



Town of Wilton
 158 Weld Road
 Wilton, ME 04294
 Tel. (207)-645-4961
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December 18, 2015

The Town of Wilton is pleased to submit an application for an EPA 2016 Brownfields Cleanup Grant. Our proposal is for the Cleanup of the former Forster Manufacturing Mill, Parcel 1, a 70,000 sq. ft. set of buildings in a 232,000 square foot former manufacturing facility in the amount of \$200,000. This application will be one of three submitted for the Forster Mill Brownfields site.

The Town of Wilton has a long manufacturing history of woolen mills, shoe factories, a tannery and wood manufacturing. These mills were built around small Wilson Stream and located throughout the downtown village. One of these sites, the former Forster Manufacturing Mill has been vacant since 2004, and is now a deteriorating, blighted, hazardous structure in a residential and village area. The Town took possession of the site in March 2015 through tax foreclosure. The Maine Department of Environmental Protection, through its EPA Brownfields 128 A funds, conducted a Phase I, Phase II, ABCA and Hazardous Materials Inventory on the site. The structure is unsafe and is an environmental and health hazard. The town would like to remediate the site and allow developers the opportunity to redevelop this in-town property into a commercial entity. Removing the blighted stigma associated with the property and promoting redevelopment will benefit the working class neighborhood surrounding the site as well as the entire Town of Wilton.

The Town of Wilton has the experience to complete this cleanup project, having successfully completed the cleanup of an EPA funded Brownfields site at the former Wilton Tannery in 2015. That site is presently being redeveloped by a local businessman into a multi-use commercial center.

As you will see throughout this proposal, the Town of Wilton is excited about the opportunity to conduct the cleanup of the Forster Mill site through the Brownfields program. The threshold criteria are included as Attachment A and additional specific information requested in the guidelines is present below:

- a. Applicant Identification: Town of Wilton
 158 Weld Road, Wilton, Maine 04294
- b. DUNS number: 153301051
- c. Funding Requested:
- i.) Grant Type: Cleanup
 - ii) Federal Funds Requested: \$200,000

iii) Contamination: Hazardous Substances

- d. Location: Town of Wilton, Maine 04294
- e. Property Information: Former Forster Manufacturing Mill
516 Depot Street, Wilton, Maine 04294
- f. Contacts:
- i) Project Director: Rhonda Irish, Town Manager
Town of Wilton
158 Weld Road
Wilton, ME 04294
Telephone: (207) 645-4961
Fax: (207) 645-2001
manager@wiltonmaine.org
- ii): Chief Executive: Tiffany Maiuri, Chairperson
Town of Wilton
158 Weld Road
Wilton, ME 04294
Telephone: (207) 645-4961
Fax: (207) 645-2001
manager@wiltonmaine.org
- g. Date submitted: December 18, 2015
- h. Project Period: October 2016 – September 2019 (Three years)
- i. Population:
- i) General Population: Based on 2014 ACS 3 year estimate, the population of the
Town of Wilton is 4,068
- ii): Target Area Population: Same
- j. Other Factors: See attached

On behalf of the residents of the Town of Wilton, the municipal officials appreciate the opportunity to submit the Brownfields Clean up grant application. We continue to see this program as instrumental in remediating the town's Brownfields sites for the health, safety and welfare of our citizens.

Sincerely,


Tiffany Maiuri
Chairperson

Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: Town of Wilton, Maine

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	cover
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9, 10
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	1, 4, 5, 6
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

**NARRATIVE PROPOSAL
(RANKING CRITERIA FOR CLEANUP
GRANTS)**

EPA Brownfields Cleanup Grant Proposal
Forster Manufacturing, Parcel 1
Town of Wilton, Maine

NARRATIVE PROPOSAL (RANKING CRITERIA FOR CLEANUP GRANTS)

1. Community Need

a. Targeted Community and Brownfields

i. Targeted Community Description

The Town of Wilton, located in the Franklin County region of western Maine's lakes and mountains, is a former mill and manufacturing community located between the service center community of Farmington and the mill town of Jay. Wilton is located along a major transportation route, and is the gateway to the northern Franklin County outdoor recreational tourist areas. Wilton has a strong history of shoe manufacturing, textiles and wood products dating back to the mid-1800's. The mills, developed along the banks of Wilson Stream, which flows through our community, have all closed, and only one small manufacturing plant now exists. This plant, a plastics manufacturer, has reduced labor in recent years due to modernization and the economic downturn.

Wilton is a community that is marked by low incomes, high poverty rates, aging housing, a lack of good affordable housing, and abandoned buildings. The town is still rebounding from the loss of 1,200 jobs from the closing of Bass Shoe in 1998, and the loss of 450 jobs from the closing of the Forster Manufacturing Company in 2002. Following these losses, in an effort to stabilize the tax rate, municipal officials cut back on many infrastructure maintenance issues. In the last six years, efforts are being made to catch up on public infrastructure and school maintenance, and taxpayers have seen the property tax rate increase by 30%. Presently, approximately 75 homes in the community are vacant, with approximately the same number listed for sale - the highest seen in years.

Employment in the town and region is still on the decline. In the neighboring Town of Jay, Verso Paper, the largest employer in Franklin County, announced in August 2015 that a permanent downsizing would occur; laying off 300 workers; approximately 40% of its workforce. Verso Paper then announced in November of 2015 that they will either be filing for bankruptcy or will be selling the mill. Many of these affected employees reside in Wilton; the paper mill is located only twelve miles from the center of Wilton. In the last three months, three additional businesses have left Wilton's Downtown; there are now twelve vacant businesses out of a total of twenty seven businesses - a 44% vacancy rate. In addition, the Bass Building, an old mill converted into housing, restaurant and office space, and now the main business center of downtown, also has a 30% vacancy rate.

Our Target Community is the entire town of Wilton. The focus of this Cleanup Grant will be the Forster Mill on Depot Street. This blighted property is Wilton's highest priority Brownfields Site, due to its location in the gateway to our downtown region, its proximity to Wilson Stream, and the unmitigated environmental and safety issues associated with this vacant and dilapidated building that plague neighboring residential neighborhoods. Historic investigations have identified contaminated surficial soils, the presence of unsecured hazardous waste, and the presence of hazardous building materials (asbestos, lead-based paint, PCBs, etc.). The building is in extremely poor condition, and requires cleanup funding to make way to future development on this high profile site.

ii. Demographic Information

	Town of Wilton	Franklin County	State of Maine	National
Population	4,068	30,296	1,330,089	311,536,594 ¹
Unemployment	6.7%	5.4%	5.9%	5.3% ²
Poverty Rate	20.2%	15.5%	14.1%	11.3% ¹
Percent Minority	6.1%	4.1%	4.95%	36.7% ¹
Median Household Income	\$36,920	41,665	\$48,804	\$53,046 ¹
Median Age	42.6	45	43.2	37.4

¹ Data are from the 2009 – 2013 American Community Survey and are available on Am American FactFinder at http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_5YR_DP03&src=pt and http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_5YR_DP05&prodType=table

² Data are from the Bureau of Labor Statistics and is available at www.bls.gov

(3) 2010 U.S. Census data www.census.gov

iii. Description of Brownfields

The Forster Mill is a looming, dilapidated 232,000 square foot set of interconnected wood buildings, located on State Route 156, one half mile from U.S. Route 2, the region's major transportation route. Route 156, also known as Depot Street, is the main gateway road into the Town of Wilton. This route is also the main road for all tourists and visitors heading to the Mt. Blue State Park in Weld, an area known for its lakes and mountains. The four-story manufacturing building was constructed in 1902, and since that time, has been operated as a woolen mill; for manufacturing of croquet sets, clothespins, and toothpicks; and as a printing press/box cutting/packaging facility. Since 2004, the mill sits vacant, beyond repair, and continues to deteriorate. The Site has been divided into five separate parcels to facilitate cleanup. **This grant application focuses on Parcel 1, which is comprised of the approximately 60,000 square-foot front/eastern portion of the Main Manufacturing Building.**

In 2012, the Site owner, Adam Mack, made arrangements with a company called Downeast Construction to dismantle the entire mill property. During this deconstruction, a fire was started from the welding of metal beams, and subsequent inspections from the Occupational Safety and Health Administration (OSHA) discovered that both Downeast Construction and the Site owner had failed to remediate any environmental hazards at the site. Asbestos was found scattered throughout the partially dismantled site and workers were not outfitted with proper safety equipment. The Maine Department of Environmental Protection (Maine DEP) and federal agencies became involved, with the state's Lead and Asbestos Hazard Prevention Program staff calling it "one of the worst asbestos cases" they had ever seen. The U.S. Environmental Protection Agency (EPA) subsequently inspected the building and worked with the Maine DEP to hire an asbestos abatement contractor to remove friable exterior asbestos. Downeast Construction and the Site owner were issued significant fines by both OSHA and the Maine DEP, and three years later, the abatement contractor is still owed \$75,000 by the former Site owner. Complicating the situation, the original contractor, Ryan Byther, went to prison on an unrelated theft conviction of stealing \$50,000 from an American Legion.

After demolition activities ceased, the Site buildings were secured and the site was fenced off. The Town of Wilton and Maine DEP continued efforts to work with the Site owner to continue the asbestos cleanup and complete the demolition of the mill. These efforts stalled as Adam Mack went to Federal prison for six months after being convicted of misusing federal funds in connection with a property management company he owned. He was ordered to serve six months in prison and repay \$384,000 in restitution to the federal government for this unrelated charge. The Town of Wilton attempted to work with Adam Mack after his release from prison; however, because no consensus was reached, the Town filed a legal suit against Mr. Mack and his company Wilton Recycling.

During this mediation, Mr. Mack filed personal bankruptcy, and in March of 2015, the town became the owner of the site through non-payment of property taxes and a property tax foreclosure. To date, the Town of Wilton has invested a minimum of \$15,000 in keeping the Site secure.

Following the town's acquisition of the property, the Maine DEP through its Brownfields128 A program, conducted a Phase I Assessment and Hazardous Material Inventory in July 2015, and a Phase II Environmental Assessment in December 2015. These investigations identified environmental concerns at the Site which include: the presence of hazardous building materials (asbestos, lead based paint and PCBs); the presence of unsecured and leaking hazardous waste containers; the presence of semi-volatile organic compounds (SVOCs) and metals in surficial soils throughout the Site; the presence of petroleum compounds, extractable petroleum hydrocarbons (EPH), and polycyclic aromatic hydrocarbons (PAHs) in soils surrounding the abandoned 100,000-gal concrete underground storage tank (UST) in the northwest portion of the Site; the presence of SVOCs, EPH, and heavy metals in sediment samples collected from the adjacent Wilson Stream; and the presence of EPH and metals in sediment samples collected from floor drains which discharge to Wilson Stream.

The Forster Mill is located in the midst of numerous neighborhoods of low to mid income residential homes, as well as the town's school zone. Two schools, the RSU 9 Wilton Primary School and the RSU 9 Academy Hill School, are located less than one quarter mile north of the Brownfields site. School children walk by this contaminated, unsafe site on a daily basis. The Forster Mill building is located less than 20 feet from this heavily-traveled sidewalk; and former underground oil storage tanks and contaminated surficial soils are located inches from this sidewalk.

The Forster Mill is also located one quarter mile south of the town's downtown village business district. Anyone traveling to the downtown area and Town Offices must pass by the Brownfields site. The Brownfields site is zoned as a continuation of the Village district. To all those who pass by the Forster Mill Brownfields site, either on a daily basis or as a visitor to the area, one would never realize that this huge group of unsightly, deteriorating, partially demolished, peeling red painted buildings once represented all things great and prosperous in the town. Manufacturing had always been a part of the town, and industrial success was possible, in part, due to Wilson Stream which provided abundant waterpower to factories. Many factories, including the Forster Brownfields site, were established along the banks of Wilson Stream for this purpose.

iv. Cumulative Environmental Issues

Hundreds of our vulnerable residents in Wilton live near the abandoned Forster Brownfields site as a result of affordable housing that was originally constructed over 75 years ago to house the mill workers. Due to high poverty levels, many of these homes have not received proper maintenance and contain lead-based paint, asbestos, and unsafe building materials.

In addition to the impacts associated with approximately 100 years of discharges at Brownfields sites and in adjoining neighborhoods, the health and welfare of Wilton residents have been affected disproportionately by contaminated stream sediments, as well as air pollution from the heavy truck traffic located a half mile away on US Routes 2 & 4. The Wilson Stream has seen heavy industrial use over time in communities located upstream of Wilton. The mills that once lined the river and the communities that housed those mills discharged waste and waste water directly to the river. All of these uses significantly degraded the water quality and ecological character of the river and has had a disproportionate negative impact to surface water and groundwater quality for a Town of our size.

