

**COMMUNITY RELATIONS PLAN  
FORMER MASON STATION POWER PLANT  
WASTEWATER TREATMENT (ASH) PONDS  
WISCASSET, MAINE**

**REV. 1**

Prepared for:

**Town of Wiscasset, Maine**  
51 Bath Road  
Wiscasset, Maine 04578

Prepared by:

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Project 191.06036  
January 23, 2020

**Grant Number BF00A00462**

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## **1.0 OVERVIEW OF THE COMMUNITY RELATIONS PLAN**

The Town of Wiscasset (Town) has been awarded a \$400,000 Brownfields Cleanup Grant (Grant Number BF00A00462) from the United States Environmental Protection Agency (U.S. EPA) for cleanup and remediation of the former Mason Station Power Plant wastewater lagoons (“ash ponds”) on Birch Point Road in the Town of Wiscasset, Lincoln County, Maine. The purpose of this Community Relations Plan is to describe the Town’s strategy to address the needs and concerns of the community and residents who will potentially be affected by the proposed remediation and redevelopment at the Site. This Community Relations Plan outlines how the Town has involved, and will continue to involve, affected residents, Town officials, and local organizations in the decision-making process regarding the cleanup and redevelopment at the Site.

Community organizations (COs) and 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 area and they hold positions of responsibility within the community. The owners and developers of the Site regard 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.

## 2.0 SPOKESPERSON AND INFORMATION REPOSITORY

The Grantee Spokesperson for this project is Town Manager John O'Connell, representative of the Town, who may be contacted at:

John O'Connell, Town Manager  
Town of Wiscasset  
51 Bath Road, Wiscasset, Maine 04294  
Phone: 207-882-8200 x 108  
Email: [manager@Wiscasset.org](mailto:manager@Wiscasset.org)

An alternate contact at the Town of Wiscasset is Kathleen Onorato, 207-882-8200 x. 103.

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

Town of Wiscasset  
c/o John O'Connell, Town Manager and/or Kathleen Onorato  
51 Bath Road, Wiscasset, Maine 04578  
Phone: 207-882-8200

Town Office Hours: 7:00 AM to 5:00 PM, Monday through Thursday. Closed on Friday.

and

Ransom Consulting, Inc.  
c/o Jaime Madore, P.E.  
400 Commercial Street, Suite 404  
Portland, Maine 04101  
Phone: (207) 772-2891

Office Hours: 8:00 AM to 5:00 PM, Monday through Friday

This information is available for viewing during business hours. Under Maine's Freedom of Access law and Maine Department of Environmental Protection (MEDEP) and U.S. EPA policies, the same information is available at the MEDEP and U.S. EPA offices:

Maine Department of Environmental Protection  
David Chapman, Brownfields Project Manager  
Bureau of Remediation and Waste Management  
State House Station 17  
28 Tyson Drive  
Augusta, Maine 04333-0017  
Phone: (207) 446-9897  
Email: [David.Chapman@maine.gov](mailto:David.Chapman@maine.gov)

United States Environmental Protection Agency  
Jessica Dominguez Brownfields Project Officer  
U.S. EPA - Region I  
5 Post Office Sq. Suite 100  
Mail Code OSRR07-2  
Boston, MA 02109-3912  
Phone: (617) 918-1278  
Email: [dominguez.jessica@epa.gov](mailto:dominguez.jessica@epa.gov)

Most public meetings will be held at the Wiscasset Town Office, at the following address:

Wiscasset Town Office  
51 Bath Road  
Wiscasset, Maine 04578  
Phone: 207-882-8200

In addition, some public meetings may be held directly at the Site in order to facilitate first-hand observations and discussions about a particular cleanup and/or redevelopment activity or scenario:

