

City of Sanford



**From the Desk of
Steven R. Buck
City Manager**



Memo

To: City Council
Subject: Manager's Report for September 18, 2018
Date: September 18, 2018

Stenton Trust Update:

Update of Site Meeting on 8/21/18 from Catherine Young, On Scene Coordinator
Based on our meeting today, the following EPA coordination with the town and/or DEP will be required before site work can commence at the end of September.

- The EPA contractor (Mark Bixler or his soon-to-be assigned Removal Manager) will be working with DPW and other parties to connect water and utilities services.
- The EPA contractor will draft options for addressing the issue of restricted access to Central Furniture inventory located at their building located on High Street. Inventory located on the second floor of the building is accessed via Stenton Trust Drive, which will be closed for the duration of the removal action. To proceed with the removal action, EPA will need to pay the cost for one of 2 of the following options. 1) constructing a temporary road to allow alternate access for vehicles delivering or receiving inventory at the Central Furniture building, or 2) determining locations and the cost for providing temporary storage for 6 months for the inventory currently stored on the second floor of the building on High Street. The cost estimate will also include the cost of reimbursing the company for moving the equipment to the temporary storage location. The EPA OSC (Young or McKeown) will choose the option best suited for operations at the site, is the most cost-effective and that is satisfactory to the business owner.
- The town will need to assist EPA with access to the buildings at the Site, as needed, until the EPA removal action starts in September.
- The EPA contractor (Mark Bixler or his assigned person) will contact the town for support as needed while planning for the start of removal activities in September.
- The EPA Community Involvement Coordinator will be working with the town to conduct a public meeting during the 3rd week of September.

Next Steps as communicated on 9/17/18:
Catherine Young, On Scene Coordinator at EPA

- **We have scheduled a public meeting for Wednesday September 26 at 7pm at the City Hall Council Chambers.** I have attached the fact sheet that was developed for the Site and which provides the details for the public meeting. The EPA Community

Involvement Coordinator, Kate Melanson, has been working with the town to determine the date for this meeting and to whom the fact sheet should be mailed. Please let me know if you have any questions regarding the public meeting or the fact sheet.

- Regarding the start date of the removal action, we are having some trouble finding appropriate storage space to move the contents from the second story of the Central Furniture and Appliance building. The removal action cannot start until we can resolve the access issues for the inventory stored in the building used by Central Furniture. If you have any information on storage space that is available within Sanford which can hold the contents of the inventory currently stored in the second floor of this building, it would be much appreciated. My contractor has been reaching out to real estate agents but is having some difficulties with getting his calls returned. From the assessors record info for the property at 12 High Street, it looks like the second floor has a square footage of approximately 17,000ft², so we will be looking for a similarly sized space, if possible. I have attached the document that I printed from the Sanford Assessor's website for your reference.
- I received a response from the SHPO. They have determined that Tower A and Section B appear to be eligible for the National Register of Historic Places. They also determined that Tower C and Section D have lost integrity so are not eligible for the Register. For EPA removal activities, this only impacts Section B, as we will need to keep this building intact, if possible. EPA will continue to work with the SHPO throughout the Section 106 process regarding our activities related to the Section B part of the building. I have attached a map which has each section of the building labeled.

Please let me know if you have any questions. I do not yet have a mobilization date set because I cannot start until we get the items moved from the Central Furniture building. As soon as we get this resolved and a date is set, I will inform everyone. I am planning to travel to Sanford on Wednesday morning of this week. The purpose of this visit is to meet with someone from the York County Community Center and to visit the site with my contractor for mobilization planning. I will be available if anyone would prefer to meet with me to speak with me directly. Thank you!

Please see Attachments for:

Public Meeting Fact Sheet

Stenton Trust satellite and Building Reference

SanfordNet Fiber:

- The Notice to Proceed has been issued to Eustis Cable Enterprises LTD.
- Fiber has been ordered and is to be delivered in the near term.
- A laydown area and basis of operations has been established at the Airport behind the fenced and secure areas.
- Letters of introduction have been sent to all Community Anchor Institutions that Eustis Cable will be making appointments to install the Fiber Optic Cable connection to their Buildings and the Optical Network Terminals per the designs previously engineered. The installations of the connections will start next week.
- GWI has prepared Marketing Materials that are currently under review.
- GWI is working on a Marketing Video as well for as early as the Film Festival to premier.
- Make Ready Estimated Construction Completion Dates (ECCD) have been provided by FairPoint for all 7 Aerial Segments and 3 Conduit Segments. ECCD's range from 10/20/18 to as late as 2/11/19. CMP has not yet replied with ECCD dates for the same Segments.
- Based upon ECCD's by FairPoint, startup of the Network could be delayed until March of 2019
- GWI will start active marketing within the month to identify Drops on the Network to be constructed during SanfordNet's construction, first pass.

Solar:

NextEra is still waiting for DEP to issue the last of the Environmental permits. The State delay of issuance has caused the start date to move from this summer to next spring. Otherwise, the Project remains as planned but the economic benefit is obviously delayed.

Municipal Capacity:

City Administration is working to increase Sanford's Municipal Capacity to aid in development permitting. Currently the City has a Fire Marshall with Plan review capacity and has also recently added a contracted Electrical Inspector to double the capacity for inspection purposes. The Municipality currently has the capacity to permit Site Developments for 1 acres of cumulative development by Permit by Rule, all other must go to DEP for permitting.