Several active industrial businesses are located within close proximity to the Forster Site which may have surely adversely impact environmental conditions in the Target Community: an active gas station, two abandoned gas stations, a wood manufacturing mill, a wastewater treatment plant, bus garage, auto repair facility, and the former Bass Shoe Manufacturing Company (two separate locations in town). Additionally, an industrial paper mill is located twelve miles away.

b. Impacts on Targeted Community

The Target Community, home to the Forster Brownfields Site, was developed to serve industrial mills in the mid-1800; however, this area has lost vitality and population due to recent mill closures and economic downturns in the region. The residential neighborhoods surrounding the Forster Site and other Brownfields Sites are traditional low-income millworker housing, much of which remains modest and poorly maintained due to high poverty levels and low property values. The effects of poverty around these blighted and contaminated Brownfields Sites are reflected in Wilton's demographic data, which indicate that **sensitive populations in the Target Community have a disproportionately greater risk of many health affects compared to state averages**, and are more likely to be susceptible to impacts from these Brownfield sites, including the Forster Site.

We suspect possible elevated respiratory impacts from dust containing metals, asbestos, and organic vapors; elevated blood lead levels due to decay of lead-based paint at former industrial sites; and cancer risk from eating contaminated fish or drinking polluted groundwater. The fact that all of these contaminants are present at the Forster Site, combined with its close proximity to the downtown and adjacent residential communities, makes this Site a particularly large burden on the community. These environmental concerns affect already at-risk populations in Wilton, especially children, women of childbearing age, and the elderly. Additionally, the target community and Franklin County region has a high rate of chronic lower respiratory disease, asthma, and breast cancer. The clean-up of Wilton's Brownfield's abandoned mill will reduce future health risks to the community.

The health statistics are daunting for a state that is considered naturally pristine. Although approximately 90% of the State is comprised of forestland (Forests for Maine's future), it is suspected that the historical industrial centers, such as Wilton's Brownfield site, have impacted the region's health including sensitive populations consisting of pregnant women, youth, and the elderly. The most affected populations are those that live closest to these Brownfields sites. Their impacts are compounded by their lower income status and typically lower education levels. Many of these people do not have health insurance and are less likely to seek medical attention in the case of health issues. With the clean-up of the Forster Mill, the Town of Wilton hopes to provide these protective measures for a longer and healthier life for the residents in the neighborhoods around the former Forster Mill.

The neighborhoods surrounding the Forster Mill and other Brownfield Sites in the Town consist of the most depressed area of town. These homes, located along the Wilson Stream area, were built to accommodate the workers of the former manufacturing mills. Many homes in the targeted area are now foreclosed upon by mortgage companies, abandoned, and in need of maintenance. One specific home property in the neighborhood has been the subject of a legal court battle for a junky yard; residents and the town's code enforcement department point out that there are many other properties in the neighborhood that also warrant enforcement. In late 2014, the Town Select board and residents declared this targeted area as "Slum and Blight" according to HUD standards and the Maine Department of Economic Development has certified the area as such.

The Forster Mill Brownfields site is the largest and worst blighted property in the Town of Wilton and the entire Franklin County region. As it is positioned on a main route in a residential area, the

property helps to bring the values of the properties around it down. Almost every home in the area shows various conditions of blight; with a property as large and blighted as the Forster Mill is, it appears that it is not advantageous to improve the area properties at a higher level than what the area and the market can uphold. This in turn has led this targeted community to attract low income residents, both as new homeowners or tenants. Other residents in this area are lower income seniors who have resided in their homes for decades.

Town Departments have spent a considerable amount of time and effort at the Forster Site. Police have reported to numerous complaints in the past, including squatters, trespassers, and scrap metal collectors. The buildings are structurally unsafe, and the threat of fire is a major concern to abutters. Ten community fire departments in the region have worked with Wilton's Fire Department and have held drills at the site to plan for a potential fire at the mill. At a recent Public Hearing for the Forster Mill cleanup, residents expressed their grave concern for the safety of their families if a fire occurs.

c. Financial Need

i. Economic Conditions

The Town of Wilton is seeking funding for this large-scale Brownfields cleanup because the Town does not have adequate funds to address the known environmental concerns onsite. Although Wilton Select board members have vowed to remediate and remove this health and safety hazard in order to protect its citizens, and realizes that Wilton will also be contributing to cleanup costs, Wilton does not have an extra \$1 million dollars to fund the *entire* cleanup.

The Town has been working to rebuild its infrastructure from the decade earlier when infrastructure improvements were curtailed due to the loss of three major employers and thousands of jobs. The Town's wastewater treatment plant is presently undergoing a \$10 million dollar upgrade. Five million dollars debt of this upgrade will be repaid over thirty years by the town's rate payers, which includes every home in the Brownfields targeted neighborhood. These rate payers received a rate increase two years ago and will receive additional rate increases over the next two years, thereby doubling their waste treatment rates. Town Officials have also reinstated funding for improvements and maintenance to town roads and sidewalks and public buildings. Additionally, Wilton and the surrounding area are subject to harsh winters with frequent snow storms. In recent years, the heavy snowfall has caused public works to exceed their municipal plowing budgets, causing financial hardship to the Town and its residents.

ii. Economic Effects of Brownfields

The blighted, hazardous, partially demolished Forster Mill definitely has caused an economic hardship to the community. Newspapers, television stations and on-line media sites have been reporting on the conditions of the deteriorating mill and the drama associated with the botched demolition for the last three years. Businesses do not have an interest in moving to our downtown because the route to get to the downtown travels by this monstrosity. Our downtown vacancy rate is at 40%. Our anchor downtown building, the former old Bass Shoe Plant, and a separate commercial complex, the former site Bass Shoe's main manufacturing plant are each at 30% vacancy.

The downtown area and the Brownfields site neighborhood area have been declared HUD "Slum and Blight" largely because of the Forster Mill site. The Forster Mill Brownfields site has not helped the town to attract businesses and new residents to the area due to the blighted condition and the safety hazards. The town has not gained new investment in to the area and the town's tax rate has increased over 3 mils in the last three years.

The Town and County region have lost 2,500 manufacturing jobs in the last 15 years. The recent announcement that the nearby Verso Paper Mill is cutting an additional 300 jobs has led to further economic distress. This is the last large manufacturing industry in the area, and Wilton will feel the effects, both through lost jobs as well as increases in County taxes. With the additional loss of these higher paying manufacturing jobs, many residents in the area are now underemployed and a number have chosen to leave the area.

2. Project Description and Feasibility of Success

a. Project Description

i. Existing Conditions

As stated previously, the Site has been divided into five parcels to facilitate the Site Cleanup. This grant application focuses on Parcel 1, which is comprised of the approximately 60,000 square-foot front/eastern portion of the Main Manufacturing Building. The entire 232,000 square feet Main Manufacturing Building is structurally unsafe, as the company working to dismantle the property in 2012 salvaged structural metal and wood beams from the site and left gaping holes in the floor. To date, no abatement or remediation has occurred in Parcel 1.

The cleanup plan for Parcel 1 consists of abatement of asbestos-containing building materials (including roofing materials, windows, and fire doors), lead-based paint, mercury-containing components, potential PCB-containing light ballasts, and other universal and hazardous wastes identified throughout the building prior to its proposed demolition (due to the construction, age, and safety aspects, the entire mill building would need to be demolished). As part of the building demolition, floor drains located beneath this section of the building would be decommissioned. It should be noted that EPA Brownfields funds are proposed for the hazardous building materials abatement and the decommissioning of floor drains. After the building is demolished, cleanup activities will include abatement of impacted soils beneath the building (potential targeted soil excavation and off-site disposal of contaminated soils beneath the existing building or construction of soil cover systems), and implementation of soil and groundwater management activities.

If the site remains vacant, the building will continue to deteriorate, be subject to on-going vandalism, blight, and drug use activities, and will negatively impact the Town of Wilton and the targeted area. Since the building is currently unused, it will also represent an ongoing drain on the Town's finances, since the properties are bringing in no property tax revenues but require policing and upkeep and present significant potential liability risks. Delaying the cleanup and redevelopment of the site will lead to increasing deterioration and potential vandalism, increasing the probability that the general public or Town employees would be exposed to hazardous materials and extremely unsafe conditions. Additionally, without remediation, the contaminated soil, and hazardous building materials will continue to represent a threat to human health, adjacent neighborhoods, and the environment. Cleanup of this site will begin the steps of removal of the Slum and Blight designation of the downtown and encourage new businesses and residents to this area of town.

The Town presently is in the midst of a major downtown revitalization and residents and downtown committee members agree the clean-up of the Forster Mill is the first step towards the revitalization efforts. Residents and town officials envision the future clean Brownfields site as a commercial site; specifically as a business park offering jobs to local residents, whether through the use of mixed-use space for technology driven business enterprises, offices, retail, or restaurants. This site is the gateway to the downtown and is important to the resident's visions of downtown revitalization. The

Town has a list of three developers that have already expressed interest in this type of venture on this site. These developers are being kept apprised of all stages of the Site's cleanup process.

ii. Proposed Cleanup Plan

As previously noted, contaminated surficial soils are present onsite, and hazardous waste and hazardous building materials (asbestos and lead-based paint) have been identified in Site buildings. In accordance with our preliminary ABCA, and based on future site reuse scenario (commercial use), the cleanup plan would be as follows:

The first step of the Site cleanup will be the abatement of hazardous waste and identified hazardous building materials, the removal and proper disposal of ACM and universal wastes by a licensed contractor, and the management of lead-based paint during proposed demolition activities. After this abatement occurs, the onsite buildings will be demolished. As part of the building demolition, existing floor drains will be decommissioned. Contaminated soil beneath the buildings which have contaminant concentrations exceeding their corresponding MEDEP RAGs will be abated via construction of engineered soil cover systems and the implementation of Deed Restrictions, as necessary. Wilton will follow the advice of the qualified environmental professional (QEP), the EPA, and Maine DEP on required post-remediation sampling (refer to **Attachment B** for Maine DEP letter of support).

The cleanup/abatement plan of soil, asbestos, and other hazardous building materials will utilize standard industry practices. The cleanup plan will also include standard erosion and sedimentation controls (silt fences, hay bales, temporary mulching, and/or erosion-control fabric in scour-prone fill areas, etc.) during construction and implementation of the cleanup actions to prevent potential surface runoff of contaminants to down gradient properties and the Wilson Stream. The cleanup plan is compatible with the end use given that the overall long-term risks posed by the identified source areas will be eliminated.

Cleanup plans will be discussed and integrated in the Community Relations Plan (CRP) and presented at Public Meetings (refer to **Attachment D** for documentation regarding the Public Hearing prior to the Cleanup grant submittal and **Attachment E** for the Preliminary ABCA). The project will implement green remediation plans and will encourage abatement/remediation contractors to utilize bio-fuels to reduce the use of natural resources. Wilton will also require contractors to employ operational practices such as engine idle reduction practices. In addition, redevelopment of the site will include development and implementation of a storm water management plan, energy efficient building codes, and elements of green building design.

b. Task Descriptions & Budget Table

As presented in the budget table below, the majority of the grant funding will be used for the cleanup/abatement of contaminated soil, removal and offsite disposal of hazardous waste, and the abatement of hazardous building materials (asbestos/lead). Remediation and abatement costs for the entire Forster Building Site are estimated to be approximately \$1.2M. The remediation and abatement costs associated with Parcel 1 are estimated to be \$240,000. Proposed cleanup tasks/budget and descriptions are provided below.

Budget Categories	Task 1: Cooperative Agreement Oversight	Task 2: Community Outreach and Engagement	Task 3: Site Specific Activities	Task 4: Oversee Site Cleanup	Total Cost
Personnel	\$3,500	\$2,500	\$2,000	\$1,500	\$9,500
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$1,500	\$0	\$0	\$0	\$1,500
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$500	\$500	\$1,000	\$500	\$2,500
Contractual ¹	\$2,500	\$2,500	\$173,500	\$8,000	\$186,500
Total Federal Funding	\$8,000	\$5,500	\$176,500	\$10,000	\$200,000
Cost Share	\$2,000	\$2,500	\$34,000	\$1,500	\$40,000
Total Budget	\$10,000	\$8,000	\$210,500	\$11,500	\$240,000

¹ The Town of Wilton will comply with the procurement procedures contained in 40 CFR 30.40 through 30.48.