Former Mason Station Site  
Birch Point Road  
Wiscasset, ME 04578

### 3.0 SITE DESCRIPTION

#### 3.1 Site Location and History

The ash ponds are located on a peninsula of land known locally as the Mason Station Peninsula, or Birch Point, which extends into the confluence of the Sheepscot River and Back River. The overall 30.4-acre Mason Station Site consists of seventy-eight parcels, primarily owned by the Town of Wiscasset, with the exception of the Powerhouse Building lot (Lot 81) which is owned by Mason Station LLC, and the switchyard, which is owned by Central Maine Power (CMP). The Mason Station Site currently contains the former Mason Station Powerhouse Building, four wastewater ash ponds, a railroad spur, various outbuildings, and unimproved land in the northern portion of the peninsula. The “Site” consists of the ash pond and surrounding areas, located on two parcels of land, identified by the Town of Wiscasset Assessor’s Office as Lot 82 and Lot 83 on Tax Map R 7A.

The Mason Station power plant was constructed by CMP in approximately 1940. Power generation ceased at the facility in 2003. As part of the plant’s cooling and emissions control processes, wastewater was generated and discharged under license to a series of four lagoons or “Ash Ponds” which were constructed for wastewater collection and settling of solids prior to overboard discharge to the Sheepscot River. The asphalt lined Ash Ponds consist of four separate holding ponds known as East Primary, East Secondary, West Primary, and West Secondary. Wastewater was initially discharged from the plant into East Primary and ultimately released out of East Secondary and discharged through Outfall #19 into the Sheepscot River.

Historic sources contributing flow to the Ash Ponds included waters associated with demineralization, the blow-down and metal cleaning neutralization tank, regeneration and backwash waters from water softeners and filters, ash transport, and miscellaneous storm water runoff.

#### 3.2 Proposed Cleanup Plan

An Analysis of Brownfields Cleanup Alternatives (ABCA) and Remedial Action Plan (RAP) was developed for the Site to evaluate various remedial alternatives for the environmental conditions identified at the Site (included in the information repository for the Site).

The final cleanup goal for the Site is to mitigate the potential for human exposure to impacted sediment through excavation and off-Site disposal of the sediments contained within the ash ponds. Once the impacted water was removed, the sediments in the ash ponds would be amended with clean fill as necessary to facilitate transportation/disposal. After removal of the soil/sediment mixture, the ash pond liners would also be excavated and removed from Site.

Additional remedial measures would include abatement of hazardous building materials/asbestos in the Maintenance Building and Ash Pond Pump House; preparation of an Environmental Media Management Plan (EMMP) to provide guidance to future excavation/construction workers on the management and handling of contaminated and potentially-contaminated sediments, soil, and groundwater at the Site; and the implementation of deed restrictions and/or institutional controls in the form of a Declaration of Environmental Covenant (DEC) which prohibits the extraction of groundwater without MEDEP notification and consent.

### 3.3 Future Site Use

The Site represent one of the primary access points to deep water moorings, and as such, it is critical for any future redevelopment of the Birch Point Peninsula. As such, another objective of the cleanup activities is to make the Site ready for redevelopment and attractive to potential Site purchasers.

The proposed reuse and redevelopment plan has not been fully defined at this time; however, the Town would like to see redevelopment of the Site for manufacturing, commercial or industrial uses.

### 3.4 Surrounding Land Use

The Mason Station Peninsula is surrounded on three sides by the Sheepscot River and associated tributaries. Surrounding land use is primarily residential.

### 3.5 Summary of Environmental Conditions and Historic Environmental Assessments

Many investigations and assessments have been completed throughout the entire Mason Station property. The following investigations and assessments pertain to the Ash Ponds (Lots 82 and 83).

“Phase II Environmental Site Assessment Report, Mason Station, Wiscasset, Maine, Volume I,” prepared by Jacques Whitford Company, Inc., dated November 10, 2004.

Four Geoprobe soil borings were advanced in the areas surrounding the Ash Ponds, and soil samples were analyzed for polynuclear aromatic hydrocarbons (PAHs), Resource Conservation Recovery Act (RCRA) metals, and diesel range organics (DRO). One groundwater sample was collected and analyzed for PAHs, RCRA metals, and DRO. Four sediment samples, one from each of the four Ash Ponds, were collected and analyzed for PAHs and RCRA metals.

