

**COMMUNITY INVOLVEMENT PLAN  
USEPA BROWNFIELDS 128A FUNDING**

**MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION**

**REM #03048  
GETCHELL BROTHERS ICE – MAP 29, LOTS 124 & 126  
BREWER, MAINE**

**JULY 24, 2024**

**1.0 OVERVIEW**

The Maine Department of Environmental Protection (MEDEP) receives Brownfields Assessment funds through a 128a grant annually. In accordance with the Cooperative Agreement between MEDEP and USEPA, MEDEP is required to prepare a Community Involvement Plan that outlines MEDEP’s plan for involving the public during the cleanup process.

The purpose of the Community Involvement Plan (CIP) is to describe MEDEP’s strategy to address the needs and concerns of Brewer residents potentially affected by the proposed removal of environmental contamination present at the Getchell Brothers Ice Property. The CIP outlines how MEDEP has involved, and will continue to involve, affected residents, municipal officials and local organizations in the decision-making process regarding the environmental cleanup at the Site.

Active residents and institutions involved in neighborhood issues are essential resources for the success of the CIP because they have a comprehensive understanding of the Brewer area as they hold positions of responsibility within the community. MEDEP perceives these citizens as key points of contact and communication within the neighborhood. The success of the environmental cleanup and subsequent redevelopment of the property hinges on informed citizen involvement in each step of the process.

**2.0 SPOKESPERSON AND INFORMATION REPOSITORY**

The spokesperson for this project is Mr. Rick Currie of the MEDEP. He can be contacted at:

17 State House Station  
Augusta, Maine 04333  
207-649-9769  
Rick.currie@maine.gov

The Information Repository is also located in the MEDEP Division of Remediation’s public-facing online “DocuWare” portal, which can be accessed via the MEDEP’s “File Room, Reports and Lists” web address here: <https://www.maine.gov/dep/maps-data/data/data.html>. Site information may be accessed by searching in several different search

fields, including “Site Name” (Getchell Ice), and “Remediation Site Number” (REMO3048). For assistance navigating this online service or to request files directly, please contact MEDEP Project Manager Rick Currie via the contact information listed above

All public meetings will be held at the Brewer City Hall unless otherwise advertised. Select documents prepared as part of this project (Phase I ESA [2019], Phase II Environmental Site Assessment [2019], Phase I ESA [2024], and Analysis of Brownfields Cleanup Alternatives [2024]) will be kept at the Town office for review.

### 3.0 SITE DESCRIPTION

This section provides the historical, geographical, and technical details necessary to show why the Site is required to be cleaned up by MEDEP.

#### 3.1 Site Location

The Site is located at 1 & 11 Union Street in Brewer, Maine and is shown on the Town of Brewer Tax Map 29 as Lots 124 & 126.

#### 3.2 History of Site Use

The subject property is an approximately 2.40-acre property developed with a vacant former ice making facility, refrigerated building, and office building and is located at 1 & 11 Union Street in the City of Brewer, Maine.

The Subject Property consists of approximately 2.40 acres and was initially a portion of the Smith Planing Mill and the S.H. Barber Shipyard in the late 1800s. Getchell Brothers Ice acquired the property in the 1940s and constructed the first ice house. Currently, the property is developed with several buildings of wood or concrete construction, and have the following interior square footage:

- Ice Plant Building - Located on the northern portion of the property, this is an approximately 13,027 square foot wooden and metal framed building formerly used to manufacture ice for sale. A 120 square foot loading platform is located on the southern side of the building. The majority of the building is one level with some small structures built onto the top and sides of the original structure.
- Office Building - Located in the center of the property, this structure was originally constructed in the 1950s and it is approximately 2,610 square feet in size with a 25 square foot wooden porch on the northern side of the building. The second floor of the building is used as offices for Getchell Brothers. The basement level has one office, a conference room, bathroom, and the utility room which includes the natural gas boiler and storage of records. The tax card indicated that this structure was built in 1888 but Sanborn maps indicate that it was built between 1950 and 1955.
- Refrigeration Building - Located on the Southern portion of the property, this structure was originally constructed in 1982 and is an approximately 2,554 square foot refrigerated building which was used for storage of ice cream and novelty

frozen items. An approximately 961 square foot metal garage is connected to the northern portion of the building and used for storage of equipment and materials. This garage also includes an office area on a mezzanine level.

- Former Pumphouse - Located on the northeastern corner of the property this is a small wooden shed which at one time was used to pump water from the river to the Ice Plant Building. The roof has collapsed on the back side of this structure making it inaccessible.