Task 1: Cooperative Agreement Oversight: This task includes Wilton’s time (70 hours at \$50/hour = \$3,500) for program development, organization, support, and oversight of the proposed Brownfields cleanup activities. Based on a competitive bid process in accordance with 40 CFR 30, Wilton will select a qualified environmental professional (QEP). A committee will be developed that includes members of the Town’s staff, the selected QEP, EPA, and local citizen stakeholders. It includes travel (\$1,500) for attendance at Maine DEP/EPA Brownfields conferences. This task also includes the preparation of performance and financial reports, key measures and property profile forms and supplies (\$500) in the form of copies, faxes, phone, and shipping/ mailing costs. Outputs for this task include up to three meetings and bidding documents and selection of an environmental consultant to assist the Town in the successful development and completion of the proposed cleanup/abatement plan to achieve regulatory closure and protection of human health and the environment (consultant time for these meetings is estimated at \$2,500). Cost share for this task is anticipated to be \$2,000.

Task 2: Community Outreach and Engagement: Wilton will notify the adjacent land owners and community organizations of cleanup schedules; hold a public meeting to educate and update the community regarding cleanup and proposed redevelopment activities; and prepare public outreach materials. We will provide extensive outreach and communication with residents and businesses prior to undertaking the cleanup/abatement efforts, during remediation, and following the successful completion of remediation. Costs under this task include Wilton’s staff (50 hours at \$50/hour = \$2,500) and QEP personnel time (estimated at \$2,500) to attend meetings, prepare presentations and materials, and respond to follow-up questions and comments solicited from the community. Outputs include up to three meetings that will take place before during and after the remediation process to address concerns with the community as they arise and preparation of up to three public outreach deliverables (\$500 in supplies) to communicate site status and outcomes. These will include ads in local newspapers, postings throughout the neighborhood and mailings to the abutters. Cost share for this task is anticipated to be \$2,500.

Task 3: Site Specific Activities: The Town’s QEP will prepare final cleanup/abatement and soil cover/management design, plans, and specifications and conduct a site visit with proposed contractors, prior to the submittal of competitive bids. The consultant will prepare a site-Specific

Quality Assurance Project Plan (SSQAPP) for confirmatory sampling and a cleanup/abatement plan before performing the proposed asbestos and lead-based paint cleanup/abatement activities in accordance with Maine DEP and OSHA regulations. The QEP will also prepare a soil cover/management plan to insure proper characterization, handling, and management of contaminated soils, which may be encountered and displaced during redevelopment of the site. This task also includes the following contractual remediation efforts: 1) cleanup/abate soil; 2) decommission floor drains; 3) cleanup/abate other hazardous building materials, and universal wastes/hazardous wastes; 4) contain asbestos and other hazardous building materials and universal wastes (dust and debris) with containment systems installed and maintained to regulatory standards; and 5) mitigate runoff of contaminated storm water. This task includes the contractor costs for onsite cleanup/abatement in order to mitigate long-term impacts from direct contact, inhalation of dust, and runoff of dust and contaminants, as well as the collection and analysis of confirmatory samples.

The Town's outputs for this task include up to three meetings and review of QEP documents and work plans (40 hours at \$50/hour = \$2,000). QEP outputs include a cleanup/abatement plan, submittals of remediation documents to the Maine DEP, final design and preparation of plans and specifications, contractor bidding documents, selection of a cleanup contractor, project meetings with Town officials, EPA, environmental consultants and cleanup/abatement contractors as needed; and participation in EPA meetings as needed, (estimated at \$17,500). Total contractor costs for performing the cleanup of contaminated media is estimated at approximately \$156,000. This task also includes supplies (\$1,000) in the form of copies, faxes, phone, and shipping/mailing costs. This task is anticipated to have \$34,000 in cost share.

Task 4: Project Oversight and Monitoring: This task includes Wilton and QEP time for monitoring and oversight of public health and welfare for adjacent parcels and neighborhoods during the proposed cleanup/abatement activities. The QEP personnel and Town staff will also oversee the cleanup/abatement activities and perform the necessary project monitoring and reporting during and after remediation to ensure compliance with the plans, specifications, and requirements for regulatory closure. Oversight costs include the QEP personnel and Wilton's staff time (30 hours at \$50/hour = \$1,500), up to three meetings, and QEP time for preparation of the status and closure reports, and attending meetings with the contractor, and EPA (estimated at \$8,000). This task also includes supplies (\$500) in the form of copies, faxes, phone, and shipping/mailing costs. Proposed outputs include two meetings and Maine DEP site closure. Cost share for this task is anticipated to be \$1,500.

c. Ability to Leverage

As stated previously, we anticipate that remediation and abatement costs for the entire Forster Building Site are estimated to be approximately \$1,200,000. This cost does NOT include the cost for the demolition of the Site buildings. To accomplish this large remediation/demolition project, other leveraging sources are as follows:

- **Town Funds Raised Through Local Taxation:** \$25,000 was raised at the 2015 Town Meeting. Documentation attached. Additional funds to complete the project will be raised at the 2016 Town Meeting, if necessary, and if all other leveraging sources have been exhausted. The likelihood of obtaining the remaining funds during the grant period is very high.

- Community Development Block Grants: Presently \$50,000 is committed through a CDBG Downtown Grant for the demolition of the Forster building. Documentation attached.
- Maine DEP and DECD Grant Funding: The Town of Wilton will apply for DEP/DECD Brownfields grant funding and Maine DEP 128A funding. The likelihood of obtaining grant funding during the grant period is high, dependent upon funding to DEP and DECD and other state-wide programs requesting funding.
- Revolving Loan Funds: The Town of Wilton will apply for Revolving Loans through Maine DEP. The likelihood of obtaining a revolving loan during the grant period is high, but is dependent upon the DEP receiving revolving loan funding and other state-wide requests for funding.
- In addition, the Town will commit to in-kind services that support public education and outreach programs. The Code Enforcement Officer, Assessor, Economic Development Coordinator, and Town Manager will assist with local data collection, historical records, public participation process, redevelopment and design initiatives and overall programmatic direction as part of the Cleanup Task Force. As such, the Town will also provide a portion of the programmatic cost of the grant from its own funds through salaried members. This in-kind service is estimated at an additional \$25,000.

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community & Other Stakeholders; and, Communicating Project Progress

The Town of Wilton has been working with the Target Community throughout the assessment and design process to provide updates on the project, and to solicit input on potential Site reuse. Wilton will continue to keep the targeted community involved in the cleanup of Parcel 1 at the Forster Mill Brownfield Site through the following outlets:

- Wilton will create a Community Relations Plan (CRP) and hold a public meeting at the beginning of the project to discuss the CRP and project objectives.
- Town of Wilton Website: A special website page will be created on the Town's website dedicated to the clean-up process.
- Progress information will be sent to Partner organizations for updates on their websites.
- Press releases will be sent to the following media – Lewiston Sun; Central Maine Media; Franklin Journal; and the Daily Bulldog (on-line media outlet).
- Updates and pictures will be posted on the Town of Wilton Facebook page
- Notices will be posted on two town signs.
- The Town will hold a minimum of two meetings as well as bi-weekly updates of the process at Select board meetings. The meetings will be held at 6:30 pm or later. The meeting location will be the Wilton Town Office, approximately two miles from the Forster Brownfields site. All meetings are broadcast on local public television at least twice and are available on the broadcast station's website. The Wilton Town Manager will be the outreach contact person for the clean-up project.

- In preparation for these meetings, the Town will create fliers and newsletters, utilize our website, newsletters, and use our email distribution list to notify the adjacent land owners and community organizations; educate and update the community regarding the cleanup and proposed redevelopment activities; and prepare public outreach materials.
- Wilton will provide interpreters and/or language translations and will accommodate cultural differences and those with hearing/reading impairments, as needed.
- Public Comment will be accepted at all Select board meetings. Written comment sheets will be available at the Town Office. Email, Facebook and phone comments will also be encouraged. The Town is prepared to accommodate concerned citizens with physical impairments and to address any cultural differences as there are residents of various ethnicity living in the targeted area. The Town Manager will present information at local organizational, partner and senior citizen groups, as has been done on past projects. Specific concerns will be relayed to the QEP as warranted.
- Letters will be delivered to the two community schools to send home with students informing them of the clean-up process.

The Forster Mill cleanup activities will be conducted in a manner that is protective of sensitive receptors and nearby residents, including, but not limited to: implementation of a Health and Safety Plan; maintaining proper signage in the construction area; flaggers and traffic calming measures; temporary fencing; and frequent and active communication with abutters and key Target Community Members. Additionally, during the cleanup activities, standard air-borne dust control practices will be implemented, including (for asbestos abatement) negative air pressure work areas and containment systems in order to collect and mitigate potential air-borne contaminants. In addition, dust suppression controls including water misting will be implemented to reduce potential airborne contaminated dust during construction activities.

The Town will be hiring, through RFP process, a QEP to oversee all aspects of the Remediation and cleanup. The Town and QEP will work with and keep the EPA Brownfields Project and DEP Brownfields Project Coordinator informed of the various stages of the project. As the cleanup site is located on Wilson Stream, the QEP will work with Maine DEP Shoreland Zoning. Due to the asbestos in the building, the QEP will work with the Maine DEP Asbestos Coordinator. As the project is located on a State Road, the Town will also work closely with the Regional Maine Department of Transportation. The Town's Police and Fire Departments will be utilized as needed for Safety. The Police Department has two crossing guard flag persons on the department which will be utilized for safety for school children. Highway Department flaggers will be available for traffic control for heavy equipment operation.

b. Partnerships with Government Agencies

The Town of Wilton will work closely with our EPA and Maine DEP Brownfield Representatives on this project. See **Appendix B** for the DEP's letter of support for this project. The Forster Mill project will be entered into the VRAP program. The DEP Brownfields Liaison will be sent our clean-up plans for review, will be invited to review our RFP for the QEP, and will be asked for technical input and review of our reports and cleanup oversight. They will provide input and guidance throughout the duration of the program, including evaluating risks from potential imminent hazards identified during Cleanup planning, liability protections offered as part of the Brownfields program, and Maine DEP's VRAP. During our previous Brownfield's cleanup of the Wilton Tannery site on Route 2 in Wilton,

the DEP Brownfields liaison was a valuable member of our Clean-up Project team; he met with Town Officials, attended Public Meetings with town citizens, met with prospective buyers of the Brownfields site to inform of VRAP requirements, and also performed all of the above reviews and technical input.

The Town will hire a QEP to provide environmental oversight, direction, and risk characterization in order to protect public health and environmental well-being within the targeted communities. The QEP will also ensure that the cleanup is conducted in accordance with EPA Brownfields and Maine DEP VRAP program requirements.

Wilton's Health Officer will provide information regarding the health risks of the various health hazards that will be encountered during the clean-up process. The town will also work with the local hospital's health organization to provide specific health related information to residents.

c. Partnerships with Community Organizations

The Town of Wilton will work with a number of community organizations to ensure a successful clean-up process as well as to keep community members informed of the project. The town has identified specific partner organizations who will provide needed assistance before, during and after the completion of the project. At least three meetings will be held with the Community Partners to ensure their services will be provided on the project. The Partners are as follows:

Wilton Group – The Wilton Group is an organization of Wilton businesses and citizens interested in the betterment of Wilton and the unique character of the Town. The Wilton Group is working closely with the Town on Downtown Revitalization efforts. The Wilton Group will be part of the Forster Mill Cleanup Project Team and will be the liaison with the downtown businesses as well as provide Brownfields Cleanup information on their website and Facebook pages.

Androscoggin Valley Council of Governments (AVCOG) - AVCOG is the Regional Planning Agency for the Western Maine communities of Franklin, Androscoggin and Oxford Counties. AVCOG will provide technical assistance relating to the QEP RFP's and will also work with potential developers of the project, providing business and financial services.

Greater Franklin Development Corporation (GFDC) – GFDC is the Economic Development agency for all communities in Franklin County. GFDC will partner with the Town of Wilton on the Brownfields cleanup, and will provide updated cleanup information on their website and Facebook page and will work with the town to attract redevelopment of the site as well as provide workforce employment information and training assistance and finance opportunities to potential developers.

Friends of Wilson Lake (FOWL)– FOWL's mission is to protect the aesthetic qualities, the recreational value, the purity of water of Wilson Lake in Wilton, Maine and its watershed. The Forster Mill site is in the Wilson Lake watershed on Wilson Stream. FOWL will partner with the Town and will provide information regarding environmental safety measures being taken during the clean-up process on their website, social media pages and newsletters.