Soil Results: Benzo(a)pyrene was detected near the East Primary Ash Pond at concentrations which exceeded the U.S. EPA Region III Risk-Based Concentrations (RBC); however, were below the MEDEP Remedial Action Guidelines (RAGs) for the “Residential” exposure scenario. Arsenic was detected at concentrations which exceeded the MEDEP RAGs for the “Residential” exposure scenario; however, were below the MEDEP-defined background concentrations for the State of Maine. DRO was detected at concentrations which were below the MEDEP Decision Tree Baseline 2 Standard (50–100 mg/kg).

Groundwater Results: Concentrations of PAHs were not detected above laboratory detection limits in the groundwater sample tested. Metals (arsenic, chromium, lead, selenium, and silver) were detected above their respective Maine Department of Health Services (DHS) Maximum Exposure Guidelines (MEGs) for drinking water. DRO was not detected above the laboratory reporting limit.

Sediment Results: PAH compounds were not detected at concentrations which exceeded laboratory detection limits; however, the reporting limits for some PAH compounds exceeded the EPA Region III RBC. Arsenic, chromium, and lead were detected at concentrations which exceeded the MEDEP RAGs and/or the EPA Region III RBCs. Additionally, several metal concentrations exceeded the National Oceanic & Atmospheric Administration (NOAA) Effects Range-Low Guidance for contaminated sediment impacts to the natural marine environment.

## Boiler Blow-Down Testing and Discharge, 2004

After Mason Station, LLC's acquisition of the Site in 2003, wastewater received by the Ash Ponds included approximately 75,000 gallons of boiler blow-down water (as well as rainwater/storm water runoff from roof drains, trenches/troughs in the building floor, and drains in an adjacent former bulk oil tank area). The purpose of this boiler blow-down water testing was to verify that the water left in the boilers did not contain contamination that would mask or decrease the quality of the water that existed in the ponds at that time. During the time of the discharge, Mason held a license to discharge boiler water from the boilers into the Ash Ponds.

Approximately 25,000 gallons of boiler blow-down water from each of three onsite boilers was discharged to the Ash Ponds. Prior to discharge, individual samples of water were collected from each boiler for analytical testing. Test results from the three boilers were generally consistent with the facility's Waste Discharge License, and therefore, the water was discharged to the East Primary ash pond in December of 2004.

"Closure Plan for Decommissioning of Wastewater Treatment (Ash) Ponds, Former Mason Station Power Plant, Wiscasset, Maine," prepared by Ransom, dated August 14, 2006.

Ransom prepared a report outlining proposed closure and decommissioning activities of the Ash Ponds pursuant to MEDEP Chapter 550, Discontinuance of Wastewater Treatment Lagoons. The decommissioning plan generally consisted of the following components: 1) dilution of the lagoon water until effluent parameters are equal to or less than the final discharge parameters; 2) discharge of water to the Sheepscot River in accordance with the 2006 discharge license; 3) removal and off-site disposal of sediment/sludge at the bottom of the lagoons; and 4) final grading and seeding to prevent erosion and leaching of contaminants into surface and ground waters. This work was not completed, and at present, the Ash Ponds have not been decommissioned.

"ASTM Phase I Environmental Site Assessment, Point East Maritime Village, Birch Point Road, Wiscasset, Maine, Rev. 1" prepared by Ransom, dated February 5, 2016.

This Environmental Site Assessment (ESA) was completed for the entire Mason Station property for the Lincoln County Regional Planning Commission (LCRPC) on behalf of the Town of Wiscasset as part of the LCRPC's U.S. EPA Brownfields Assessment Grant No. BF96181901. Ransom identified several Recognized Environmental Conditions (RECs) in connection with the property. The following paragraphs present those RECs and ASTM non-scope considerations which pertain directly to Lot 82 and 83 (the Site).