As we do not expect the current delays within Maine DEP to lessen in the future, the City is seeking to obtain Municipal Capacity pursuant to Title 38 MRSA Section 488: **19. Municipal capacity**. In order to file to the State for Capacity of Review, the City must work on several areas;

1. Comprehensive Plan Updates
2. Storm Water Management Ordinances
3. Professional Staff Capacity of;
 - a. Additional Planner – authorized for 1/1/19
 - b. Dedicated Engineer for Site Review and environmental permitting
 - c. Restore 4 Code Officers

Further details will be presented as well as the fiscal planning elements as necessary to move the City in this direction to better accommodate business and economic development.

Sanford Armory Open House

Family members, community members and guest, come meet with Soldiers of the 262nd Engineer Company from the Maine Army National Guard. Enjoy a tour of our beautiful new facility and see some of the engineer equipment we operate. There will be a power point of the projects our Soldiers have completed throughout the years in the State of Maine and abroad.

Refreshments and beverages will be available.

Date: Sunday October 14th, 2018

Time: 10:00am– 12:00pm

Where: 88 William Oscar Emery Drive, Sanford, ME 04073



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REMOVAL

SITE UPDATE



Stenton Trust Mills Sanford, Maine

U.S. EPA | HAZARDOUS WASTE PROGRAM AT EPA NEW ENGLAND

THE EMERGENCY RESPONSE AND REMOVAL PROGRAM

responds to chemical, biological and radiological releases and large-scale national emergencies, including homeland security incidents. EPA conducts short term cleanups in the removal program when necessary to protect human health and the environment by either funding response actions directly or overseeing and enforcing actions conducted by potentially responsible parties.



SITE DESCRIPTION:

The Stenton Trust Mill Site is an abandoned former textile manufacturing facility built in the 1920's. In 2008, EPA completed a removal action that included consolidating and removing hazardous materials stored in drums from the site. At the time of the removal action, EPA noted that portions of the facility were constructed with asbestos containing building materials. The asbestos-containing building materials were part of the occupied and actively leased properties and did not pose a threat to human health or the environment. In June of 2017, a large fire engulfed and badly damaged significant sections of the Mill Building. The Maine Department of Environmental Protection and the City of Sanford requested EPA's assistance in conducting a site investigation to evaluate the damage caused by the fire. EPA's 2017 sampling, supported by findings in a 2008 Asbestos Determination Report for the Stenton Trust Mill, confirmed the presence of asbestos in the building debris that was now exposed to the environment.

KEY CONTACTS:

CATHERINE YOUNG

U.S. EPA
Project Manager
617-918-1217
young.catherine@epa.gov

KATE MELANSON

U.S. EPA
Community Involvement
617-918-1491
melanson.kate@epa.gov

JOHN A. BUCCI

Maine Dept. of
Environmental Protection
(207)557-1194
john.a.bucci@maine.gov

GENERAL INFO:

**TOLL-FREE
CUSTOMER SERVICE**
1-888-EPA-7341

LEARN MORE AT:
response.epa.gov

Public Meeting:	
Sept 26, 2018 - 7:00pm	919 Main St
City Hall, Council Chambers	Sanford, ME 04073

NEXT STEPS

In order to prevent environmental release and migration of friable, or potentially friable, asbestos containing material; EPA, working with the Maine Department of Environmental Protection and the Town of Sanford, is developing a plan to dismantle and dispose of portions of the

mill building as well as soils around the building that contain hazardous materials.

WHAT TO EXPECT

EPA expects the building demolition and removal will take approximately 6 months to complete. EPA will mobilize



In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment. epa.gov/superfund/superfund-task-force

September 2018

environmental contractors and equipment to the project area in the Fall of 2018. EPA will establish a temporary staging area on the property to store debris and soil that is removed from the building area, pending transportation and disposal to an appropriate disposal location. To prevent

asbestos material from becoming airborne, EPA will be using dust suppression techniques, such as keeping all material worked on wet through continuous misting. Real time air monitors will be set up along the perimeter of the site to confirm the

effectiveness of the dust suppression techniques. Residents should expect to see workers in protective suits designed to reduce exposure to the materials they are handling.



Figure 2
Site Diagram and
Sample Location Map
Stenton Trust Mill Drum
13 River Street
Sanford, Maine

EPA Region I
 Superfund Technical Assessment and
 Response Team (START) IV
 Contract No. EP-S3-15-01
 TDD Number: TO1-01-17-08-0001
 Created by: B. Mahany
 Created on: 8 September 2017
 Modified by: B. Mace
 Modified on: 20 November 2017

LEGEND

- Approximate Site Boundary
- ▲ Soil/Bulk Asbestos Samples
- Soil Samples

* = Bulk Asbestos Sample

Data Sources:
 Imagery: ESRI, i-cubed, USDA FSA, USGS
 AEX, GeoEye, Getmapping, Aerogrid, IGP
 Topos: MicroPath
 All other data: START, Sanford, ME GIS



Garage

Stenton Trust Dr

Stenton Trust Dr

Loading Dock

Section D - 1 Story

Section B - 1 Story

Stenton Trust Mill

13 River Street

**Tower A - 5 Stories
(West Tower)**

**Tower C - 5 Stories
(East Tower)**

Stenton Trust Dr

River St

River St