4. Project Benefits

a. Health and/or Welfare and Environment

i. Health and/or Welfare Benefits

With the successful remediation and clean-up of the Forster Mill project site, potential health deterrents are alleviated. Health risks associated with water contaminants into the stream as a result of the polycyclic aromatic hydrocarbons and heavy metals in the drains and pipes will be eliminated

with the soil remediation. Risks to health and homes due to asbestos contaminants in the air or as a result of a fire to the facility will be eliminated. Loss of homes, the school and lives from a fire would be eliminated. Safety concerns with children finding their way into an unsafe structure would go away. A successful remediation of the property would also eliminate the largest blighted property in the Town of Wilton and Franklin County. Residents would be encouraged to invest more in their homes. The abutting neighborhoods would once again attract young families, and would make senior citizens feel more secure in their existing homes. As the site is located in a Village zoned site, the property will be marketed for economic development with an eye toward technology driven business, light commercial space, retail, office, or restaurants, helping to provide jobs to the targeted area of the local neighborhoods of Wilton and beyond. Tourists would not have a negative view of Wilton as the blighted property located at the entrance of our town would be gone. Other entrepreneurs would be more apt to investing in our downtown businesses. The economic development would be measured in part by comparing the vacancy rate of business occupied spaces, both retail and commercial.

ii. Environmental Benefits

The proposed cleanup plan will involve the removal and off-site disposal of hazardous building materials and unsecured hazardous waste, remediation of contaminated soil to abate contact risks with contaminated soil, and implementation of deed restrictions to provide protective measures to protect future site users from contaminated groundwater and soil vapor. Our Brownfields site will be a cleaner site with removal of the building contaminants, demolition of the property and removal of the underground contaminants. This will improve the water quality to Wilson Stream, which flows in to the Sandy River and abuts homes in the targeted neighborhood, as the site is within feet of the stream and will improve groundwater and the soil quality, with the removal of the contaminated soil.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Polices, Planning, or Other Tools

The Town of Wilton employs and supports infrastructure and sustainable reuse of infrastructure and natural resources as outlined in the Town's Comprehensive Plan and the Town's Recycling and Solid Waste program. Whenever possible, building infrastructure, wood, and metal will be reused or recycled. Green and sustainable remediation will be part of the RFP for the clean-up of the site. When the site is marketed for redevelopment, this site is already zoned as a Village zone which allows for a variety of multi-use business opportunities. The project will comply with many sustainable development principles, including concentrating development and mixing uses, advancing equity, protecting land and environment through the planned remediation, using natural resources wisely by reusing an already impacted site, increasing job and business opportunities, and promoting clean energy. There will be a component of recycling required by the contractor, and the redevelopment RFP will emphasize the importance of energy efficiency, green remediation, and water management. Adaptive reuse will invite sprawl-free new business and employment opportunities. The site will be designed to manage water flow and mitigate runoff from the site.

ii. Integrating Equitable Development

The Town of Wilton will encourage the targeted neighborhood communities and all Wilton citizens the opportunity to give input on the types of economic development they would like to see at the Forster Mill site. This will be through input at public meetings, and on-line and paper surveys. The Forster Mill area neighborhood has been a working class neighborhood for over one hundred years. Although the site will provide will provide better health and welfare benefits, it is not the intention to transform the neighborhoods from working class to upper class. The housing type in the area supports

a good solid working class, young family and senior citizen type housing. The Brownfield's site is zoned as a multi-use Village site and is in the Downtown Village Tax Increment Financing district. The Town will work with Greater Franklin Economic Development Corporation to recruit developers to the site. This Cleanup project addresses the Equitable Development goals of the Comprehensive Plan by: creating a public realm that is comfortable, lively and safe that reflects the unique physical and social character of the neighborhood; enhancing community participation and empowerment and increasing the accountability of various groups and entities to Wilton's community; and actively promoting a sustainable and diverse economy focused on job opportunities and the creation of wealth.

c. Economic and Community Benefits (long-term benefits)

i. Economic or Other Non-Economic Benefits:

Although the Town does not have a developer in place at the present time, interest has been expressed by three local developers. The Town envisions that the property will become a combination office and technology driven businesses and possible inclusion of restaurant or retail space. It is envisioned the development would highlight the scenic views afforded by the location on Wilson Stream. Walking trails along the stream and through the woods could easily be constructed on this particular site, making the walk to the remainder of the downtown area quicker and enjoyable. The redevelopment of this site has the potential to create many economic benefits. These include creation of jobs during the remediation, construction and development process; as well as jobs associated with new businesses that may locate at the Site. The construction of new office/technology facility would add to the town's tax base and provide some taxation relief to residents of the town. This type of low impact development would enhance the neighborhood, which, along with the schools already located in the neighborhood, would provide a nice place to live. Additionally, the cleanup of the parcels will make the neighborhood a safer place, as in the past the property has been the site of drug activity that will be mitigated through its cleanup and development. We anticipate that property values within the immediate neighborhood will rise due to the enhanced use of the site. As a result of the redevelopment of the property, more people will be living in the area creating a greater need for services and the building will be placed back into a productive use thereby increasing the tax base.

ii. Job Creation Potential

The construction period, which will last for 4 months, will create approximately 25 jobs. The proposed commercial reuse may create up to 20 new permanent positions. The Town of Wilton will partner with the Greater Franklin Development Corporation as well as the Maine Career Center (located in Wilton), the University of Maine, Farmington, the Mt. Blue High School Technology Center and the Greater Franklin Development Corporation, for employment opportunities.

5. Programmatic Capability and Past Performance

a. Programmatic Capability

Wilton's Town Manager, Rhonda Irish, and Chairperson of the Board of Selectpersons, Tiffany Maiuri, will oversee and manage the Brownfields program. Over the past three years Wilton has administered close to \$4 million in state and federal loans and grants for the community on substantial grant-funded economic development projects, including a recent upgrade on our waste water infrastructure. Ms. Irish managed the recent \$200,000 Brownfields Cleanup Grant which was awarded for the former Wilton Tannery, (quarterly reporting, ACRES updates, drawdowns, etc.). The Town has built positive relationships with state and federal grant agencies for over twenty years. As part of project maintenance, Ms. Irish will lead a Cleanup Task Force

to implement the Brownfields program. Ms. Irish brings to the project Brownfields Cleanup program management experience as she recently completed and closed out Wilton's EPA Brownfields funded Cleanup of the former Wilton Tannery site. Ms. Irish also functions as a critical liaison with the Town Selectpersons and the citizens of Wilton, and will be instrumental in the public outreach and education portions of the process. On a daily basis, Ms. Maiuri is engaged in the community and is in contact with property owners, and developers.

The Town and its selected QEP will liaison with the Maine DEP to design, coordinate, and oversee the successful completion of the proposed cleanup program. The Town routinely creates requests for proposals and qualifications, and conducts competitive procurements to obtain resources for proposed projects throughout Wilton, and the Ms. Irish works closely with Wilton's Public Works on many of these projects. All projects are publicly bid and advertised via the newspaper, the Town's website, and (where eligible) construction publications. Proposals are reviewed and recommended to the Wilton Selectpersons for final selection.

The Town of Wilton is very familiar with the EPA Brownfields process and has been involved with the program since 2010. The Town acquired a former Tannery site through property tax foreclosure and worked with the Regional Council of Governments (AVCOG) and Maine DEP for Phase I and Phase II assessments of the property and an EPA Brownfields Clean-up Grant from 2015-15. The team of Municipal Officials that worked on the day to day cleanup activities and were involved in the Tannery cleanup will be the team involved in the Forster Mill cleanup. Public Works, Police and Fire Departments will be available to provide assistance. The Town has a good working relationship with the Maine Department of Environmental Protection and the New England Region 1 EPA and foresees these relationships continuing with this current project.

b. Audit Findings

The Town has not had any adverse audit findings either in town operations or in Federal Grant audits, including the 2012-15 EPA Brownfields Clean-up Grant for the Wilton Tannery.

c. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant [6 points]

1. Compliance with Grant Requirements (3 points)

The Town of Wilton received a \$200,000 EPA Brownfields Grant in FY 2012 for the Clean-up of the Former Wilton Tannery this project was successfully closed out with EPA in 2015. The Brownfields site was remediated and tannery hides and other landfill materials were consolidated on site. The Town had a QEP on site overseeing the entire clean-up. The Town and QEP complied with all Grant requirements and all ACRES reporting and close-outs of the grant were completed on time. We did not have any issues during our cleanup grant.

2. Accomplishments (3 points)

The tannery cleanup process was very successful and all criteria of the cleanup were completed as planned. The public was kept informed; media outlets provided good reporting of the cleanup process and ample opportunity was given to the public to express concerns or ask questions throughout the process. During the project, the Town officials met with prospective developers of the site to keep them informed. Following completion of the cleanup, Request for Proposals were developed and advertised locally and throughout New England. A local developer purchased the property, has begun upgrading the buildings, and has relocated one of his businesses to the site. The property will be a Business Park, and interested tenants have begun making plans for opening businesses on the site.

ATTACHMENT A

Threshold Documentation

EPA Brownfields Cleanup Grant Proposal
Forster Manufacturing, Parcel 1
Town of Wilton, Maine

Threshold Criteria

1. **Applicant Eligibility:**

a. **Eligible Entity**

Town of Wilton
Municipality (local government) in State of Maine
Federal Identification Number: 01-6000439

b. **Site Ownership**

Property Tax Foreclosure - March 17, 2015
Town of Wilton Ownership
Quit Claim Release Deed

2. **Letter from the State Environmental Authority**

Nick Hodgkins
ME DEP Brownfields Program – **Attachment B**

3. **Site Eligibility:**

a. **Basic Site Information**

Forster Mill, Parcel 1
516 Depot Street
Wilton, ME 04294
Current Owner: Town of Wilton
Date Site Acquired: March 17, 2015

b. **Status & History of Contamination at Site**

a) Contaminated by Hazardous substances
b) Operational uses: Woolen Mill, Wood Manufacturing, small Print Shop
Vacant since circa 2010
c) Environmental Concerns: Unsafe building conditions, floor drains, containers of hazardous waste, staining on interior portions of the building; former underground fuel oil storage tanks; contaminated soil and sediments.
d) Contaminated due to building materials, and compounds used in manufacturing processes. Asbestos, lead based paint, PCB's, unsecured/leaking hazardous waste containers, SVOC's, EPH and PAH detected in floor drains and soils.

- c. **Sites Ineligible for Funding** a) Site **not** listed or proposed on the National Priorities List
b) Site **not** subject to administrative orders, court orders, judicial consent decrees under CERCLA
c) Site **not** subject to jurisdiction, custody or control of U.S. government.

- d. **Sites Requiring Property Specific Determination** Site does **not** require property specific determination

e. **Environmental Assessment** Phase I Environmental Assessment, June 29, 2015; for Town of Wilton. (Ransom Consulting) Hazardous Materials Survey, June 29, 2015; for Town of Wilton (Ransom Consulting). Phase II Environmental Site Assessment, December 2015; for Town of Wilton (TRC Environmental) Analysis of Brownfields Cleanup Alternatives (ABCA), December 2015; for Town of Wilton (TRC Environmental)

Property Ownership Eligibility - Hazardous Substance Sites

- f. **CERCLA §107 Liability** The Town of Wilton is not potentially liable for contamination at the site under CERCLA §107. The Town of Wilton acquired the property through a Property Tax Foreclosure - non payment of taxes. The Town of Wilton has not further contaminated the site - CERCLA §101(20)(D).
- g. **Enforcement or Other Actions** There are no known ongoing or anticipated environmental enforcement or other actions related to this brownfield site.

Information on Liability and Defenses/Protections

i) Property Acquisition:

1. The Town of Wilton acquired the brownfields property through as a result of Property Tax foreclosure on March 17, 2015. The Town was also in an active civil case against the owner to enforce the clean-up of the property through a town ordinance, and, once the owner/manager filed personal bankruptcy, the owner/manager deeded the property to the Town through a Quitclaim Release Deed. The property was owned as an LLC, since proprietorship.
2. The Town acquired the property on March 17, 2015 through Property Tax Foreclosure. The Quitclaim Release Deed was signed on April 9, 2015.
3. The ownership is a fee simple Quit Claim Release Deed.