- The license permitting the operation of the Ash Ponds has expired, and the Ash Ponds are no longer in operation. A plan titled Closure Plan for Decommissioning of Wastewater Treatment (Ash) Ponds (August 14, 2006) prepared by Ransom was approved with conditions by the MEDEP on September 7, 2006; however, decommissioning activities were not completed by the owner at that time. Decommissioning and closure activities proposed by Ransom include pumping out the remaining water in the Ash Ponds, dewatering and removal of the remaining sediment, offsite disposal of sediment/water waste (disposal characterization testing would likely be required by the accepting disposal facility), excavation and removal of asphalt liners, confirmatory soil sampling beneath the liners for laboratory analysis various parameters. This plan should be updated, approved, and completed in order to properly decommission the Ash Ponds.

- Several PAHs and metals were detected in the marine sediment along the shore adjacent to the Ash Ponds at concentrations above NOAA screening values for marine sediment.
- Based on the age of the Ash Pond Pump House (circa 1980), it is possible that asbestos-containing building materials (ACBM), lead-based paint (LBP), and other potential universal wastes exist at the Site.

Ransom concluded that additional investigation was warranted to address the above-stated RECs, document current Site conditions in relation to current regulatory clean up guidelines and identify whether remediation or mitigation measures were necessary. Ransom recommended that a Phase II ESA be implemented and that a Hazardous Materials Inventory (HMI) be conducted.

“Hazardous Materials Inventory, Point East Maritime Village, Birch Point Road, Wiscasset, Maine,” prepared by Ransom, dated June 21, 2016.

Ransom completed an HMI for all Site buildings present on the entire Mason Station property; however, only results for the Ash Pond Pump House, located on Lot 82, are described herein.

- The Tar and Gravel roof of the pump house (approximately 200 square-feet) was identified as an asbestos-containing building material. This requires abatement prior to building demolition.
- Fluorescent light ballasts and tubes were observed, which may contain polychlorinated biphenyls (PCBs), mercury, ozone-depleting substances, and/or heavy metals. Disposal of each of these items is subject to hazardous and/or universal waste disposal requirements.

“Phase II Environmental Site Assessment, Point East Maritime Village, Birch Point Road, Wiscasset, Maine, Rev. 1” prepared by Ransom, dated June 21, 2016.

To address the RECs identified in Ransom’s Phase I ESA, a Phase II ESA was conducted on the entire Mason Station property. Assessment activities completed at the Site (Lot 82 and Lot 83) included collection of one soil vapor sample to the north of the Ash Ponds, one soil boring/soil sample to the south of the Ash Ponds, and one pore water sample along the bank of the Sheepscot River. Conclusions and observations pertaining to Lot 82 and 83 (the Site) are as follows:

- The soil sample (4-8 feet bgs) contained no volatile organic compounds (VOCs), volatile petroleum hydrocarbons (VPH), PAHs, extractable petroleum hydrocarbons (EPH), metals or PCBs at concentrations which exceeded their respective MEDEP RAGs for the “Excavation/Construction Worker” exposure scenario. It should be noted that several of the contaminant concentrations would exceed the “Residential” exposure scenario; however, because these soils are at depth, no residential exposure was anticipated. No surficial soils were collected as part of this ESA.
- The pore water sample contained no VOCs, VPH, PAHs, EPH, or RCRA metals at concentrations which exceeded the applicable regulatory limits.

- The soil vapor sample contained no VOCs or air petroleum hydrocarbons (APH) fractions at concentrations which exceeded their respective calculated Soil Gas Targets for Residential or Commercial exposure scenarios.

