



CREDERE ASSOCIATES, LLC

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March 10, 2015

Brian Phinney
City of Biddeford
205 Main Street
Biddeford, Maine 04005

Via email: bphinney@biddefordmaine.org

Subject: **Community Relations Plan
Former FPL Site
Laconia and York Streets, Biddeford, Maine**

Dear Mr. Phinney

Enclosed for your use is a copy of the Community Relations Plan for the above referenced property located in Biddeford, Maine. This plan will be reviewed and approval by the Maine Department of Environmental Protection (Maine DEP) and the United States Environmental Protection Agency (EPA) prior to implementation.

Please do not hesitate to contact me at (207) 828-1272 Ext. 35 if I can provide clarification or additional information regarding this Community Relations Plan.

Very truly,
Credere Associates, LLC

Rip Patten, PE
Vice President/Environmental Engineer

cc: Jessica Dominguez U.S. EPA
Nick Hodgkins, Maine DEP

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1. OVERVIEW OF THE COMMUNITY RELATIONS PLAN

The purpose of this Community Relations Plan is to describe the strategy that will be employed by the City of Biddeford (the City) to address the needs and concerns of the residents or business owners who will potentially be affected by the proposed remediation and redevelopment of the Former FPL Site located off Laconia and York Streets in Biddeford, Maine (the Site).

This Community Relations Plan outlines how the City has involved and will continue to involve affected residents and business owners, Biddeford officials, and local organizations in the decision-making process regarding the redevelopment at the Site.

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



2. SPOKESPERSON AND INFORMATION REPOSITORY

The Spokesperson for this project is Brian Phinney, Environmental Code Enforcement Officer with the City, who may be contacted at:

City of Biddeford
Attn: Brian Phinney
P.O. Box 586
205 Main Street
Biddeford, Maine 04005
(207) 571-0032
bphinney@biddefordmaine.org

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

City of Biddeford
Environmental Code Office
205 Main Street
Biddeford, Maine 04005
(207) 571-0032

And is also available online at: www.biddefordmaine.org, under the Brownfields link.

Hours: Monday through Friday 9:00 AM to 4:00 PM

The public meeting will be on Monday April 7, 2015, at 7:00 pm at:

City Hall, Council Chambers
City of Biddeford
205 Main Street
Biddeford, Maine 04005
(207) 284-9313

3. SITE DESCRIPTIONS

3.1 SITE DESCRIPTION

The 0.35-acre Site is located between Laconia Street and the western bank of the Saco River in Biddeford, Maine. The Site is currently vacant and overgrown with vegetation. The Site is currently owned by the City of Biddeford.

3.2 FUTURE SITE USE

The City of Biddeford intends to redevelop the Site into a public park with public amphitheater overlooking the falls of the Saco River. The Site will eventually become an integral part of the Riverwalk Trail system. The trail will pass by and provide access to the amphitheater likely off the adjoining City owned property.

3.3 SURROUNDING LAND USE

The Site is located within the Mill District in the City of Biddeford (High Density/Mixed Use Zone-MSRD3), on the western bank of the Saco River. Land use in the surrounding area is primarily commercial, industrial, and residential. Land located to the south of the Site is located within the City of Biddeford's Commercial Core Zone (MSRD1), and the northeast portion of the Site is considered to be zoned as General Development (GD).

3.4 SUMMARY OF ENVIRONMENTAL CONDITIONS

Based on the previous work conducted at the Site, Credere identified the following environmental conditions requiring remediation prior to Site redevelopment:

- Polycyclic aromatic hydrocarbons (PAHs) in soil exceeding applicable Maine Department of Environmental Protection (DEP) Remedial Action Guidelines (RAGs) and/or the Maine Urban Background Levels presented in the RAGs
- Arsenic concentrations in soil exceeding applicable Maine DEP RAGs but below the rural background levels presented in the Maine DEP RAGs.



4. COMMUNITY BACKGROUND

The Site was formerly utilized as part of the River Dam Mill and was improved with mill structures used for storage, production and/or the transportation of goods between the late 1800s and the mid/late 1900s. According to previous environmental reports, the Site was also used for the storage of electrical transformers in the late 1900s by the Central Maine Power Company (CMP). Since demolition of the previous Site buildings, this minimally accessed area has become overgrown with vegetation and provides little value to the surrounding mill complex that is actively being revitalized into a variety of uses including offices, workshops, restaurants, and residences.