4. Transferor of Property: Wilton Recycling, LLC
Adam Mack, Manager
PO Box 7332
Portland, ME 04112

5) The Town of Wilton does not have any familial, contractual, corporate, or financial relationships or affiliations with any of the prior owners of the property.

ii) **Timing and/or Contribution Toward Hazardous Substances Disposal**

All disposal of hazardous substances at the site occurred before the town of Wilton acquired the property and the town did not contribute to any release of hazardous substances at the site. The town arranged for the removal of one 40 yard container of asbestos containing materials to be disposed of at Waste Management, a certified landfill for asbestos disposal. This container was abandoned after completing partial removal for asbestos from the site, and with approval of Maine DEP, the town paid for removal of the container.

iii) **Pre-Purchase Inquiry**

1) Types of Site Assessments performed: Phase I Site Assessment in 2002 - Shield Environmental Associates. Performed for owners: Jarden Corp.

2) No Pre-purchase site assessments prior to town ownership.

3) Update Phase I Environmental Assessment conducted in June 2015, after town ownership.

iv) **Post-Acquisition Uses** - The property has remained vacant since the Town of Wilton acquired the property in 2015. Only environmental Site assessments have been conducted since acquisition.

v) **Continuing Obligations** - The Town of Wilton has secured the property with security fencing and covered openings to the facility with plywood.

1. Hazardous materials have not been disturbed; there are no releases to the environment at present time.

2. Security fencing and covering of access points of building with plywood to prevent future release. Town of Wilton Police regularly patrol site.

3. Security fencing and covering of access points of building with plywood to prevent future release. Town of Wilton Police regularly patrol site.

The Town of Wilton confirms our commitment to:

1. comply with all land-use restrictions and institutional controls;
2. assist and cooperate with those performing the cleanup and provide access to the property;

3. comply with all information requests and administrative subpoenas that have or may be issued in connection with the property

4. provide all legally required notices.

4. Cleanup Authority and Oversight Structure

a. **Describe how you will oversee cleanup at the site.** The Town of Wilton will enroll in the State of Maine Voluntary Response Action Plan (VRAP). The Town of Wilton will contract with a QEP for oversight of the entire Cleanup program. This will be done prior to any cleanup activities. The QEP will work with the Town of Wilton contact person, the Maine Department of Environmental Protection Brownfields Staff and EPA Region 1 Brownfields staff.

b. **Site Access** - It is not anticipated that neighboring site access will be necessary for clean up; however, if necessary, contact with neighboring properties will be made by certified mail and U.S. mail. All temporary easements or access will be recorded at the County Registry.

5. Statutory Cost Share

i) The Town of Wilton will meet the required cost share and leveraging funds needed through the raising of funds through the Annual Town Meeting. The Board of Selectpersons is committed to the completion of this project, and depending upon the amount of funds needed, and with Town Meeting approval, may apply for a Bank Anticipation Note. To date, \$25,000 in funds have been raised for the cost share of the Clean up project. The Town of Wilton also plans to provide the cost share in the labor as an eligible and allowable expense.

The Town of Wilton will also make application to the Maine DEP and Maine DECD for CDBG Brownfields funding, for DEP 128A funding and for DEP Revolving Loan funding.

The Town of Wilton has received a CDBG Downtown Revitalization Grant for the period of 8/21/15 to 6/30/15 and \$50,000 has been committed from this grant toward the Cleanup of the Forster Mill, as it is the gateway to the town's Downtown Village.

6. Community Notification

The Town has fulfilled the community notification requirements for the Forster site. **Attachment D** to this proposal consists of the following documents:

- 1) A copy of the newspaper advertisement demonstrating notification to the public and solicitation for comments on the proposal;
- 2) A sign-in sheet from the public meeting; and
- 3) A summary of the comments received, responses to the comments, and meeting notes in the form of meeting minutes from the public meeting.

A draft of this proposal and draft Analysis of Brownfields Cleanup Alternatives - Preliminary Evaluation (with the proposed/selected cleanup alternative) were made available at the Town of Wilton's municipal offices. A copy of the draft Preliminary ABCA is provided as **Attachment E**.

ATTACHMENT B

Letter of Support from Maine Department of
Environmental Protection

EPA Brownfields Cleanup Grant Proposal
Forster Manufacturing, Parcel 1
Town of Wilton, Maine

EXHIBIT B

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



PAUL R. LEPAGE
GOVERNOR



AVERY T. DAY
ACTING COMMISSIONER

December 8, 2015

Mr. Frank Gardner
EPA Region 1
5 Post Office Square
Suite 100, Mailcode: OSRR7-2
Boston, Massachusetts 02109-3912

Dear Mr. Gardner:

The Maine Department of Environmental Protection's ("Department") Bureau of Remediation and Waste Management acknowledges that the Town of Wilton plans to conduct cleanups and is applying for federal Brownfields grant funds.

Rhonda Irish of the Town of Wilton has developed an application requesting site-specific federal Brownfields Cleanup funding for three parcels of property at the former Forster Mill property in Wilton.

If the town receives funding, the Department's Voluntary Response Action Program ("VRAP") staff will provide review and comment on feasibility studies and remedial workplans, and will provide oversight (as necessary) of contractor's work at the properties. Upon successful completion of remedial activities at a property, the VRAP will provide protections from Department enforcement actions by issuing a Commissioner's Certificate of Completion.

Please feel free to call me directly at (207) 287-4854 should you have any questions regarding this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicholas J. Hodgkins".

Nicholas J. Hodgkins
Voluntary Response Action Program
Division of Remediation
Maine Department of Environmental Protection

Pc: Dorrie Paar, USEPA
Rhonda Irish, Town of Wilton

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

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

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

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

ATTACHMENT C

Documentation on Leveraged Funds

EPA Brownfields Cleanup Grant Proposal
Forster Manufacturing, Parcel 1
Town of Wilton, Maine

Town of Wilton Annual Town Meeting Warrant

Tuesday June 9, 2015 Monday June 15, 2015

To: Heidi Wilcox, a Constable of the Town of Wilton, in the County of Franklin and the State of Maine.

Greetings:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Wilton in said County and State qualified by law to vote in town affairs, to meet at the Town Office in said Town on Tuesday, the 9th day of June 2015 at 8 o'clock in the forenoon, then and there to act upon Article 1 and by secret ballot on Article 2 as set out below, the polling hours therefore to be from 8 o'clock in the forenoon until 8 o'clock in the evening;

And to notify and warn said inhabitants to meet at the Academy Hill School Cafeteria in said town on Monday, the 15th day of June 2015, at 6:30 o'clock in the evening, then and there to act on Articles 3 through 48 as set out below, to wit:

ARTICLE 1: To elect a **MODERATOR** to preside at said meeting and to vote by written ballot.

Ronald Asetine received the only nomination and was elected Moderator.

ARTICLE 2: To elect all **MUNICIPAL OFFICERS** and **SCHOOL COMMITTEE MEMBERS** as are required to be elected.

School Board Member: Angela LeClair ran unopposed and received 261 votes

School Board Member : Cherieann Harrison ran for the position unopposed to complete the final year of the term vacated by James Black and earned 226 votes

Select Board Member #5 Jeffrey Adams received 239 votes to defeat Irving Faunce who received 147 votes, Joseph Kinsey who received 35 votes and Gerald Whitney who received 108 votes

It was allowed by Residents to let non-residents Rhonda Irish (Town Manager), Dale Roberts (Highway Foreman) and Heidi Wilcox (Police Chief) speak to the audience and answer questions

Article 3: Defeated an Amendment to the **Wilton Zoning Ordinance, Article 2.3.c.1.b.** that would have stricken out **item (2)** as follows:

Wilton Zoning Ordinance Amendment

b. When a new, enlarged or replacement foundation is constructed under a nonconforming structure, the new foundation must be placed such that the setback requirement is met to the greatest practical extent as determined by the Planning Board, basing its decision on the criteria specified in subsection 2, "Relocation," below, and the completed foundation does not extend beyond the exterior dimensions of the structure, except for expansions in conformity with Section 2.3.C.1a above. In addition in shore land areas (1) the foundation does not cause the structure to be elevated by more than three additional feet, as measured from the uphill side of the structure (from the original ground level to the bottom of the first floor sill), it shall not be considered as an expansion of the structure; ~~(2) there is less than 5 feet between the finished basement floor and the bottom of the first floor joists;~~ and ~~(3) (2)~~ the basement area is used exclusively for storage or mechanical purposes and not for habitation.

Article 4: Voted to adopt the Town of Wilton & Comfort Inn Tax Increment Financing District, Second Amendment, and adopt the Amended Development Program for the District, subject to the Board

ARTICLE 12: Voted to raise and appropriate \$71,000 for the insurance account.

TOWN LEVERAGING

ARTICLE 13: Voted to raise and appropriate \$475, 485 for tl

ARTICLE 14: Voted to raise and appropriate \$113,146 for the Fire Department.

ARTICLE 15: Voted to raise and appropriate \$31,280 for the Public Safety Building (Fire/Police Station).

ARTICLE 16: Voted to raise and appropriate \$30,492 for Northstar Ambulance.

ARTICLE 17: Voted to raise and appropriate \$36,700 for Street and Traffic lighting.

ARTICLE 18: Voted to raise and appropriate \$144,468 for water rates for Public Fire Protection.

ARTICLE 19: Voted to raise and appropriate \$817,350 for the Highway Department.

ARTICLE 20: Voted to raise and appropriate \$13,750 for the Public Works Building.

ARTICLE 21: Voted to raise and appropriate \$307,000 for Capital Paving.

ARTICLE 22: Voted to raise and appropriate \$273,300 for the Transfer Station and Recycling Department.

ARTICLE 23: Voted to raise and appropriate \$ 30 , 045 Cemetery Operations.

ARTICLE 24: Voted to raise and appropriate \$6,000 for General Assistance.

ARTICLE 25: Voted to raise and appropriate \$15,532 for Animal Control.

ARTICLE 26: Voted to raise and appropriate \$300 for the Health Officer.

ARTICLE 27: A motion was made and seconded to raise \$2,000 for the Food Pantry; that motion was later amended to raise \$2,500 for the Food Pantry and this amount was approved.

ARTICLE 28: Voted to raise and appropriate \$3,000 for the Tri-County area Safe Voices agency.

ARTICLE 29: Voted to appropriate no money for the American Red Cross

ARTICLE 30: Voted to raise and appropriate \$80,774 for the Recreation Program.

ARTICLE 31: Voted to raise and appropriate \$30, 725 for Parks and Facilities.

ARTICLE 32: Voted to raise and appropriate \$1,000 for a Recreational Trails Capital Account

ARTICLE 33: Voted to raise and appropriate \$1500 for a Kineowatha Park Lake Retaining Wall Capital Account

* ARTICLE 34: Voted to raise and appropriate \$25,000 for a Building Demolition Capital Account

ARTICLE 35: Voted to raise and appropriate \$365 for the Town's Conservation Commission

ARTICLE 36: Voted to raise and appropriate \$46,450 for Debt Service.

ARTICLE 37: Voted to raise and appropriate \$106,300 for the Wilton Free Public Library

ARTICLE 38: Voted to raise and appropriate \$900 for Memorial Day Veterans Cemetery Flags

ARTICLE 39: Voted to raise and appropriate \$2,800 for the Wilton Blueberry Festival.

ARTICLE 40: Voted to raise and appropriate \$2,500 for the Franklin County Chamber of Commerce.

STATE OF MAINE
COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT
BETWEEN THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
AND

Town of Wilton

CT 19A
Encumbrance *201509080000000000987*
Appropriation #: **015 19A 0587 01 6331**
Vendor Code: **VC1000097114**
Contract Obligation : **\$400,000**
Contract End Date: **6/30/2017**
Grantee Fiscal Year: **07/01-06/30**
CFDA #: **14.228**

GRANTEE ADDRESS:
PO Box 541
Wilton, ME 04294-0541
Phone: 645-4961
Fax: 645-2001
E-Mail: manager@wiltonmaine.org
Grant Year: **2015**



THIS AGREEMENT made August 21, 2015, is by and between the State of Maine, Department of Economic and Community Development, hereinafter called 'grantor' and the **Town of Wilton**, hereinafter called 'grantee'.

WHEREAS, the United States Government, through the Housing and Community Development Act of 1974, as amended, has established a program of Community Development Block Grants and has allowed each State to elect to Administer such Federal funds for its non-entitlement areas, subject to certain conditions, and

WHEREAS, the State of Maine has elected to administer such Federal funds for its non-entitlement areas through the Department of Economic and Community Development, and

WHEREAS, the Department of Economic and Community Development has established a set aside of funds titled the **Downtown Revitalization** Program, and

WHEREAS, the Department of Economic and Community Development has approved the application of the Grantee;

NOW, THEREFORE, the grantor agrees to grant **\$400,000** of Community Development Block Grant Funds to the Grantee for the period, **8/21/2015**, to **6/30/2017**, subject to the requirements of this Agreement, including those in Riders A, B, C, D, and G attached which contain additional provisions to which the Grantee is obligated.

