of Environmental Conditions
A total of twelve areas of concern (AOCs) were investigated as part the Phase II ESA. Based on the
results of various laboratory analyses and field screening, CEG confirmed that the following AOCs should be addressed based on current concentrations, fate and transport of those contaminants, and potential exposure pathways that may impact human health and the environment.

**AOC #1 - Asphalt Shingles North of Building**

Although the analytical data for TP-1 was below corresponding Maine Department of Environmental Protection’s (MEDEP) *Maine Remedial Action Guidelines (RAGs) for Sites Contaminated with Hazardous Substances*, dated October 19, 2018, the sample was collected below the visually observed asphalt shingles to determine the extent of any potential leaching impacting subsurface soils. The asphalt shingles themselves are comprised of a variety of PAHs that could pose as a source and should be removed and properly disposed. In addition, asbestos roofing materials were discovered on the building. Although the shingles within this area were not tested for asbestos, it is likely that asbestos may be present in these roofing materials as well.

**AOC #3 and AOC #10 – Former Petroleum USTs and Solvent Recovery System**

Minimum impacts were discovered in the former UST area; however, the presence of the #6 fuel oil in TP-4 and historical concentrations in the UST area warrants restrictions on the use of this area. A declaration of environmental covenants outlining the restrictions should be drafted and registered with the Hancock County Registry of Deeds.

**AOC #4 – Former Lagoons**

Minimum impacts were discovered in the former lagoon areas; however, due to the detection of naphthalene and historical use as tannery waste lagoons, the use of this area should be restricted in the same manner as the UST are in AOC #3 and AOC #10.

**AOC #5 – Potential Off-site Source, Town Landfill**

This Phase I ESA did not fully investigate the potential impacts of the up-gradient Town Landfill based on cost effectiveness and probability of encountering a shared water bearing bedrock fracture with impacted groundwater from the landfill. However, CEG recommends that any newly installed water supply well for the Site be sampled for Landfill contaminants of concern as a precautionary measure to protect the health of future residents or workers.

**AOC #6 - Floor Trenches**

Sludge within the floor trenches of the main processing room and room north of the processing room had compounds that exceeded corresponding RAGs. The sludge within the processing room trenches was removed by the United States Environmental Protection Agency (EPA) in 2018, but the sludge within the north vehicle maintenance room trench remains. The trench is open, exposing contaminants to those persons in the building through dermal, ingestion, and inhalation pathways. CEG recommends mitigating the contaminated sludge either by capping the trench or removal and disposal of the sludge. If capping is the preferred option, the base of the trench should be further investigated to ensure there is no potential for contaminants to leach or infiltrate to the subsurface. In addition, the discharge location(s) should be evaluated to determine if any further contaminants are present. If present, they should be addressed.

**AOC #7 - Fluorescent Light Ballasts**

The fluorescent light ballasts throughout the building, that had a potential for containing polychlorinated
AOC #8 – Room with fume Hood
The material coating the room with the fume hood and debris settled at the bottom has high concentrations of chromium that exceed the corresponding RAGs. CEG recommends the material be encapsulated or removed to eliminate human exposure.

AOC #9 – Scrap Leather Pile and Miscellaneous Debris
The scrap leather pile and miscellaneous debris within the building was removed in 2018 by the EPA. The northern debris piles outside of the building, however, remain and should be removed to prevent human exposure to contaminants that exceeded the RAGs.

AOC #11 - # 6 Fuel Oil
The layer of # 6 fuel oil located northwest of the building during the excavation of TP-4 should be mitigated for the protection of human health through dermal contact, ingestion, and inhalation pathways. Although the oil is not considered mobile or soluble, removal will ensure the protection of human health and the environment.

AOC #12 - Asbestos
The preliminary asbestos testing has confirmed asbestos containing material (ACM) within the building. The material is exposed to the elements and is in poor condition; therefore it is friable. Some ACM was removed by EPA in 2018, but additional ACM needs to be remediated including the roofing materials.

Other
Contaminants in the more porous upper sandy fill material are more likely to migrate than the more dense silt and clay native material underlying the fill. Contaminants in the fill material whether in the former UST area or former lagoon area, may infiltrate to bedrock aquifers due to areas of shallow bedrock encountered as shallow as 6 feet below grade. Contaminants detected in soil and groundwater have the potential of impacting human health through dermal contact, inhalation, and ingestion through contact with excavated soils, exposure to groundwater as a drinking water source, and inhalation through vapor intrusion. Groundwater gradient was determined to be in a southerly direction which is toward Kilkenny Cove. Although contaminants have the potential of impacting flora and fauna associated with the cover, MEDEP investigations of sediments in the cove have determined tannery contaminants have not impacted the cove.