The focus of this project is the cleanup and redevelopment of the Site into Laconia Park in the heart of the Biddeford Mill Yard, a key component of the larger RiverWalk Trail. The RiverWalk trail is a planned urban trail that runs through the mill yard complexes in Biddeford and the adjacent City of Saco, Maine, ending up at a recreational park located in Biddeford, Phase I of which has been completed.

4.1 COMMUNITY INVOLVEMENT

Since the Site will be a public park and portion of the RiverWalk trail, the community directly benefits by having access to the trail, greater access to the river, and more options for pedestrian and bike transportation through the City.

4.2 KEY COMMUNITY CONCERNS

To date, the public has not voiced specific concerns regarding the cleanup and redevelopment of the Site. Based on the relatively secluded and inaccessible location of the Site, construction activities are not expected to impact a significant amount of everyday operations. The primary concern during construction will be the presence of equipment in the area of the mill with limited access, noise, and dust generated during contaminated soil movement. Additionally, simultaneous construction projects on adjoining properties with very limited space for staging will also be a concern. Phasing of the project in coordination with other surrounding project and property owners will be required. These presumed concerns will be discussed with surrounding property owners well before construction.



5. CONTINUED COMMUNITY INVOLVEMENT

The City will utilize its existing partnership with the U.S. Environmental Protection Agency (EPA) and Maine DEP to provide continued community involvement for the redevelopment project.

A public notice will be placed in the York County Journal Tribune newspaper, a local newspaper that regularly publishes local notices and articles, announcing the intended remediation and redevelopment activities at the Site, and to notify residents of the various public meetings. The public notice will also announce that the information repository for this project, including the environmental assessments and other environmental information, is located at the City Environmental Code Office where the information is available for viewing during normal business hours, and available 24 hours online. The notice will also announce the start of a thirty-day comment period on the draft Analysis of Brownfields Cleanup Alternatives and Remedial Action Plan (ABCA/RAP).

The City, via Credere, will accept comments on the ABCA/RAP during the comment period and will provide written responses that will become part of the administrative record. The information repository will be updated with the inclusion of all meeting minutes, status reports, and other communications.

Comments can be submitted at the public meeting or in writing to the following address via mail or email:

Ms. Allison Drouin
Credere Associates, LLC
776 Main Street
Westbrook, Maine 04092
(207) 828-1272 ext. 15
adrouin@crederellc.com

5.1 COMMUNITY INVOLVEMENT PLAN

The City will be scheduling a public meeting to present the proposed cleanup and redevelopment of the Site to the community. This meeting will be held to educate the public on the cleanup process and the potential benefits of Site redevelopment, inform the local stakeholders of the results of the previous environmental assessments, describe what remedial measures are to be implemented at the Site, and solicit input from the public on their concerns and desires for the Site. It will also be an opportunity to present the draft ABCA/RAP for the Site to the public and solicit their feedback prior to commencing Site remediation.

This plan also follows a similar approach that has been successful for the City's other federally funded projects. This includes bi-monthly briefings of the City Council at regularly scheduled meetings in the form of a City Manager's Report, direct outreach to adjacent property owners, regular web updates as milestones are reached, and media outreach in the local area for meeting notices. Surrounding property owners/managers have already been informed of the planning and



engineering process to allow for advanced planning in minimizing impacts on their operations during construction. These surrounding parties will continue to be apprised of the construction schedule prior to major milestones (e.g. final plan availability, start dates, anticipated completion dates) via mail to ensure minimal impact on their operations.

Other State agencies, City departments and local groups that will be involved through notification and direct invitation to public meetings include the State Department of Health and Human Services, City Department of Health and Welfare, the Eastern Trail Alliance, the Hearth of Biddeford, Biddeford Riverwalk Coalition, and Engine Inc. Input from these organizations based on their experience on similar projects in other areas of Biddeford or beyond is essential to the success of the project.

Furthermore, as needed and based on community feedback, the City will host an additional public meeting during the remediation and redevelopment process to provide project status updates and solicit input from the public.

5.2 PROPOSED SCHEDULE

The following schedule will be followed for the implementation of the project:

Date/Time Period	Scheduled Activity
March 16, 2015	Start 30 day public comment period for the FPL draft ABCA/RAP
April 7, 2015	Public meeting at 7:00 PM at the City of Biddeford City Hall, 205 Main Street, Biddeford, Maine 04005 regarding the draft ABCA/RAP
April 15, 2015	Public comment period ends and finalize ABCA/RAP
June 1, 2015	Begin cleanup at the Site
To be determined	Additional public meeting regarding the cleanup and redevelopment progress at the FPL Site.