*#10272-03L
SBS*

Grantee:
Rhonda Irish
Town Manager
Wilton

Grantor:
Deborah Johnson, Director.
Office of Community Development
Department of Economic and Community
Development

DIVISION OF
FINANCIAL & PERSONNEL
SERVICES

2015 SEP 24 AM 8:06

RECEIVED

State
Controller
and
Purchases
Stamps Here

Signature: *Rhonda Irish*
Date: *8/21/15*

Signature: *Deborah Johnson*
Date: *09/09/2015*

Mark W. Fuller

ENCUMBERED
SEP 23 2015
STATE CONTROLLER

**Community Development Block Grant
Downtown Revitalization Grant Program**

Budget Summary (Include Cash & In-Kind)

Cost Category	Column 1 CDBG	Column 2 Local	Column 3 State	Column 4 Utility	Column 5 Non- CDBG Federal	Column 6 Other	Column 7 Cost Category Total
Land Acquisition							
Legal Expenses							
Appraisals							
Relocation							
Demolition (Forster Mill)		12,500	50,000				62,500
Site Work		10,000					10,000
Architectural							
Engineering		30,000					30,000
Administration		10,000					10,000
Construction							
Materials							
Business Facades							
Housing Activities						500,000	500,000
Streetscapes	350,000	85,000	75,000		8,000		518,000
Micro-Enterprise Grants							
Inspection		10,000					10,000
Other (List)							
1.Museum Renovations						505,000	505,000
2.Commercial Properties Renovations (5 Buildings)						95,000	95,000
3.Forster Mill - Depot Street Gateway	50,000	12,500					62,500
TOTAL COSTS	400,000	160,000	125,000		8,000	1,085,000	\$1,803,000

Directions for Completing Budget Summary

1. For each applicable cost (cash and in-kind) in the Cost Category column, list the projected dollar amount for all applicable funding sources in columns 1-6.
2. List the total dollar amount for each cost category in column 7, Cost Category Total
3. Enter the total of all Cost Category amounts in column 7 in the TOTAL COSTS box directly under column 7.
4. **Submit a copy of this Budget Summary with the original and all four copies of the application.**

ATTACHMENT D

Community Notification

EPA Brownfields Cleanup Grant Proposal
Forster Manufacturing, Parcel 1
Town of Wilton, Maine

NOTICE OF PUBLIC HEARING
FOR EPA BROWNFIELDS
CLEANUP GRANT

Town of Wilton, 158 Weld Road, Wilton, Maine
Former Forster Mill, Wilton, Maine

The Town of Wilton is applying for an EPA Brownfields Cleanup Grant for funding proposed remediation activities at the Former Forster Mill site located on Depot Street in Wilton, Maine. The application will be submitted to EPA on December 18, 2015. The proposed remediation will likely include the abatement of asbestos-containing building materials, the consolidation and removal of hazardous waste, and the abatement of contaminated soils.

Draft copies of the grant application and the Analysis of Brownfields Cleanup Alternatives report are currently available for public review and comment at the Wilton Town Hall located at 158 Weld Road during normal business hours. Written public comments will be accepted until 10:00 p.m. on December 15, 2015. Please send comments to Rhonda Irish, Wilton Town Manager, 158 Weld Road, Wilton, Maine 04294, or via email at manager@wiltonmaine.org.

A Public Hearing regarding the application will be held at 7:00 p.m. on Tuesday, December 15, 2015 at Town Hall, 158 Weld Road, Wilton, Maine. All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard at that time.

Region

Managing Editor/Days Judy Meyer, 689-2902

EXHIBIT D

LF selectmen anxious to advance fire service regionalization plan

By **BARRY MATULAITIS**
STAFF EDITOR

LIVERMORE FALLS — Selectmen are interested in sharing fire services with Jay, but time is of the essence, board member Mary Young said at Tuesday's meeting.

Board of Selectmen Chairwoman Louise Chabot agreed that the town needs to set a deadline for a decision on constructing a new fire station, or how the town should share services with Jay.

"I'm all for regionalization. It has to happen," she said.

Town Manager Kristal Flagg said that recently, Livermore Falls Selectmen Jeff Bryant and Ron Chadwick met with two Jay selectmen to discuss how the towns could regionalize fire services.

"I believe they're interested in having more talks on what we can do before they make an initial investment," she said.

Chadwick said the towns would have to consider

what they need and don't

See **FIRE PLAN** Page B2

TOWN OF RUMFORD PUBLIC NOTICE

Notice is hereby given that the Municipal Officers will hold a public hearing on December 17, 2015 at 6:30 p.m. in the Rumford Falls Auditorium of the Municipal Building on the following application.

Taxicab License for Gilbert Scott, dba Private Taxi Co., 43 Congress Street, Rumford, ME 04276

John E. Madigan, Jr.
Town Manager

NOTICE OF PUBLIC HEARING FOR EPA BROWNFIELDS CLEANUP GRANT Town of Wilton

158 Weld Road, Wilton, Maine
Former Forster Mill, Wilton, Maine

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@sunjournal facebook.com/sunjournal

WEDNESDAY, DECEMBER 2, 2015 SECTION B

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SOFAS Starting at \$499.95
DINING ROOM SETS
THERAPEUTIC MATTRESSES

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Hours: Mon-Fri 8:30am-5pm • Sat. 9am-3pm

think local

Exhibit E

Summary of Comments Received and Response to Public Comments Forster Mill EPA Brownfields Cleanup Project

Local Wiltonian Daily Bulldog submission - www.dailybulldog.com

My family and I live downstream from this monstrosity, with three small children that love to hunt for frogs and fish in the stream. I sadly have to tell them to stay out of the water for fear of chemical contamination and who knows what else. Will be glad to see it go, but still very concerned about the environmental impact it has on the surrounding land and waterways. Please clean it up, and ensure the EPA is involved for the sake of everyone's health!

Summary of Responses from the Selectboard Meeting - December 1, 2015

Response: The Town of Wilton is applying for EPA Brownfield's Cleanup Funding. Town Officials have made a commitment to remediate this Mill safely and to work to clean the soils and waterways.

Irving Faunce: Does the \$500,000 projected cost include asbestos?

Response: The \$500,000 is a low estimate of the cost of demolition. It does not include remediation of all hazardous materials.

Has the presence of this site had any impact on the Town's insurance?

Response: Not at this time. The Town has this covered under the town's insurance, a security fence has been erected around the property, openings in the building have been covered with plywood and the Police Department is patrolling the site.

This is the most significant liability that the Town has. What kind of timeline do we have?

Response: The Town took ownership of the building in March of 2015 and has to take steps to remove the building. Environmental Assessments have been conducted on the site, and the Town is applying for EPA Cleanup Grants. If the grants are received, the Town will secure an Environmental Professional to oversee the Cleanup. It is anticipated that the Cleanup would be completed by September 2017

Robin Bragg: She lives on Birch St and when Forsters closed they became worried about fires on their lawn and in the surrounding woods.

How does it effect the property values of their homes?

Response: This is a question that will need to be taken up with the assessor.

Sheila Griffin: Is there anything salvageable in the building?

Response: There does not seem to be any salvageable metals in any part of the mill. The prior contractor took all that was valuable from the building and also, cut holes in the building to remove some equipment.

Tiffany Maiuri: The Forster Mill looks bad from the outside, but the inside actually looks worse. The entire building is unsafe.

Response: Rhonda explained that unlike the Tannery, the Forster Mill is completely visible from the road. This process is actually moving at lightning speed when addressing this issue from both the EPA and DEP and we have made a lot of headway in a short period of time.

Scott Taylor: It has been the consensus of the Board that one way or another the building needs to come down and taking ownership through the Property Tax Foreclosure was the first step.

EXHIBIT F

Minutes of Select Board Meeting
Minutes of Public Hearing
Forster Mill EPA Brownfield's Grant Application for
Former Forster Manufacturing Mill
December 15, 2015

Members Present: Tiffany Maiuri (Chairperson), Jeffrey Adams, D. Scott Taylor, John Black and Rhonda Irish (Town Manager) Diane L Dunham (Town Clerk)

Also Present: Jack Mills, Joseph Rand, Steven Greeley, Ann Bryant, Ben Hanstein, , Lauren Abbtate, Derek Hayes, Jeff Chaisson, Birdell Dunham, Bob Burdick, Justin Futia, Clayton Putnam, Jeff Rowe, J.P. Fortier, Rob Lively, Randal Cousineau, Heidi Wilcox and Tracy Kelly

Item #1 Minutes of the Meeting December 1, 2015
Scott/Jeff m/m/s to accept the minutes as written; vote: 4-0

Item #2 Forster Mill EPA Brownfield's Grant Application, Rhonda Irish and report of Hazardous Materials Clean up - Tracy Kelly , Maine DEP

Tracy Kelly shared the following final report information with the group:

- A Phase II Environmental Investigation looks at the contamination in the environment (ground water, soil etc.)
- The findings were based on the guidelines presuming the lot was to be used for commercial purposes after the cleanup.
- The groundwater is not impacted above the guidelines.
- The soil that is 0-4' below the ground has low level petroleum, and semi organic compounds that are below the guideline levels. The exception to this is the soils near the underground storage tank. There is some contamination with the outside storage tank.
- The riverbed does have some semi-volatile organic compounds that are above the guidelines.
- Some of the drains inside the building also have some petroleum and metal that are above the recommended guidelines. There is a possibility that the soils round the drains could be impacted.
- A Hazardous Waste Inventory (HWI) identifies miscellaneous wastes ex. paint, adhesives, gases, light ballasts etc. There is lead based paint on the exterior, and the photo shop contains mercury and some PCP's.

There are Three Options at this time:

1. The do nothing option
2. Abate asbestos and other materials and demolish the building. Then access the soils so they can be excavated and clean fill can be brought in. The cost could be from \$900,000 to 1.6 million.
3. Abate asbestos and other materials and demolish the building. Then access the soils and manage them on site; they would be moved to restricted areas. This would allow for development with deed restrictions. The cost for this option is 1.2 to 1.8 million dollars.

Questions from the Board and Audience included:

Randy Cousineau: What was the storage tank? It was a 100 gallon fuel tank buried in place. How would you take down the roof? This is a better question for a demolition contractor. They know what they are doing and this is very common.

When would we know about the grant? In April of 2016, but the money isn't available until October 2016.

Peter Chamberlain: How much asbestos is left? There is a lot in the boiler room, window glazing and under the cement board and paneling. It was also identified in some of the rooms and in the bathroom areas.

Is there any scrap value? It is very marginal

Scott Taylor: How much is complete danger hindering finding out what is really there? No further testing can be done at this time especially the roof, because it would need to be tested when it is taken down.

Are there any issues aside from safety and stream pollution as to why we couldn't take down the free standing wall? No, we would need a shore land permit. The difference is that area has already been tested and there is nothing in that area. Anything that we do before we receive the grant cannot be used toward the cost sharing of the grant.

Do we need a licensed contractor? We would need to contact DEP to be certain.

Is it possible that Atlantic Salmon are in this stream? They run from Sandy River to Wilson Lake and this is a tributary of Wilson Lake.

Jeff Adams: Can we explore options as to how far we go? How can we segment this to make it more palatable to take down? Because of the high price we will need to come up with cost share end or leveraging end.

What is the area of the roof? The number would match the building square footage.

The \$600,000 is a low estimate? Yes, this is to demo the building and remove the asbestos, we would need to match the grants with \$40,000 per grant.

Are there issues with the building on the east side? Just the gas and oxygen tanks.

Rob Lively: Is a representative of FOWL (Friends of Wilson Lake) and they have written a letter of support because they would like to maintain the area of the watershed and they have an interest in the stream.

Tiffany: The Grant Deadline is Friday and that is a pretty ambitious deadline; if we don't get the grant will that effect us for next year? It will not hurt us, if we don't get it this year. The grant application will be submitted by the deadline.