## 4.0 COMMUNITY BACKGROUND

The Town of Wiscasset is a rural Maine community of approximately 3,700 persons located in Lincoln County, Maine. From 1972 until 1996, Wiscasset was home to Maine Yankee, a pressurized water reactor on Bailey Point, and the only nuclear power plant in the state. The Maine Yankee nuclear power plant was decommissioned in 1996 and is inoperative. Since the closing of Maine Yankee, Wiscasset faced a severe loss in jobs, residents, and public-school enrollment.

The Site is one of the primary access points on the Birch Point Peninsula to deep-water moorings on the Sheepscot River; therefore, its' cleanup and redevelopment is paramount to reuse and redevelopment of the Target Area. During the mid-2000's, the Town was contacted by a developer who saw redevelopment potential on the Birch Point Peninsula and was enticed by the deep-water harbor located at the Site. This developer proposed a complete redesign of the peninsula and worked with the Town to rezone all parcels on the peninsula for mixed-use residential development. The \$44 million Point East Maritime Village Development was meant to create a blend of housing and commercial opportunities; however, the work at Point East Maritime Village was never completed. The Brownfields program presents an opportunity for Wiscasset to reverse the fortune of Birch Point Peninsula and to bring development, jobs and tax revenue back to the Town.

### 4.1 Community Involvement

#### 4.1.1 Public Meeting to Support Brownfield Grant Application

As part of the Town's application to the U.S. EPA to obtain a Brownfields Cleanup Grant for remediation activities at the Site, a Public Meeting was held on November 9, 2017. The purpose of this public meeting was to inform the public of the proposed cleanup activities and solicit input from project stakeholders.

The public meeting announcement was advertised in the Portland Press Herald on November 2, 2017, and in the online version of the Wiscasset Newspaper November 2, 2017. At that time, the public was also notified that draft versions of the ABCA and the Town's Brownfields Grant application were available for public review and comment. The public comment period ended on November 13, 2017.

#### 4.1.2 Public Meeting and 30-Day Public Comment Period

A second public meeting will be held on January 23, 2020. The purpose of the public meeting will be to discuss the general Brownfields process, the results of site assessment work completed to date, the results of the ABCA, the proposed cleanup action under the MEDEP Voluntary Response Action Program (VRAP), and the potential benefits of Brownfield site redevelopment, and to solicit input from the public on their concerns and desires for the Site.

The public meeting announcement and availability of the Site documents for review will be advertised in the two local newspapers (the Lincoln County News and the Wiscasset Newspaper) on January 16, 2020. The legal advertisement, as well as this Community Relations Plan, announced the start of a 30-day comment period on the remedial alternatives presented in the ABCA for the Site. The public comment period will end on February 17, 2020 at 5:00 p.m. EST.

#### 4.1.3 Periodic Project Status Meetings

The Town has proposed holding two public project status meetings for this Brownfield site. The first public meeting will be held following selection of the prime construction contractor prior to initiating the cleanup actions. The purpose of this meeting will be to discuss the final design, proposed cleanup actions, and sequencing of work. A second public meeting will be held at the completion of the construction. The project completion meeting will recap the remediation efforts, highlight the redevelopment potential for the Site, and allow a forum for public discussion of future development ideas for the property. We anticipate the first public construction meeting to be held in sometime in April 2020 and the final public construction meeting to be held sometime in June 2020. The meeting dates and times will be advertised in the local press as described in Section 5.0, below.

#### 4.2 Key Community Concerns

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

- Protecting the health of adjacent property owners during cleanup activities; and
- Minimizing impacts to the adjacent Sheepscot River and providing protection of natural resources at the Site, as best as possible, during the proposed cleanup actions.

## 5.0 CONTINUED COMMUNITY INVOLVEMENT

The Town will utilize its existing partnership with the U.S. EPA, the MEDEP, and its selected environmental consultant, Ransom Consulting, Inc., to provide continued community involvement for the project. The U.S. EPA and MEDEP have provided regulatory oversight of the Brownfields assessment process and will oversee cleanup through the MEDEP VRAP.