Significant renovation occurred in the 1950s and 1980s when additions were constructed on the Ice Plant Building. In the summer of 2018, a garage structure attached to refrigeration building was demolished.

Currently, the property is unoccupied with Getchell Brothers Ice using the former factory building for storage of equipment.

### 3.3 Nature of Threat to Public Health and the Environment

A Phase II ESA was completed by Beacon Environmental Consultants, LLC in 2019 at the request of the MEDEP under 128a Brownfields Grants. During the Phase II ESA investigation, it was determined that asbestos, lead-based paint were present within building materials and polyaromatic hydrocarbons (PAHs) and lead were elevated above the current Residential Remedial Action Guidelines in soil.

### 3.4 Reuse of the Site

Once the site is remediated, the City will continue to repurpose the areas into a usable space for mixed uses.

## 4.0 COMMUNITY BACKGROUND

This section will describe the community and its involvement with the Site.

### 4.1 Community Profile

The Site is located at 1 & 11 Union Street within a mixed residential, commercial, and municipal area.

Brewer is the sister city of Bangor. The two are at the head of navigation on opposite sides of the Penobscot River estuary and are connected by three bridges. Brewer and Bangor were originally both part of Condeskeag Plantation, though the Brewer part was also called "New Worcester" after John Brewer's birthplace. In 1788, Orrington, Maine was incorporated with Brewer/New Worcester as its major village. The other half of Kenduskeag incorporated in 1791 as Bangor. Finally, in 1812, Brewer broke away from Orrington and incorporated as a separate town.

According to the Brewer Historical Society: "During the 1800s, Brewer began to grow as a town. The skills of the inhabitants and the natural resources of the area allowed for the

development of many important businesses. That combination of individual ability and available resources continues to this day. Until modern times, the river was the major “road” and since the Penobscot River is one of the largest and most powerful rivers in New England, it allowed for many businesses. Originally the streams emptying into the river allowed for dams and dams power mills; sawmills for creating lumber and grist mills for grinding corn and grains. Later the river itself would have dams, which created power plants, paper mills, and textile mills. Originally, however it was the small streams that was the power source. Also, the river paved the way for log drives started in the great north woods and the use of these logs for lumber, shipbuilding and shingle making.”

Due to the relatively small size of the targeted community, data are not available specifically for the Union Street corridor.

	Brewer	Penobscot County	Maine	National
Population:	9,677	152,202	1,362,359	328,239,523
Unemployment:	4.5%	9.1%	5.4%	3.5%
Poverty Rate:	12.5%	14.6%	10.9%	11.4%
Percent Minority:	9%	5.7%	5.6%	23.7%
Median Household Income:	\$55,870	\$87,710	\$57,918	\$62,843
Median Housing Value	\$198,500	\$372,900	\$190,400	\$217,500

Data from Census 2020

#### 4.2 Chronology of Community Involvement

The MEDEP and the City have actively communicated with the community throughout the process of the assessment phase and with the process of developing a redevelopment strategy for the property.

The MEDEP will conduct a Site tour of the property as a portion of a larger effort to involve the local community through public meetings as the project moves forward.

#### 4.3 Key Community Concerns

From the ongoing Community Relations effort, it was learned that local residents were concerned about the nature and extent of environmental contamination and the proposed reuse plans for the Site.

The community believes that with the redevelopment of the Site, positive benefits will accrue to neighborhoods and downtown businesses.

#### 5.0 CONTINUED COMMUNITY INVOLVEMENT

In order to solicit public comments on the approach to the remediation, a clear understanding of the Site background, the existing health and environmental risks, and need for response actions will be provided. Summaries of data and applicable State

regulations will be presented for review. As part of the remediation planning process, remedial alternatives that have been considered will be reviewed with the public.

A legal notice will be placed in the Bangor Daily News announcing the availability of the MEDEP documentation, which describes the environmental issues and to notify residents of a public meeting which will be held at the Information Repository. The notice will also announce the start of a thirty-day comment period on this document, as well as the draft Analysis of Brownfields Cleanup Alternatives (ABCA). MEDEP will accept comments on both documents during the comment period and will provide written responses which will become part of the administrative record. The information repository will be updated with the inclusion of all meeting minutes, status report and other communications.

#### Section 7 - Schedule

The following is proposed schedule of major milestones:

Community Involvement Plan Completed – July 23, 2024

Repository of Documents Established – July 23, 2024

Draft ABCA Completed for Cleanup and submitted to MEDEP – July 8, 2024

Public Notice of ABCA and CIP available – July 24, 2024

30-day comment Period – July 25 – August 24, 2024

Date of Public Meeting – August 13, 2024

Date Comments on the ABCA to be Addressed – August 26, 2024