Public Hearing closed at 7:38 pm



Town of Wilton

158 Weld Road
Wilton, ME 04294
Tel. (207)-645-4961

Date: December 15, 2015

Public Hearing: EPA Brownfields Clean up Application for former
Forster Manufacturing Mill

Public Hearing Sign In

Name (please print)

Justin Futra

Clayton Putnam

JEFF ROWE

JB Fortier

T. Martin

Rob Lively

Lauren Abbate

Randal Cousack

Ann Bryant

Joseph RAND

Bob Burdick

Heidi Wilcox



Town of Wilton

158 Weld Road
Wilton, ME 04294
Tel. (207)-645-4961

Date: December 15, 2015

Public Hearing: EPA Brownfields Clean up Application for former
Forster Manufacturing Mill

Public Hearing Sign In

Name (please print)

Stewan Greeley

JEFFREY ADAMS

Tiffany Maioni

John Black

Hurt Taylor

Don Durham

Jeffrey Chasson

Dave Hayes

Jack Mills

Ben Hanstein

Sonny Durham

ATTACHMENT E

Draft Analysis of Brownfields Cleanup
Alternatives

EPA Brownfields Cleanup Grant Proposal
Forster Manufacturing, Parcel 1
Town of Wilton, Maine

Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation
Forster Mill: 581 Depot Street, Wilton, Maine
Prepared by: The Town of Wilton & Ransom Consulting, Inc.

1.0 INTRODUCTION & BACKGROUND

a. Site Location (address):

The Site is located at 581 Depot Street in the Town of Wilton, Maine (Map 5, Lot 094). The Site is abutted to the east, south, and west by Wilson Stream. The Site is a portion of a larger parcel of land, encompassing 17.65 acres, which is located on both the northern and southern sides of Wilson Stream; however, for the purposes of this ABCA, portions of the property located on the southern side of Wilson Stream (undeveloped wooded areas) are considered off-Site and adjacent. Currently, the Site is occupied by a 232,000 square-foot, four-story manufacturing building, and multiple outbuildings.

The “Site,” as defined above, has been subdivided into five separate parcels of land. This ABCA pertains to Parcel 1, which is comprised of the approximately 60,000 square-foot front/eastern portion of the Main Manufacturing Building.

a.1. Forecasted Climate Conditions

According to the US Global Change Research Program (USGCRP), climate trends for the northeast region of the United States include increased temperatures, increased precipitation with greater variability, increased extreme precipitation events, and rises in sea level (see attached summary included in Attachment A). Some of these factors, most specifically increased precipitation that may affect flood waters and stormwater runoff, are most applicable to the cleanup of the Site.

According to the Franklin County, Maine National Flood Insurance Program Map (Community Panel Number FM2300630010B), the Site is not within the 100-year flood zone. It should be noted that because the Site is bounded to the east, south, and west by the Wilson Stream, there are limited areas on the stream banks which are considered flood areas. Greater storm frequency and intensity in a changing climate may result in more frequent and more powerful flood waters within Wilson Stream, which may result in changes to the flood zone and increased risk of flooding of the Site. Under current Site conditions, increased precipitation and extreme weather could result in additional stormwater runoff from the Site. Due to the fact that the Site is currently almost entirely impervious, erosion is not considered a threat at this time.

Based on the nature of the Site and its proposed reuse, changing temperature, rising sea levels, changing dates of ground thaw/freezing, changing ecological zones and rising groundwater tables are not likely to significantly affect the Site.

b. Previous Site Uses and Previous Cleanup/Remediation:

The four-story manufacturing building was constructed in 1902, and was operated as a woolen mill until the late 1950’s, at which time the Forster Manufacturing Company purchased the property and began manufacturing croquet sets, turnings, and clothespins. In 1955, Diamond Brands purchased the Site and began manufacturing toothpicks. In the early 2000’s, the main manufacturing building was used as a printing press/box cutting/packaging facility. The Site is currently vacant. The Site has been vacant/unused since circa 2010.

Historic environmental cleanup/remediation activities have occurred at the Site, as follows:

- The Site formerly maintained a steel 1,000-gallon gasoline UST which was reportedly installed in 1965 and removed in 1986, and a concrete 100,000-gallon No. 6 fuel oil UST vault, which was installed in 1969 and abandoned-in-place in 1992. This vault was used for storage of fuel oil, and later was the location of a steel 12,000-gallon No. 4 fuel oil aboveground storage tank (AST). This 12,000-gallon AST was reportedly cleaned and removed from Site in 1992, at the time of the abandonment-in-place of the 100,000-gallon UST vault.
- In 2011, the building was partially demolished; however, the demolition was stopped due to the discovery of asbestos containing material. The MEDEP and Town later observed the presence of friable asbestos co-mingled with demolition debris, and required that all construction debris generated at the Site be managed as special waste and transported to a licensed special waste landfill. Abatement Professionals was subsequently contracted to clean up the asbestos in the partially-demolished portion of the building and in exterior portions of the Site.

c. Site Assessment Findings

A Phase I ESA report was prepared by Ransom Consulting, Inc. (Ransom) in June 2015. The report listed ten recognized environmental conditions (RECs) associated with the Site, as follows: 1) the historic industrial use of the Site buildings; 2) the historic presence of a 1,000-gallon gasoline UST (removed in 1986), a concrete 100,000-gallon No. 6 fuel oil UST (abandoned-in-place in 1992 without assessment), a 12,000-gallon No. 4 fuel oil AST (removed in 1992), and four 275-gallon and one 250-gallon No. 6 fuel oil ASTs (exact locations unknown); 3) the historic use, storage and disposal of significant amounts of hazardous wastes, and the Site's former classification as a Resource Conservation and Recovery Act (RCRA) large and small quantity hazardous waste generator; 4) the presence of potentially-contaminated ash from a boiler that reportedly historically burned solvent wastes, waste engine oil, and garbage; 5) the presence of floor drains, sumps, and open penstocks in the basement of the main manufacturing building which discharge directly to Wilson Stream, and the presence of widespread staining, drums and containers, and evidence of dumping observed in the general vicinity of these drains; 6) the presence of asbestos in building materials, and possibly in onsite soils; the presence of 55-gallon drums, 5-gallon buckets, miscellaneous containers, and hazardous materials throughout the Site buildings which were unlabeled, and in some cases, in poor condition (rusted, leaking, etc.); 7) extensive black oily staining, assumed to be related to historical Site operations processes, observed throughout the floors, ceilings and walls of the Site building; 8) the presence of three open-top dumpsters/roll-off containers which were filled with asbestos waste; 9) unmitigated stormwater runoff and roof drain runoff from the Site into the adjacent Wilson Stream.

A Hazardous Building Materials Survey was performed by Ransom in June 2015, and hazardous building materials were identified and quantified. This assessment revealed the presence of asbestos, lead-based paint, and universal waste at the Site.

TRC Companies, Inc. (TRC) performed a Phase II ESA for the Site in the fall of 2015, and identified the following Site conditions:

- Groundwater flow is estimated to be in a southern direction, towards the Wilson Stream. Groundwater depths at the Site ranged from 4.65 to 14.5 feet below grade.

- Soil Field Screening Results – Soil samples were screened in the field for the presence of volatile organic compounds (VOCs) using the MEDEP bag headspace method. Screening results ranged from non-detect to 31.1 parts per million, with the maximum concentration located in proximity to the former UST (1-3 feet below grade).
- Soil Analytical Results – Semi-volatile organic compounds (SVOCs) and metals were distributed across the entire Site at concentrations exceeding applicable remedial action guidelines. Petroleum compounds, extractable petroleum hydrocarbons (EPH), and polycyclic aromatic hydrocarbons (PAHs) were detected in proximity to the former UST at concentrations exceeding applicable remedial action guidelines.
- Groundwater Analytical Results – No contaminants were detected at concentrations exceeded applicable cleanup guidelines. Groundwater does not appear to be impacted.
- Sub-Slab Soil Gas Analytical Results – No contaminants were detected at concentrations exceeded applicable cleanup guidelines. Soil gas does not appear to be impacted.
- Streambed Sediment Analytical Results –SVOC compounds were detected in sediment samples collected from the Wilson Stream at concentrations which exceeded the applicable cleanup guidelines; however, the samples collected had similar relative concentrations as up-stream and background sediments sampled.
- Drain Sediment Analytical Results –EPH and metals were detected in floor drain sediment at concentrations which exceeded applicable cleanup guidelines, indicating that hazardous materials and petroleum products were used in the mill building and discharged through the Site drains to Wilson Stream.
- Hazardous Waste Inventory – A hazardous waste inventory identified fifteen types of potentially hazardous materials, including: paints, adhesives, silica gel desiccant, possible gasoline, propane, oxygen, and acetylene tanks, photo-development liquids, light ballasts, hydraulic oil, and unidentified liquids.

Based on the results of the Phase II ESA, TRC recommended that the safety concerns at the Site be mitigated, that the hazardous waste containers at the Site be removed from Site and properly disposed; and that the Site buildings be demolished and that onsite debris be removed and properly disposed. Once the Site buildings have been razed and debris removed from the Site, further assessment should be conducted to identify a remedial action to mitigate impacted soil (hotspot removal, clean cover capping, etc.).

d. Project Goal (*site reuse plan*):

The current property owner, the Town of Wilton, plans to use EPA Cleanup grant funds to complete the remediation of the Forster Mill site, which will include abatement of hazardous building materials (asbestos, lead-based paint, mercury and PCB-containing components, universal and hazardous wastes) and floor drain decommissioning prior to its proposed demolition. After the building is demolished, soil abatement activities would be conducted (targeted soil excavation or construction of soil cover systems). Following abatement and cleanup, the property is proposed to be redeveloped and revitalized for commercial, industrial, or mixed-use purposes.

2.0 APPLICABLE REGULATIONS AND CLEANUP STANDARDS

a. Cleanup Oversight Responsibility

The Town of Wilton will hire a qualified environmental professional (QEP) to oversee and document the cleanup in accordance with local, State, and Federal requirements. Cleanup activities will be overseen by the Maine Department of Environmental Protection (DEP) Brownfields and VRAP programs.

b. Cleanup Standards for Major Contaminants

The Town anticipates that Maine DEP Remedial Action Guidelines for the Commercial Worker and Construction Worker exposure scenarios will be used as the cleanup standards. If necessary, risk-based cleanup standards will be generated for compounds of concern. Hazardous building material cleanup standards will be in accordance with appropriate federal, state and local laws and ordinances.

c. Laws & Regulations Applicable to the Cleanup

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, Maine DEP environmental laws, and local City by-laws and ordinances. Federal, State, and local laws regarding procurement of contractors to conduct the cleanup will be followed. In addition, all appropriate permits (*e.g.*, notify before you dig, State abatement notifications/permits for asbestos and lead-based paint, and hazardous building materials transport/disposal manifests) will be obtained prior to the work commencing.

3.0 EVALUATION OF CLEANUP ALTERNATIVES

a. Cleanup Alternatives Considered

Three potential alternatives were evaluated for addressing the environmental conditions that pose a risk to human health and/or the environment at the Site:

- Alternative 1 - No Action.
- Alternative 2 - Site Building Abatement, Soil Excavation and Offsite Recycling/Disposal. This alternative involves abatement of hazardous building materials (including asbestos, lead-based paint, mercury and PCB-containing components, universal and hazardous wastes); decommissioning of floor drains; and the abatement of soils onsite via excavation/removal and off-site disposal of contaminated soils.
- Alternative 3 - Site Building Abatement, Installation of a Soil Cap/Cover and Implementation of an AUL. This alternative involves abatement of hazardous building materials (including asbestos, lead-based paint, mercury and PCB-containing components, universal and hazardous wastes); decommissioning of floor drains; and the abatement of soils onsite via construction of a protective engineered soil cover system over contaminated soils.

It should be noted that the onsite buildings are planned for demolition after hazardous building materials are abated.

b. Evaluation of Cleanup Alternatives

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Effectiveness (Including Climate Change Considerations):

- Alternative 1: The No Action alternative is not effective in controlling or preventing the exposure of receptors to contamination at the Site. The No Action alternative does not include a means for mitigating exposure to identified hazardous materials or contaminated soils and is not protective of human health or the environment.
- Alternative #2: The removal and proper offsite disposal of hazardous building materials effectively prevents exposure risks to human health and the environment, as these materials are no longer present at the Site. The removal and proper offsite disposal of contaminated soils effectively prevents exposure risks to human health and the environment, as these are no longer present at the Site. This alternative remains an effective choice in consideration of reasonable foreseeable climate change conditions; rising groundwater tables and increased precipitation will not increase potential risk as the contaminants of concern have been removed from Site. This alternative also improved the quality of stormwater discharging to Wilson Stream, as contaminants of concern will no longer come into contact with overland stormwater flow. This option is effective at achieving Site closure.
- Alternative #3: The removal and proper offsite disposal of hazardous building materials effectively prevents exposure risks to human health and the environment, as these materials are no longer present at the Site. The construction of an engineered soil cover system over contaminated soils effectively reduces exposure risks to human health and the environment, as these materials are no longer accessible. This alternative is an effective choice in consideration of reasonable foreseeable climate change conditions; however, less protective than Alternative 2. Increased precipitation has the potential to erode cover systems, and rising groundwater tables may come into contact with contaminated soils that remain onsite; however, the implementation of AULs, Cover System Maintenance Plans, and Soil/Groundwater Management Plans (which would be completed in conjunction with this Alternative), help alleviate these potential problems. This alternative also improved the quality of stormwater discharging to Wilson Stream, as contaminants of concern will no longer come into contact with overland stormwater flow. This option is effective at achieving Site closure.