4.0 COMMUNITY BACKGROUND

The Town of Hancock is a rural small town with a population of 2,394 people (2010 US Census) that is located on Maine’s Downeast Coast in Hancock County. The area surrounding the Site is comprised of a working-class population that is struggling to find steady employment that does not require long commuting distances and elderly that have poor housing choices and limited public transportation options. The workers need jobs that provide a livable wage and can be reached using public transportation. The elderly and the workers need affordable housing, clean drinking water, and clean surface water for both recreation and fishing.
This rural area historically had a natural resource-based economy. Forestry products and fishing-related industries were once major employers. In the past 30 years these sectors have declined due to global competition and depleted fishery stocks. According to 2010 American Community Survey (ACS) data, the marine sector labor force has decreased by nearly 80 percent since 1980. Relatively high paying forest-product jobs are also being lost. For example, employment at the recently closed Verso Paper Mill in Bucksport, once the major employer in the area, has fallen from 1,252 in 1989 to zero in 2015.

According to the Maine State Housing Authority, Hancock County had a rental affordability index of 0.72 in 2014. This means that the incomes were 72 percent of the amount necessary to afford the average two-bedroom rental. By contrast, the statewide affordability index was 0.84. There is a similar pattern for home purchase prices. The purchase affordability index for the county in 2014 was 0.95 compared to 1.04 for the state. High housing costs have pushed much of the labor force to live in less expensive inland locations and face longer commutes. U.S. Census and ACS data show that the mean commuting time for Hancock County has increased by over 21 percent between 1990 and 2014. High land costs make it difficult to find sites for affordable housing. Potential sites tend to be on more marginal land and are not located near business districts or on the public transportation corridor.

Community Involvement
The Town will hold monthly meetings of the Selectboard. Topics related to the Site can be discussed at any of these meetings. A specific agenda topic regarding the Site will be posted for the public meetings prior to beginning the environmental cleanup of the site. The purpose of the public-meeting will be to again re-educate the public on the Brownfields process, the potential benefits of Brownfield site redevelopment, inform the local stakeholders of the results of the previous environmental assessments, describe what remedial measures are to be implemented at the site, and solicit input from the public on their concerns and desires for the site.

Key Community Concerns
To date, the public has voiced encouragement and support for the proposed redevelopment plans. However, concerns expressed include:

▲ Concerns over potential health threats to and impacts to the quality of life in the community; and
▲ Concerns that this site provide some added tax benefit to the Town.

Continued Community Involvement
The Town will utilize its existing partnership with the EPA, the MEDEP, to provide continued community involvement for the project. The EPA and MEDEP have provided regulatory oversight of the Brownfields assessment and cleanup process and will continue to oversee cleanup.

A public notice will be placed on the Town web site announcing the intended remediation activities at the Site and to notify residents of a public meeting regarding the remediation efforts. In conformance with the EPA grant requirements, the public notice will also reaffirm that the information repository on this project, including the environmental assessments, and other environmental information is located at the Town’s offices and is available for viewing during normal business hours. The notice will also announce the start of a comment period on the proposed remedial action.
In addition, a meeting announcement will be placed in the local newspaper notifying residents of the public meeting to be held at Town Office. The Town will accept comments on the proposed remedial action during the comment period and will provide written responses which will become part of the administrative record. The information repository will be updated with the inclusion of all meeting minutes, status reports and other communications.

Comments can be submitted at the meeting, by email (rewinshancock@gmail.com) or in writing to the following address:

Randy Ewins
Town Selectman
Town of Hancock
P.O. Box 68
Hancock, Maine 04640
(207)735-7745

5.0 SCHEDULE

May XXXX, 2020 – Town of Hancock prepares and submits Community Relations Plan and Analysis of Brownfields Cleanup Alternatives (ABCA) to EPA for review and approval. The Town has previously solicited information from the residents and interested parties regarding the draft ABCA and concerns posed by the Site.

May 2020 – EPA approves Community Relations Plan and ABCA.

May 2020 – Plans are placed in repository.

May XXXX, 2020 – The Town announces notice of availability of proposed remedial action. The Town schedules public meeting to present the remedial action and solicit comments. A legal notice announcing availability of plans is published, marking the beginning of a public comment period on the plan.

July 1, 2020 – Town holds public meeting to present the remedial action and solicit comments.

July 30, 2020 – Public comment period ends and the Town provides a written response to comments.

July 2020 – The Town issues final ABCA and receives final approval of remedial action from EPA and MEDEP.

April and July 2020 – Town issues Invitation for Bids for project.

July and September 2020 – Town receives bids for cleanup project and selects a cleanup contractor(s).

August 2020 – Cleanup project begins.