The Town has partnerships with the Lincoln County Regional Planning Commission (LCRPC), and Midcoast Economic Development District (MCEDD). These Community Organizations will provide increased marketing and promotion potential; and will assist in outreach efforts through postings on their websites/social media sites, and via distribution lists.

Public notices will be placed in local newspapers announcing the intended remediation activities at the Site and to notify residents of the public meetings regarding the remediation efforts. In conformance with the U.S. EPA Brownfields Cleanup Grant requirements, the public notice will also announce that the information repository on this project, including the environmental assessments and other project information, is located at the Town's offices and is available for viewing during Town Office business hours.

In addition, meeting announcements will be placed in the local newspaper notifying residents of the public meetings to be held at the Town Office. The information repository will be updated with the inclusion of meeting minutes, status reports, and other communications. Ransom and the Town will establish an email list that includes project stakeholders and interested parties. This list can be expanded upon and also utilized to keep interested parties current on the project status.

Public comments regarding the project can be submitted: at the public meetings; by email to Town Manager John O'Connell ([manager@Wiscasset.org](mailto:manager@Wiscasset.org)) or Town Administrator Kathleen Onorato ([admin@wiscasset.org](mailto:admin@wiscasset.org)); or in writing to the following address:

John O'Connell, Town Manager and/or Kathleen Onorato, Town Administrator  
Town of Wiscasset  
51 Bath Road  
Wiscasset, ME 04578

## 6.0 SCHEDULE

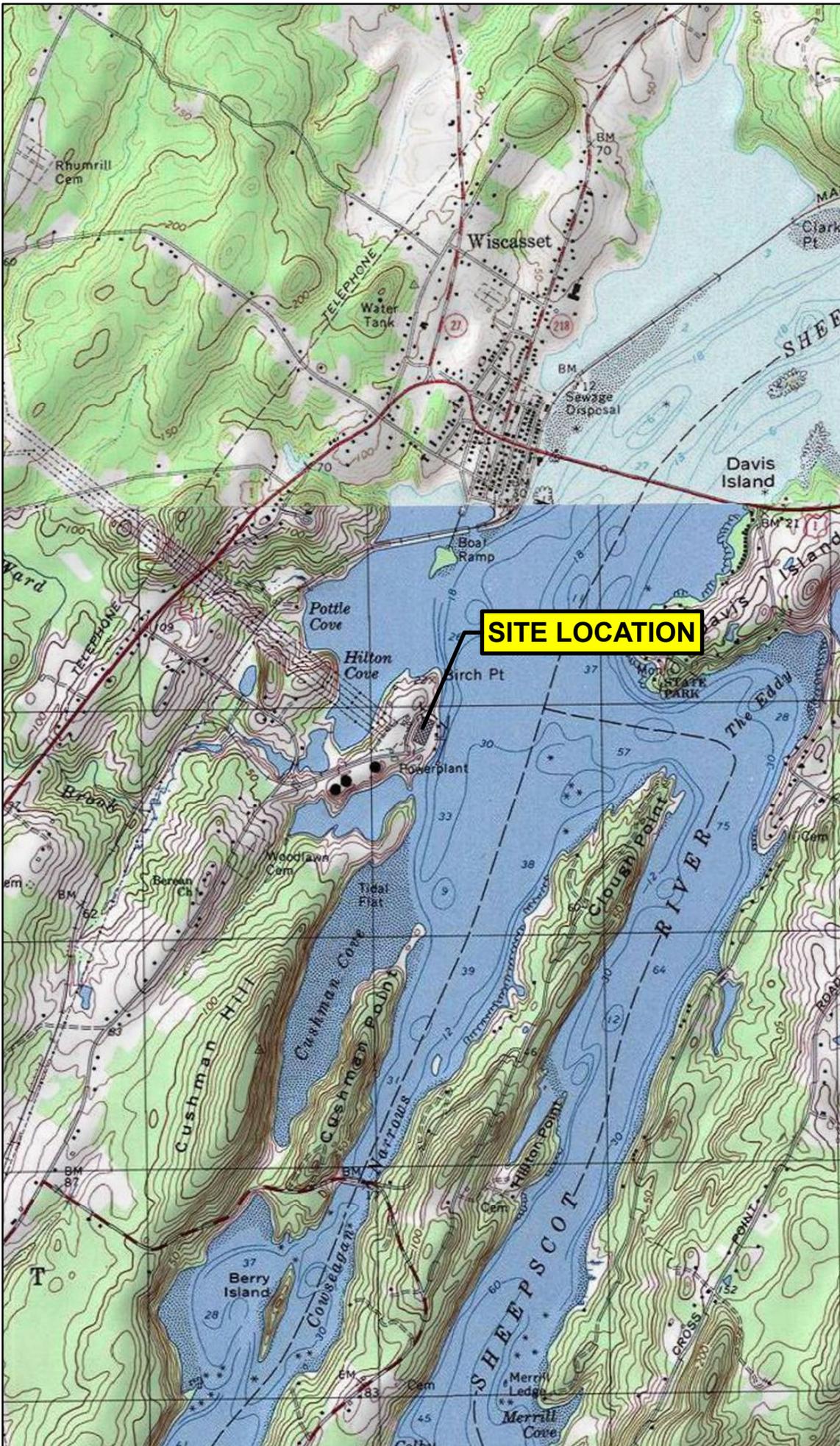
The following schedule presents the tentative or proposed timeline related to the public outreach and involvement for the proposed cleanup at the Site:

- January 2020 – The Town and Ransom submit the Community Relations Plan to the MEDEP and U.S. EPA for review and approval.
- January 16, 2020 – The Town announces notice of availability of the ABCA and other environmental reports/project documents for public review to be maintained within the information repository for the Site. A legal/public notice announcing the availability of plans/environmental documents for the Site and the scheduled public meeting will be published in the local paper, thus marking the beginning of a 30-day public comment period on the proposed cleanup plans.
- February 17, 2020 – The 30-day public comment period ends.
- March 2020 - The proposed cleanup plans will be reviewed by the U.S. EPA and the MEDEP and finalized.
- April 2020 – Completion of final permitting, work plans, construction design, and bid specification package, and solicitation of competitive cleanup construction bids.
- May 2020 – The Town selects a cleanup contractor(s) and the cleanup begins.
- July 2020 – Project completion.

Please note that periodic public notices will be published in local newspapers regarding the overall project status and/or changes to the proposed project schedule, as necessary.



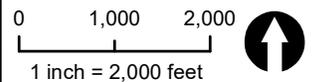
Wiscasset



Notes

1. Data Source: USGS National Map Seamless Server, 24K DRG, 1/3" NED
2. USGS Quad Name(s): Wiscasset and Westport, Maine
3. Latitude: 43° 40' 17"N  
 Longitude: 69° 40' 17"W  
 UTM Northing: 4871095 mN  
 UTM Easting: 446153 mE

Scale and Orientation



Prepared For

Town of Wiscasset  
 51 Bath Road  
 Wiscasset, Maine

Site Address

Mason Station  
 Birch Point Road  
 Wiscasset, Maine

191.06036 Nov 2019

Figure 1  
 Site Location

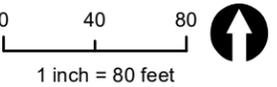
*Legend & Notes*

-  Site Boundary
-  Lot Boundary

Notes

1. Maine GeoLibrary. 2018.
2. Some features are approximate in location and scale
3. This plan has been prepared for The Town of Wiscasset. All other uses are not authorized unless written permission is obtained from Ransom Consulting, Inc.

*Scale & Orientation*



*Prepared For*

Town of Wiscasset  
 51 Bath Road  
 Wiscasset, Maine

*Site Address*

Mason Station  
 Birch Point Road  
 Wiscasset, Maine

191.06036 | Nov 2019

**Figure 1**  
 Site Plan