Implementability:

- Alternative #1: The No Action alternative is easy to implement, since no actions will be conducted.
- Alternative #2: This alternative would be moderately more difficult to implement as off-site transport and disposal of soil are a slightly more complex action than soil placement (as would be the case with a cover system). However, the necessary services and materials to complete these remedial tasks are readily available.

- Alternative #3: Alternative #3 would be relatively easy to implement. Construction of a cover system is technically feasible and the necessary services and materials to complete the remedial tasks are readily available.

For both Alternative #2 and Alternative #3, the removal of asbestos-containing materials, interior and exterior lead-based paint, and universal wastes is technically feasible, and is an effective action for reducing or eliminating the risk of direct human contact to asbestos and universal wastes.

Cost:

- There will be no costs under Alternative 1 - No Action.
- The estimated cost for implementing Alternative #2 is as follows: Abatement of Hazardous Building Materials - \$100,000; Disposal of Hazardous Waste Containers - \$4,000; Floor Drain Decommissioning - \$25,000; Soil Removal and Offsite Disposal - \$80,000; Contingency - \$10,000; and Site Closure/Engineering - \$15,000. We estimate the cost to be \$234,000.
- The estimated cost for implementing Alternative #3 is as follows: Abatement of Hazardous Building Materials - \$100,000; Disposal of Hazardous Waste Containers - \$4,000; Floor Drain Decommissioning - \$25,000; Soil Cover Systems - \$65,000; Contingency - \$10,000; and Site Closure - \$20,000. We estimate the cost to be \$215,000.

c. Recommended Cleanup Alternative

The No Action Alternative (Remedial Alternative #1) was included in this analysis for comparative purposes only and is not a feasible alternative because it does not meet the remedial action objectives.

Remedial Alternatives #2 and #3 are deemed equally effective in terms of its ability to achieve a Site closure. Remedial Alternative #3 is slightly easier to implement, and is slightly more cost effective. Therefore, Alternative #3 is chosen as the preferred remedial alternative.

The selective alternative also provides some level of resilience in light of reasonably foreseeable changing climate conditions. Although the Wilson Stream serves as the southern Site boundary to the Site, climate change effects from rising sea level and changing flood zones are not anticipated to represent a major threat due to the Site's significant rise/elevation above water level. Therefore, the primary climate change concerns would be associated with extreme weather, increased rainfall, and rising groundwater tables. This remedial alternative meets the objectives associated with these criteria by reducing the amount of impacted soils which may come into contact with rain/stormwater.

Green and Sustainable Remediation Measures for Selected Alternative

The following measures will be implemented where applicable, beneficial, or feasible to improve the overall sustainability of the proposed remedial alternative as recommended by the EPA Region 1 Green and Sustainable Remediation Guidance.

Administrative

- Green remediation principles will be incorporated into the contracting process.

- Interim and final documents will be submitted in digital rather than hardcopy format, unless otherwise requested by EPA or required by law, in an effort to save paper. This is especially applicable to voluminous data reports.
- Optimize the use of electronic and centralized communication and outreach to the local community.

General Site Operations

- Utilize existing buildings for field office, if possible/safe.
- Use energy efficient equipment.
- Reuse or recycle waste.
- Protect and conserve water.
- Use alternative fuel vehicles (hybrid-electric, biodiesel, ultra-low sulfur diesel).
- Carpool for site visits and project meetings and/or use public transportation.
- Schedule activities efficiently so as to minimize travel to and from the site.

Remediation Operations

- Encourage use of fuel-efficient / alternative fuel vehicles and equipment.
- Minimize mobilizations.
- Provide for erosion control to minimize runoff into environmentally sensitive areas.
- Encourage use of diesel engines that meet the most stringent EPA on-road emissions standards available upon time of project's implementation.
- Have idle reduction policy and idle reduction devices installed on machinery.
- Use ultra-low sulfur diesel and/or fuel-grade biodiesel as fuel on machinery.
- Maximize use of machinery equipped with advanced emission controls.
- Maximize efficiency in transport/disposal of soils and backfill, utilizing practices such as backloading.

ATTACHMENT F

Letter of Support from Community
Organizations

EPA Brownfields Cleanup Grant Proposal
Forster Manufacturing, Parcel 1
Town of Wilton, Maine

Rhonda Irish, Town Manager

Town of Wilton

Re: Partnership Pledge for Forster Mill Clean-Up from the Wilton Group

Dear Ms. Irish,

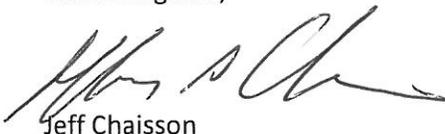
Representing the Wilton Group, I want to formalize our partnership for the continuing efforts underway by the town towards the clean-up of the old Forster Mill property. As you know the mission of The Wilton Group is to preserve, enhance, and promote the unique character of Wilton by facilitating communication, engagement, and cooperation within our community.

The Wilton Group feels that clean-up of the Forster Mill area is a paramount issue for our entire town's revitalization efforts. The location of the old Mill is along one of the direct gateways to the downtown area, and it is unfortunate that this dilapidated structure is one of the ways we are currently "welcoming" people to our downtown. Downtown businesses and all local people who pass the area daily are sure to benefit from the clean-up of this area; and newcomers to the area can be welcomed by a scene that supports our town's character, rather than one that detracts from it.

The Wilton Group intends to partner with other town groups related to this effort in the following ways: we will have representation during at least three meetings with the Forster Mill EPA clean-up project team. We will provide information regarding the clean-up process to Wilton stakeholders through website postings & social media announcements. Further, the Wilton Group will be the liaison for the downtown businesses related to this project.

Please let The Wilton Group know if there is anything further we can do to help support this project.

Warm Regards,



Jeff Chaisson

Chairman, the Wilton Group



December 14, 2015

Rhonda Irish, Town Manager
Town of Wilton
158 Weld Road
Wilton, ME 04294

Dear Rhonda:

The Androscoggin Valley Council of Governments (AVCOG) has worked closely with the Town of Wilton to provide technical assistance with Brownfields projects. We understand the Town has been concerned for a number of years with the deteriorating and unsafe buildings on the former Forster Mill Site on Depot Street in Wilton, and the urgency the Town Officials have in removal of all unsafe buildings and for redevelopment of the property.

As a partner, AVCOG is prepared to provide assistance as we did in the past with the Town's successful cleanup of the Wilton Tannery which was completed in 2015. AVCOG will assist in writing a request for proposals for a qualified environmental professional and will attend approximately three meetings with the project team. We will also assist with reuse and redevelopment planning, and after cleanup, will work with any interested developers in accessing both workforce and economic development funding to support the productive reuse of the property and the creation of jobs.

We look forward to working with you should you receive the grant and would be glad to provide any assistance we can to make this project a success!

Sincerely,


Amy M. Landry
Business & Economic Development Specialist/
Brownfields Coordinator



P.O. Box 107, Farmington, ME 04938

Tel: 207.778.5887 • Fax: 207.778.3442 • info@greaterfranklin.com

December 10, 2015

Ms. Rhonda Irish, Town Manager
Town of Wilton
158 Weld Road
Wilton, ME 04294

Dear Rhonda:

Greater Franklin Development Council (GFDC) is a non-profit economic development organization that works toward the creation and retention of quality employment opportunities in the greater Franklin County region, primarily through assisting existing business, business attraction, and encouraging entrepreneurship.

Hats off to you for undertaking the brownfields work at 516 Depot Street and its sub lots A, B and C formerly Forster Manufacturing! GFDC is willing to again partner with the Town of Wilton in this effort in the same way we previously partnered with you on the former Tannery in 2015. We are willing to:

- Attend approximately three meetings of the Forster Mill EPA Brownfields Clean Up Project Team
- List your site on our economic development website to assist you in advertising this opportunity for new development. (www.GreaterFranklin.com)
- Organize a team to work with the new developer/business to learn of their needs and connect them to the resources available for their particular endeavor. Some of which include the following:
 - Workforce availability/training
 - Finance opportunities
 - Innovation
 - Local business connections

We hope your grant application is successful and look forward to partnering with you once again!

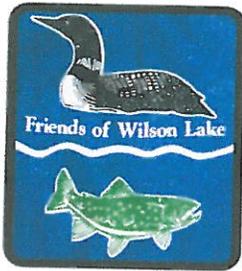
Best regards,

A handwritten signature in black ink, appearing to read "Alison A. Hagerstrom", is written over a horizontal line.

Alison A. Hagerstrom
Executive Director

Bringing Business to Greater Franklin County...

www.GreaterFranklin.com



FRIENDS OF WILSON LAKE (FOWL)
P.O. BOX 560
WILTON, MAINE 04294

December 17, 2015

Rhonda Irish
Town Manager
Town of Wilton
158 Weld Road
Wilton ME 04294

Dear Rhonda,

On behalf of the 300-member-strong FRIENDS OF WILSON LAKE (FOWL), and with the support of the Board of Directors of the Friends of Wilson Lake, I am writing to provide our lake association's strongest support for the Town of Wilton's applications for the clean up of the Forster Manufacturing mill site through Environmental Protection Agency Brownfield grants.

Our mission is to preserve and protect the aesthetic qualities, the recreational value, the purity of water of Wilson Lake in Wilton, and its watershed.

The Forster Manufacturing mill site sits directly adjacent to Wilson Stream, which is part of our watershed. The careful cleanup of the site is thus crucial to maintaining the purity of the stream and the integrity of our watershed.

We commit to attending at least three meetings with the Forster Mill EPA clean up team, and to provide updates regarding the clean up process to our members through our web site and through our newsletter.

Sincerely,

A handwritten signature in black ink that reads "Robert Lively". The signature is written in a cursive, flowing style.

Robert Lively
President
Friends of Wilson Lake

lively@maine.edu

Application for Federal Assistance SF-424

1 Type of Organization

- Area Organization
- Organization
- Cleaned/Corrected Organization

2 Type of Organization

- New
- Continuation
- Revision

If Revision, Select appropriate letter

Other Specify

Date Received

12/1/2015

4 Applicant Identifier

5a Federal Entity Identifier

5 Federal Award Identifier

State Use Only:

Date Received by State

State Organization Identifier

8. APPLICANT INFORMATION:

Legal Name

Town of Wilton, Maine

Primary Telephone Number

01-6000439

Organization Number

1533010510000

d. Address:

Street 1

158 Weld Road

Street 2

City

Wilton

County/Parish

State

ME: Maine

Province

Country

USA: UNITED STATES

Zip/Postal Code

04294-4404

e. Organizational Unit:

Department Name

Division Name

f. Name and contact information of person to be contacted on matters involving this application:

Reference

First Name

Rhonda

Middle Name

Last Name

Irish

Office

Title

Organization Affiliation

Telephone Number

207-645-4961

Fax Number

Email

manager@wiltonmaine.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2:

Type of Applicant 3:

Other:

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

Code:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-15-06

Title:

FY16 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

*** 15. Descriptive Title of Applicant's Project:**

Town of Wilton Forster Mill - Parcel A EPA Brownfields Cleanup Project

Attachment 1: Description of Attachment

Application for Federal Assistance SF-424

16. Congressional Districts Of:

Applicant

Project

Attach an additional list of Project Congressional Districts if needed

17. Proposed Project:

Start Date

End Date

18. Estimated Funding (\$):

Federal	<input type="text" value="200,000.00"/>
Applicant	<input type="text" value="40,000.00"/>
State	<input type="text" value="0.00"/>
Local	<input type="text" value="0.00"/>
Partner	<input type="text" value="0.00"/>
For-Profit Income	<input type="text" value="0.00"/>
Total	<input type="text" value="240,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

Application available to the state under the Executive Order 12372 process for review on

Project is exempt to EO 12372 but has not been selected by the state for review

Project is not covered by EO 12372

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

I Agree

One list of certification and assurance, or an internet site where you may obtain this list, is contained in the announcement or agency certification instruction

Authorized Representative:

Ref ID Print Name

Middle Name

Last Name

Office

Title

Telephone Number Fax Number

Email

Signature of Authorized Representative Date Signed